17-026500.0000

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-16-131-002

Property Class: 510
Neighborhood
001702-TM50
Map: 04C
Block:
Card: 147
Bk: Pg:

SCHOEN ALEX J
SCHOEN ALEX J
303 S WAYNE ST
FORT RECOVERY, OH 45846

LEGAL INFORMATION
WINTERS ADDITION
18 S PT
LOT#: 18

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SCHOEN ALEX J	303 S WAYNE ST	FORT RECOVERY	OH	45846	10/14/2020	187,000	WDC : 771	☐	■
2	KREMER ROGER J & NANCY J	303 S WAYNE ST	FORT RECOVERY	OH	45846	09/12/2008	105,000	WDC : A : 616	☐	■
3	FLENAR SARAH L	303 S WAYNE ST	FT RECOVERY	OH	45846	12/13/2002	0	: X : 0	☐	☐

X: ☐ TTO LISTER: NS DATE: 10/06/2004 TIME: 11:01:18 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
■ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
303 S WAYNE ST, FT RECOVERY

COMMENT
DE16 DESKTOP REVIEW CHGS: cor EFP to OFP, chg EMP to OMP
DE15 RMV OFP PER DATA MAILER
DE21 RMV OWN OCC; DIDN'T RET APP
TriDwell=113 TriOB=113 TriLand=113
(Mod ST:)111

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F50 D132	ST211 DP94 ADJ198		11,200 0
			TOTAL	11,200 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2016	2015	2014	2011		
REASON FOR CHANGE		RAPP	RAPP	MISC	REMB	RAPP	RAPP		
APPRAISED VALUE	LAND	11,200	9,000	9,500	9,500	9,500	9,000		
	IMPR	110,500	91,800	74,800	77,100	77,800	73,400		
	TOTAL	121,700	100,800	84,300	86,600	87,300	82,400		
ASSESSED VALUE	LAND	3,920	3,150	3,330	3,330	3,330	3,150		
	IMPR	38,680	32,130	26,180	26,990	27,230	25,690		
	TOTAL	42,600	35,280	29,510	30,320	30,560	28,840		

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	■ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	■	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	■	☐	☐	☐
CARPET	☐	■	■	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	■	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	■	☐	☐	☐	☐

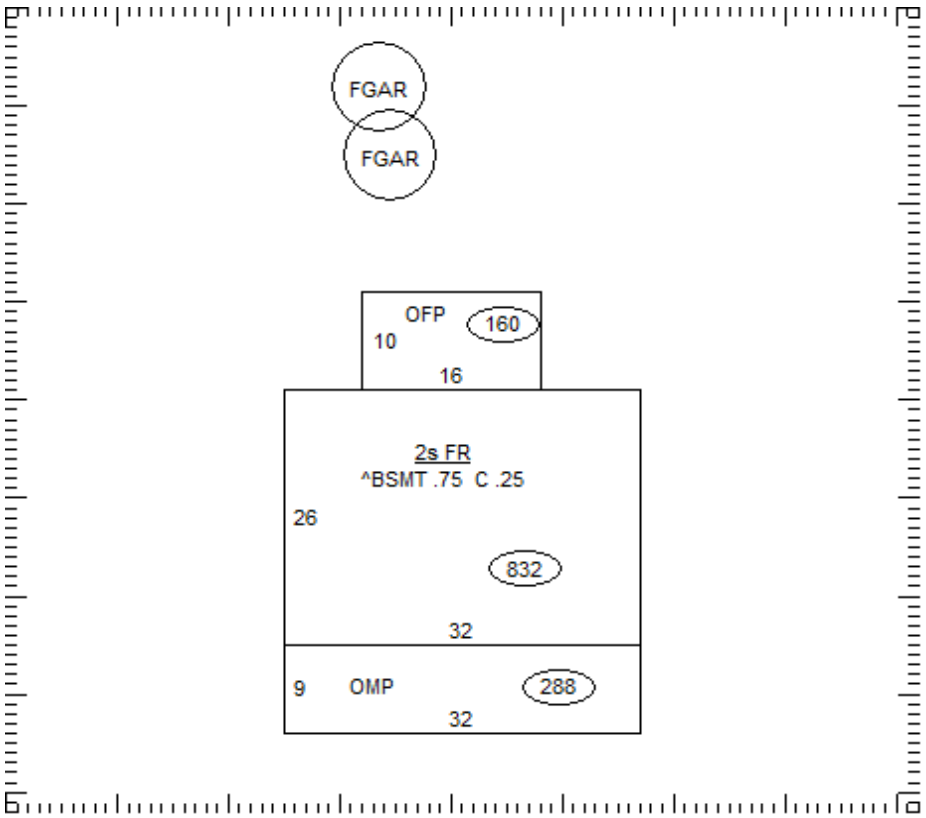
ACCOMMODATIONS					
# OF ROOMS	1	3	3		
BEDROOMS			3		
FIREPLACES		1			

HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	832	FR	85,700
2ND	832	FR	41,140
BSMT	624		8,110
SUBTOTAL			134,950
MULTI-FAMILY #		0	0
BUILDING TYPE		100%	0
BSMT FINISH		0 S.F.	0
FIREPLACE #		1	4,000
HEATING		0 S.F.	0
AIR COND		1,664 S.F.	2,500
PLUMBING #		3	3,300
GARAGES & CARPORTS			0
EXTRA FEATURES			7,200
SUBTOTAL			151,950
GRADE FACTOR			107 %
UNADJUSTED VALUE			183,720
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,664	C		1935		A	183,720	45	101,050		106,100
1 Gar - Frame		22x28	616	C	16.91	1949		A	11,770	95	590		600
2 Gar - Frame		13x24	312	C	16.91	1996		A	5,960	37	3,750		3,800
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		110,500

17-026500.0000

COMMENTS

Dwelling has an Economic Factor of 105%