



17-010120.0249

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD  
13-16-278-003

Page 1 of 2  
Property Class: 510  
Neighborhood  
001705-TS40  
Map: 04D  
Block:  
Card: 113  
Bk: Pg:

**KAHLIG BRADY J & ROGERS CHELSEA**  
KAHLIG BRADY J & ROGERS CHELSEA  
807 SWEET BREEZE DR  
FORT RECOVERY, OH 45846

**LEGAL INFORMATION**  
INDIAN HEIGHTS SUBD  
PHASE IV  
LOT#: 49

Created in 2003 From - . 0 due to Split

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KAHLIG BRADY J & ROGERS	807 SWEET BREEZE DR	FORT RECOVERY	OH	45846	09/16/2016	299,000	WDC : 647	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	THIEN RYAN M & LORI R	SWEET BREEZE DR PO	FORT RECOVERY	OH	45846	04/25/2005	28,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	WENDEL RANDALL L	PO BOX 497	FT RECOVERY	OH	45846	05/10/2004	26,800	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: BTC DATE: 07/20/2007 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	807 SWEET BREEZE DR		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$3,663.28, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.32		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE17 RMV OWN OCC/DIDN'T RET APP		

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F141 D129	ST350	DP93	ADJ326			46,000	0
TOTAL							46,000	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2017
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP
APPRAISED VALUE	LAND 46,000	28,300	28,300	23,000
	IMPR 337,700	241,000	240,300	230,200
	TOTAL 383,700	269,300	268,600	253,200
ASSESSED VALUE	LAND 16,100	9,910	9,910	8,050
	IMPR 118,200	84,350	84,110	80,570
	TOTAL 134,300	94,260	94,020	88,620

<b>OCCUPANCY</b>		<b>EXTERIOR</b>	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> WOOD	<input type="checkbox"/> TR
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO	
<b>BUILDING TYPE</b>		<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 checked="" type="checkbox"/> BRICK	
<input type="checkbox"/>		<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 checked="" 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

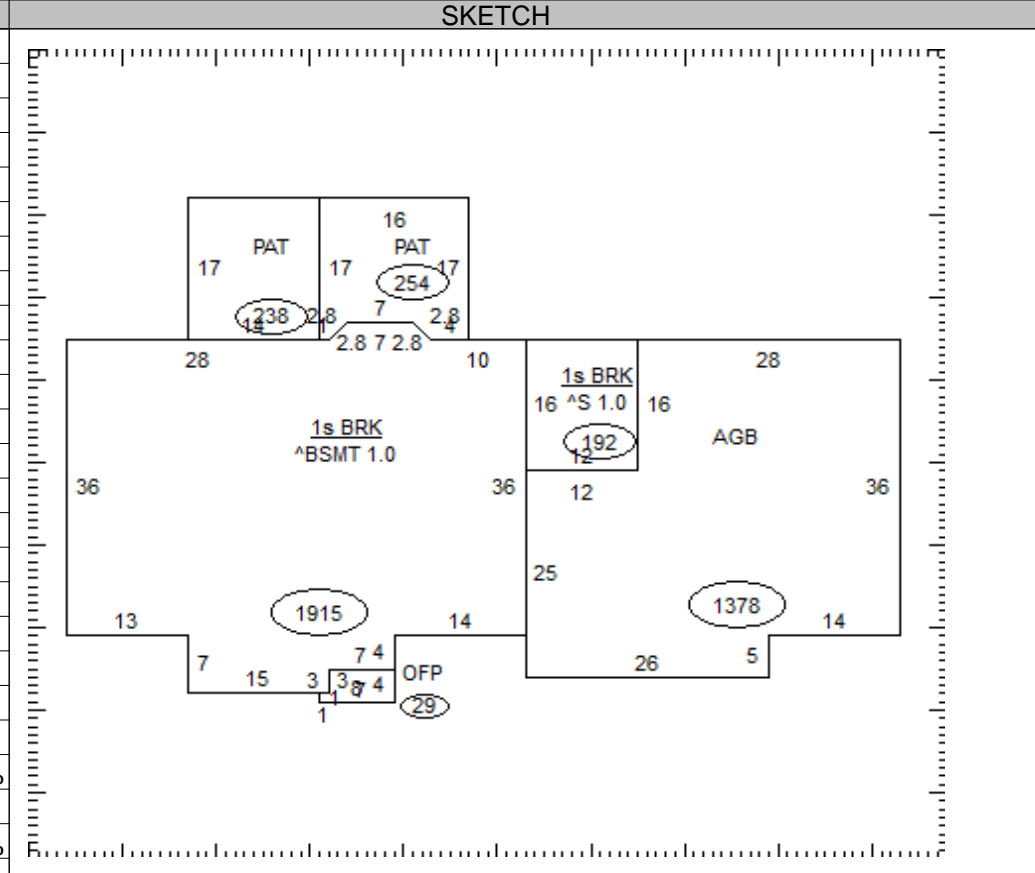
<b>INT. FINISH</b>		B	1	2	3	U
PLASTER/DW		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

