

16-045800.0000

KING BRICE M

KING BRICE M
2578 FT RECOVERY MINSTER RD
FORT RECOVERY, OH 45846

LEGAL INFORMATION

MIDDLE PT W FR SEC

RTS: 002-15-18
Acres:1.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KING BRICE M	2578 FT RECOVERY	FORT RECOVERY	OH	45846	05/17/2018	190,000	WDC : 331	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RINDLER ERIC M	2578 FT RECOVERY	FORT RECOVERY	OH	45846	04/22/2011	150,000	WDC : A : 173	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	BRUNSWICK ERIK J	2578 FT RECOVERY	FT RECOVERY	OH	45846	08/04/2003	120,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

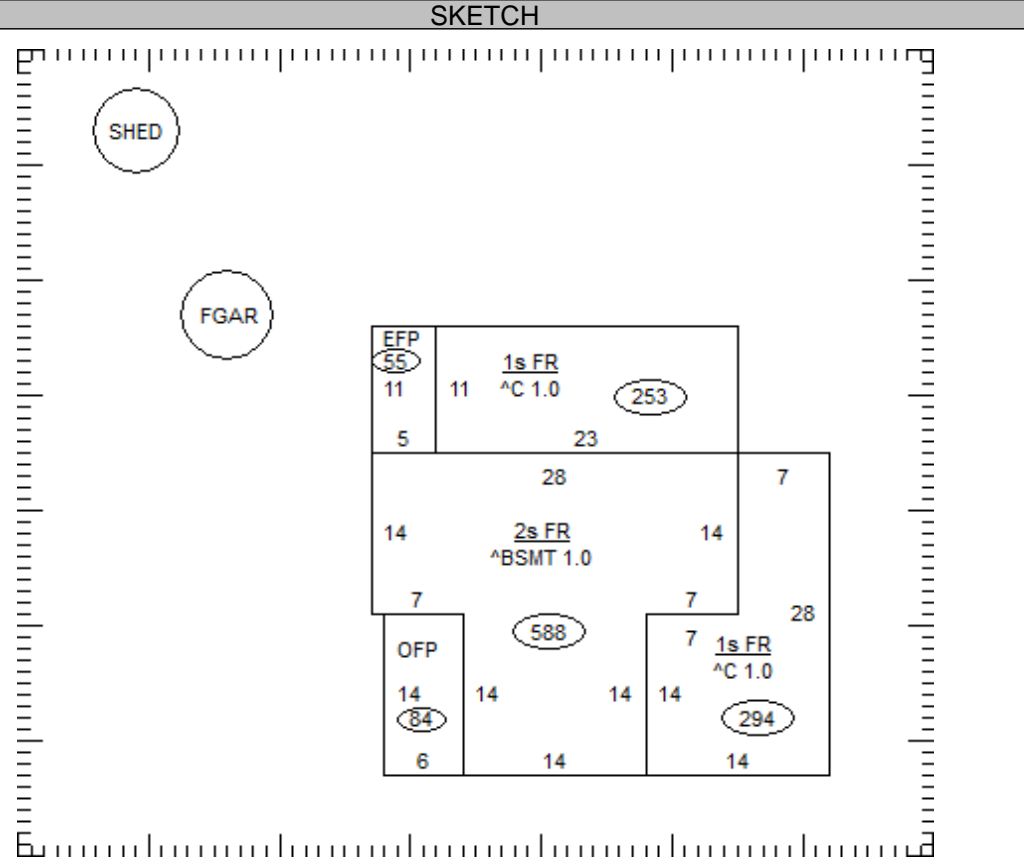
X:	<input type="checkbox"/> TTO	LISTER: NS	DATE: 10/06/2004	TIME: 12:21:24 PM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	2578 FT RECOVERY MINSTER RD, FT RECOVERY COMMENT TY2022:Net Gen=\$1,405.74, Other Assessment=\$0.16 DE17 DESKTOP RVW CHG: RMV PAT DE19 RMV OWN OCC; DIDN'T RET APP DE20 ADJ GRADE FROM D+

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Home Site	AC:1	26880				26,900 0
Total Acres: 1.0000					TOTAL	26,900 0

VALUATION SUMMARY						
VALUE YEAR	2023	2021	2020	2017	2017	
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP	MISC	
APPRAISED	LAND	26,900	18,600	18,600	16,500	15,900
VALUE	IMPR	159,700	110,000	79,600	69,400	57,400
	TOTAL	186,600	128,600	98,200	85,900	73,300
ASSESSED	LAND	9,420	6,510	6,510	5,780	5,570
VALUE	IMPR	55,900	38,500	27,860	24,290	20,090
	TOTAL	65,320	45,010	34,370	30,070	25,660

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE										
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1135	FR	174,020										
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	588	FR	43,280										
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 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	BSMT	588		8,410										
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			225,710										
WOOD	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0										
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0										
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0										
INT. FINISH	B 1 2 3 U	FIREPLACE #	1		4,400										
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0										
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	1,723 S.F.		2,840										
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	0		0										
ACCOMMODATIONS		GARAGES & CARPORTS			0										
# OF ROOMS	1 5 3	EXTRA FEATURES			3,000										
BEDROOMS	1 3	SUBTOTAL			235,950										
FIREPLACES	1	GRADE FACTOR			100 %										
HEAT & AC	B 1 2 3 U	UNADJUSTED VALUE			235,950										
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %										
CTRL HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	2	SK	1,723	C		1940	1968	A	235,950	40	141,570		155,700
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 Gar - Frame		24x26	624	C	23.70	1980		A	14,790	77	3,400		3,400
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2 Shed	10	12x16	192	C	9.90	1985		A	1,900	67	630		600
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3													
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4													
GEOHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5													
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6													
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7													
PLUMBING	BASE <input checked="" type="checkbox"/>	8													
X FULL BATH		9													
X HALF BATH		10													
X FIXTURES		11													



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TOTAL 159,700

COMMENTS

63 L/F BRICK4' HI
 Dwelling has an Economic Factor of 110% (Rollback Basis=\$186,000)