

Property Class: 510

Neighborhood

001704-TS40

Map: 04C

Block:

Card: 39

Bk: Pg:

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD

13-16-105-001

17-006700.0500

LEGAL INFORMATION

ARROWHEAD FIRST ADDITION

LOT#: 5

MUHLENKAMP RYAN J & FAITH C

MUHLENKAMP RYAN J & FAITH C

311 W MILLIGAN ST

FORT RECOVERY, OH 45846

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MUHLENKAMP RYAN J & FAITH	311 W MILLIGAN ST	FORT RECOVERY	OH	45846	02/22/2022	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	MANGEN FAITH C	311 W MILLIGAN ST	FORT RECOVERY	OH	45846	11/08/2019	129,000	WDC : 771	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	BUCKINGHAM LINDA J	311 W MILLIGAN ST	FORT RECOVERY	OH	45846	11/08/2019	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: TK DATE: 07/03/2023 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
 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

311 W MILLIGAN ST, FT RECOVERY

COMMENT

TY2022:Net Gen=\$1,753.52, Other Assessment=\$0.12
 DE16 DESKTOP REVIEW - cor msmnts
 DE20 RMV OWN OCC; DID NOT RETURN APP
 DE23 NOH; NO CHG

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F85 D132	ST310	DP94	ADJ291			24,700	0
TOTAL							24,700	0

VALUATION SUMMARY

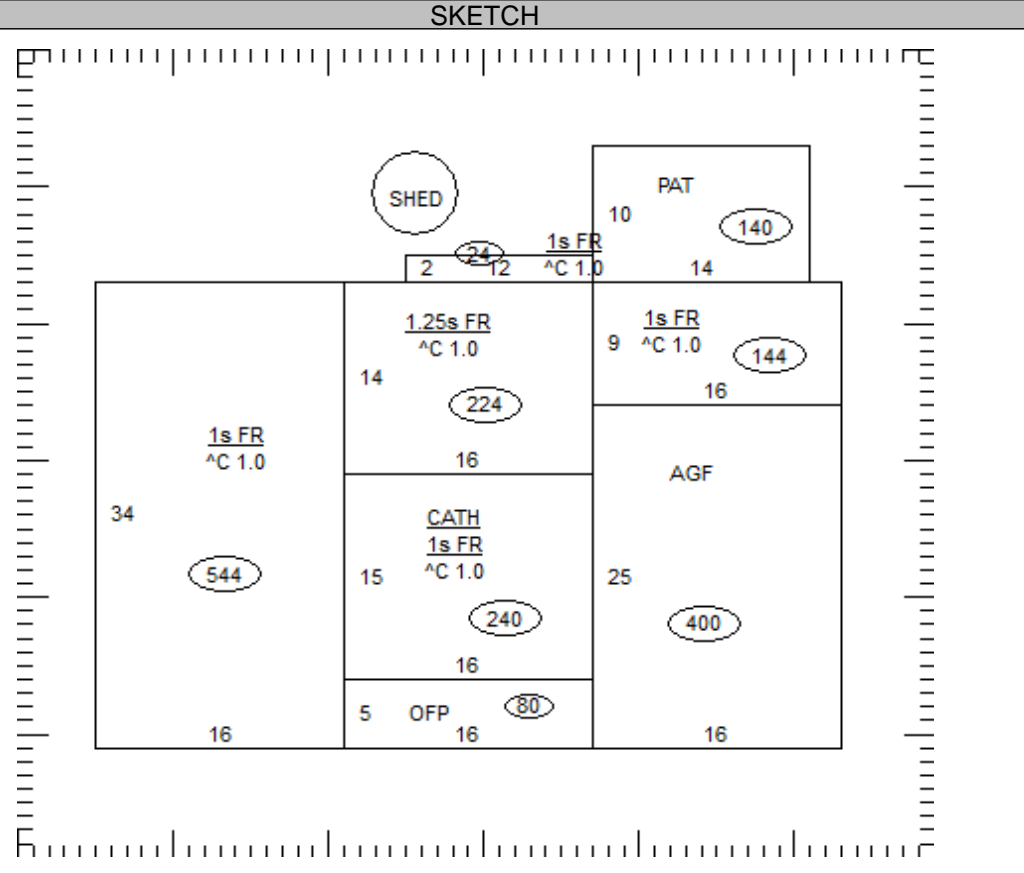
VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED VALUE	LAND 24,700	17,500	15,200
	IMPR 164,700	111,400	92,500
	TOTAL 189,400	128,900	107,700
ASSESSED VALUE	LAND 8,650	6,130	5,320
	IMPR 57,650	38,990	32,380
	TOTAL 66,300	45,120	37,700

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	1176	FR	177,190
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	56	FR	7,690
BUILDING TYPE	<input 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 checked="" 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 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"/>
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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>
PANELING	<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"/>
ACCOMMODATIONS					
# OF ROOMS		4	1		
BEDROOMS		2	1		
FIREPLACES					
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 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 type="checkbox"/>	<input type="checkbox"/>
PLUMBING		BASE <input checked="" type="checkbox"/>			
X FULL BATH					
X HALF BATH		1			
X FIXTURES					

