39-005300.0000

RECOVERY TWP-FT RECOVERY CORP / FT RECOVERY SD
10-20-426-004

Property Class: 510
Neighborhood 001702-TM50
Map: 05
Block: 01
Card: 29
Bk: Pg:

DUHAMEL CHRISTOPHER E & HEIDI M
DUHAMEL CHRISTOPHER E & HEIDI M
206 LINK ST
FORT RECOVERY, OH 45846

LEGAL INFORMATION
W PT IN E 1/2 FR SEC

RTS: 001-07-20
Acres:1.7700

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DUHAMEL CHRISTOPHER E &	206 LINK ST	FORT RECOVERY	OH	45846	12/04/2020	47,000	SUC : 900	☐	■
2	WINNER DANIEL A & KARLA A	1001 ST RTE 119	FORT RECOVERY	OH	45846	07/24/2019	40,000	WDC : 500	☐	■
3	HEMMELGARN REBECCA A C/O THOMAS E HEMMELGARN	148 WALNUT RIDGE LN	WESTERVILLE	OH	43081 -2464	12/12/1994	0	: X : 0	☐	☐

X: Signature ☐ TTO LISTER: DA DATE: 07/02/2004 TIME: 12:42:11 PM ☐ 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
521 E BOUNDARY ST, FT RECOVERY

COMMENT
TY2020:Net Gen=$1,871.76, Other Assessment=$3.54
DE16 DESKTOP REVIEW CHGS: cor acreage per mapping
DE20 DID NOT RET OCC
NC22 NEW DWELLING ($200,000)
TriDwell=113 TriOB=113 TriLand=113
(Mod ST:)111

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	16500		18,600 0
SM:Small Acreage	AC:0.77	7000		6,100 0
Total Acres: 1.7700			TOTAL	24,700 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2016	2014	2011			
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	24,700	21,900	21,600	16,200	15,300			
	IMPR	112,700	96,100	74,500	74,500	70,300			
	TOTAL	137,400	118,000	96,100	90,700	85,600			
ASSESSED VALUE	LAND	8,650	7,670	7,560	5,670	5,360			
	IMPR	39,450	33,640	26,080	26,080	24,610			
	TOTAL	48,100	41,310	33,640	31,750	29,970			

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	■	☐	☐	☐	☐

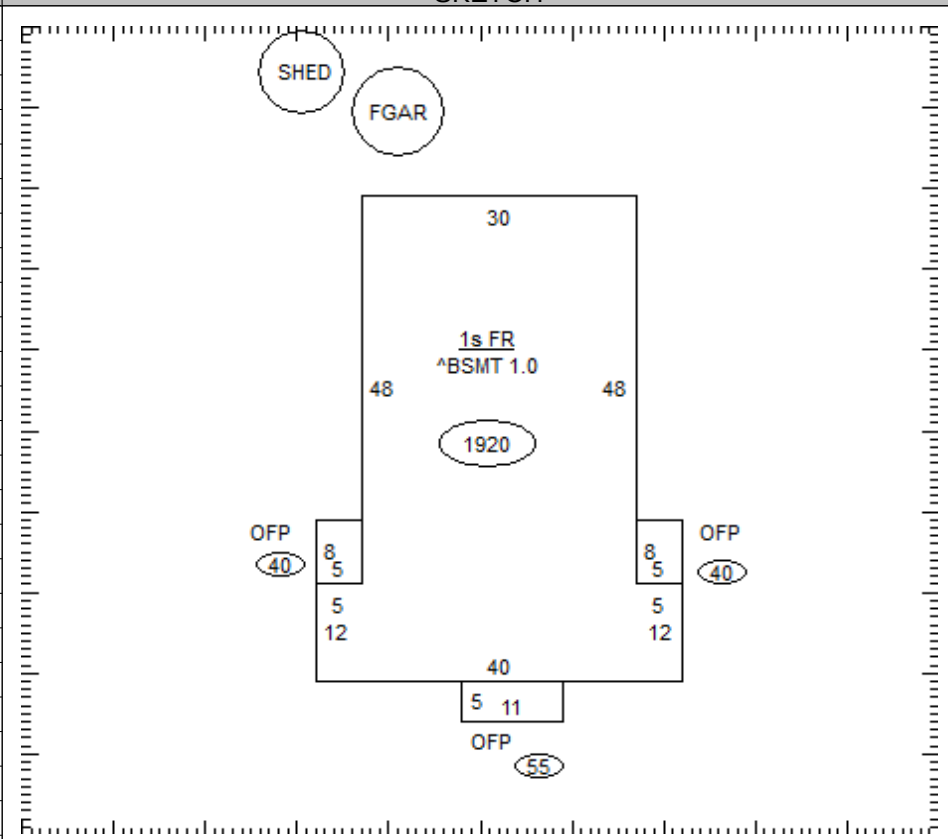
ACCOMMODATIONS					
# OF ROOMS		7			
BEDROOMS		4			
FIREPLACES					

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	1920	FR	135,130
BSMT	1920		24,960
SUBTOTAL			160,090
MULTI-FAMILY #		0	0
BUILDING TYPE		100%	0
BSMT FINISH		0 S.F.	0
FIREPLACE #		0	0
HEATING		0 S.F.	0
AIR COND		0 S.F.	0
PLUMBING #		3	3,300
GARAGES & CARPORTS			0
EXTRA FEATURES			2,000
SUBTOTAL			165,390
GRADE FACTOR			104 %
UNADJUSTED VALUE			194,370
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,920	C-		1947		A	194,370	45	106,900		112,200
1 Gar - Frame		14x18	252	C	16.91	1950		A	4,810	90	480		500
2 Shed		8x10	80	C		1930		A		95			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		112,700

39-005300.0000

COMMENTS

Dwelling has an Economic Factor of 105%