



16-016900.0300

GIBSON TWP / FT RECOVERY SD

13-17-400-005

Page 1 of 1
Property Class: 510
Neighborhood 009165-R150
Map:
Block:
Card:
Bk: Pg:

FULLENKAMP CRAIG J & AMBER R
 FULLENKAMP CRAIG J & AMBER R
 437 BARGER RD
 FORT RECOVERY, OH 45846
 Created in 2019 From 16-016900.0000 due to Split

LEGAL INFORMATION
 PT SE SE
 FR SEC
 RTS: 001-15-17
 Acres:2.0780

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FULLENKAMP CRAIG J &	437 BARGER RD	FORT RECOVERY	OH	45846	10/13/2020	50,300	WDC : 754	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WUEBKER RANDALL L &	PO BOX 120	FORT RECOVERY	OH	45846	10/17/2019	50,000	WDC : 705	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	437 BARGER RD COMMENT TY2022:Net Gen=\$3,142.44, Other Assessment=\$0.42 DE22 ADD DWLG @ 70% COMPL (\$465,000) DE23 NOH; DWLG COMPL

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1	26880				26,900 0
SM:Small Acreage	AC:1.078	8300				8,900 0
Total Acres: 2.0780					TOTAL	35,800 0

VALUATION SUMMARY								
VALUE YEAR	2023	2022	2022	2020	2020	2020	2019	2019
REASON FOR CHANGE	NC	RCLS	NC	RAPP	MISC	RCLS	CAUV	MISC
APPRAISED	LAND	35,800	26,900	26,900	15,500	13,700	14,530	0
VALUE	IMPR	536,200	260,400	260,400	0	0	0	0
	TOTAL	572,000	287,300	287,300	15,500	13,700	14,530	0
ASSESSED	LAND	12,530	9,420	9,420	5,430	4,800	5,090	0
VALUE	IMPR	187,670	91,140	91,140	0	0	0	0
	TOTAL	200,200	100,560	100,560	5,430	4,800	5,090	0

OCCUPANCY		EXTERIOR	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> WOOD	<input type="checkbox"/> STUCCO
<input type="checkbox"/> TR	<input type="checkbox"/> CONVERSION	<input checked="" type="checkbox"/> ALM/VYNL	<input type="checkbox"/> CONC BLK
BUILDING TYPE		<input type="checkbox"/> METAL	<input type="checkbox"/> BRICK
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> STONE	
<input type="checkbox"/> MOD/MAN			

ROOFING		ROOF TYPE	
<input type="checkbox"/> METAL	<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> GABLE	<input checked="" type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> SHAKES	<input type="checkbox"/> GAMBREL	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT	

FLOORS		B	1	2	3	U
CONCRETE	<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"/>
TILE/COMPO	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

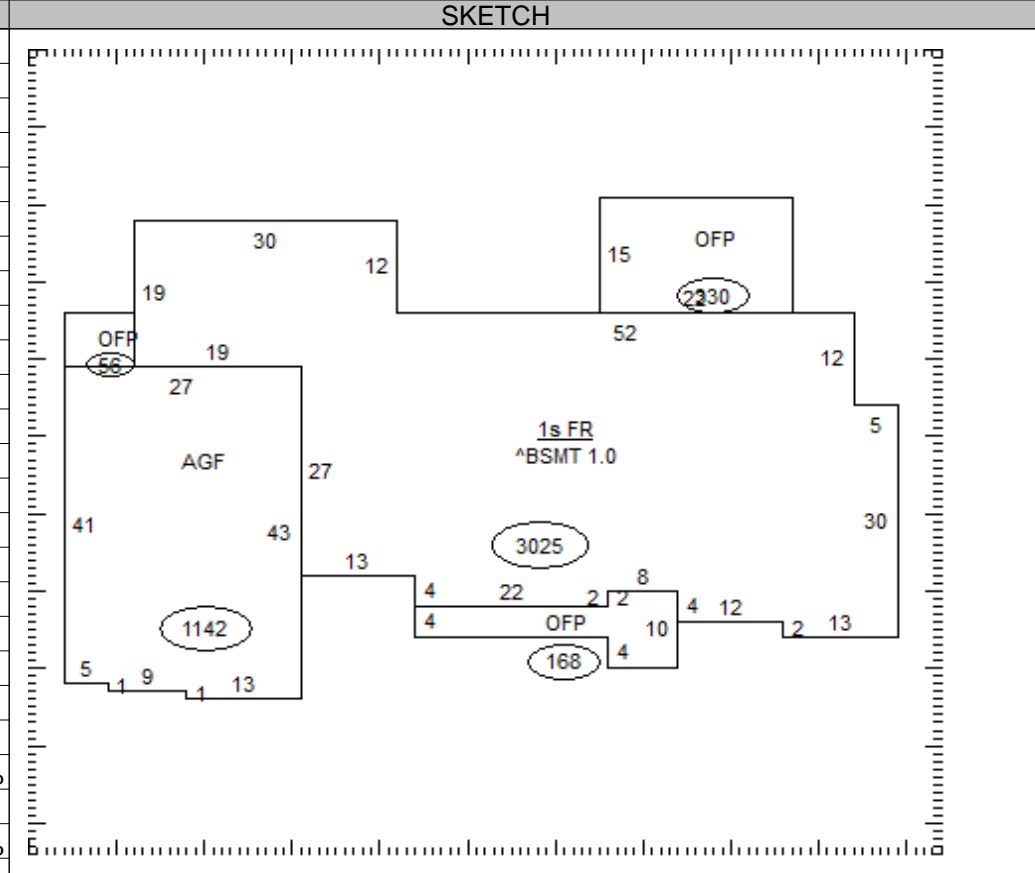
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS						
# OF ROOMS		6				
BEDROOMS		3				
FIREPLACES		1				
HEAT & AC		B	1	2	3	U

NO HEAT	<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 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"/>
ELECTRIC	<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"/>
FLR/WALL	<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"/>
GEO THERMAL	<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"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

FLOOR	AREA	CONST	VALUE
1	3025	FR	314,540
BSMT	3025		43,260
SUBTOTAL			357,800
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	3,025 S.F.		4,990
PLUMBING #	5		6,050
GARAGES & CARPORTS			28,200
EXTRA FEATURES			8,900
SUBTOTAL			410,340
GRADE FACTOR			120 %
UNADJUSTED VALUE			492,410
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	3,025	B		2021		G	492,410	1	487,490		536,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

16-016900.0300 TOTAL 536,200

COMMENTS

Dwelling has an Economic Factor of 110% (Rollback Basis=\$563,100)