<b>ACCOMMODATIONS</b>	
# OF ROOMS	1 6
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"/>
CTRL HEAT		<input type="checkbox"/>	<input checked="" 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"/>
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"/>
GEOTHERMAL		<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>PLUMBING</b>		<b>BASE</b>	
X FULL BATH	1		
X HALF BATH			
X FIXTURES	1		

FLOOR	AREA	CONST	VALUE
1	2107	BRK	258,340
BSMT	1915		27,380
<b>SUBTOTAL</b>			<b>285,720</b>
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,107 S.F.		3,480
PLUMBING #	4		4,840
GARAGES & CARPORTS			38,500
EXTRA FEATURES			2,500
<b>SUBTOTAL</b>			<b>335,040</b>
GRADE FACTOR			120 %
<b>UNADJUSTED VALUE</b>			<b>402,050</b>
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,107	B		2005		A	402,050	16	337,720		337,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-010120.0249

TOTAL 337,700

**COMMENTS**

Dwelling has an Economic Factor of 100%

17-010120.0249

**KAHLIG BRADY J & ROGERS CHELSEA**  
KAHLIG BRADY J & ROGERS CHELSEA  
807 SWEET BREEZE DR  
FORT RECOVERY, OH 45846  
Created in 2003 From - . 0 due to Split

**LEGAL INFORMATION**  
INDIAN HEIGHTS SUBD  
PHASE IV  
LOT#: 49

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 KAUP DAVID A ETAL	513 E BOUNDARY ST	FT RECOVERY	OH	45846	04/02/2004	0	QCE : 0	<input type="checkbox"/>	<input type="checkbox"/>
2 KDRK DEVELOPMENT	613 E BOUNDARY ST	FT RECOVERY	OH	45846		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: BTC DATE: 07/20/2007 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	807 SWEET BREEZE DR
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	

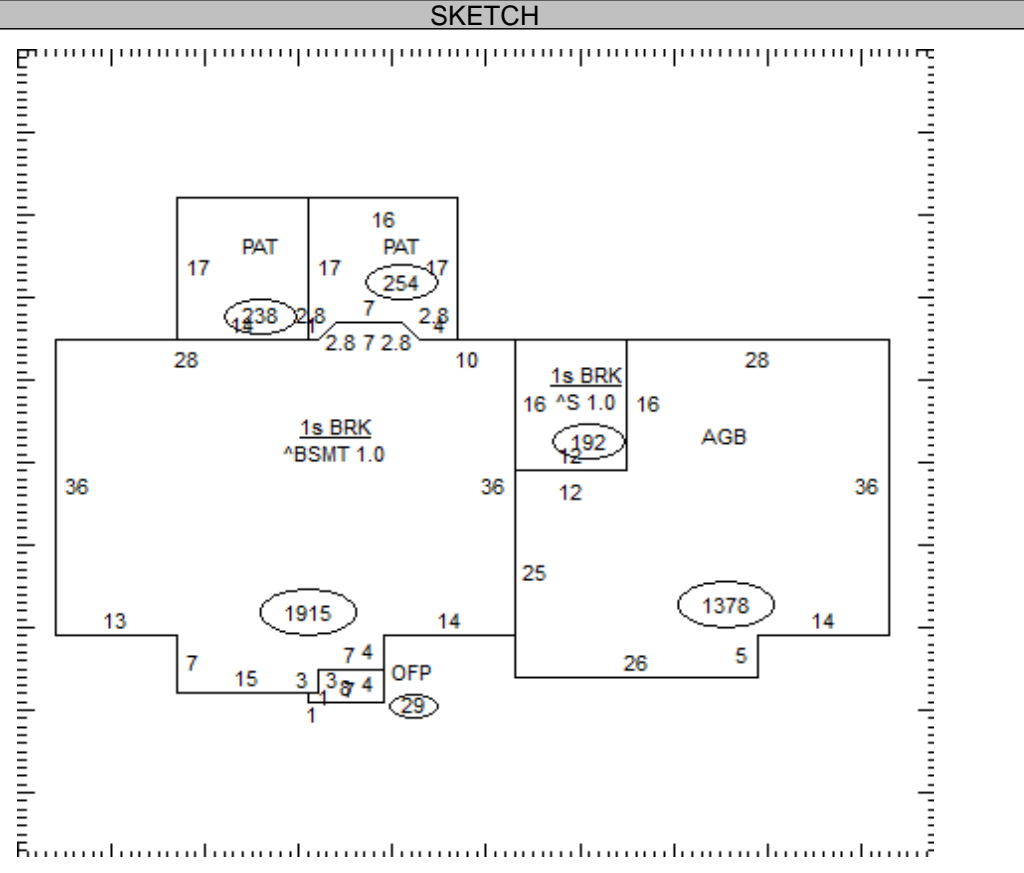
LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						46,000	0

**VALUATION SUMMARY**

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

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<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 type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				

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													

17-010120.0249

TOTAL 0

COMMENTS