17-040900.0000

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-352-009

PROP. CLASS		
5	1	0

NEIGHBORHOOD: 001703-TM50

M	04B
B	
C	187

GARMAN DAVID R & DOROTHY A
GARMAN DAVID R & DOROTHY A
206 W CADWELL ST
FORT RECOVERY, OH 45846

LEGAL INFORMATION
GEO W KRENNING ADDITION
W PT
LOT#: 3

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GARMAN DAVID R & DOROTHY	206 W CADWELL ST	FORT RECOVERY	OH	45846	08/01/2017	95,000	WDC : 503	☐	■
2	KLENKE CHELSEA R	206 W CALDWELL ST	FORT RECOVERY	OH	45846	05/15/2014	63,000	WDC : 264	☐	☐
3	KELLER LAWRENCE	2726 STATE LINE RD PO BOX 531	FORT RECOVERY	OH	45846	11/20/2013	45,000	SHC : 800	☐	☐

X: ☐ TTO LISTER: BTC DATE: 07/08/2010 TIME: 12:00:00 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
206 CALDWELL ST, FT RECOVERY

COMMENT
TY2017:Net Gen=$854.20, Other Assessment=$2.00
DE16 DESKTOP REVIEW CHGS: add OFP, Paver Patio
DE10 ADD OFP
DE09 PER DATA MAILER CORRECTED AC &
PARTIAL FIN BASEMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F60 D129	ST190 DP93 ADJ177		10,600 0
			TOTAL	10,600 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2011	2010	2009		
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP	NC	MISC		
APPRAISED VALUE	LAND	10,600	9,900	9,900	10,600	9,800	9,800		
	IMPR	48,000	42,600	42,500	45,700	39,900	38,100		
	TOTAL	58,600	52,500	52,400	56,300	49,700	47,900		
ASSESSED VALUE	LAND	3,710	3,470	3,470	3,710	3,430	3,430		
	IMPR	16,800	14,910	14,880	16,000	13,970	13,340		
	TOTAL	20,510	18,380	18,350	19,710	17,400	16,770		

