

16-025600.0100

SCHMACKERS MASON V & LAURA B
SCHMACKERS MASON V & LAURA B
2029 WATKINS RD
FORT RECOVERY, OH 45846

LEGAL INFORMATION
SW SW PT SW CORNER

R:T:S: 01-15-25
Acres:5.0000

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---------------------------|-----------------|---------------|-------|-------|------------|---------|-------------|--------------------------|-------------------------------------|
| 1 | SCHMACKERS MASON V & | 2029 WATKINS RD | FORT RECOVERY | OH | 45846 | 04/30/2021 | 0 | QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | SCHMACKERS MASON V | 2019 WATKINS RD | FORT RECOVERY | OH | 45846 | 09/20/2016 | 170,000 | WDC : 663 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | KELLER DAVID E & KATHLEEN | 2029 WATKINS RD | FORT RECOVERY | OH | 45846 | 06/27/1994 | 75,000 | : A : 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: JK DATE: 03/19/2018 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"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT | 2029 WATKINS RD, FT RECOVERY | | | | |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input checked="" 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"/> DECLINING | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY | TY2022:Net Gen=\$2,406.40, Other | | | | |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC | <input type="checkbox"/> OLD | <input type="checkbox"/> D. QUANTITY | <input type="checkbox"/> I. WATER FRONT | Assessment=\$0.16 | | | | |
| <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 | DE18 TTO; ADD BARN & LT | | | | |

LAND COMPUTATIONS

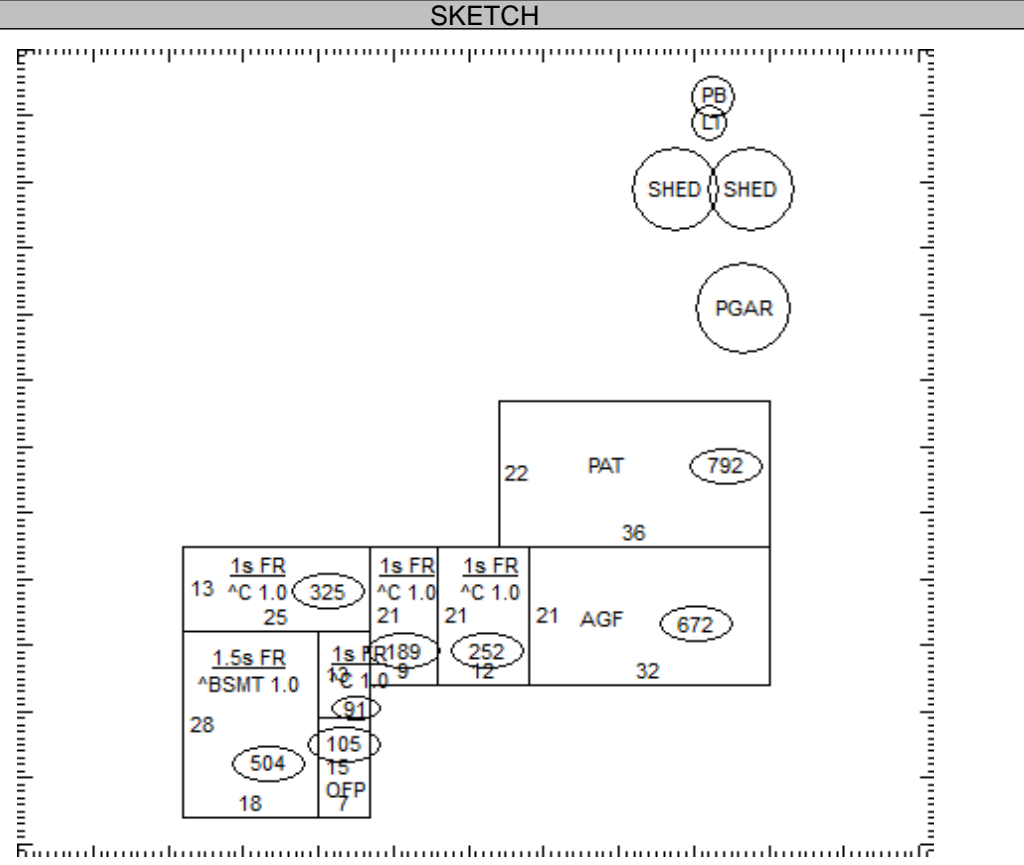
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|---------------------|------|-------|------|---|-----|--------|--------|---|
| HS:Home Site | AC:1 | 26880 | | | | 26,900 | 0 | |
| SM:Small Acreage | AC:4 | 7900 | | | | 31,600 | 0 | |
| Total Acres: 5.0000 | | | | | | TOTAL | 58,500 | 0 |

