

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-380-021

Property Class: 510

Neighborhood
001702-TM50

Map: 04B

Block:

Card: 02

Bk: Pg:

17-001500.0000

DUKE MATTHEW D & RENEE A

DUKE MATTHEW D & RENEE A

206 S LINK ST

FORT RECOVERY, OH 45846

LEGAL INFORMATION

SW SEC

RTS: 001-15-09

Acres:1.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DUKE MATTHEW D & RENEE A	206 S LINK ST	FORT RECOVERY	OH	45846	10/08/2021	184,900	WDC : 864	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	DUHAMEL CHRISTOPHER E &	206 LINK ST	FT RECOVERY	OH	45846	03/31/2000	75,000	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: NS DATE: 09/15/2004 TIME: 12:35:55 PM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED GRAVEL DIRT SIDEWALKS CURBS
 LEVEL HIGH LOW ROLLING STANDARD
 WATER SEWER GAS ELECTRIC STANDARD
 IMPROVING STATIC DECLINING OLD STANDARD
 A. NO ROAD B. TOPGRHY C. Ex Front D. QUANTITY E. SZ/SHAPE
 F. RESTRICT G. WOOD LT H. VACANCY I. WATER FRONT J. OTHER/CDU

206 S LINK ST
COMMENT
 TY2022:Net Gen=\$1,957.56, Other Assessment=\$2.00
 DE16 DESKTOP REVIEW CHANGE-correct dwlg msmnts
 PER FACT SHEET ADDED +STORY
 DE15 CORRECTED LAND FROM FF TO AC
 DE22 RMV OWN OCC - DID NOT RETURN APP
 DE22 APPLY OWNER OCC -ALL ON 2ND HALF

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1		32050				32,100	0
						TOTAL	32,100	0

VALUATION SUMMARY

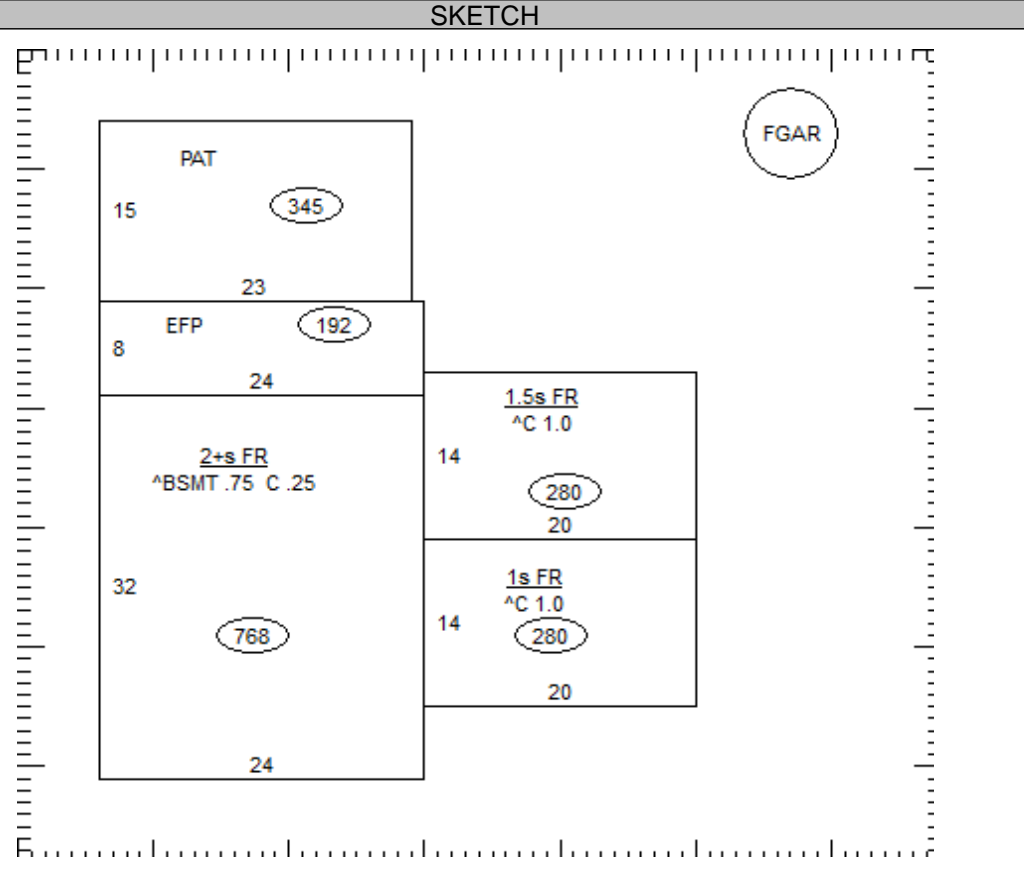
VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRAISED VALUE	<u>LAND</u> 32,100	18,600	16,500					
	<u>IMPR</u> 187,000	125,300	103,600					
	<u>TOTAL</u> 219,100	143,900	120,100					
ASSESSED VALUE	<u>LAND</u> 11,240	6,510	5,780					
	<u>IMPR</u> 65,450	43,860	36,260					
	<u>TOTAL</u> 76,690	50,370	42,040					

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1328	FR	189,850
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.5	140	FR	12,410
BUILDING TYPE	<input checked="" type="checkbox"/> ALM/VYNL	2ND	768	FR	52,710
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK	+	0	FR	9,880
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" 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"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PANELING	<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 checked="" type="checkbox"/>
ACCOMMODATIONS	# OF ROOMS	4	1	3	1
BEDROOMS	1	1	2		
FIREPLACES	1				
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLUMBING					<input checked="" type="checkbox"/>
X FULL BATH			1		
X HALF BATH					
X FIXTURES					

BSMT	576		8,240
SUBTOTAL			273,090
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	2,236 S.F.		3,690
PLUMBING #	3		3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			7,000
SUBTOTAL			291,810
GRADE FACTOR			100 %
UNADJUSTED VALUE			291,810
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2+	SK	2,236	C		1900		A	291,810	45	160,500		184,600
1 Gar - Frame		24x28	672	C	23.70	1971		A	15,930	85	2,390		2,400
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-001500.0000 TOTAL 187,000

COMMENTS

Dwelling has an Economic Factor of 115%