17-004700.0000

**WENNING ISAAC C**
WENNING ISAAC C
118 CALDWELL ST
FORT RECOVERY, OH 45846

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-353-013

**LEGAL INFORMATION**
N END SEC

RTS: 001-15-09
Acres:0.3300 M:0.0000

Property Class: 510
Neighborhood 001703-TM50
Map: 4B
Block:
Card: 133
Bk: Pg:

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | WENNING ISAAC C | 118 CALDWELL ST | FORT RECOVERY | OH | 45846 | 09/03/2021 | 130,000 | WDC : 747 | ☐ | ■ |
| 2 | WILL STACY M | 118 CALDWELL ST | FORT RECOVERY | OH | 45846 | 03/07/2014 | 70,000 | WDC : 112 | ☐ | ■ |
| 3 | PEARSON TRENT D | PO BOX 160 | FORT RECOVERY | OH | 45846 | 08/21/2006 | 69,000 | WDC : A : 679 | ☐ | ☐ |

X: ☐ TTO LISTER: JK DATE: 03/07/2013 TIME: 12:00:00 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
118 CALDWELL ST, FT RECOVERY

COMMENT
TY2021:Net Gen=$1,219.58, Other Assessment=$1.84
DE13 TTO; ADD PP SHED
DE09 ADD PAT
TriDwell=105 TriOB=105 TriLand=105
(Mod ST:)111

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| F:Front | F98 D150 | ST211 DP100 ADJ211 | | 21,700 0 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | TOTAL | 21,700 0 |

VALUATION SUMMARY

| VALUE YEAR | | 2020 | 2017 | 2014 | 2011 | 2009 | | | |
|---|---|---|---|---|---|---|---|---|---|
| REASON FOR CHANGE | | RAPP | RAPP | RAPP | RAPP | MISC | | | |
| APPRAISED VALUE | LAND | 21,700 | 18,600 | 17,300 | 18,600 | 17,200 | | | |
| | IMPR | 67,700 | 64,300 | 60,700 | 65,200 | 66,200 | | | |
| | TOTAL | 89,400 | 82,900 | 78,000 | 83,800 | 83,400 | | | |
| ASSESSED VALUE | LAND | 7,600 | 6,510 | 6,060 | 6,510 | 6,020 | | | |
| | IMPR | 23,700 | 22,510 | 21,250 | 22,820 | 23,170 | | | |
| | TOTAL | 31,300 | 29,020 | 27,310 | 29,330 | 29,190 | | | |

| 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 | ☐ | ☐ | ☐ | ☐ | ☐ |

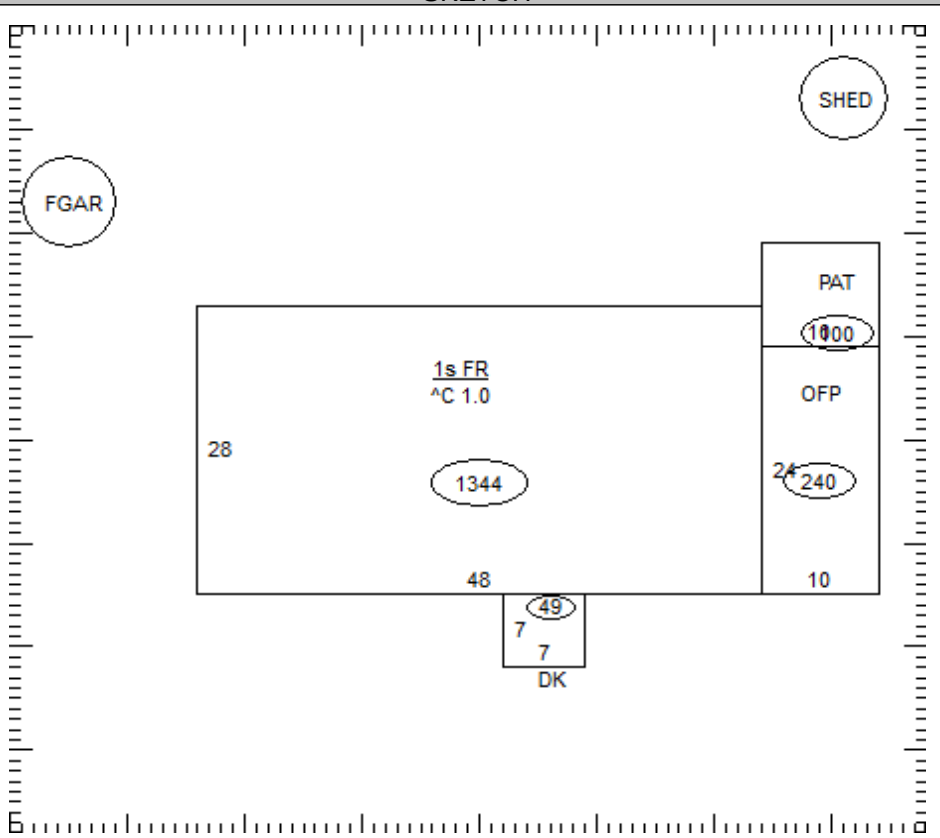
| ACCOMMODATIONS | | | | | |
|---|---|---|---|---|---|
| # OF ROOMS | | 5 | | | |
| BEDROOMS | | 3 | | | |
| FIREPLACES | | | | | |

