

17-026700.0000

BACKS DEREK LEE

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307 S WAYNE ST

FORT RECOVERY, OH 45846

LEGAL INFORMATION

WIGGS ADDITION 2 W PT

LOT NO 2 PT

LOT#: 02

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BACKS DEREK LEE	307 S WAYNE ST	FORT RECOVERY	OH	45846	02/01/2021	105,000	WDC : 88	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BINKERHOFF JAMES & AMY	PO BOX 129	FORT RECOVERY	OH	45846	10/22/2007	94,000	WDC : A : 743	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	EVERS BRADLEY J &	307 S WAYNE ST PO BOX	FT RECOVERY	OH	45846	07/10/2000	93,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: NS	DATE: 10/06/2004	TIME: 11:18:09 AM	<input checked="" type="checkbox"/> LETTER	<input checked="" 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 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	307 S WAYNE ST, FT RECOVERY		
COMMENT								
TY2022:Net Gen=\$1,510.24, Other Assessment=\$2.00 DE16 DESKTOP REVIEW CHGS: chg pat to stp								

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F66 D118	ST295	DP88	ADJ260			17,200	0
TOTAL							17,200	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRaised	<u>LAND</u>	17,200	13,900	11,000			
VALUE	<u>IMPR</u>	143,100	97,100	80,500			
	<u>TOTAL</u>	160,300	111,000	91,500			
ASSESSED	<u>LAND</u>	6,020	4,870	3,850			
VALUE	<u>IMPR</u>	50,090	33,990	28,180			
	<u>TOTAL</u>	56,110	38,860	32,030			

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

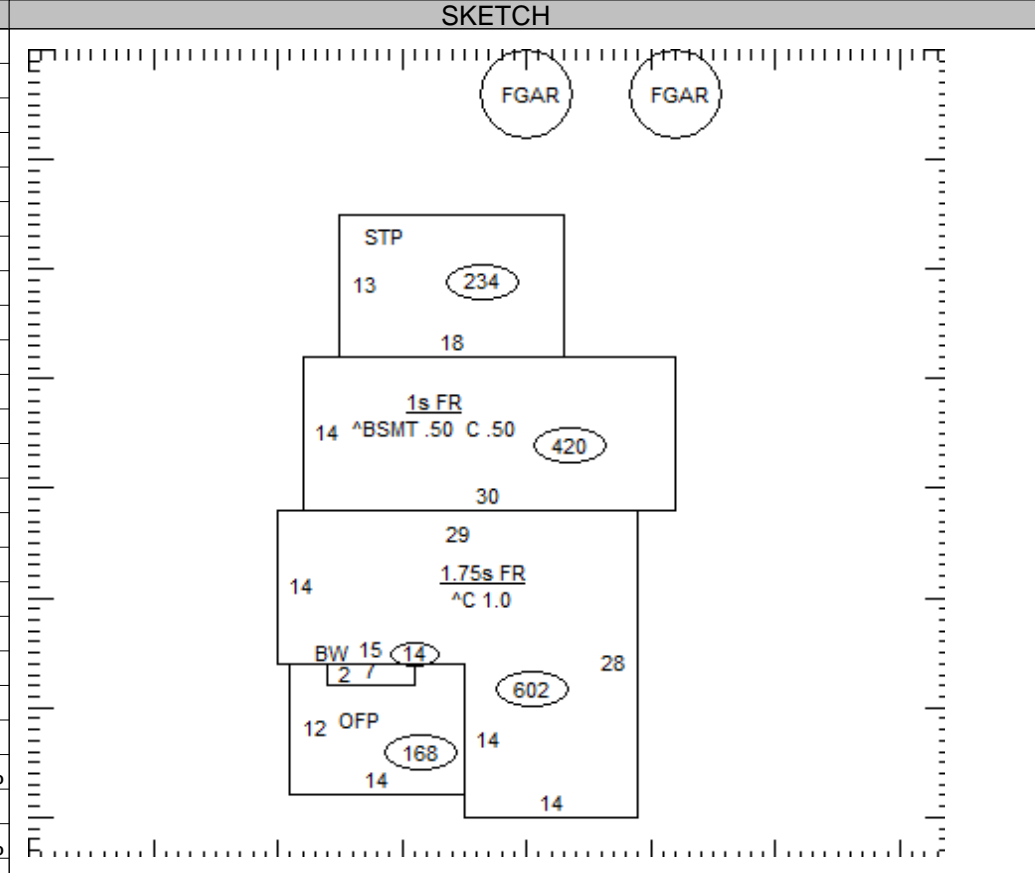
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 5 3
 BEDROOMS 3
 FIREPLACES 1
 HEAT & AC B 1 2 3 U

NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C

PLUMBING BASE
 X FULL BATH
 X HALF BATH
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1022	FR	162,130
.75	452	FR	36,290
BSMT	210		3,000
SUBTOTAL			201,420
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	1,022 S.F.		1,690
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			5,300
SUBTOTAL			212,810
GRADE FACTOR			100 %
UNADJUSTED VALUE			212,810
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.75	SK	1,474	C		1882		A	212,810	45	117,050		134,600
1 Gar - Frame		22x27	594	C	23.70	1997		A	14,080	47	7,460		7,500
2 Gar - Frame		18x24	432	C	23.70	1961		A	10,240	90	1,020		1,000
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-026700.0000 TOTAL 143,100

COMMENTS

Dwelling has an Economic Factor of 115%