

Property Class: 510

Neighborhood  
009165-R150

Map:

Block:

Card:

Bk:

Pg:

GIBSON TWP / FT RECOVERY SD

13-20-300-006



16-017600.0300

**WILKER DANIEL L & JOYCE M**

WILKER DANIEL L & JOYCE M

103 FOX RD PO BOX 475

FORT RECOVERY, OH 45846

Created in 2017 From 16-017600.0000 due to Split

**LEGAL INFORMATION**

PT SW SW

RTS: 001-15-20

Acres:2.7410

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WILKER DANIEL L & JOYCE M	103 FOX RD PO BOX 475	FORT RECOVERY	OH	45846	11/29/2017	40,000	WDC : 816	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: JK DATE: 03/19/2020 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

**STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION**

PAVED  LEVEL  WATER  IMPROVING  A. NO ROAD  F. RESTRICT FOX RD  
 GRAVEL  HIGH  SEWER  STATIC  B. TOPGRHY  G. WOOD LT COMMENT  
 DIRT  LOW  GAS  DECLINING  C. Ex Front  H. VACANCY TY2022:Net Gen=\$2,448.68, Other  
 SIDEWALKS  ROLLING  ELECTRIC  OLD  D. QUANTITY  I. WATER FRONT Assessment=\$0.42  
 CURBS  STANDARD  STANDARD  E. SZ/SHAPE  J. OTHER/CDU DE18 TT CONTRACTOR;FNDTN ONLY  
 DE19 NEW DWLG  
 DE20 NOH; ADD SHED  
 DE22 CORR BATHS PER DATA MAILER

**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:1.741	8300				14,500	0	
Total Acres: 2.7410					TOTAL	41,400	0	

**VALUATION SUMMARY**

VALUE YEAR	2023	2022	2020	2020	2019	2019	2018	2018
REASON FOR CHANGE	RAPP	MISC	RAPP	NC	RCLS	NC	MISC	RAPP
APPRAISED LAND	41,400	32,000	32,000	28,300	28,300	28,300	18,100	19,380
VALUE IMPR	272,400	186,400	190,500	162,500	160,100	160,100	0	0
TOTAL	313,800	218,400	222,500	190,800	188,400	188,400	18,100	19,380
ASSESSED LAND	14,490	11,200	11,200	9,910	9,910	9,910	6,340	6,780
VALUE IMPR	95,340	65,240	66,680	56,880	56,040	56,040	0	0
TOTAL	109,830	76,440	77,880	66,790	65,950	65,950	6,340	6,780

**OCCUPANCY**  SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN  
 \_\_\_\_\_

FLOOR	AREA	CONST	VALUE
1	1200	FR	177,660

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

FLOOR	AREA	CONST	VALUE
BSMT	600		8,580
<b>SUBTOTAL</b>			186,240

**FLOORS** B 1 2 3 U  
 CONCRETE       
 WOOD       
 TILE/COMPO       
 CARPET

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,200 S.F.	1,980
PLUMBING #	0	0

**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

GARAGES & CARPORTS		49,400
EXTRA FEATURES		3,200
<b>SUBTOTAL</b>		
GRADE FACTOR		105 %
<b>UNADJUSTED VALUE</b>		
FACTOR		100 %

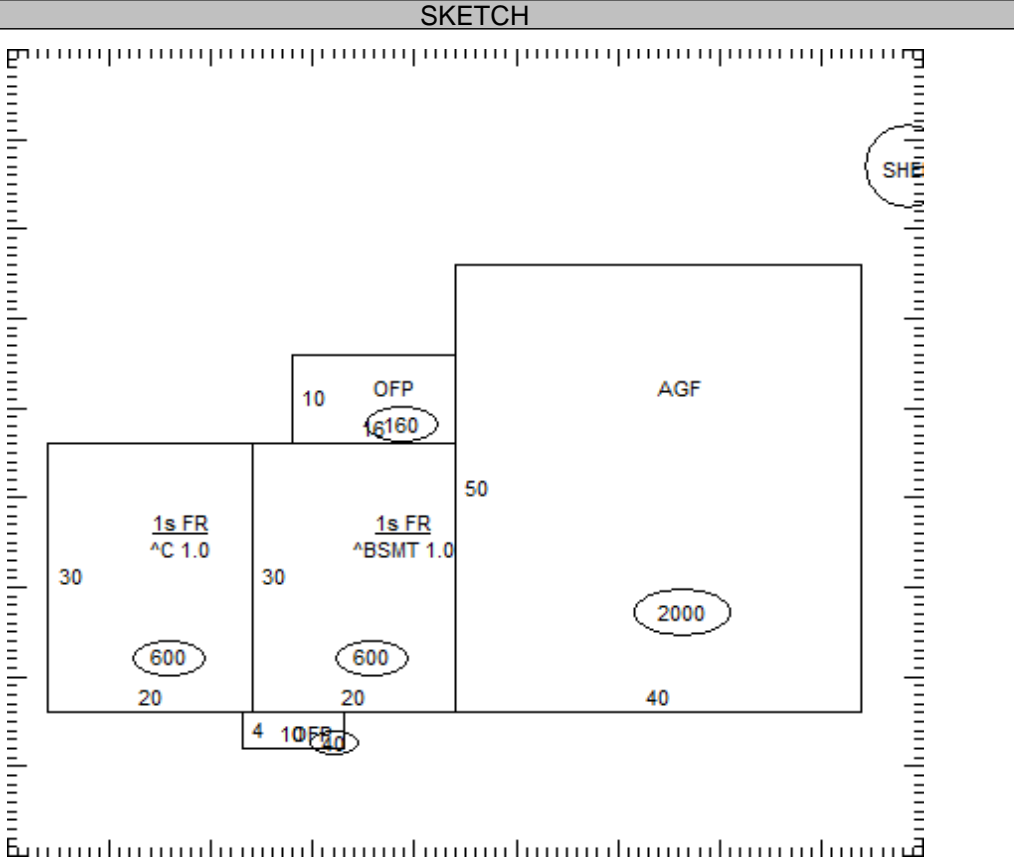
**ACCOMMODATIONS**  
 # OF ROOMS  5  4  3  2  1  
 BEDROOMS  2  1  0  
 FIREPLACES  1  0

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,200	C+		2018		G	252,860	3	245,270		269,800
1 Shed		11x32	352	C	7.70	2019		A	2,710	4	2,600		2,600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

**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



16-017600.0300

TOTAL 272,400

COMMENTS

Dwelling has an Economic Factor of 110%