

27-020300.4500

HEIBY MONTY D ETAL

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3419 FETTERS RD

ROCKFORD, OH 45882

LEGAL INFORMATION

YORKSHIRE 4TH ADD

LOT#: 165

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HEIBY MONTY D ETAL	3419 FETTERS RD	ROCKFORD	OH	45882	03/13/2019	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	HEIBY MARILYN K	1706 QUEENSBURY DR	CELINA	OH	45822	03/07/2019	153,900	WDC : 140	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	GREEN FREDA	1706 QUEENSBURY DR	CELINA	OH	45822	08/01/2008	130,000	WDC : A : 522	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 06/22/2021 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 1706 QUEENSBURY DR, CELINA
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY Tax Incentive Exempt Parcel: 27-020300.450A
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT (TY2022 L=0; B=0; T=0)
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU TY2022:Net Gen=\$2,595.60, Other
 Assessment=\$0.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F90 D110	ST425	DP85	ADJ361			32,500	0
TOTAL							32,500	0

VALUATION SUMMARY

VALUE YEAR	2023	2021	2020	2017	2017			
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP	MISC			
APPRAISED	LAND	32,500	23,900	23,900	19,900	20,900		
VALUE	IMPR	166,200	136,700	134,000	106,600	100,500		
	TOTAL	198,700	160,600	157,900	126,500	121,400		
ASSESSED	LAND	11,380	8,370	8,370	6,970	7,320		
VALUE	IMPR	58,170	47,850	46,900	37,310	35,180		
	TOTAL	69,550	56,220	55,270	44,280	42,500		

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1491	BRK	216,720

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

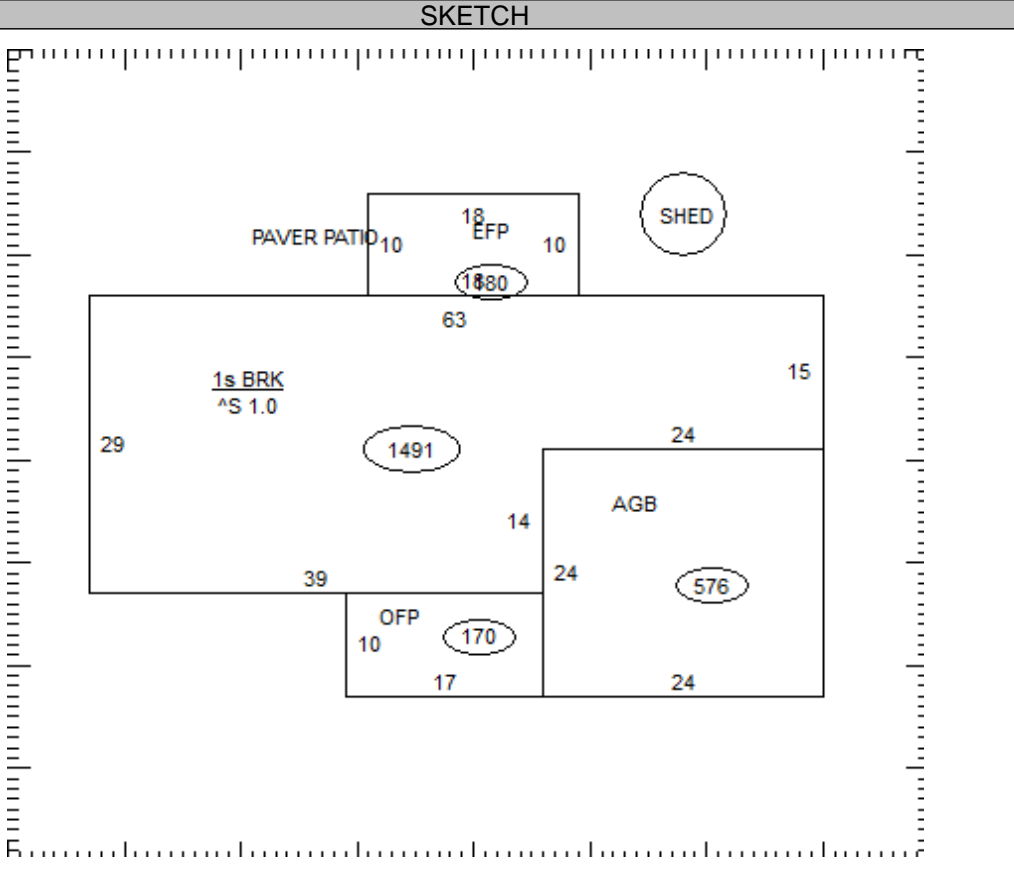
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES 1
HEAT & AC B 1 2 3 U

NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C

PLUMBING BASE
 X FULL BATH 1
 X HALF BATH
 X FIXTURES

SUBTOTAL			216,720
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	1,491 S.F.		2,460
PLUMBING #	3		3,630
GARAGES & CARPORTS			16,100
EXTRA FEATURES			7,900
SUBTOTAL			251,210
GRADE FACTOR			105 %
UNADJUSTED VALUE			263,770
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,491	C+		1981		A	263,770	30	184,640		166,200
1 Shed		8x10	80	C		2010		A		21			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 166,200

COMMENTS

Dwelling has an Economic Factor of 90%

