

17-029100.0000

LEGAL INFORMATION

WIGGS ADDITION

LOT#: 17

METZGER NATHAN A
METZGER NATHAN A
116 E BROADWAY ST
FORT RECOVERY, OH 45846

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 METZGER NATHAN A	116 E BROADWAY ST	FORT RECOVERY	OH	45846	08/27/2018	35,000	WDC : 651	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 PEARSON JAMES B	PO BOX 85	FT RECOVERY	OH	45846	01/30/2001	23,900	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: NS	DATE: 09/23/2004	TIME: 10:53:15 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
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<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	108 E MILLIGAN ST
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input 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 type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$280.60, 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	BLDG ONLY

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F82 D132	ST295	DP94	ADJ277			22,700	0
					TOTAL		22,700	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	22,700	18,300	14,700
VALUE	IMPR 1,900	2,300	1,900
	TOTAL 24,600	20,600	16,600
ASSESSED	7,950	6,410	5,150
VALUE	IMPR 670	810	670
	TOTAL 8,620	7,220	5,820

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"/> STUCCO <input type="checkbox"/> ALM/VYNL <input type="checkbox"/> CONC BLK <input type="checkbox"/> METAL <input type="checkbox"/> BRICK <input type="checkbox"/> STONE								
<input type="checkbox"/> CONVERSION		BUILDING TYPE									
<input type="checkbox"/> MOBILE HOME		<input type="checkbox"/> BI/TR LEVEL									
<input type="checkbox"/> MOD/MAN		<input type="checkbox"/>									
<input type="checkbox"/>											
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									
FLOORS		B	1	2	3	U	SUBTOTAL		0		
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	0		
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%	0		
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	0		
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	0		
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.	0		
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.	0		
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0	0		
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS		0		
ACCOMMODATIONS							SUBTOTAL		0		
# OF ROOMS							GRADE FACTOR		%		
BEDROOMS							UNADJUSTED VALUE		0		
FIREPLACES							FACTOR		%		
HEAT & AC		B	1	2	3	U	OCCUPANCY				
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING	ST.HT	SIZE		
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 Gar - Frame	1	22x32		
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 Rfx		8x22		
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3				
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4				
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5				
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6				
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7				
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8				
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9				
PLUMBING		BASE					<input type="checkbox"/>	10			
X FULL BATH							11				
X HALF BATH											
X FIXTURES											

SKETCH													

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 Gar - Frame	1	22x32	704	C	23.70	1960		F	16,680	90	1,670		1,700
2 Rfx		8x22	176	C	8.91	1960		F	1,570	90	160		200
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 1,900

COMMENTS													