



GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD  
13-16-127-002

17-024400.0000

Property Class: 510

Neighborhood  
001702-TM50

Map: 04C

Block:

Card: 78

Bk: Pg:

**KAHLIG WESLEY D & HEATHER A**  
KAHLIG WESLEY D & HEATHER A  
103 E CENTER ST  
FORT RECOVERY, OH 45846

**LEGAL INFORMATION**  
WINTERS ADDITION

LOT#: 2

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KAHLIG WESLEY D &	103 E CENTER ST	FORT RECOVERY	OH	45846	12/20/2017	142,000	WDC : 888	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SCHLATER KYLE & BACKS	103 E CENTER ST PO BOX	FORT RECOVERY	OH	45846	07/18/2013	90,000	WDC : 464	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	LONG CURTIS R	103 E CENTER ST PO BOX	FT RECOVERY	OH	45846	09/09/1996	75,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: HK	DATE: 02/22/2022	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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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	103 E CENTER ST, FT RECOVERY				
<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=\$2,107.18, Other				
<input checked="" 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=\$2.00				
<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	DE16 DESKTOP REVIEW CHGS: cor pat msnt				
LAND COMPUTATIONS						DE15 ADD A/C PER DATA MAILER				
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	DE18 RMV OWN OCC. Did not return app DE22 PAT ADDTN	
F:Front	F82 D132	ST295	DP94	ADJ277		22,700	0			
TOTAL						22,700	0			

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2017				
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u>	22,700	18,300	18,300	14,700			
	<u>IMPR</u>	191,800	136,600	135,600	92,300			
	<u>TOTAL</u>	214,500	154,900	153,900	107,000			
ASSESSED VALUE	<u>LAND</u>	7,950	6,410	6,410	5,150			
	<u>IMPR</u>	67,130	47,810	47,460	32,310			
	<u>TOTAL</u>	75,080	54,220	53,870	37,460			

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION

**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	864	FR	143,770
.5	432	FR	44,570

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

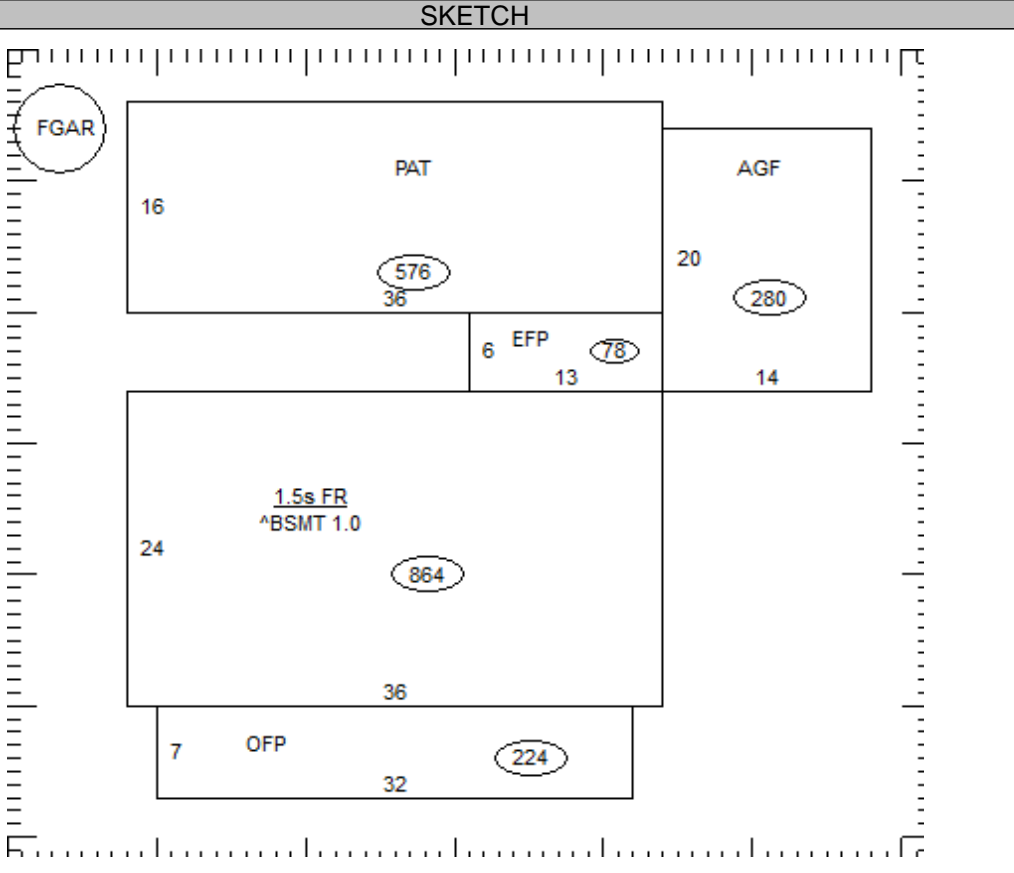
BSMT	864		12,360
<b>SUBTOTAL</b>			200,700
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,296 S.F.		2,140
PLUMBING #	2		2,420
GARAGES & CARPORTS			6,900
EXTRA FEATURES			8,200
<b>SUBTOTAL</b>			220,360
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			231,380
FACTOR			100 %

**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	1	4	3		
BEDROOMS				3		
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						
X HALF BATH		1				
X FIXTURES						

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,296	C+		1913	2000	A	231,380	28	166,590		191,600
1 Gar - Frame		16x16	256	D	18.96	1946		F	4,850	95	240		200
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 191,800

**COMMENTS**

Dwelling has an Economic Factor of 115%