



GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-353-009

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
001701-TM50		
M	04B	
B		
C	121	

17-015200.0000

HOMAN THEODORE A & ALISON S

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116 S WAYNE ST
FORT RECOVERY, OH 45846

LEGAL INFORMATION

LOT NO 17 PT OLD PLAT

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOMAN THEODORE A &	116 S WAYNE ST	FORT RECOVERY	OH	45846	12/21/2016	80,000	2:WDC : 908	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SCHOEN CHRISTOPHER A &	1072 SHARPSBURG RD	FORT RECOVERY	OH	45846	07/03/2006	80,000	WDC : A-M : 530	<input type="checkbox"/>	<input type="checkbox"/>
3	BRUNSWICK KEITH A	6374 N 450 E	BRYANT	IN	47326	01/05/2001	75,000	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

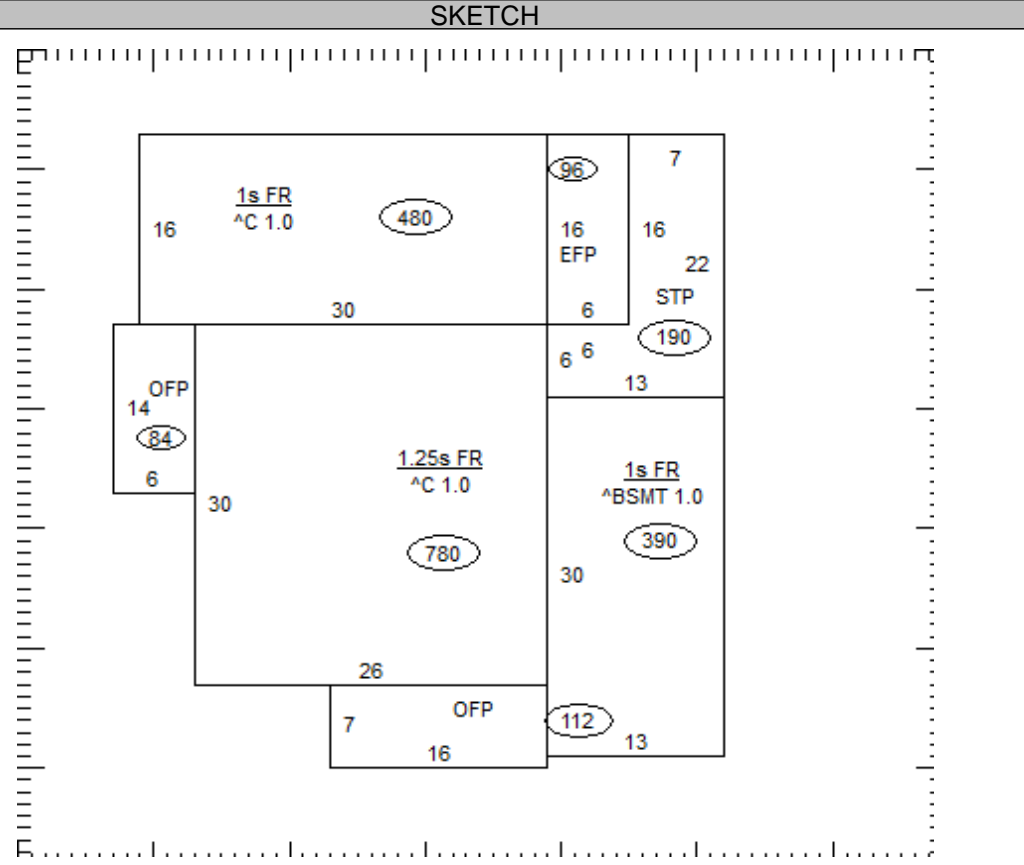
X:	<input type="checkbox"/> TTO	LISTER: NS	DATE: 09/21/2004	TIME: 02:29:27 PM	<input checked="" type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	113 W BUTLER ST, FT RECOVERY COMMENT TY2018:Net Gen=\$1,244.64, Other Assessment=\$2.00 DE16 DESKTOP REVIEW CHGS: chg pat to stp, cor ofp msmnts DE09 CORR AC AND FP PER DATA MAILER DE17 RMV OWN OCC/DIDN'T RET APP		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT			
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY			
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" 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
F:Front	F90 D83	ST175	DP74	ADJ130		11,700 0
TOTAL						11,700 0

VALUATION SUMMARY							
VALUE YEAR	2017	2016	2014	2011	2009		
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP	MISC		
APPRAISED	LAND	11,700	11,500	11,500	11,700	11,700	
VALUE	IMPR	71,900	54,000	53,900	55,000	62,600	
	TOTAL	83,600	65,500	65,400	66,700	74,300	
ASSESSED	LAND	4,100	4,030	4,030	4,100	4,100	
VALUE	IMPR	25,170	18,900	18,870	19,250	21,910	
	TOTAL	29,270	22,930	22,900	23,350	26,010	

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SNGL FMLY	<input checked="" type="checkbox"/> WOOD	1	1650	FR	123,270
<input checked="" type="checkbox"/> DUPLEX	<input checked="" type="checkbox"/> STUCCO	.25	195	FR	11,550
<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 checked="" type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
		BSMT	390		5,070
SUBTOTAL					139,890
FLOORS	B 1 2 3 U	MULTI-FAMILY #	1		2,500
CONCRETE	<input checked="" 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 #	1		4,000
TILE/COMPO	<input type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	0 S.F.		0
INT. FINISH	B 1 2 3 U	PLUMBING #	3		3,300
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			0
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	EXTRA FEATURES			6,600
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			156,290
ACCOMMODATIONS					
# OF ROOMS	1 8 2	GRADE FACTOR			95 %
BEDROOMS	2 2	UNADJUSTED VALUE			148,480
FIREPLACES	1	FACTOR			100 %
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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
PLUMBING	BASE <input checked="" type="checkbox"/>				
X FULL BATH	1				
X HALF BATH					
X FIXTURES					



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,845	C-		1937		A	148,480	45	81,660		71,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 71,900

COMMENTS

2 APARTMENT
 Dwelling has an Economic Factor of 88%