

GIBSON TWP / FT RECOVERY SD

13-28-300-009

Property Class: 510

Neighborhood

009165-R150

Map: 13

Block:

Card: 14

Bk: Pg:

16-035900.0200

**FIELY CODY M & KELSEY R**

FIELY CODY M & KELSEY R

560 UNION CITY RD

FORT RECOVERY, OH 45846

**LEGAL INFORMATION**

SW MID PT E PT E 1/2 SW

RTS: 001-15-28

Acres:4.9920

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FIELY CODY M & KELSEY R	560 UNION CITY RD	FORT RECOVERY	OH	45846	08/19/2020	275,000	WDC : 580	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KREIDER HELEN J	PO BOX 522	FORT RECOVERY	OH	45846	11/22/2005	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	KREIDER RICHARD D & HELEN	211 S WAYNE ST PO BOX	FT RECOVERY	OH	45846	12/07/1988	10,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: DATE: 06/07/2013 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 560 UNION CITY RD, FT RECOVERY  
 GRAVEL  HIGH  SEWER  STATIC  B. TOPGRHY  G. WOOD LT COMMENT  
 DIRT  LOW  GAS  DECLINING  C. Ex Front  H. VACANCY TY2022:Net Gen=\$2,162.94, Other  
 SIDEWALKS  ROLLING  ELECTRIC  OLD  D. QUANTITY  I. WATER FRONT Assessment=\$0.76  
 CURBS  STANDARD  STANDARD  E. SZ/SHAPE  J. OTHER/CDU DE13 TTO- CORR SKETCH

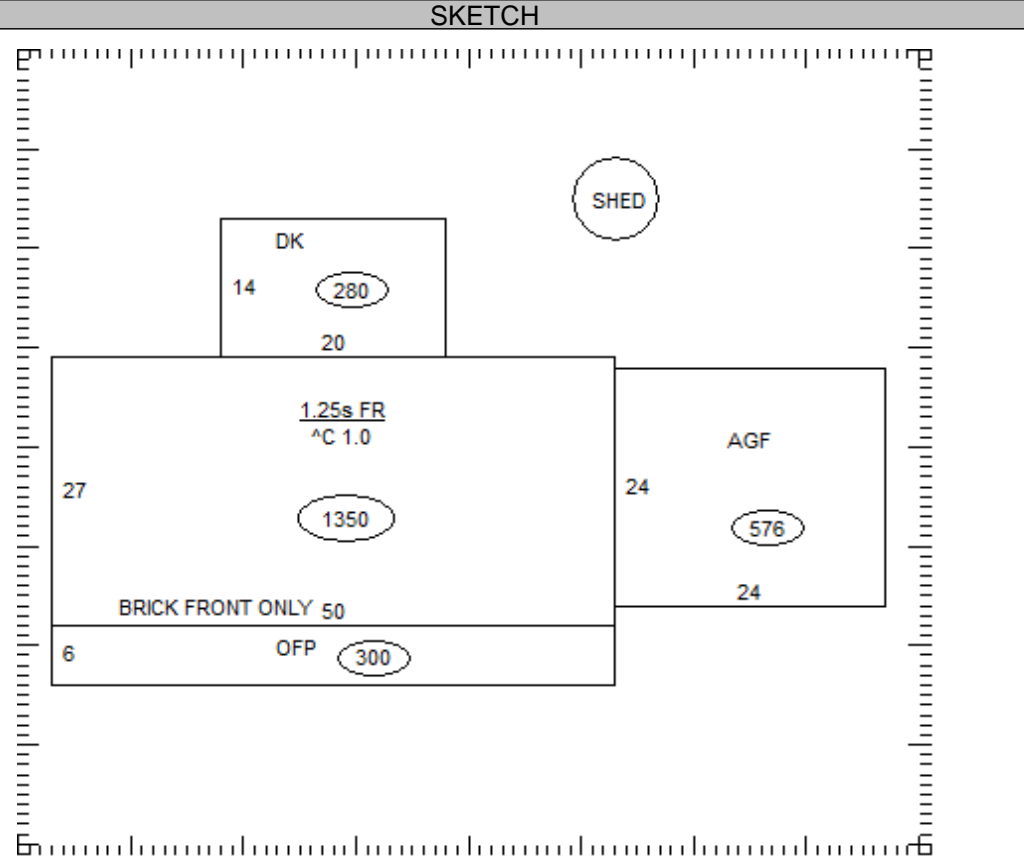
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	26880				26,900	0	
SM:Small Acreage	AC:3.992	7900				31,500	0	
Total Acres: 4.9920						TOTAL	58,400	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED	LAND	58,400	47,500	42,000			
VALUE	IMPR	220,800	145,400	122,800			
	TOTAL	279,200	192,900	164,800			
ASSESSED	LAND	20,440	16,630	14,700			
VALUE	IMPR	77,280	50,890	42,980			
	TOTAL	97,720	67,520	57,680			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE										
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1350	FR	189,690										
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	338	FR	43,250										
<b>BUILDING TYPE</b>	<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 checked="" type="checkbox"/> BRICK														
<input type="checkbox"/>	<input type="checkbox"/> STONE														
<b>ROOFING</b>	<b>ROOF TYPE</b>														
<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														
<b>FLOORS</b>	B 1 2 3 U	<b>SUBTOTAL</b>			232,940										
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0										
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0										
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0										
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FIREPLACE #	0		0										
<b>INT. FINISH</b>	B 1 2 3 U	HEATING	0 S.F.		0										
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	0 S.F.		0										
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	3		3,630										
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GARAGES & CARPORTS			14,200										
<b>ACCOMMODATIONS</b>		EXTRA FEATURES			7,600										
# OF ROOMS		4													
BEDROOMS		1													
FIREPLACES															
HEAT & AC	B 1 2 3 U	<b>SUBTOTAL</b>			258,370										
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	GRADE FACTOR			105 %										
CTRL HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>UNADJUSTED VALUE</b>			271,290										
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %										
ELECTRIC	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>OCCUPANCY</b>	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	1.25	SK	1,688	C+		1990		A	271,290	26	200,750		220,800
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 Shed		10x15	150	C		2010		A		21			0
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2													
GEOHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3													
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4													
CTRL A/C	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5													
<b>PLUMBING</b>	<b>BASE</b> <input checked="" type="checkbox"/>	6													
X FULL BATH		7													
X HALF BATH		8													
X FIXTURES		9													
		10													
		11													



16-035900.0200

TOTAL 220,800

COMMENTS

UPPER HAS UNFINISHED BATH-NO FIXTURES, USED FOR STORAGE ONLY  
Dwelling has an Economic Factor of 110%