



17-010120.0205

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-16-226-005

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
001705-TS40		
M	04D	
B		
C	41	

WESTGERDES STEVEN D & ROSEGRANT
WESTGERDES STEVEN D & ROSEGRANT ALISON
PO BOX 17
FORT RECOVERY, OH 45846

LEGAL INFORMATION
INDIAN HEIGHTS SUBD

LOT#: 5

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WESTGERDES STEVEN D &	PO BOX 17	FORT RECOVERY	OH	45846	12/08/2017	267,500	WDC : 843	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HEMMELGARN BENJAMIN A	709 BLUE JACKET DR	FORT RECOVERY	OH	45846	01/02/2014	179,000	WDC : 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	PAX RICHARD & ELAINE	1110 ST RTE 49	FT RECOVERY	OH	45846	09/08/2000	18,500	:A : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 10/08/2013 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	709 BLUE JACKET DR,			
<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=\$2,506.72, Other Assessment=\$0.00 DE16 DESKTOP REVIEW add pat DE13 CORR BATHS PER REALTOR LISTING/ FOR SALE \$199,999 DE18 RMV OWN OCC. Did not return app			
<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 checked="" 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
F:Front		F125 D125	ST175	DP91	ADJ159			19,900	0
TOTAL							19,900	0	

VALUATION SUMMARY							
VALUE YEAR	2017	2016	2014	2013	2011		
REASON FOR CHANGE	RAPP	MISC	RAPP	NC	RAPP		
APPRAISED	LAND	19,900	19,900	19,900	19,900	19,900	
VALUE	IMPR	148,500	123,800	122,800	122,800	121,800	
	TOTAL	168,400	143,700	142,700	142,700	141,700	
ASSESSED	LAND	6,970	6,970	6,970	6,970	6,970	
VALUE	IMPR	51,980	43,330	42,980	42,980	42,630	
	TOTAL	58,950	50,300	49,950	49,950	49,600	

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	1284	FR	107,880
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	.25	321	FR	20,490
<input type="checkbox"/> TRIPLEX	<input checked="" type="checkbox"/> ALM/VYNL	+	0	FR	4,350
<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
<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

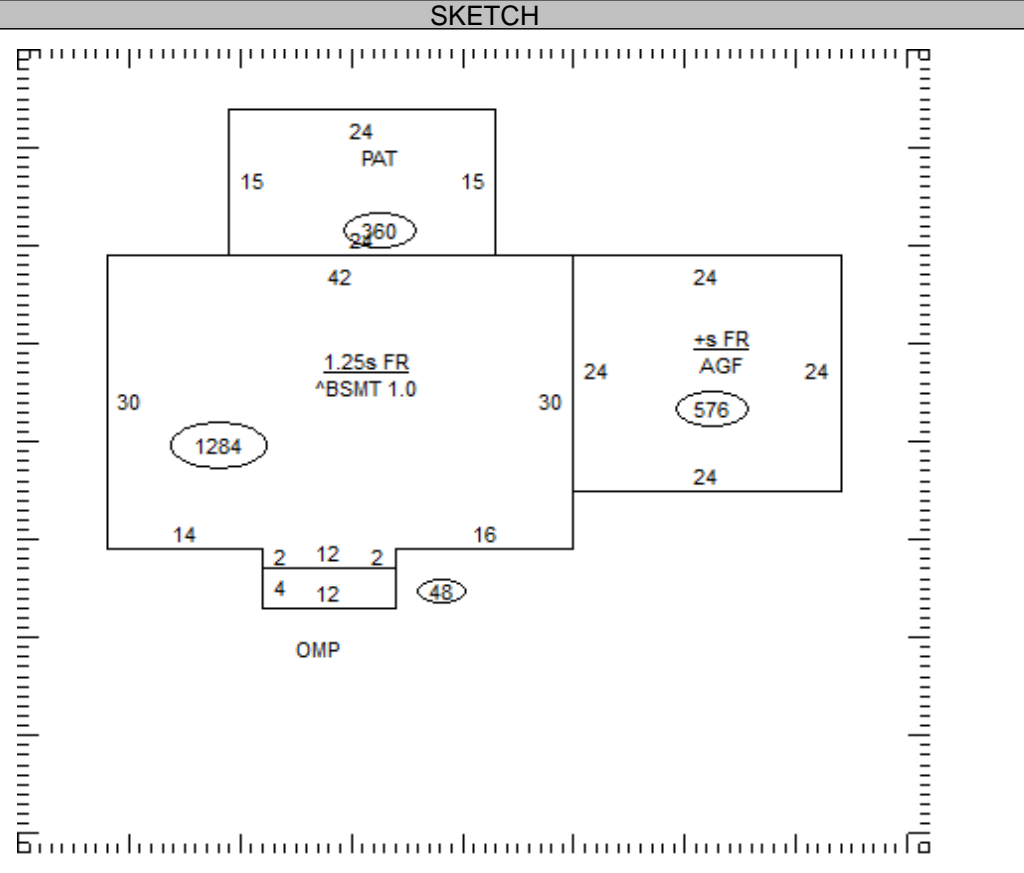
FLOORS	B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO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

BSMT	AREA	VALUE
BSMT	1284	16,690
SUBTOTAL		149,410

MULTI-FAMILY #	0	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,605 S.F.	2,410
PLUMBING #	3	3,300
GARAGES & CARPORTS		9,500
EXTRA FEATURES		1,800
SUBTOTAL		166,420
GRADE FACTOR		105 %
UNADJUSTED VALUE		174,740
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,605	C+		2001		A	174,740	15	148,530		148,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 148,500

COMMENTS
 trim 42x8 L/F Brick
 Dwelling has an Economic Factor of 100%