

Property Class: 510

Neighborhood  
001704-TS40

Map: 04C

Block:

Card: 43

Bk: Pg:

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD  
13-16-101-009

17-006700.0800

**KELLER MARY K**  
KELLER MARY K  
PO BOX 11  
FORT RECOVERY, OH 45846

**LEGAL INFORMATION**  
ARROWHEAD FIRST ADDITION

**QUALIFIED CREDITS:**  
**HOMESTEAD**

LOT#: 8

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 KELLER MARY K	PO BOX 11	FORT RECOVERY	OH	45846	06/14/2017	145,000	WDC : 387	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 PEARSON DONNA I	402 W MILLIGAN ST	FT RECOVERY	OH	45846	06/07/2002	113,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: JK DATE: 01/28/2019 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input 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 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	402 W MILLIGAN ST, FT RECOVERY <b>COMMENT</b> TY2022:Net Gen=\$1,423.36, Other Assessment=\$0.26 DE19 NOH; ADD SHED & GAZ DE18 TTO; ADD PAT DE18 RMV OWN OCC. Did not return app

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F100 D120	ST310	DP89	ADJ276			27,600	0
					TOTAL		27,600	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2018	2017				
REASON FOR CHANGE	RAPP	RAPP	NC	RAPP				
APPRAISED VALUE	<u>LAND</u> 27,600	19,400	16,900	16,900				
	<u>IMPR</u> 168,900	113,000	96,300	95,700				
	<u>TOTAL</u> 196,500	132,400	113,200	112,600				
ASSESSED VALUE	<u>LAND</u> 9,660	6,790	5,920	5,920				
	<u>IMPR</u> 59,120	39,550	33,710	33,500				
	<u>TOTAL</u> 68,780	46,340	39,630	39,420				

**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

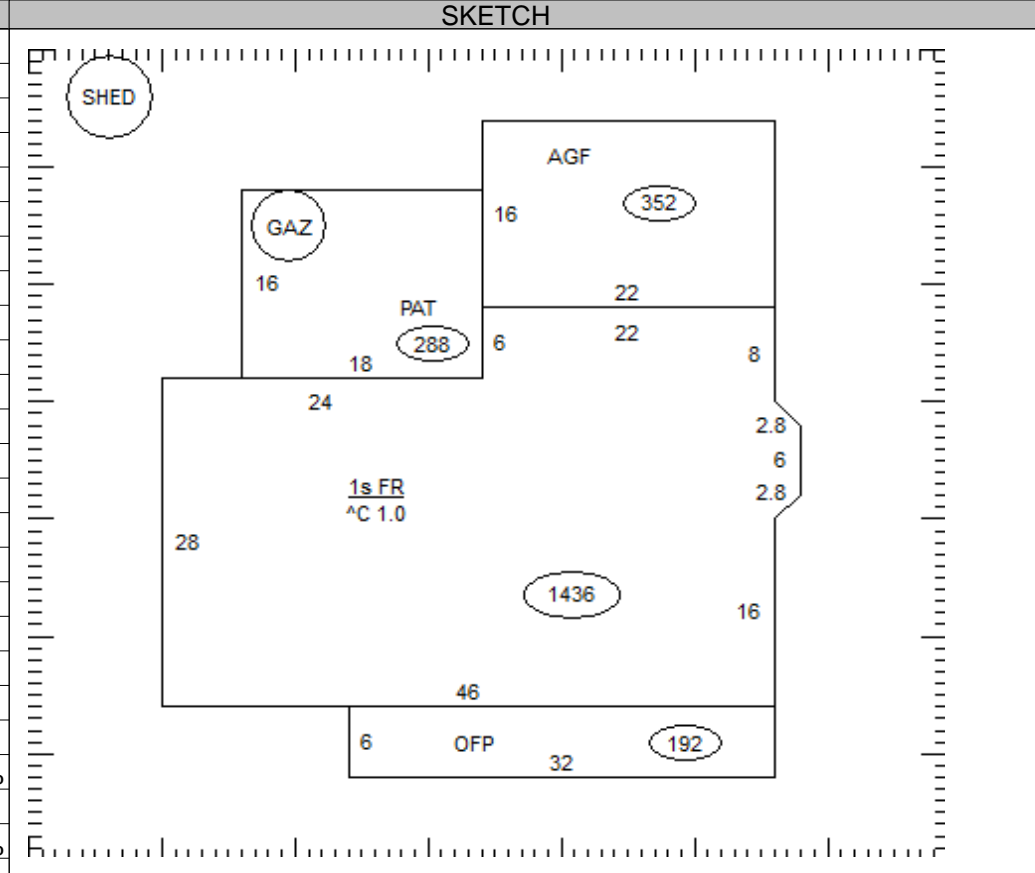
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS   6     
 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
1	1436	FR	198,350
<b>SUBTOTAL</b>			198,350
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,436 S.F.		2,370
PLUMBING #	3		3,630
GARAGES & CARPORTS			8,700
EXTRA FEATURES			4,300
<b>SUBTOTAL</b>			217,350
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			228,220
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,436	C+		1992		A	228,220	26	168,880		168,900
1 Gazebo		11x13	143	C		2018		A		5			0
2 Shed		8x12	96	D		2018		A		7			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 168,900

**COMMENTS**  
 Dwelling has an Economic Factor of 100%