DE15 ADD NEW SHED, COR BATHRMSRMV OLD SHED/VERIFIED AERIALS/PER DATA MAILER
DE20 ADJ GR
DE22 RMV OWN OCC - DID NOT RETURN APP

VALUATION SUMMARY

| VALUE YEAR | 2023 | 2021 | 2020 | 2018 | 2017 |
|-------------------|---------------|---------|---------|---------|---------|
| REASON FOR CHANGE | RAPP | MISC | RAPP | NC | RAPP |
| APPRAISED VALUE | LAND 58,500 | 47,500 | 47,500 | 42,100 | 42,100 |
| | IMPR 216,900 | 167,100 | 170,800 | 119,700 | 105,500 |
| | TOTAL 275,400 | 214,600 | 218,300 | 161,800 | 147,600 |
| ASSESSED VALUE | LAND 20,480 | 16,630 | 16,630 | 14,740 | 14,740 |
| | IMPR 75,920 | 58,490 | 59,780 | 41,900 | 36,930 |
| | TOTAL 96,400 | 75,120 | 76,410 | 56,640 | 51,670 |

| | | | | | | | |
|----------------------------------------------|-------------------------------------|-------------------------------------|----------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------|
| OCCUPANCY | | EXTERIOR | | FLOOR | AREA | CONST | VALUE |
| <input checked="" type="checkbox"/> SF | <input type="checkbox"/> DU | <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | 1 | 1361 | FR | 191,230 |
| <input type="checkbox"/> CONVERSION | | | <input type="checkbox"/> STUCCO | .5 | 252 | FR | 21,950 |
| BUILDING TYPE | | | <input checked="" type="checkbox"/> ALM/VYNL | | | | |
| <input type="checkbox"/> MOBILE HOME | | | <input type="checkbox"/> CONC BLK | | | | |
| <input type="checkbox"/> BI/TR LEVEL | | | <input type="checkbox"/> METAL | | | | |
| <input type="checkbox"/> MOD/MAN | | | <input type="checkbox"/> BRICK | | | | |
| <input type="checkbox"/> | | | <input type="checkbox"/> STONE | | | | |
| ROOFING | | ROOF TYPE | | | | | |
| <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 | | | | |
| 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| TILE/COMPO | <input type="checkbox"/> | <input 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 checked="" 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 | | 4 | 2 | | | | |
| BEDROOMS | | 1 | 2 | | | | |
| FIREPLACES | | B | 1 | 2 | 3 | U | |
| HEAT & AC | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| NO HEAT | <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 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"/> | |
| ELECTRIC | <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"/> | |
| FLR/WALL | <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"/> | |
| GEOTHERMAL | <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"/> | |
| CTRL A/C | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| PLUMBING | | BASE | | <input checked="" type="checkbox"/> | | | |
| X FULL BATH | | 1 | | | | | |
| X HALF BATH | | | | | | | |
| X FIXTURES | | | | | | | |
| BSMT | | | | 504 | | | 7,210 |
| SUBTOTAL | | | | | | | 220,390 |
| MULTI-FAMILY # | | | | 0 | | | 0 |
| BUILDING TYPE | | | | 100% | | | 0 |
| BSMT FINISH | | | | 0 S.F. | | | 0 |
| FIREPLACE # | | | | 0 | | | 0 |
| HEATING | | | | 0 S.F. | | | 0 |
| AIR COND | | | | 1,613 S.F. | | | 2,670 |
| PLUMBING # | | | | 3 | | | 3,630 |
| GARAGES & CARPORTS | | | | | | | 16,600 |
| EXTRA FEATURES | | | | | | | 4,900 |
| SUBTOTAL | | | | | | | 248,190 |
| GRADE FACTOR | | | | | | | 100 % |
| UNADJUSTED VALUE | | | | | | | 248,190 |
| FACTOR | | | | | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|--------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1.5 | SK | 1,613 | C | | 1898 | 1987 | A | 248,190 | 35 | 161,320 | | 177,500 |
| 1 Gar - Pole | | 40x48 | 1,920 | C | 12.00 | 2014 | | A | 23,040 | 13 | 20,040 | | 20,000 |
| 2 Shed | | 10x12 | 120 | C | | 1990 | | A | | 57 | | | 0 |
| 3 Shed | | 6x6 | 36 | C | | 1990 | | F | | 58 | | | 0 |
| 4 Pole Bldg | 14 | 34x40 | 1,360 | C | 12.51 | 2017 | | A | 17,010 | 7 | 15,820 | | 15,800 |
| 5 Lean - To | 8 | 20x40 | 800 | C | 4.80 | 2017 | | A | 3,840 | 7 | 3,570 | | 3,600 |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

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TOTAL 216,900

COMMENTS

FRAME W MS 05RVL VYNL SIDING,NEW WINDOWS
Dwelling has an Economic Factor of 110%