



17-006770.1203

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-16-426-008

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

STEINBRUNNER RYAN J & CASEY M

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313 N WAYNE ST

FORT RECOVERY, OH 45846

Created in 2018 From 17-006770.1201 due to Split

LEGAL INFORMATION

FORT RECOVERY INDUSTRIAL PARK
PT LOT 11

Acres:0.4630

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STEINBRUNNER RYAN J &	313 N WAYNE ST	FORT RECOVERY	OH	45846	03/29/2018	35,000	WDC : 181	<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: TR	DATE: 04/22/2019	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> 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 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			980 SHARPSBURG RD, COMMENT TY2018:Net Gen=\$268.36, Other Assessment=\$0.00 NC20 CHK COMPL DE19 TT CONTRCRT; ADD DWLG								
LAND COMPUTATIONS																		
LAND TYPE		SIZE		M		RATE		C		INF		M		VALUE		C		
F:Front		F118 D171		ST175		DP106		ADJ186				21,900		0				
TOTAL											21,900		0					

VALUATION SUMMARY

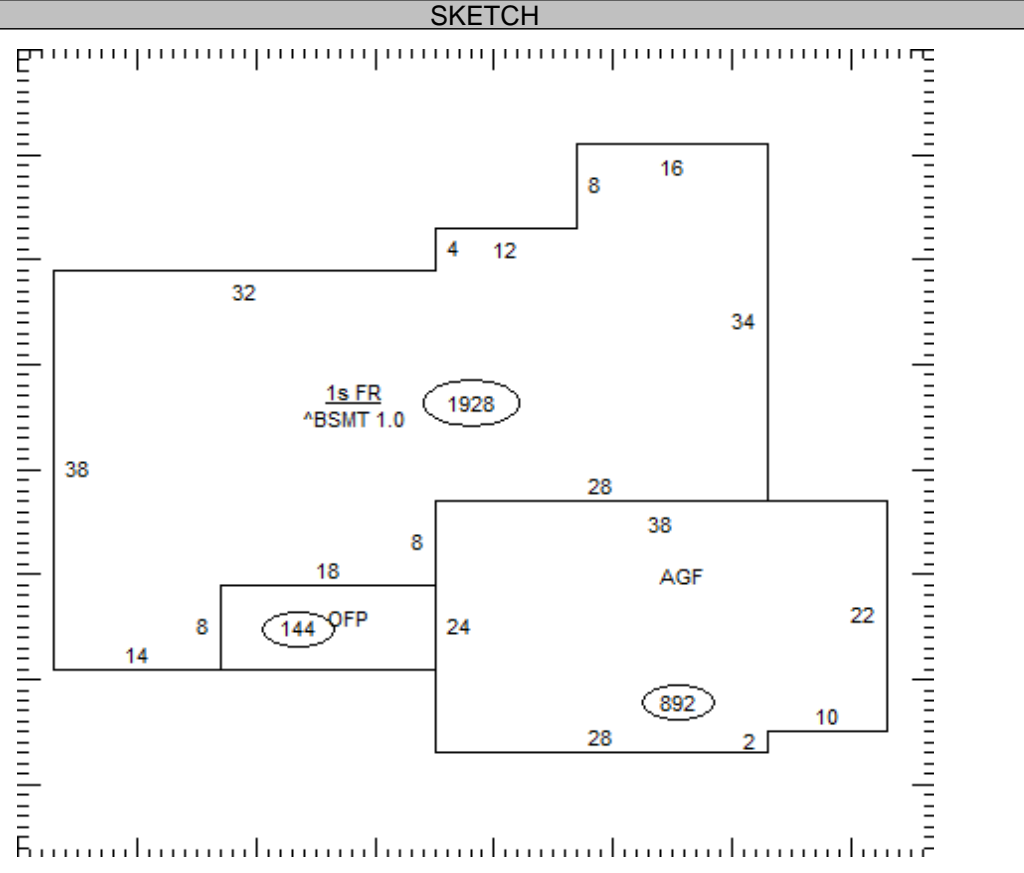
VALUE YEAR	2019	2019	2018					
REASON FOR CHANGE	NC	RCLS	MISC					
APPRaised	<u>LAND</u>	21,900	0	14,910				
VALUE	<u>IMPR</u>	67,700	0	0				
	<u>TOTAL</u>	89,600	0	14,910				
ASSESSED	<u>LAND</u>	7,670	0	5,220				
VALUE	<u>IMPR</u>	23,700	0	0				
	<u>TOTAL</u>	31,370	0	5,220				

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY <input type="checkbox"/> DUPLEX <input type="checkbox"/> TRIPLEX <input type="checkbox"/> CONVR <input type="checkbox"/> MOBILE HM <input type="checkbox"/> BI/L TRI/L <input type="checkbox"/> MOD/MAN	<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> STONE	1	1928	FR	135,690

ROOFING	ROOF TYPE	BSMT	AREA	CONST	VALUE
<input type="checkbox"/> METAL <input type="checkbox"/> SLT/TLE <input checked="" type="checkbox"/> SHINGLES <input type="checkbox"/> SHAKES <input type="checkbox"/> COMPOSITE	<input type="checkbox"/> GABLE <input checked="" type="checkbox"/> HIP <input type="checkbox"/> GAMBREL <input type="checkbox"/> MANSARD <input type="checkbox"/> FLAT				
		BSMT	1928		25,060
		SUBTOTAL			160,750

FLOORS	B	1	2	3	U	MULTI-FAMILY #	0	VALUE
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	0
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0 S.F.	0
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	1,928 S.F.	2,890
INT. FINISH	B	1	2	3	U	PLUMBING #	5	5,500
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS 14,700		
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES 2,100		
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL 185,940		
ACCOMMODATIONS	# OF ROOMS	6				GRADE FACTOR 105 %		
BEDROOMS	3					UNADJUSTED VALUE 195,240		
FIREPLACES						FACTOR 100 %		

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,928	C+		2018		G	195,240	1	193,290	INC65	67,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 67,700

COMMENTS
 Dwelling has an Economic Factor of 100%