16-035900.0600

GIBSON TWP / FT RECOVERY SD

13-28-300-016

Property Class: 510

Neighborhood 009165-R150

Map:
Block:
Card:
Bk: Pg:

ALIG SYDNEY M
ALIG SYDNEY M
514 UNION CITY RD
FORT RECOVERY, OH 45846
Created in 2021 From 16-035900.0100 due to Split

LEGAL INFORMATION
SW COR E PT E 1/2 SW

RTS: 001-15-28
Acres:2.6460

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ALIG SYDNEY M	514 UNION CITY RD	FORT RECOVERY	OH	45846	04/14/2021	370,000	WDC : 261	☐	■
2							0	0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DATE: TIME: ☐ 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
514 UNION CITY RD

COMMENT
TY2022:Net Gen=$2,483.54, Other Assessment=$0.40

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:1.646	8300		13,700 0
Total Acres: 2.6460			TOTAL	40,600 0

VALUATION SUMMARY

VALUE YEAR		2023	2021						
REASON FOR CHANGE		RAPP	MISC						
APPRAISED VALUE	LAND	40,600	31,200						
	IMPR	268,100	195,700						
	TOTAL	308,700	226,900						
ASSESSED VALUE	LAND	14,210	10,920						
	IMPR	93,840	68,500						
	TOTAL	108,050	79,420						

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	■	☐	☐	☐	☐

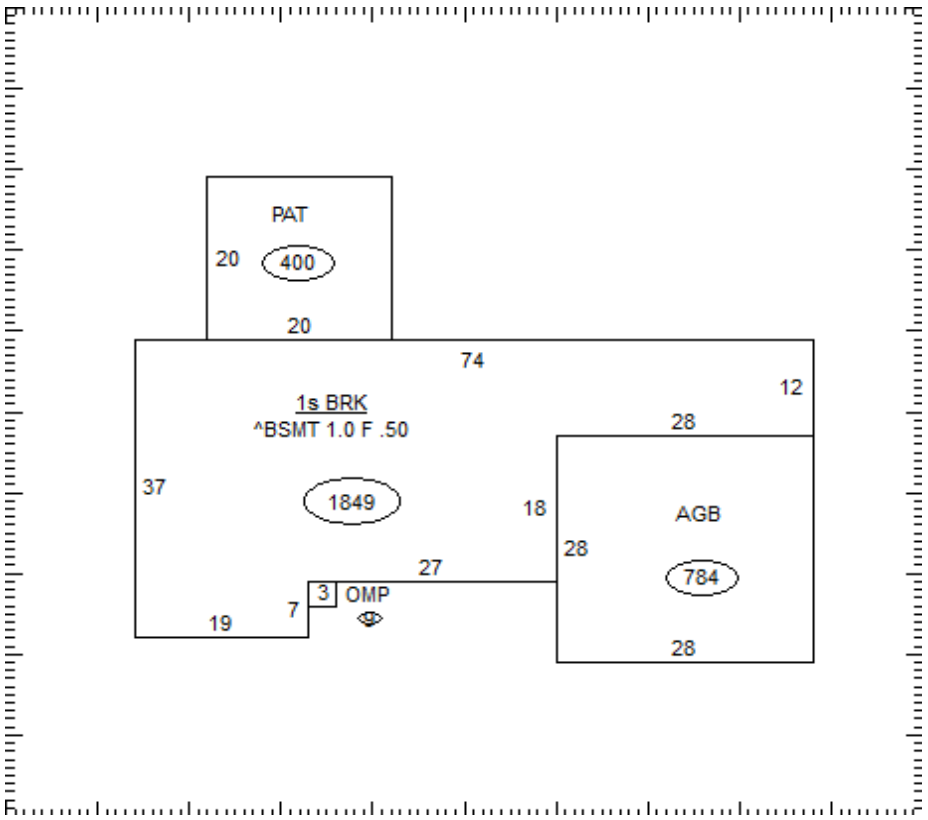
ACCOMMODATIONS					
# OF ROOMS	3	5			
BEDROOMS		2			
FIREPLACES					

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	1849	BRK	242,110
BSMT	1849		26,440
SUBTOTAL			268,550
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	924 S.F.		13,210
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,773 S.F.		4,570
PLUMBING #	3		3,630
GARAGES & CARPORTS			21,900
EXTRA FEATURES			1,800
SUBTOTAL			313,660
GRADE FACTOR			105 %
UNADJUSTED VALUE			329,340
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,849	C+		1990		A	329,340	26	243,710		268,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		268,100

16-035900.0600

COMMENTS

Dwelling has an Economic Factor of 110% (Rollback Basis=$295,000)