

FRANKLIN TWP / CELINA SD

09-16-352-021

Property Class: 510

Neighborhood

095CL50-CL50

Map: 04

Block:

Card: 70

Bk: Pg:

09-000777.0000

**LINK CARL J & CYNTHIA G**

LINK CARL J & CYNTHIA G

1310 BURRVILLE RD

FORT RECOVERY, OH 45846

**LEGAL INFORMATION**

BASS LANDING

RTS: 003-06-16 LOT#: 77

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LINK CARL J & CYNTHIA G	1310 BURRVILLE RD	FORT RECOVERY	OH	45846	06/03/2021	250,000	WDC : 440	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	PETERSON JAMES S & ALMA J	5601 ISLAND VIEW DR	CELINA	OH	45822-9742	10/21/1996	2,200	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

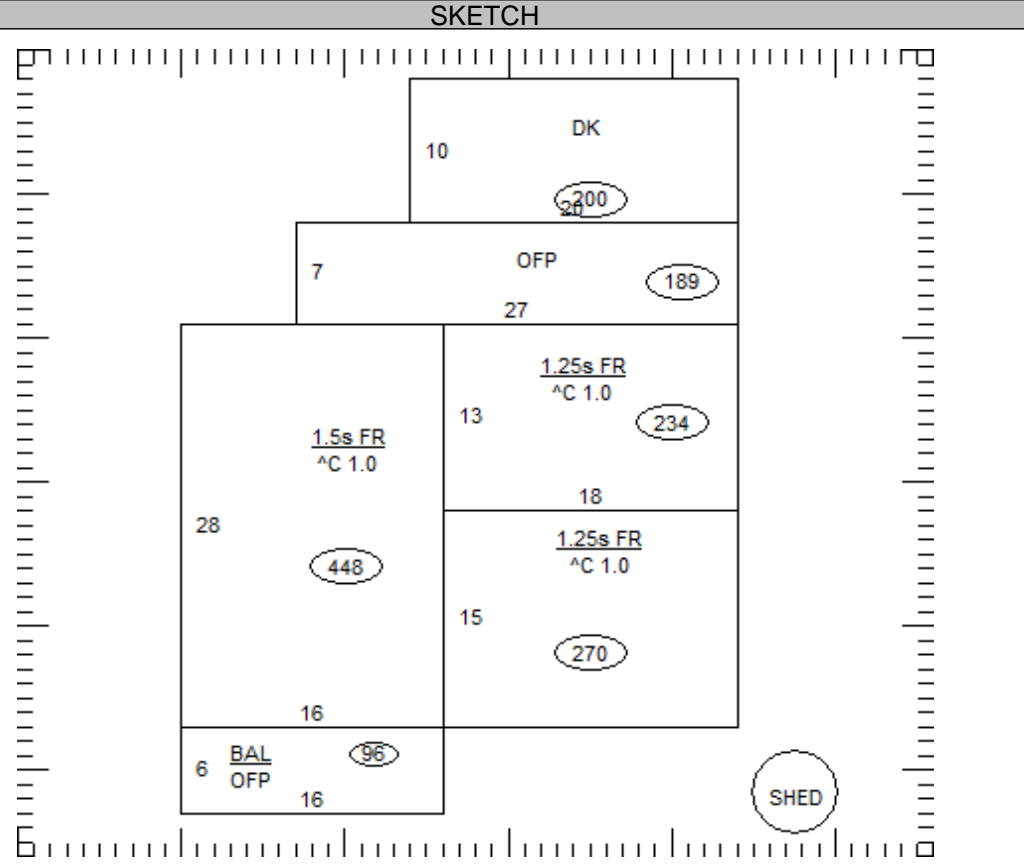
X:  TTO LISTER: TK DATE: 07/03/2023 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	5601 ISLAND VIEW DR		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,305.76, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE15 AD FP PER DATA MAILER		
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C	
F:Front	F49 D77	ST710	DP72	ADJ511		25,000	0	
TOTAL						25,000	0	

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	NC	RAPP	RAPP				
APPRAISED VALUE	LAND 25,000	18,500	17,600				
	IMPR 173,300	118,600	109,400				
	TOTAL 198,300	137,100	127,000				
ASSESSED VALUE	LAND 8,750	6,480	6,160				
	IMPR 60,660	41,510	38,290				
	TOTAL 69,410	47,990	44,450				

<b>OCCUPANCY</b>		<b>EXTERIOR</b>		<b>FLOOR</b>	<b>AREA</b>	<b>CONST</b>	<b>VALUE</b>						
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	952	FR	153,540						
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	.25	126	FR	18,530						
<b>BUILDING TYPE</b>			<input checked="" type="checkbox"/> ALM/VYNL	.5	224	FR	22,400						
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK										
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL										
<input checked="" type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK										
<input type="checkbox"/>			<input type="checkbox"/> STONE										
<b>ROOFING</b>		<b>ROOF TYPE</b>											
<input type="checkbox"/> METAL			<input checked="" type="checkbox"/> GABLE										
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP										
<input checked="" type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL										
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD										
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT										
<b>FLOORS</b>				<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>					
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
<b>INT. FINISH</b>				<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>					
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
<b>ACCOMMODATIONS</b>													
# OF ROOMS		3	2										
BEDROOMS		1	1										
FIREPLACES		1											
<b>HEAT &amp; AC</b>				<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>					
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
<b>PLUMBING</b>				<b>BASE</b>									
X FULL BATH													
X HALF BATH				1									
X FIXTURES													
<b>SUBTOTAL</b>							194,470						
MULTI-FAMILY #		0					0						
BUILDING TYPE		100%					0						
BSMT FINISH		0 S.F.					0						
FIREPLACE #		1					4,400						
HEATING		0 S.F.					0						
AIR COND		1,302 S.F.					2,150						
PLUMBING #		2					2,420						
GARAGES & CARPORTS							0						
EXTRA FEATURES							8,100						
<b>SUBTOTAL</b>							211,540						
<b>GRADE FACTOR</b>							100 %						
<b>UNADJUSTED VALUE</b>							211,540						
<b>FACTOR</b>							100 %						
<b>OCCUPANCY</b>	<b>ST.HT</b>	<b>SIZE</b>	<b>AREA</b>	<b>GRADE</b>	<b>PRICE</b>	<b>AGE</b>	<b>REMD</b>	<b>CND</b>	<b>UNADJ VAL</b>	<b>PHYS</b>	<b>PHYS VAL</b>	<b>FUNC</b>	<b>TRUE VAL</b>
DWELLING	1.5	SK	1,302	C		2002		A	211,540	22	165,000		173,300
1 Shed		10x6	60	D		2002		A		38			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



09-000777.0000

TOTAL 173,300

COMMENTS

Dwelling has an Economic Factor of 105%