SUBTOTAL		184,880
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,232 S.F.	2,030
PLUMBING #	2	2,420
GARAGES & CARPORTS		9,900
EXTRA FEATURES		12,700
SUBTOTAL		211,930
GRADE FACTOR		105 %
UNADJUSTED VALUE		222,530
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,232	C+		1990		A	222,530	26	164,670		164,700
1 Shed	PP	10x10	100	C		1980		A		77			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-006700.0500 TOTAL 164,700

COMMENTS

FRAME W/MS
Dwelling has an Economic Factor of 100%

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
 13-16-105-001

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Neighborhood
 001704-TS40

Map: 04C
 Block:
 Card: 39

Bk: Pg:

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MUHLENKAMP RYAN J & FAITH C
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 311 W MILLIGAN ST
 FORT RECOVERY, OH 45846

LEGAL INFORMATION
 ARROWHEAD FIRST ADDITION

LOT#: 5

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 BUCKINGHAM RALPH O &	311 MILLIGAN ST PO BOX	FT RECOVERY	OH	45846	05/01/1989	68,500	: 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"/>

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
PAVED	LEVEL	WATER	IMPROVING	A. NO ROAD	311 W MILLIGAN ST, FT RECOVERY COMMENT
GRAVEL	HIGH	SEWER	STATIC	B. TOPGRHY	
DIRT	LOW	GAS	DECLINING	C. Ex Front	
SIDEWALKS	ROLLING	ELECTRIC	OLD	D. QUANTITY	
CURBS	STANDARD	STANDARD	STANDARD	E. SZ/SHAPE	
				F. RESTRICT	

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
TOTAL						24,700 0

VALUATION SUMMARY

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

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 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
 BEDROOMS
 FIREPLACES

HEAT & AC B 1 2 3 U

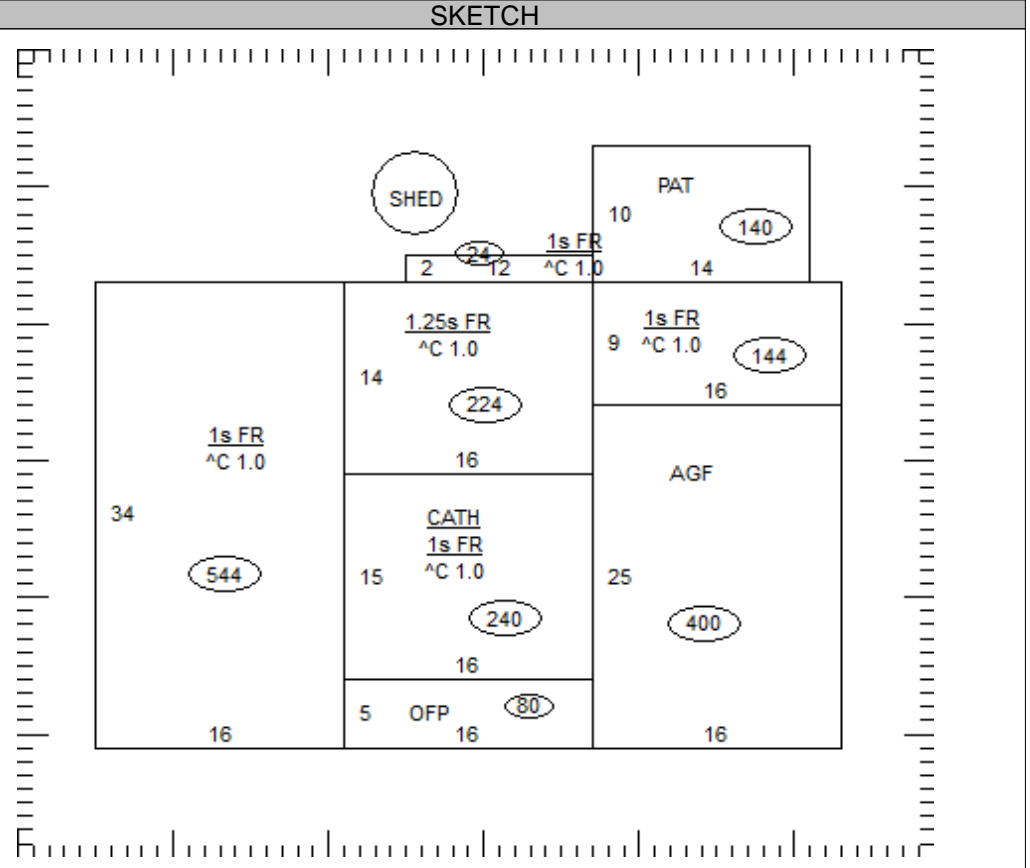
NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C

PLUMBING BASE
 X FULL BATH
 X HALF BATH
 X FIXTURES

FLOOR	AREA	CONST	VALUE

SUBTOTAL			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
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%

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													



17-006700.0500 TOTAL 0

COMMENTS