

17-010190.0002

MINOR MATTHEW W & ERIN M

MINOR MATTHEW W & ERIN M

PO BOX 315

FORT RECOVERY, OH 45846

Created in 2017 From 17-010190.0000 due to Split

LEGAL INFORMATION

INDIAN HILLS ESTATES

LOT#: 2

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MINOR MATTHEW W & ERIN M	PO BOX 315	FORT RECOVERY	OH	45846	02/07/2020	50,500	WDC : 76	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KAUP DAVID A	PO BOX 306	FORT RECOVERY	OH	45846	06/27/2017	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: HK DATE: 03/21/2022 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 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	700 SPY RUN
<b>COMMENT</b>						
TY2022:Net Gen=\$4,810.14, Other Assessment=\$0.30 DE20 RMV DEV DISCOUNT DE21 NEW DWELLING (\$450,000)/ 70% INCOM DE22 TTO; DWLG COMPL, ADD PATIO'S						

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
F:Front	F144 D126	ST350 DP91	ADJ319				45,900 0
<b>TOTAL</b>							45,900 0

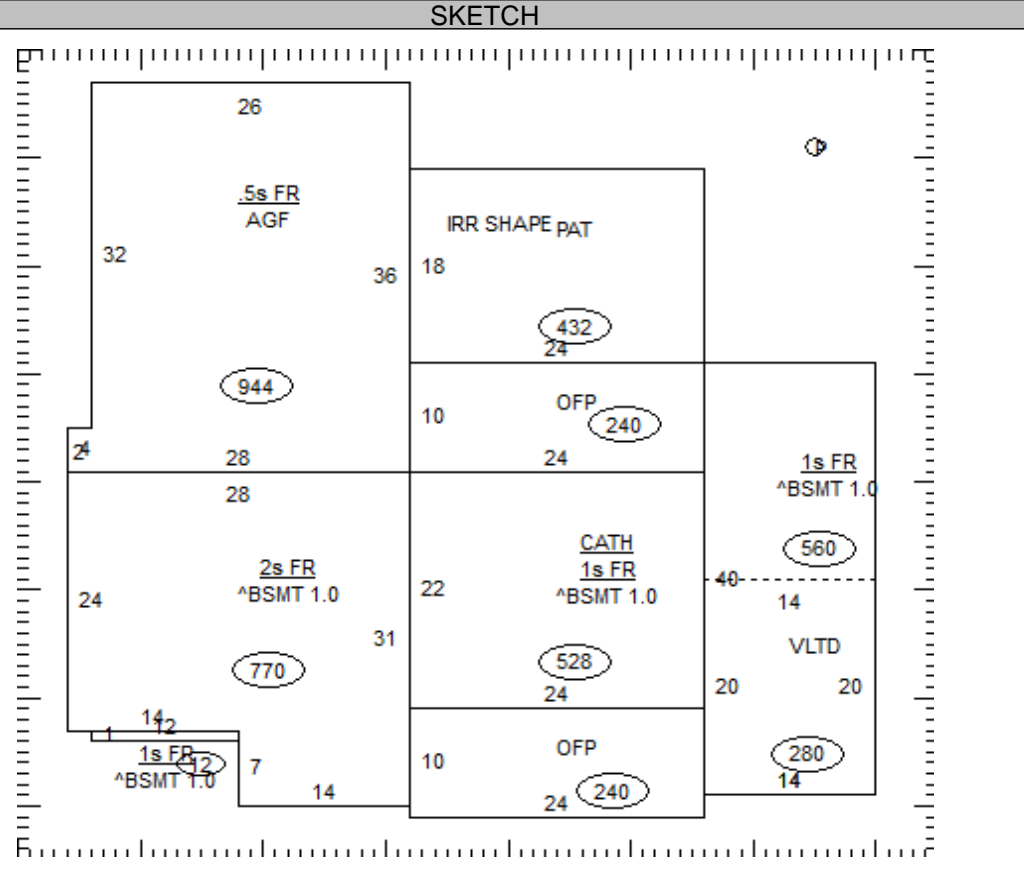
VALUATION SUMMARY									
VALUE YEAR		2023	2022	2021	2020	2020	2018	2017	2017
REASON FOR CHANGE		RAPP	NC	NC	RAPP	MISC	MISC	RAPP	MISC
APPRAISED VALUE	<u>LAND</u>	45,900	28,300	28,300	21,200	17,200	12,000	0	0
	<u>IMPR</u>	460,400	325,300	96,700	0	0	0	0	0
	<u>TOTAL</u>	506,300	353,600	125,000	21,200	17,200	12,000	0	0
ASSESSED VALUE	<u>LAND</u>	16,070	9,910	9,910	7,420	6,020	4,200	0	0
	<u>IMPR</u>	161,140	113,860	33,850	0	0	0	0	0
	<u>TOTAL</u>	177,210	123,770	43,760	7,420	6,020	4,200	0	0

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1870	FR	225,990
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	.5	472	FR	35,370
<b>BUILDING TYPE</b>			<input type="checkbox"/> ALM/VYNL	2ND	770	FR	44,670
<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 checked="" type="checkbox"/> STONE				

ROOFING		ROOF TYPE	
<input checked="" type="checkbox"/> METAL			<input checked="" 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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
CARPET		<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" 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"/>
ACCOMMODATIONS						
# OF ROOMS			4		3	
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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLUMBING		BASE <input checked="" type="checkbox"/>				
X FULL BATH					1	
X HALF BATH		1				
X FIXTURES						

BSMT	1870		26,740
<b>SUBTOTAL</b>			332,770
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	3,112 S.F.		5,140
PLUMBING #	5		6,050
GARAGES & CARPORTS			23,300
EXTRA FEATURES			39,700
<b>SUBTOTAL</b>			406,960
GRADE FACTOR			115 %
<b>UNADJUSTED VALUE</b>			468,000
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	3,112	B-		2020		G	468,000	2	458,640		458,600
1 Patio		0x0	450	C	4.05	2021		A	1,820	2	1,780		1,800
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-010190.0002 TOTAL 460,400

**COMMENTS**

Dwelling has an Economic Factor of 100%