16-023900.0301

GIBSON TWP / FT RECOVERY SD

13-24-100-002

Property Class: 510

Neighborhood 009165-R150

Map: 01
Block:
Card: 39
Bk: Pg:

OSTERHOLT BEN C & ERICA L
OSTERHOLT BEN C & ERICA L
1314 BURRVILLE RD
FORT RECOVERY, OH 45846

LEGAL INFORMATION
PT SW NW

RTS: 001-15-24
Acres:1.1440

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	OSTERHOLT BEN C & ERICA L	1314 BURRVILLE RD	FORT RECOVERY	OH	45846	04/12/2019	200,000	WDC : 224	☐	■
2	LINK ALOYS H	1314 BURRVILLE RD	FORT RECOVERY	OH	45846	08/31/2017	0	QCE : X : 0	☐	☐
3	LINK ALOYS H & CLEOPHA R	1314 BURRVILLE RD	FT RECOVERY	OH	45846	01/01/1900	0	: 0	☐	☐

X: ☐ TTO LISTER: TM DATE: 04/28/2004 TIME: 03:14:43 PM ☐ 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
1314 BURRVILLE RD, FT RECOVERY

COMMENT
TY2022:Net Gen=$2,144.92, Other Assessment=$0.00
DE17 DESKTOP RVW CHG: ADJ WDDK

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:0.144	8500		1,200 0
Total Acres: 1.1440			TOTAL	28,100 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	28,100	19,700	17,500	17,000				
	IMPR	234,500	176,500	146,000	134,400				
	TOTAL	262,600	196,200	163,500	151,400				
ASSESSED VALUE	LAND	9,840	6,900	6,130	5,950				
	IMPR	82,080	61,780	51,100	47,040				
	TOTAL	91,920	68,680	57,230	52,990				

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	☐	☐	☐	☐	☐

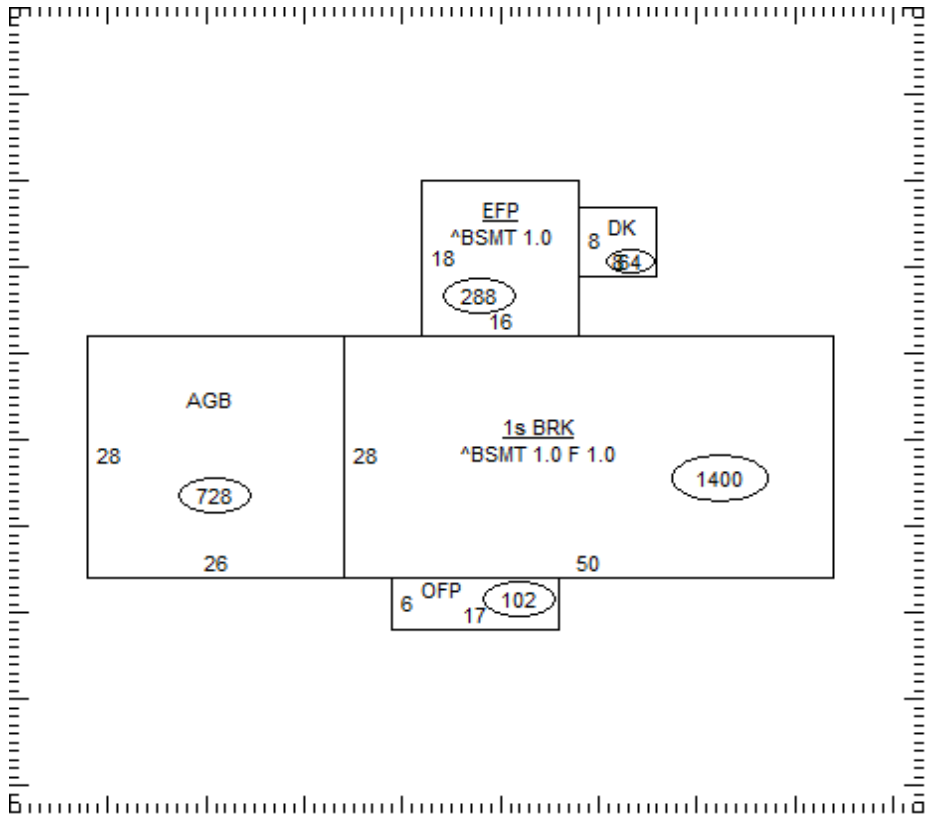
ACCOMMODATIONS					
# OF ROOMS	2	5			
BEDROOMS		3			
FIREPLACES					

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	1400	BRK	206,920
BSMT	1688		24,140
SUBTOTAL			231,060
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,400 S.F.		20,020
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,400 S.F.		2,310
PLUMBING #	3		3,630
GARAGES & CARPORTS			20,400
EXTRA FEATURES			10,700
SUBTOTAL			288,120
GRADE FACTOR			100 %
UNADJUSTED VALUE			288,120
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,400	C		1990		A	288,120	26	213,210		234,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		234,500

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COMMENTS

ALL AMERICAN MODULAR HOME
Dwelling has an Economic Factor of 110% (Rollback Basis=$261,400)