



17-000200.0500

GUGGENBILLER CHAD S & ANNE E

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706 FAIRLANE DR
FORT RECOVERY, OH 45846

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-476-011

LEGAL INFORMATION

C & C SUBD

LOT#: 5

**QUALIFIED CREDITS:
HOMESTEAD**

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
001705-TS40		
M	04	
B		
C	10	

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 GUGGENBILLER CHAD S &	706 FAIRLANE DR	FORT RECOVERY	OH	45846	03/16/2018	399,000	WDC : 144	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 MUHLENKAMP CYRIL L &	706 FAIRLANE DR	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: 09/14/2004 TIME: 03:46:50 PM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" 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 checked="" 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	706 FAIRLANE DR, FT RECOVERY COMMENT TY2018:Net Gen=\$3,941.88, Other Assessment=\$0.44 DE16 DESKTOP REVIEW CHANGE- correct sketch

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F156 D146	ST175	DP98	ADJ172			26,800	0
					TOTAL		26,800	0

VALUATION SUMMARY

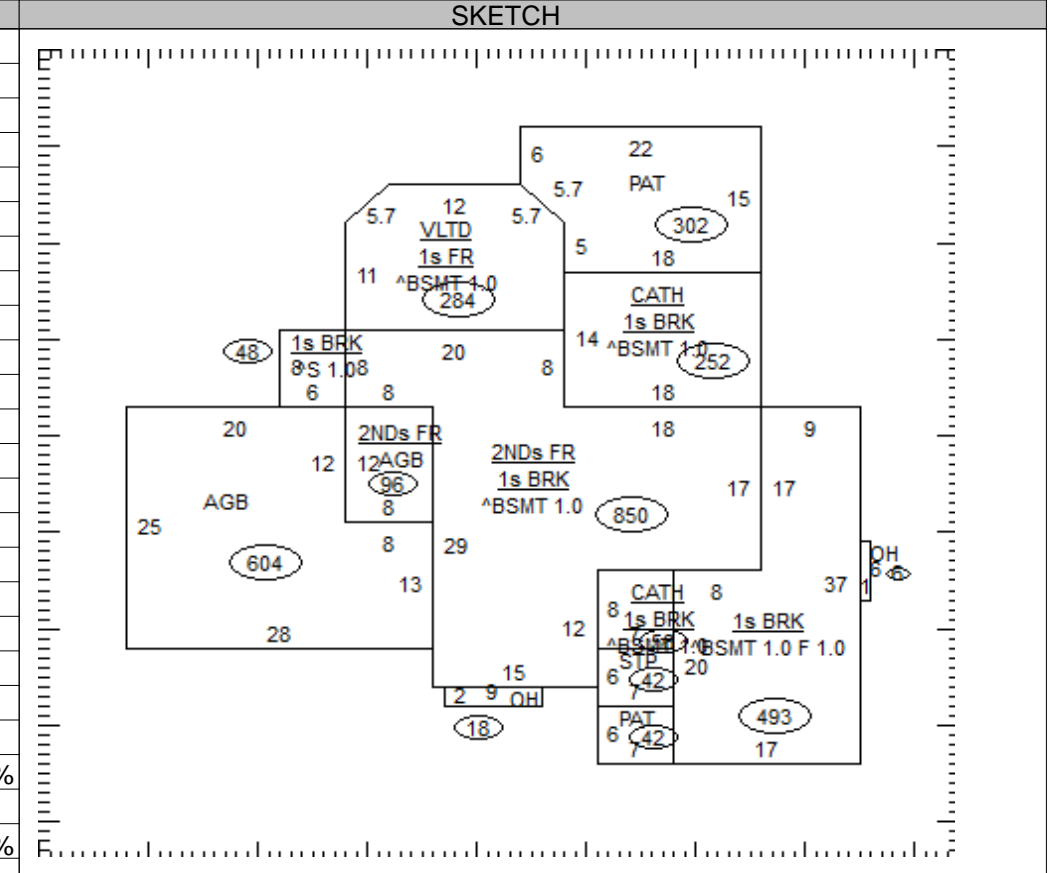
VALUE YEAR	2017	2016	2014	2011				
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND 26,800	26,800	26,800	26,800				
	IMPR 270,200	271,900	250,000	250,000				
	TOTAL 297,000	298,700	276,800	276,800				
ASSESSED VALUE	LAND 9,380	9,380	9,380	9,380				
	IMPR 94,570	95,170	87,500	87,500				
	TOTAL 103,950	104,550	96,880	96,880				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input checked="" type="checkbox"/> WOOD	1	284	FR	19,990
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	1	1699	BRK	127,950
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL	2ND	946	FR	31,960
<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 checked="" type="checkbox"/> BRICK				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE	BSMT	AREA	VALUE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE			
<input type="checkbox"/> SLT/TLE	<input checked="" 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			
SUBTOTAL			1935	25,160

FLOORS	B	1	2	3	U	MULTI-FAMILY #	0	0
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	493 S.F.	6,410
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	1	4,000
TILE/COMPO	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0 S.F.	0
CARPET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AIR COND	3,422 S.F.	5,140
INT. FINISH		B	1	2	3	PLUMBING #	8	8,800
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS		13,100
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES		14,800
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL		257,310
ACCOMMODATIONS		# OF ROOMS	2	6	2	GRADE FACTOR		125 %
BEDROOMS			1	2		UNADJUSTED VALUE		321,640
FIREPLACES			1			FACTOR		100 %
HEAT & AC	B	1	2	3	U			

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,929	B+		1999		A	321,640	16	270,180		270,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



17-000200.0500	TOTAL	270,200
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COMMENTS
 IRREGULAR LOT SIZE
 Dwelling has an Economic Factor of 100%