

17-015200.0000

HOMAN THEODORE A & ALISON S

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116 S WAYNE ST

FORT RECOVERY, OH 45846

LEGAL INFORMATION

LOT NO 17 PT OLD PLAT

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOMAN THEODORE A &	116 S WAYNE ST	FORT RECOVERY	OH	45846	12/21/2016	80,000	2:WDC : 908	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SCHOEN CHRISTOPHER A &	1072 SHARPSBURG RD	FORT RECOVERY	OH	45846	07/03/2006	80,000	WDC : A-M : 530	<input type="checkbox"/>	<input type="checkbox"/>
3	BRUNSWICK KEITH A	6374 N 450 E	BRYANT	IN	47326	01/05/2001	75,000	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: NS DATE: 09/21/2004 TIME: 02:29:27 PM 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 checked="" type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	113 W BUTLER ST, FT RECOVERY		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$1,326.42, Other		
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$2.00		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE16 DESKTOP REVIEW CHGS: chg pat to stp, cor ofp msmnts		

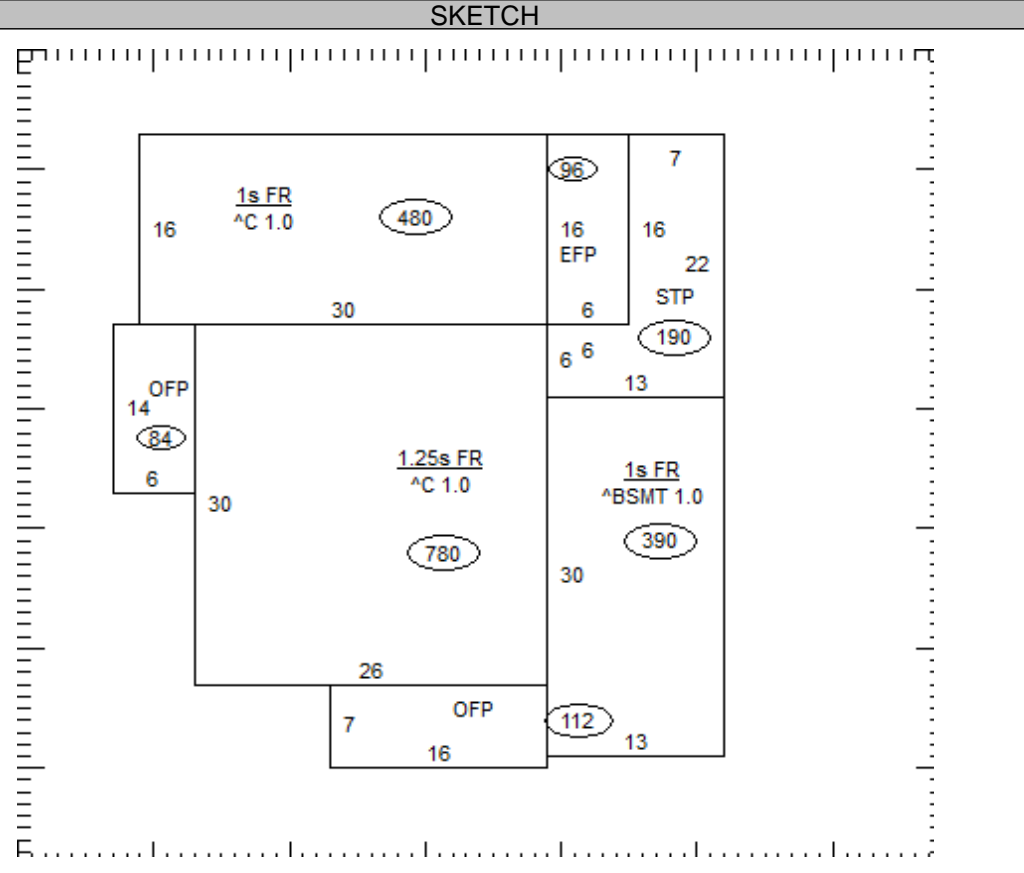
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F90 D83	ST280	DP74	ADJ207			18,600	0
						TOTAL	18,600	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	18,600	14,100	11,700
VALUE	IMPR	83,400	71,900
	TOTAL	97,500	83,600
ASSESSED	LAND	4,940	4,100
VALUE	IMPR	29,190	25,170
	TOTAL	34,130	29,270

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	
<input type="checkbox"/> SF <input checked="" type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1650	FR	210,470	
<input type="checkbox"/> CONVERSION	<input checked="" type="checkbox"/> STUCCO	.25	195	FR	22,680	
BUILDING TYPE						
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> ALM/VYNL					
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> CONC BLK					
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> METAL					
<input type="checkbox"/>	<input type="checkbox"/> BRICK					
	<input 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 checked="" type="checkbox"/>	<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"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
ACCOMMODATIONS						
# OF ROOMS	1	8	2			
BEDROOMS		2	2			
FIREPLACES		1				
HEAT & AC		B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING		BASE		<input checked="" type="checkbox"/>		
X FULL BATH		1				
X HALF BATH						
X FIXTURES						
BSMT			390		5,580	
SUBTOTAL					238,730	
MULTI-FAMILY #		1			2,500	
BUILDING TYPE		100%			0	
BSMT FINISH		0 S.F.			0	
FIREPLACE #		1			4,400	
HEATING		0 S.F.			0	
AIR COND		0 S.F.			0	
PLUMBING #		3			3,630	
GARAGES & CARPORTS					0	
EXTRA FEATURES					7,900	
SUBTOTAL					257,160	
GRADE FACTOR					95 %	
UNADJUSTED VALUE					244,300	
FACTOR					100 %	



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,845	C-		1937		A	244,300	45	134,370		134,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 134,400

COMMENTS
 2 APARTMENT
 Dwelling has an Economic Factor of 100%