

GIBSON TWP / FT RECOVERY SD

13-27-300-001

Property Class: 111

Neighborhood
009161-A100

Map: 12

Block:

Card: 05

Bk: Pg:

16-032600.0000

BOZARTH JOHN JR & DONNA JEAN

BOZARTH JOHN JR & DONNA JEAN

743 ST RT 49

FT RECOVERY, OH 45846

LEGAL INFORMATION

PT W SD SW & SMALL

PORTION NW

RTS: 001-15-27

Acres:38.4675

QUALIFIED CREDITS:

HOMESTEAD, CAUV: 00214

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BOZARTH JOHN JR & DONNA	743 ST RT 49	FT RECOVERY	OH	45846	01/01/1900	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: RK DATE: 05/04/2004 TIME: 12:07:44 PM 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 type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	743 ST RT 49, FT RECOVERY
<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=\$1,669.66, 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=\$5.78
<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	DE17 DESKTOP RVW CHG: COR TO TRI, ADD BW

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
CR:Crop Land TOTAL	A 11.3045		8,957	1,031			104,430	13,940
0072	A 3.7115		10,350	1,750			38,410	6,500
0086	A .4960		8,100	350			4,020	170
0083	A 2.1900		7,050	350			15,440	770
0080	A .8840		8,700	830			7,690	730
0022	A 1.9700		11,250	2,540			22,160	5,000
0084	A .0730		9,150	1,050			670	80
0093	A 1.9800		8,100	350			16,040	690
HS:Home Site	A 1.0000		26,880	26,880			26,880	26,880
Total Acres: 38.4675					TOTAL		249,720	53,870

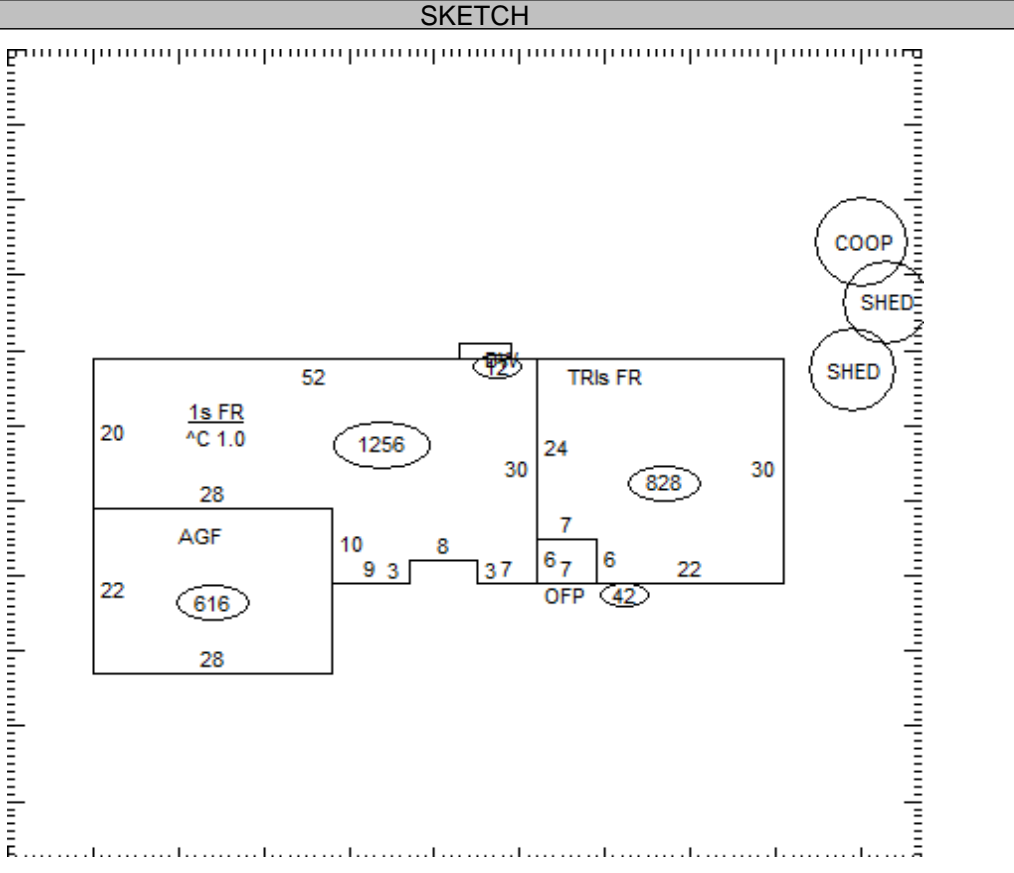
VALUATION SUMMARY

VALUE YEAR	2023	2023	2022	2022	2020	2020	2017	2017
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	RAPP	CAUV	RAPP
APPRAISED <u>LAND</u>	53,870	249,720	28,460	202,030	28,460	202,040	35,270	181,310
VALUE <u>IMPR</u>	250,600	250,600	148,900	148,900	148,900	148,900	146,500	146,500
<u>TOTAL</u>	304,470	500,320	177,360	350,930	177,360	350,940	181,770	327,810
ASSESSED <u>LAND</u>	18,850	87,400	9,960	70,710	9,960	70,710	12,340	63,460
VALUE <u>IMPR</u>	87,710	87,710	52,120	52,120	52,120	52,120	51,280	51,280
<u>TOTAL</u>	106,560	175,110	62,080	122,830	62,080	122,830	63,620	114,740

