17-010120.0241

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-16-229-011

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
001705-TS40	
M	4D
B	
C	10

LINK KIRK T & KELSIE A

LINK KIRK T & KELSIE A
713 BLACK EAGLE DR
FORT RECOVERY, OH 45846

LEGAL INFORMATION

INDIAN HEIGHTS SUBD
PHASE III
LOT#: 41

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LINK KIRK T & KELSIE A	713 BLACK EAGLE DR	FORT RECOVERY	OH	45846	05/04/2015	282,000	WDC : 272	☐	■
2	SCHOEN STEVEN P & JANICE	PO BOX 106	FT RECOVERY	OH	45846	02/28/2001	22,500	: A : 0	☐	■
3							0	0	☐	☐

X:	LISTER: NS	DATE: 09/08/2004	TIME: 02:51:35 PM	■ LETTER	■ LETTER REC'D	GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER	☐	■ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER	☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS	☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC	☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD		☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION

713 BLACK EAGLE DR, FT RECOVERY

COMMENT

TY2016:Net Gen=$3,399.04, Other Assessment=$0.14
DE16 DESKTOP REVIEW CHGS: cor pat msmnt, ofp to omp

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F134 D152	ST175 DP101 ADJ177		23,700 0
			TOTAL	23,700 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2011				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	23,700	23,700	23,700	23,700				
	IMPR	223,400	210,100	209,600	209,600				
	TOTAL	247,100	233,800	233,300	233,300				
ASSESSED VALUE	LAND	8,300	8,300	8,300	8,300				
	IMPR	78,190	73,540	73,360	73,360				
	TOTAL	86,490	81,840	81,660	81,660				

OCCUPANCY	EXTERIOR
■ SNGL FMLY	■ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	☐ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	■ BRICK
☐ MOD/MAN	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	■ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ 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		6			
BEDROOMS		3			
FIREPLACES					

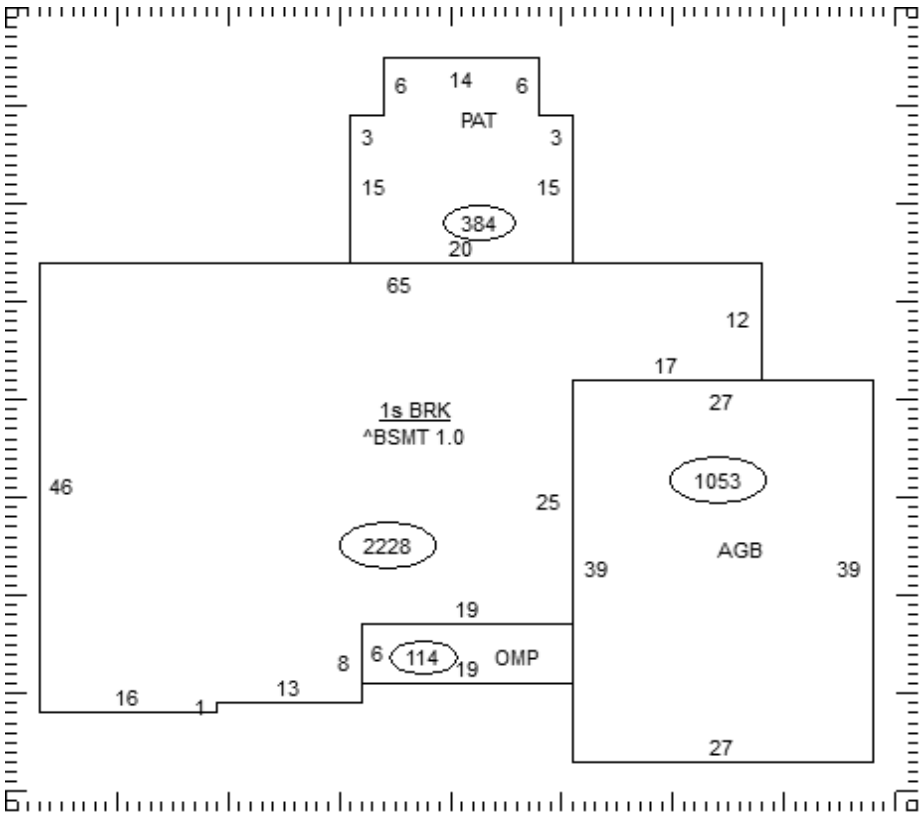
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	2228	BRK	160,460
BSMT	2228		28,960

SUBTOTAL			189,420
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	2,228	S.F.	3,340
PLUMBING #	5		5,500
GARAGES & CARPORTS			19,600
EXTRA FEATURES			2,900
SUBTOTAL			220,760
GRADE FACTOR			115 %
UNADJUSTED VALUE			253,870
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,228	B-		2003		A	253,870	12	223,410		223,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		223,400

17-010120.0241

COMMENTS

Dwelling has an Economic Factor of 100%