

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD  
13-09-353-013

Property Class: 510

Neighborhood  
001703-TM50

Map: 4B

Block:

Card: 133

Bk: Pg:

17-004700.0000

**WENNING ISAAC C**  
WENNING ISAAC C  
118 CALDWELL ST  
FORT RECOVERY, OH 45846

**LEGAL INFORMATION**  
N END SEC

RTS: 001-15-09  
Acres:0.3300 M:0.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WENNING ISAAC C	118 CALDWELL ST	FORT RECOVERY	OH	45846	09/03/2021	130,000	WDC : 747	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WILL STACY M	118 CALDWELL ST	FORT RECOVERY	OH	45846	03/07/2014	70,000	WDC : 112	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	PEARSON TRENT D	PO BOX 160	FORT RECOVERY	OH	45846	08/21/2006	69,000	WDC : A : 679	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: JK DATE: 03/07/2013 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

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 type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input checked="" 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	118 CALDWELL ST, FT RECOVERY <b>COMMENT</b> TY2022:Net Gen=\$1,216.44, Other Assessment=\$1.84 DE13 TTO; ADD PP SHED DE09 ADD PAT

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F98 D150	ST295	DP100	ADJ295			28,900	0
TOTAL							28,900	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRAISED VALUE	<u>LAND</u> 28,900	21,700	18,600					
	<u>IMPR</u> 112,400	67,700	64,300					
	<u>TOTAL</u> 141,300	89,400	82,900					
ASSESSED VALUE	<u>LAND</u> 10,120	7,600	6,510					
	<u>IMPR</u> 39,340	23,700	22,510					
	<u>TOTAL</u> 49,460	31,300	29,020					

<b>OCCUPANCY</b>		<b>EXTERIOR</b>	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO		
<b>BUILDING TYPE</b>			
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> ALM/VYNL		
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> CONC BLK		
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> METAL		
<input type="checkbox"/>	<input type="checkbox"/> BRICK		
	<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
CONCRETE	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>

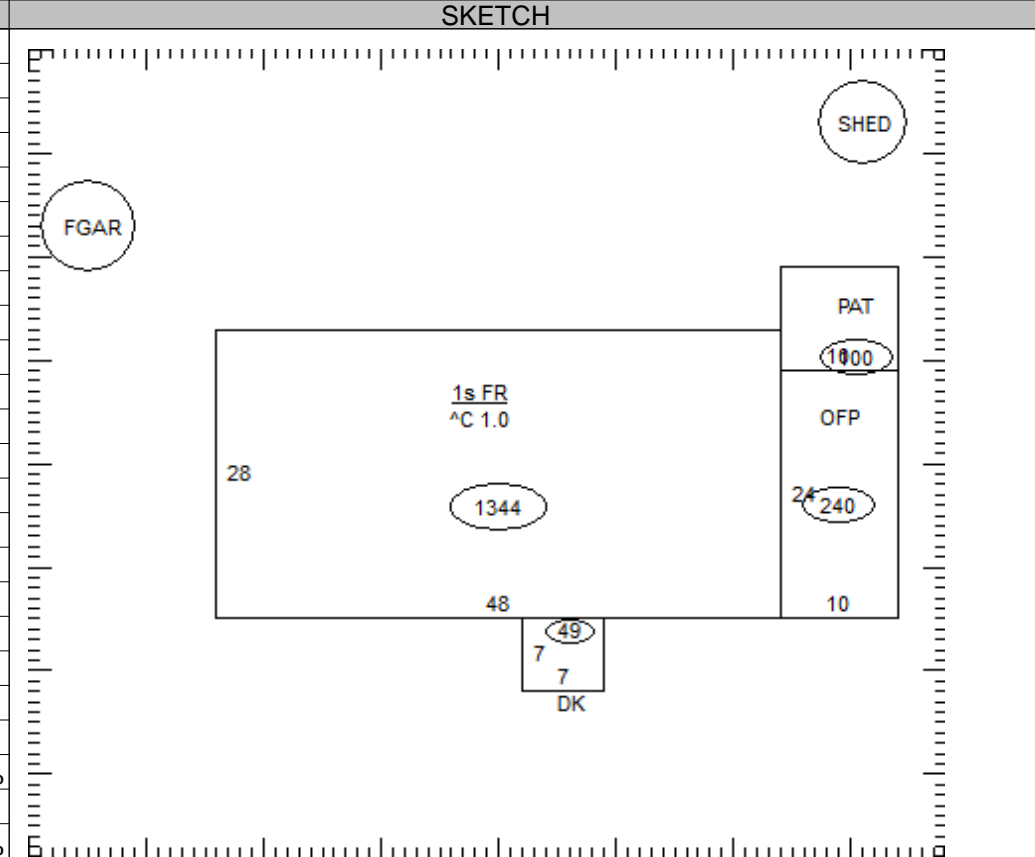
<b>INT. FINISH</b>		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>ACCOMMODATIONS</b>						
# OF ROOMS		5				
BEDROOMS		3				
FIREPLACES						

<b>HEAT &amp; AC</b>		B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<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 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"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>PLUMBING</b>		<b>BASE</b> <input checked="" type="checkbox"/>				
X FULL BATH		1				
X HALF BATH						
X FIXTURES						

FLOOR	AREA	CONST	VALUE
1	1344	FR	192,140
<b>SUBTOTAL</b>			192,140
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,344 S.F.		2,220
PLUMBING #	3		3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			4,800
<b>SUBTOTAL</b>			202,790
<b>GRADE FACTOR</b>			80 %
<b>UNADJUSTED VALUE</b>			162,230
<b>FACTOR</b>			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,344	D		1996		A	162,230	28	116,810		111,000
1 Gar - Frame		16x24	384	C	23.70	1971		A	9,100	85	1,370		1,400
2 Shed		8x12	96	C		2012		A		17			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-004700.0000 **TOTAL** 112,400