POTENTIAL RECOUP 2022=1945.44, 2021=1951.55, 2020=1948.51: Total=5845.50

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	2084	FR	241,040
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	TRI	828	FR	36,390
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input checked="" 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 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				

SUBTOTAL			277,430
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	2,912 S.F.		4,810
PLUMBING #	3		3,630
GARAGES & CARPORTS			15,200
EXTRA FEATURES			900
SUBTOTAL			306,370
GRADE FACTOR			105 %
UNADJUSTED VALUE			321,690
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	TRI	SK	2,912	C+		1979		A	321,690	30	225,180		247,700
1 Coop	SV*	16x40	640	C		1900		P	500	95			200
2 Shed	10	24x40	960	C	6.60	1992		A	6,340	57	2,730		2,700
3 Shed		8x12	96	C		1992		F		58			0
4													
5													
6													
7													
8													
9													
10													
11													

16-032600.0000 * Value Override Item TOTAL 250,600

COMMENTS Dwelling has an Economic Factor of 110% (Rollback Basis=\$274,580)

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<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	
<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	
<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	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
RD:Road	A .3870		0	0			0	0
WO:Woods TOTAL	A 25.7760		4,670	453			118,410	13,050
0084	A 1.1030		4,740	230			5,230	250
0072	A 5.3020		5,360	750			28,420	3,980
0022	A .0140		5,820	650			80	10
0005	A 7.0490		5,900	850			41,590	5,990
0083	A 1.5830		3,490	230			5,520	360
0080	A 7.3640		3,190	230			23,490	1,690
0086	A 3.3610		4,190	230			14,080	770
Total Acres: 38.4675					TOTAL		249,720	53,870

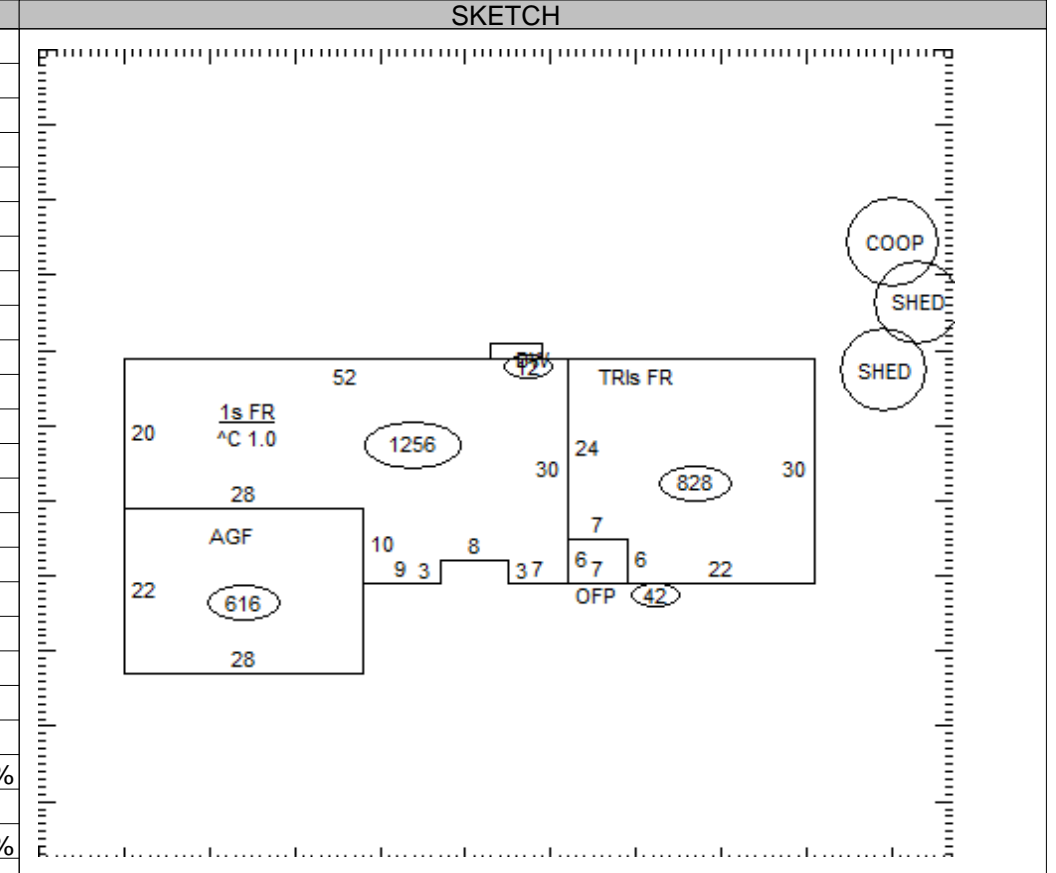
VALUATION SUMMARY

VALUE YEAR	2017	2017					
REASON FOR CHANGE	CAUV	MISC					
APPRAISED	LAND	52,270	139,390				
VALUE	IMPR	144,600	144,600				
	TOTAL	196,870	283,990				
ASSESSED	LAND	18,290	48,790				
VALUE	IMPR	50,610	50,610				
	TOTAL	68,900	99,400				
POTENTIAL RECOUP	2022=1945.44, 2021=1951.55, 2020=1948.51: Total=5845.50						

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<input 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 type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input 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"/>
WOOD	<input type="checkbox"/>	<input 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"/>
CARPET	<input 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 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"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					
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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING					BASE <input type="checkbox"/>
X FULL BATH					
X HALF BATH					
X FIXTURES					



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

16-032600.0000

TOTAL 0

COMMENTS