| 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 | 1344 | FR | 109,040 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| SUBTOTAL | | | 109,040 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 0 S.F. | | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 1,344 S.F. | | 2,020 |
| PLUMBING # | 3 | | 3,300 |
| GARAGES & CARPORTS | | | 0 |
| EXTRA FEATURES | | | 4,100 |
| SUBTOTAL | | | 118,460 |
| GRADE FACTOR | | | 80 % |
| UNADJUSTED VALUE | | | 99,510 |
| FACTOR | | | 100 % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | 1 | SK | 1,344 | D | | 1996 | | A | 99,510 | 26 | 73,640 | | 66,300 |
| 1 Gar - Frame | | 16x24 | 384 | C | 16.91 | 1971 | | A | 6,820 | 80 | 1,360 | | 1,400 |
| 2 Shed | | 8x12 | 96 | C | | 2012 | | A | | 11 | | | 0 |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

17-004700.0000

TOTAL 67,700

COMMENTS

Dwelling has an Economic Factor of 90%

17-004700.0000

**WENNING ISAAC C**
WENNING ISAAC C
118 CALDWELL ST
FORT RECOVERY, OH 45846

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-353-013

**LEGAL INFORMATION**
N END SEC

RTS: 001-15-09
Acres:0.3300 M:0.0000

Property Class: 510
Neighborhood
001703-TM50
Map: 4B
Block:
Card: 133
Bk: Pg:

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | POST DAVID S & ABELS | 118 CALDWELL ST PO BOX 576 | FT RECOVERY | OH | 45846 | 11/22/1999 | 59,900 | : A : 0 | ☐ | ■ |
| 2 | | | | | | | 0 | 0 | ☐ | ☐ |
| 3 | | | | | | | 0 | 0 | ☐ | ☐ |

X: ☐ TTO LISTER: JK DATE: 03/07/2013 TIME: 12:00:00 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
118 CALDWELL ST, FT RECOVERY

COMMENT

LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | TOTAL | | 21,700 | 0 |

VALUATION SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | | | | | | | | |
| REASON FOR CHANGE | | | | | | | | | |
| APPRAISED VALUE | LAND | | | | | | | | |
| | IMPR | | | | | | | | |
| | TOTAL | | | | | | | | |
| ASSESSED VALUE | LAND | | | | | | | | |
| | IMPR | | | | | | | | |
| | TOTAL | | | | | | | | |

| 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 | | | | | |
| BEDROOMS | | | | | |
| FIREPLACES | | | | | |

