17-006700.0100

TOBIN DAVID & TABITHA
TOBIN DAVID & TABITHA
303 W MILLIGAN ST
FORT RECOVERY, OH 45846

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-16-105-005

LEGAL INFORMATION
ARROWHEAD FIRST ADDITION

LOT#: 1

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
001704-TS40	
M	04C
B	
C	35

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TOBIN DAVID & TABITHA	303 W MILLIGAN ST	FORT RECOVERY	OH	45846	09/09/2016	179,900	WDC : 623	☐	■
2	ELLENBERGER BRETT L &	303 W MILLIGAN ST PO BOX 397	FORT RECOVERY	OH	45846	11/05/2010	148,900	WDC : A : 609	☐	■
3	GREY JEFFREY D & KAY I	303 W MILLIGAN ST	FT RECOVERY	OH	45846	06/16/1997	127,500	: A : 0	☐	■

X: ☐ TTO LISTER: NS DATE: 09/23/2004 TIME: 11:33:59 AM ■ 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
303 W MILLIGAN ST, FT RECOVERY

COMMENT
TY2017:Net Gen=$1,899.56, Other Assessment=$0.12
DE16 DESKTOP REVIEW CHANGE- cor pat msmnts

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F83 D133	ST190 DP94 ADJ179		14,900 0
			TOTAL	14,900 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2011				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	14,900	14,900	14,900	14,900				
	IMPR	115,400	93,100	92,000	92,000				
	TOTAL	130,300	108,000	106,900	106,900				
ASSESSED VALUE	LAND	5,220	5,220	5,220	5,220				
	IMPR	40,390	32,590	32,200	32,200				
	TOTAL	45,610	37,810	37,420	37,420				

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	☐	☐	☐	☐	☐

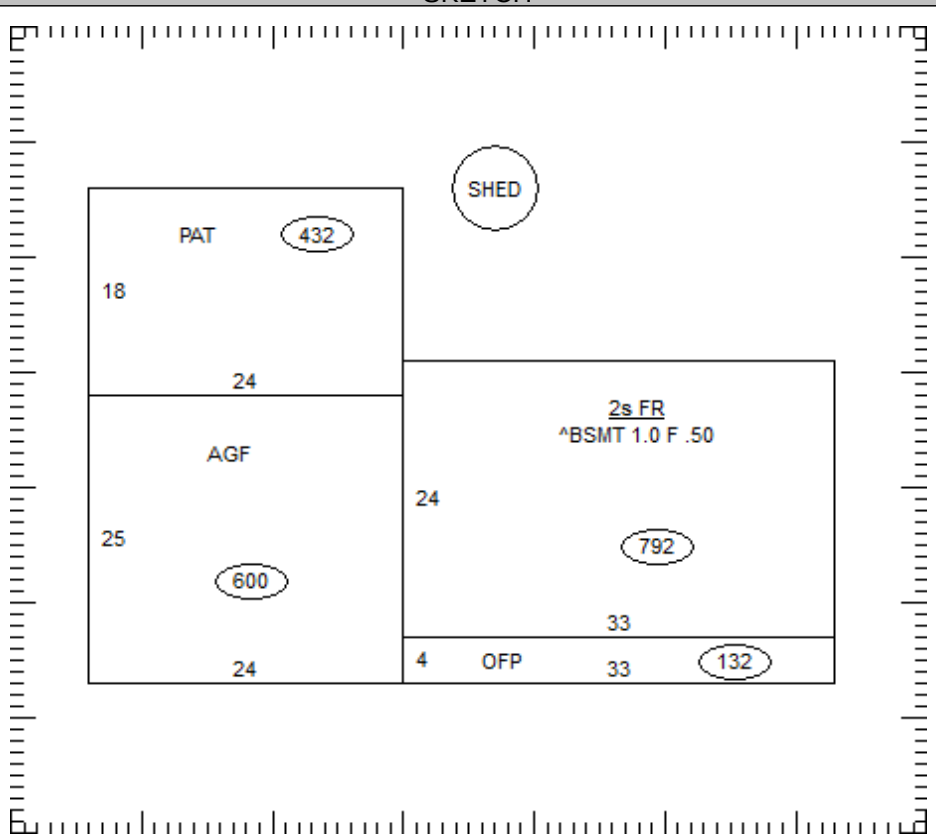
ACCOMMODATIONS					
# OF ROOMS	2	3	2		
BEDROOMS		1	2		
FIREPLACES					

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					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	792	FR	88,060
2ND	792	FR	42,270
BSMT	792		10,300
SUBTOTAL			140,630
MULTI-FAMILY #	0		0
BSMT FINISH	396	S.F.	5,150
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,980	S.F.	2,970
PLUMBING #	3		3,300
GARAGES & CARPORTS			9,900
EXTRA FEATURES			3,100
SUBTOTAL			165,050
GRADE FACTOR			100 %
UNADJUSTED VALUE			165,050
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,584	C		1991		A	165,050	24	125,440		115,400
1 Shed	PP	10x12	120	C		2000		A		29			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		115,400

17-006700.0100

COMMENTS

HOT TUB ON PAITO
Dwelling has an Economic Factor of 92%