**COMMENTS**  
 Dwelling has an Economic Factor of 95%

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD  
13-09-353-013

Property Class: 510

Neighborhood  
001703-TM50

Map: 4B

Block:

Card: 133

Bk: Pg:

17-004700.0000

**LEGAL INFORMATION**  
N END SEC

RTS: 001-15-09  
Acres:0.3300 M:0.0000

**WENNING ISAAC C**  
WENNING ISAAC C  
118 CALDWELL ST  
FORT RECOVERY, OH 45846

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	POST DAVID S & ABELS	118 CALDWELL ST PO BOX	FT RECOVERY	OH	45846	11/22/1999	59,900	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: JK DATE: 03/07/2013 TIME: 12:00:00 AM  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"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	118 CALDWELL ST, FT RECOVERY COMMENT
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> F. RESTRICT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> B. TOPGRHY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> C. Ex Front	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> D. QUANTITY	
				<input type="checkbox"/> E. SZ/SHAPE	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						28,900	0

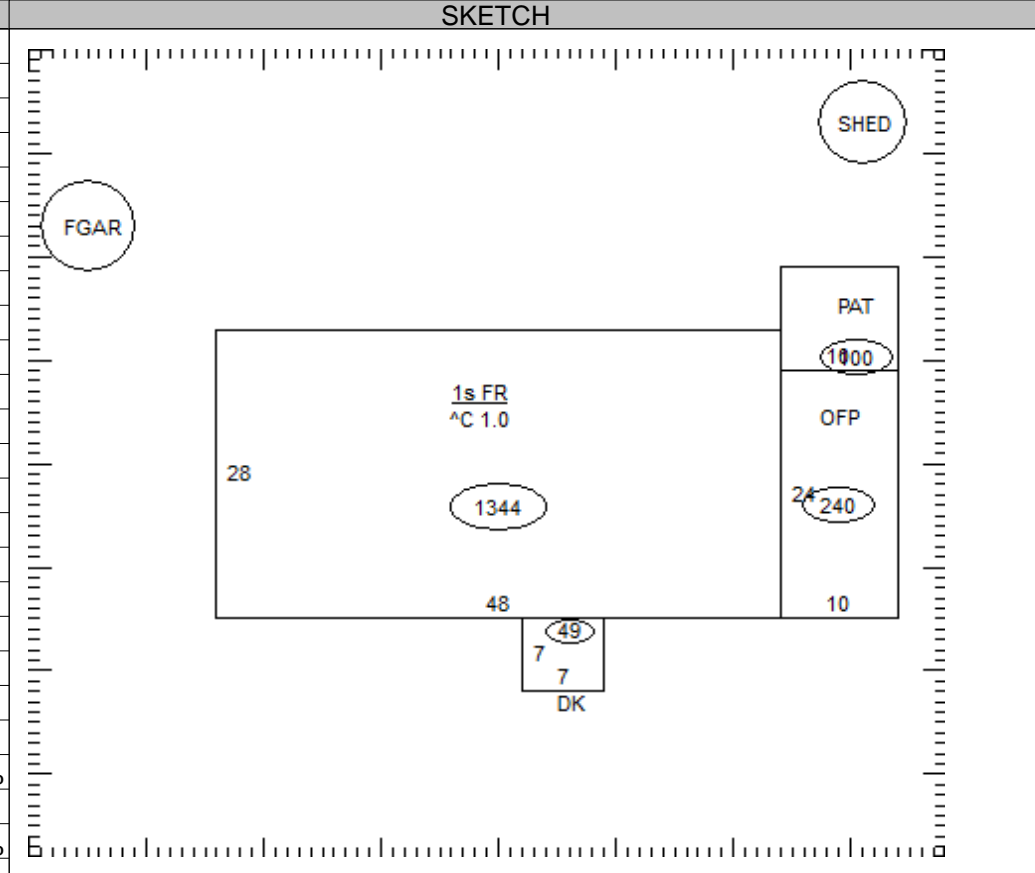
**VALUATION SUMMARY**

VALUE YEAR							
REASON FOR CHANGE							
APPRaised	LAND						
VALUE	IMPR						
	TOTAL						
ASSESSED	LAND						
VALUE	IMPR						
	TOTAL						

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION

**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

FLOOR	AREA	CONST	VALUE



**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

**FLOORS**  
 CONCRETE  
 WOOD  
 TILE/COMPO  
 CARPET

**INT. FINISH**  
 PLASTER/DW  
 PANELING  
 UNFINISHED

<b>SUBTOTAL</b>		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
<b>SUBTOTAL</b>		0
GRADE FACTOR		%
<b>UNADJUSTED VALUE</b>		0
FACTOR		%

**ACCOMMODATIONS**  
 # OF ROOMS  
 BEDROOMS  
 FIREPLACES  
 HEAT & AC

**HEAT & AC**  
 NO HEAT  
 CTRL HEAT  
 HW/STEAM  
 ELECTRIC  
 HEAT PUMP  
 FLR/WALL  
 STVE/SPCE  
 GEOTHERMAL  
 OUTSIDE  
 CTRL A/C

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													

**PLUMBING**  
 X FULL BATH  
 X HALF BATH  
 X FIXTURES

17-004700.0000 TOTAL 0

COMMENTS