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	■	☐	☐	☐	☐

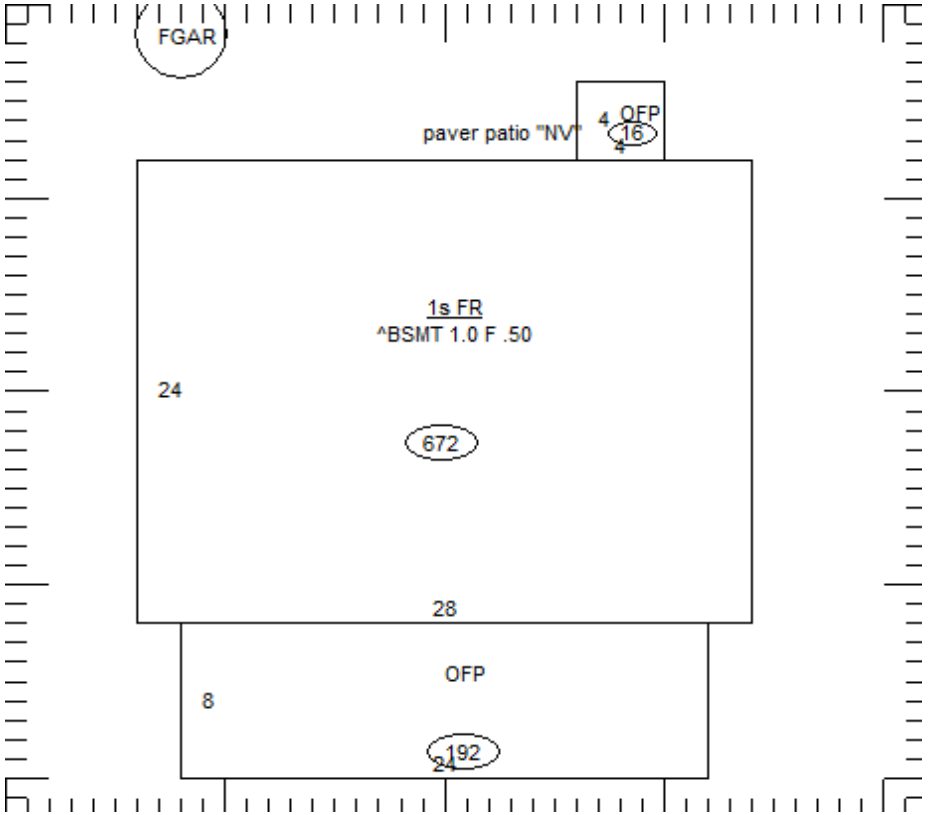
ACCOMMODATIONS					
# OF ROOMS		4			
BEDROOMS		2			
FIREPLACES					

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					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	672	FR	77,990
BSMT	672		8,740
SUBTOTAL			86,730
MULTI-FAMILY #	0		0
BSMT FINISH	336	S.F.	4,370
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,008	S.F.	1,510
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			3,000
SUBTOTAL			95,610
GRADE FACTOR			95 %
UNADJUSTED VALUE			90,830
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	672	C-		1954		A	90,830	42	52,680		47,400
1 Gar - Frame		20x20	400	C	15.80	1954		A	6,320	90	630		600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		48,000

17-040900.0000

COMMENTS

Dwelling has an Economic Factor of 90%

17-040900.0000

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-352-009

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
001703-TM50	
M	04B
B	
C	187

GARMAN DAVID R & DOROTHY A
GARMAN DAVID R & DOROTHY A
206 W CADWELL ST
FORT RECOVERY, OH 45846

LEGAL INFORMATION
GEO W KRENNING ADDITION
W PT
LOT#: 3

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TODD RICHARD & JOYCE E	206 CALDWELL ST PO BOX 535	FT RECOVERY	OH	45846	02/08/1995	27,500	: A : 0	☐	■
2							0	0	☐	☐
3							0	0	☐	☐

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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
206 CALDWELL ST, FT RECOVERY

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
			TOTAL	10,600 0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

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					
BEDROOMS					
FIREPLACES					

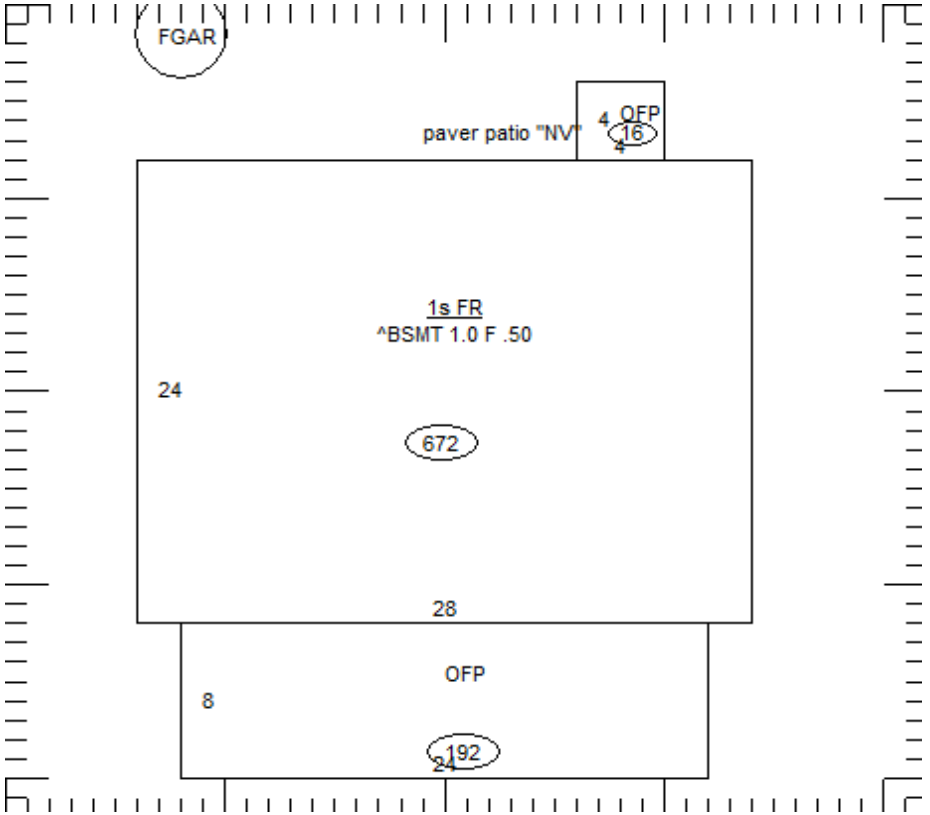
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ☐
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-040900.0000

TOTAL 0

COMMENTS