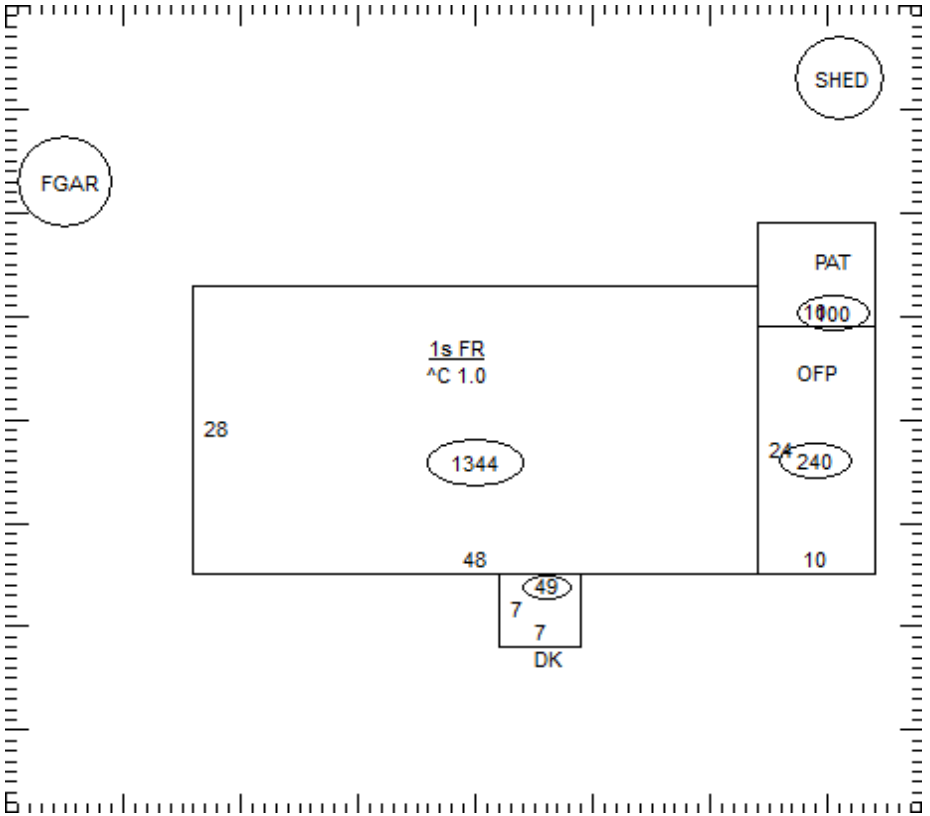
| HEAT & AC | B | 1 | 2 | 3 | U |
|---|---|---|---|---|---|
| NO HEAT | ☐ | ☐ | ☐ | ☐ | ☐ |
| CTRL HEAT | ☐ | ☐ | ☐ | ☐ | ☐ |
| HW/STEAM | ☐ | ☐ | ☐ | ☐ | ☐ |
| ELECTRIC | ☐ | ☐ | ☐ | ☐ | ☐ |
| HEAT PUMP | ☐ | ☐ | ☐ | ☐ | ☐ |
| FLR/WALL | ☐ | ☐ | ☐ | ☐ | ☐ |
| STVE/SPCE | ☐ | ☐ | ☐ | ☐ | ☐ |
| GEOTHERMAL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

| PLUMBING | BASE ☐ | | | | |
|---|---|---|---|---|---|
| X FULL BATH | | | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |

| FLOOR | AREA | CONST | VALUE |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | | |
|---|---|---|
| SUBTOTAL | | 0 |
| MULTI-FAMILY # | 0 | 0 |
| BUILDING TYPE | 000% | 0 |
| BSMT FINISH | 0 S.F. | 0 |
| FIREPLACE # | 0 | 0 |
| HEATING | 0 S.F. | 0 |
| AIR COND | 0 S.F. | 0 |
| PLUMBING # | 0 | 0 |
| GARAGES & CARPORTS | | 0 |
| EXTRA FEATURES | | 0 |
| SUBTOTAL | | 0 |
| GRADE FACTOR | | % |
| UNADJUSTED VALUE | | 0 |
| FACTOR | | % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | | SK | | | | | | | | | | | |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

17-004700.0000

TOTAL 0

COMMENTS