17-007300.0000

SCHOEN JACOB R
SCHOEN JACOB R
216 GWENDOLYN ST
FORT RECOVERY, OH 45846

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-16-103-008

LEGAL INFORMATION
UNPLATTED N W SEC

RTS: 001-15-16
Acres:0.1500 M:0.0000

Property Class: 510
Neighborhood
001703-TM50
Map: 04C
Block:
Card: 75
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SCHOEN JACOB R	216 GWENDOLYN ST	FORT RECOVERY	OH	45846	04/19/2021	95,000	WDC : 284	☐	■
2	AISENBREY ROBERT J &	216 GWENDOLYN ST	FORT RECOVERY	OH	45846	11/18/2013	65,000	WDC : 787	☐	■
3	BOZARTH GERALD D	9746 ST RTE 49	ANSONIA	OH	45303	08/28/1989	40,000	: A : 0	☐	☐

X: ☐ TTO LISTER: NS DATE: 09/24/2004 TIME: 10:50:42 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
216 GWENDOLYN ST, FT RECOVERY

COMMENT
DE16 DESKTOP REVIEW - cor dwlg ex features
DE22 RMV OWN OCC - DID NOT RETURN APP
TriDwell=105 TriOB=105 TriLand=105
(Mod ST:)111

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F60 D111	ST211 DP85 ADJ179		11,200 0
			TOTAL	11,200 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2014	2011				
REASON FOR CHANGE		RAPP	RAPP	RAPP	RAPP				
APPRAISED VALUE	LAND	11,200	9,700	9,000	9,700				
	IMPR	69,900	65,500	51,200	55,000				
	TOTAL	81,100	75,200	60,200	64,700				
ASSESSED VALUE	LAND	3,920	3,400	3,150	3,400				
	IMPR	24,470	22,930	17,920	19,250				
	TOTAL	28,390	26,330	21,070	22,650				

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	■	☐	☐	☐	☐

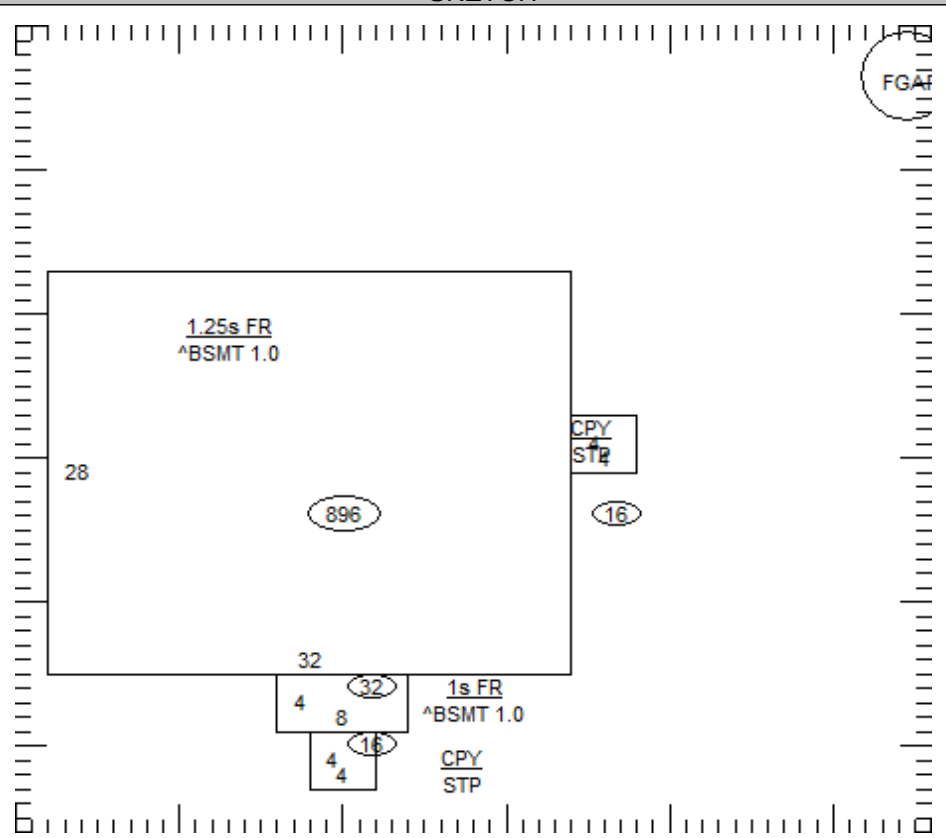
ACCOMMODATIONS					
# OF ROOMS		4	2		
BEDROOMS		2	2		
FIREPLACES					

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	1				

FLOOR	AREA	CONST	VALUE
1	928	FR	89,680
.25	224	FR	16,450
BSMT	928		12,060
SUBTOTAL			118,190
MULTI-FAMILY #		0	0
BUILDING TYPE		100%	0
BSMT FINISH		0 S.F.	0
FIREPLACE #		0	0
HEATING		0 S.F.	0
AIR COND		928 S.F.	1,390
PLUMBING #		1	1,100
GARAGES & CARPORTS			0
EXTRA FEATURES			400
SUBTOTAL			121,080
GRADE FACTOR			107 %
UNADJUSTED VALUE			136,030
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,152	C		1948		A	136,030	45	74,820		67,300
1 Gar - Frame		15x23	345	C	16.91	1986		A	6,120	57	2,630		2,600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		69,900

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COMMENTS

Dwelling has an Economic Factor of 90%