

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
009165-R150		
M		
B		
C		

GIBSON TWP / FT RECOVERY SD

13-14-100-004

16-001400.0100

**LEGAL INFORMATION**  
PT SW NW FR SEC

RTS: 001-15-14  
Acres:3.2690

**GRUBE ADRIAN A & CASSANDRA D**  
GRUBE ADRIAN A & CASSANDRA D  
1846 ST PETER RD  
FORT RECOVERY, OH 45846  
Created in 2018 From 16-001400.0000 due to Split

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GRUBE ADRIAN A &	1846 ST PETER RD	FORT RECOVERY	OH	45846	10/05/2018	284,000	WDC : 772	<input type="checkbox"/> <input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/> <input type="checkbox"/>
3							0	0	<input type="checkbox"/> <input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER:	DATE:	TIME:	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE	MINOR SUB
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION		
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	1846 ST PETER RD,		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2018:Net Gen=\$1,833.86, Other Assessment=\$0.00		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT			
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU			

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1	16500				16,500 0
SM:Small Acreage	AC:2.269	6600				15,000 0
Total Acres: 3.2690					TOTAL	31,500 0

VALUATION SUMMARY							
VALUE YEAR	2018	2018	2018				
REASON FOR CHANGE	MISC	CAUV	MISC				
APPRaised	LAND	31,500	0	0			
VALUE	IMPR	119,900	116,700	116,700			
	TOTAL	151,400	116,700	116,700			
ASSESSED	LAND	11,030	0	0			
VALUE	IMPR	41,970	40,850	40,850			
	TOTAL	53,000	40,850	40,850			

OCCUPANCY	EXTERIOR
<input checked="" type="checkbox"/> SNGL FMLY	<input checked="" type="checkbox"/> WOOD
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

FLOORS	B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

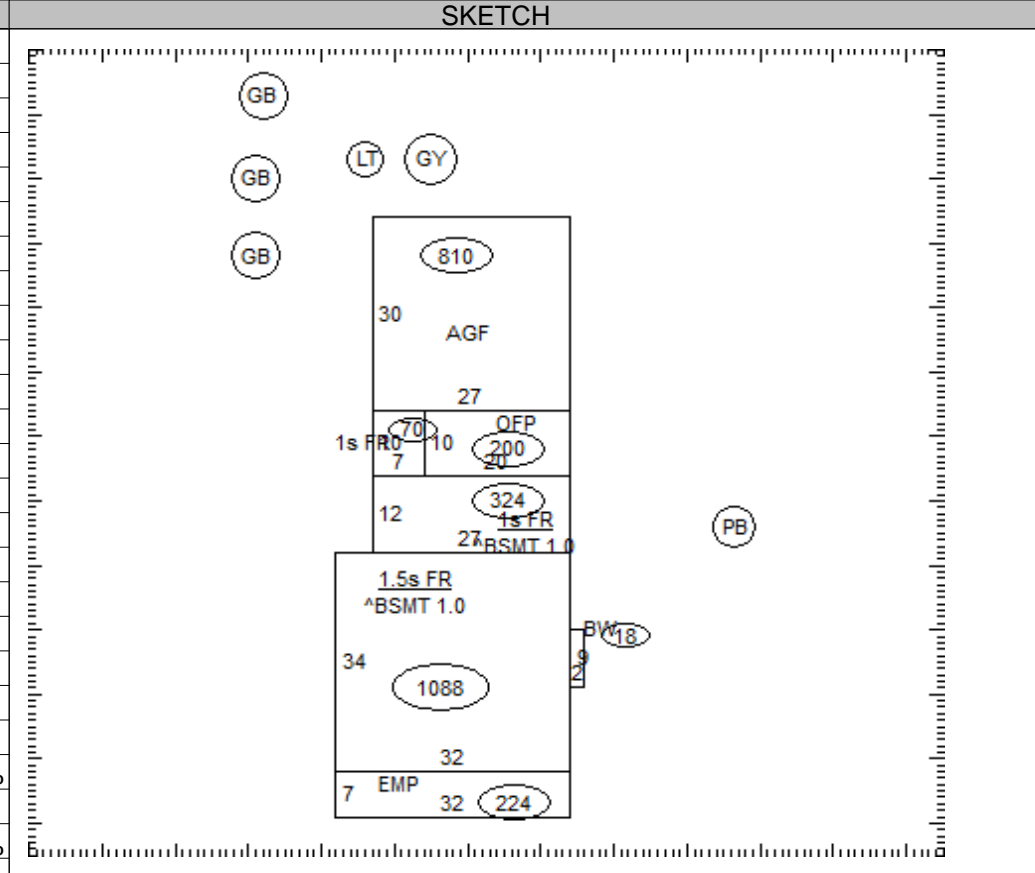
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS					
# OF ROOMS	2	4	3		
BEDROOMS			3		
FIREPLACES					

HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING	BASE				
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1482	FR	116,570
.5	544	FR	31,240
BSMT	1412		18,360
SUBTOTAL			166,170
MULTI-FAMILY #	0		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,026 S.F.		3,040
PLUMBING #	3		3,300
GARAGES & CARPORTS			13,300
EXTRA FEATURES			9,200
SUBTOTAL			195,010
GRADE FACTOR			100 %
UNADJUSTED VALUE			195,010
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	2,026	C		1926		A	195,010	45	107,260		110,500
1 Pole Bldg	12	48x76	3,648	C	7.60	1977		A	27,720	67	9,150		9,200
2 Lean - To	12	40x15	600	C	3.20	1900		A	1,920	95	100		100
3 Grain Bin	20	20x18	360	C		1972		A		77			0
4 Granary	14	40x17	680	C	7.00	1900		A	4,760	95	240	DFLT50	100
5 Grain Bin	20	20x18	360	C		1982		A		57			0
6 Grain Bin	20	20x18	360	C		1972		A		77			0
7													
8													
9													
10													
11													

16-001400.0100 TOTAL 119,900

**COMMENTS**

Dwelling has an Economic Factor of 103%