

Property Class: 550

Neighborhood  
001705-TS40

Map: 04D

Block:

Card: 05

Bk: Pg:

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD  
13-16-228-009

17-010120.0226

**ERVIN THOMAS M**  
ERVIN THOMAS M  
804 BLUE JACKET DR  
FORT RECOVERY, OH 45846

**LEGAL INFORMATION**  
INDIAN HEIGHTS SUBD  
EAST PT LOT 26  
UNIT 1

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ERVIN THOMAS M	804 BLUE JACKET DR	FORT RECOVERY	OH	45846	05/28/2019	200,000	WDC : 347	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KAHLIG LYNN M	2632 STATE LINE RD	FT RECOVERY	OH	45846	06/09/2000	31,680	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: BTC DATE: 07/26/2007 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 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	804 BLUE JACKET DR, FT RECOVERY

**COMMENT**  
TY2022:Net Gen=\$2,295.44, Other Assessment=\$0.00  
DE16 DESKTOP REVIEW CHGS: Cor sketch  
DE22 RMV HALF BATH; PER MAILER

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
CL:Condo Land	UNIT PRICED	32910				32,900		0
Total Acres: 1.0000					TOTAL	32,900		0

**VALUATION SUMMARY**

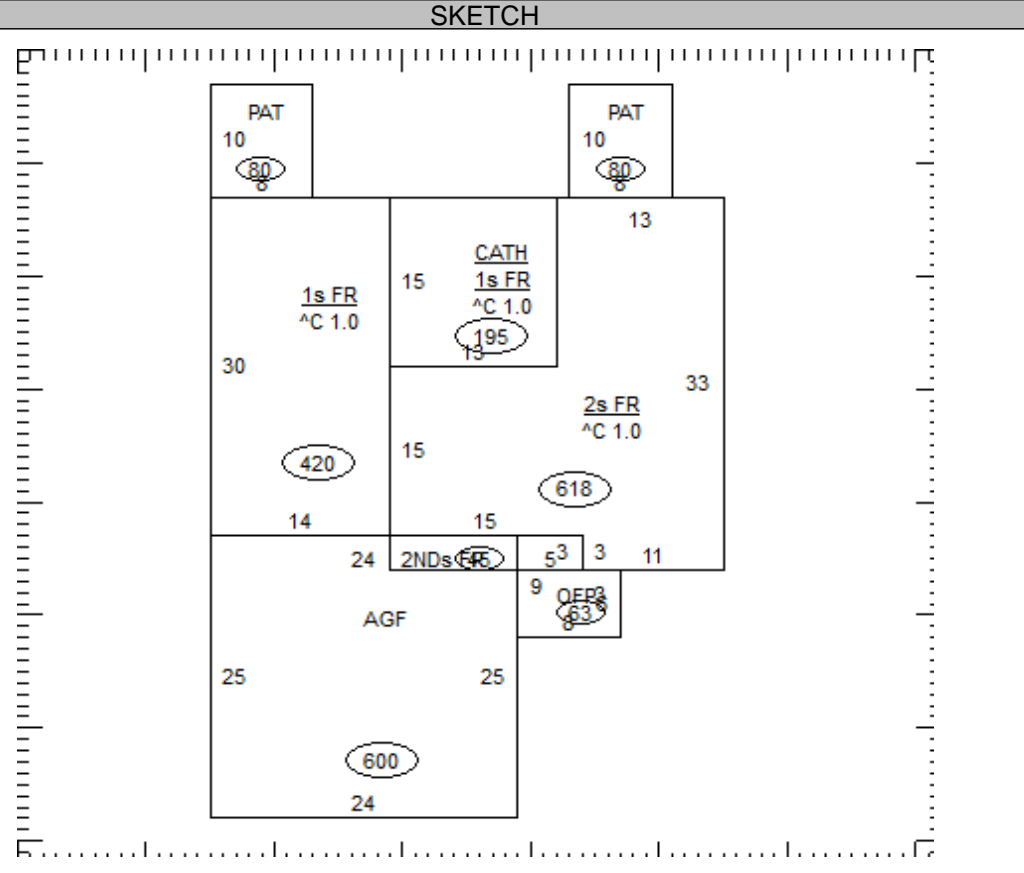
VALUE YEAR	2023	2022	2020	2017
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP
APPRAISED VALUE	<u>LAND</u> 32,900 <u>IMPR</u> 228,000 <u>TOTAL</u> 260,900	9,000 164,200 173,200	9,000 166,500 175,500	8,000 145,600 153,600
ASSESSED VALUE	<u>LAND</u> 11,520 <u>IMPR</u> 79,800 <u>TOTAL</u> 91,320	3,150 57,470 60,620	3,150 58,280 61,430	2,800 50,960 53,760

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1233	FR	182,550
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	663	FR	47,110
<b>BUILDING TYPE</b>	<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 checked="" 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 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 checked="" 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	4		
BEDROOMS		1	2		
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					<input checked="" type="checkbox"/>
X FULL BATH			1		
X HALF BATH					
X FIXTURES					

SUBTOTAL		229,660
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,896 S.F.	3,120
PLUMBING #	3	3,630
GARAGES & CARPORTS		14,800
EXTRA FEATURES		10,400
SUBTOTAL		261,610
GRADE FACTOR		105 %
UNADJUSTED VALUE		274,690
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,896	C+		2005		A	274,690	17	227,990		228,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-010120.0226 TOTAL 228,000

**COMMENTS**

Dwelling has an Economic Factor of 100%