

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
009165-R150		
M	16	
B		
C	13	

16-044500.0000

ROESSNER CHRISTOPHER J & ERICKA L

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2368 WATKINS RD

FORT RECOVERY, OH 45846

LEGAL INFORMATION

PT NW NE

RTS: 001-15-36

Acres:9.0900

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ROESSNER CHRISTOPHER J &	2368 WATKINS RD	FORT RECOVERY	OH	45846	05/03/2019	500,000	WDC : 283	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KNAPKE KENNETH J &	2368 WATKINS RD	FT RECOVERY	OH	45846		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: NS DATE: 10/13/2004 TIME: 12:55:39 PM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	2368 WATKINS RD, FT RECOVERY COMMENT TY2018:Net Gen=\$1,996.62, Other Assessment=\$1.08 de09 rmv patio-its a parking pad-verified aerial-data mailer DE17 DESKTOP RVW CHG: ADD BW & OFF

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:8.09	5400				43,700	0	
Total Acres: 9.0900						TOTAL	60,200	0

VALUATION SUMMARY

VALUE YEAR	2017	2017	2014	2011	2009		
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP	REMB		
APPRAISED VALUE	<u>LAND</u> 60,200	62,200	62,200	58,700	39,300		
	<u>IMPR</u> 107,100	117,700	117,300	112,700	135,000		
	<u>TOTAL</u> 167,300	179,900	179,500	171,400	174,300		
ASSESSED VALUE	<u>LAND</u> 21,070	21,770	21,770	20,550	13,760		
	<u>IMPR</u> 37,490	41,200	41,060	39,450	47,250		
	<u>TOTAL</u> 58,560	62,970	62,830	60,000	61,010		

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	1080	FR	98,910
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	.5	300	FR	20,060
<input type="checkbox"/> TRIPLEX	<input checked="" 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 checked="" 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

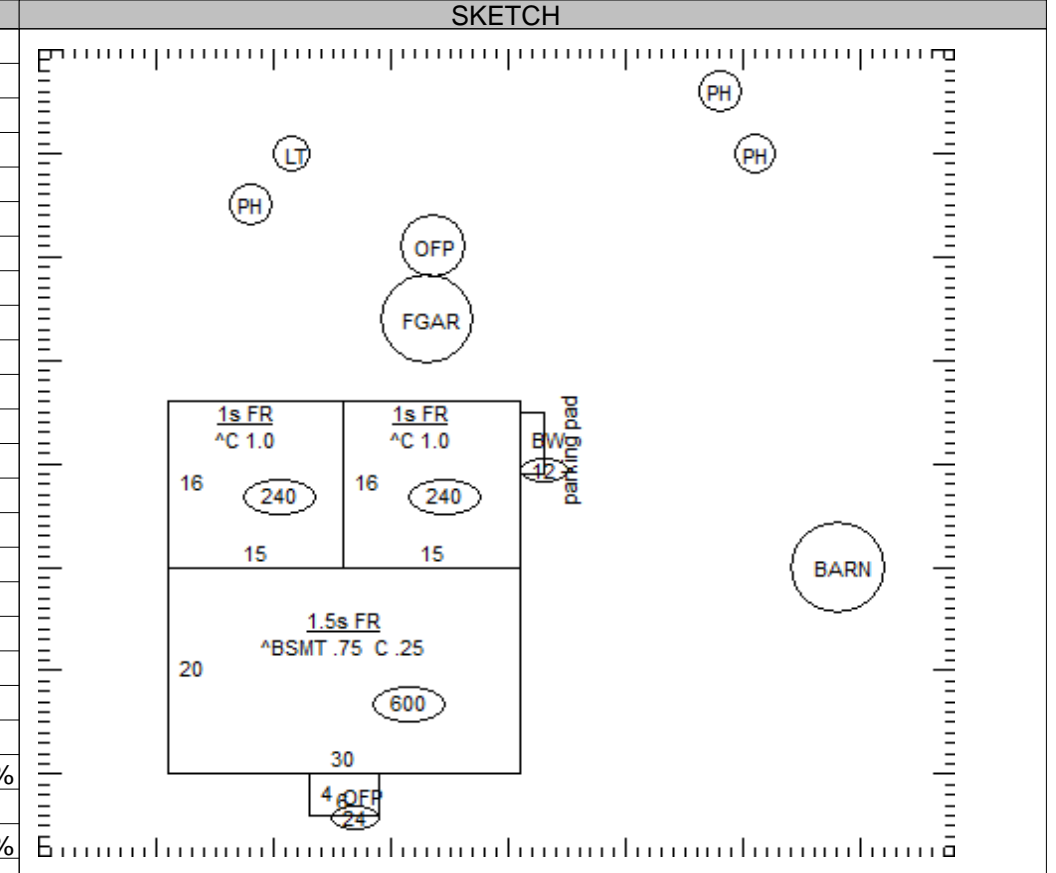
FLOORS	B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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		5	2		
BEDROOMS		1			
FIREPLACES			1		
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"/>
GEOHERMAL	<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"/>

BSMT	AREA	VALUE
BSMT	450	5,850
SUBTOTAL		124,820

MULTI-FAMILY #	0	VALUE
MULTI-FAMILY #	0	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	1	4,000
HEATING	0 S.F.	0
AIR COND	1,380 S.F.	2,070
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		600
SUBTOTAL		131,490
GRADE FACTOR		100 %
UNADJUSTED VALUE		131,490
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,380	C		1868		A	131,490	45	72,320		74,500
1 Lean - To		24x60	1,440	D	2.56	1930		P	3,690	95	180		200
2 Gar - Frame		24x24	576	C	15.80	1978		G	9,100	63	3,370		3,400
3 OFP		12x24	288	C	14.58	2000		A	4,200	29	2,980		3,000
4 Barn	14	40x50	2,000	C	8.00	1930	03	A	16,000	95	800		800
5 Poultry	8	40x180	7,200	C	7.50	1975		A	54,000	77	12,420		12,400
6 Poultry	8	24x80	1,920	D	6.60	1920		F	12,670	95	630	DFLT30	400
7 Poultry	8	40x180	7,200	C	7.50	1976		A	54,000	77	12,420		12,400
8													
9													
10													
11													

16-044500.0000 TOTAL 107,100

COMMENTS

Dwelling has an Economic Factor of 103%