

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD  
13-16-135-002

Property Class: 510  
Neighborhood  
001702-TM50  
Map: 04C  
Block:  
Card: 150  
Bk: Pg:

17-029400.0000

**RUHINKAMP NATHAN C & ALISON C**  
RUHINKAMP NATHAN C & ALISON C  
403 S WAYNE ST  
FORT RECOVERY, OH 45846

**LEGAL INFORMATION**  
WIGGS ADDITION  
  
LOT#: 20

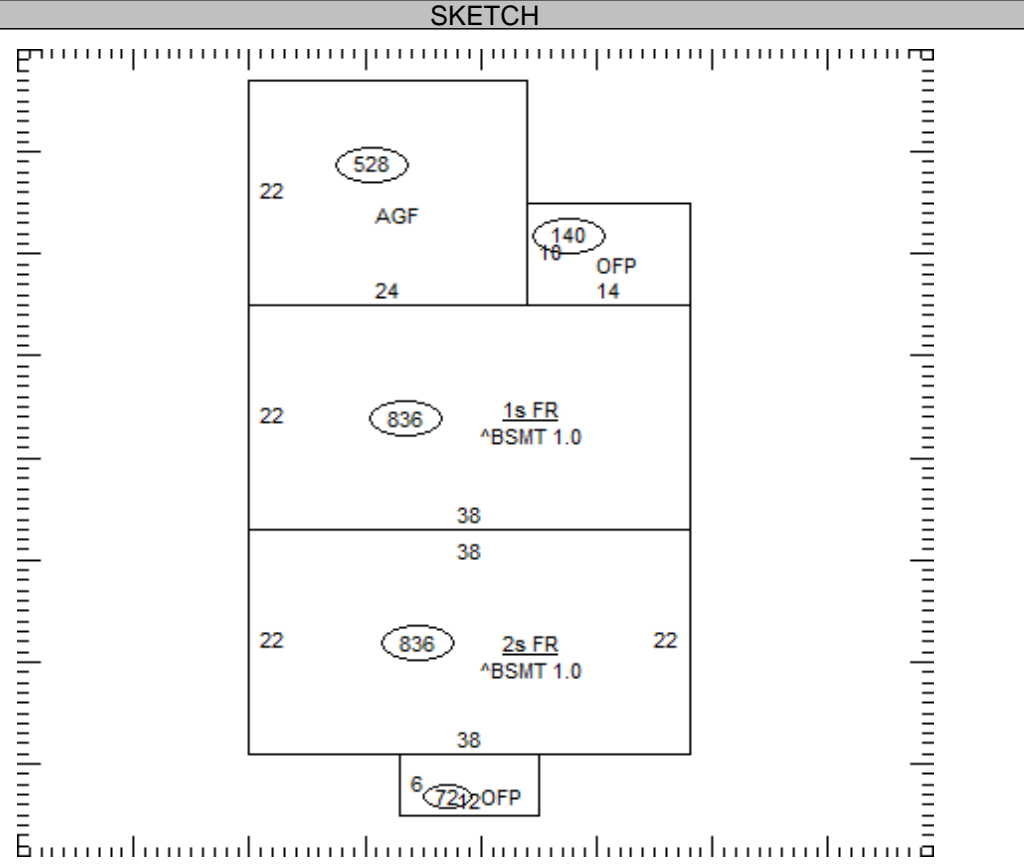
	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RUHINKAMP NATHAN C &	403 S WAYNE ST	FORT RECOVERY	OH	45846	06/10/2019	295,000	WDC : 399	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WOOD JUDITH M	PO BOX 457	FORT RECOVERY	OH	45846	03/13/2017	23,500	WDC : 155	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	KELLER MICHAEL G & DAWN	2565 S 50 E	PORTLAND	IN	47371	08/11/2015	15,000	WDC : 540	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: JK DATE: 01/28/2019 TIME: 12:00:00 AM  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 type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	403 S WAYNE 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 TY2022:Net Gen=\$3,569.24, Other Assessment=\$2.00 DE19 NOH; DWLG COMPLETE DE18 DEMO OLD DWLG & BLDGS/ NEW DWELLING/NOT COMPLETE DE18 TTO 1/26/18 recomnd BOR, sent paperwork to file DE17 DWLG VACANT/ALLOW FNC DE22 ADD HALF BATH & EX FIX PER MAILER BOR: BOR #17-21 RECOMMENDATION: Settlement \$23,50 C.A.M.P. prop in very deteriorated cond					
<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						
<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						
<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						
LAND COMPUTATIONS											
LAND TYPE	SIZE	M	RATE	C	INF					M	VALUE
F:Front	F66 D175		ST295 DP108 ADJ319				21,100	0			
TOTAL							21,100	0			

VALUATION SUMMARY								
VALUE YEAR	2023	2022	2020	2019	2018	2018	2017	2017
REASON FOR CHANGE	RAPP	MISC	RAPP	NC	NC	BOR	RAPP	MISC
APPRAISED	LAND	21,100	17,000	17,000	13,500	13,500	13,500	14,300
VALUE	IMPR	354,100	252,300	248,200	207,400	72,600	10,100	49,000
	TOTAL	375,200	269,300	265,200	220,900	86,100	23,600	63,300
ASSESSED	LAND	7,390	5,950	5,950	4,730	4,730	4,730	5,010
VALUE	IMPR	123,940	88,310	86,870	72,590	25,410	3,540	17,150
	TOTAL	131,330	94,260	92,820	77,320	30,140	8,270	22,160

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1672	FR	213,280
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	836	FR	51,190
<b>BUILDING TYPE</b>	<input checked="" type="checkbox"/> ALM/VYNL				
<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 type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				
<b>ROOFING</b>	<b>ROOF TYPE</b>				
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
<b>FLOORS</b>	B 1 2 3 U	BSMT	1672		23,910
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>SUBTOTAL</b>			288,380
WOOD	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0
<b>INT. FINISH</b>	B 1 2 3 U	FIREPLACE #	1		4,400
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	2,508 S.F.		4,140
UNFINISHED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	6		7,260
<b>ACCOMMODATIONS</b>		GARAGES & CARPORTS			13,100
# OF ROOMS		EXTRA FEATURES			3,500
BEDROOMS		<b>SUBTOTAL</b>			320,780
FIREPLACES		GRADE FACTOR			100 %
HEAT & AC	B 1 2 3 U	<b>UNADJUSTED VALUE</b>			320,780
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %
CTRL HEAT	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>OCCUPANCY</b>			
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	2	SK	2,508
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1			
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2			
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3			
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4			
GEOHERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5			
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6			
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7			
<b>PLUMBING</b>	<b>BASE</b> <input checked="" type="checkbox"/>	8			
X FULL BATH		9			
X HALF BATH		10			
X FIXTURES		11			



17-029400.0000

TOTAL 354,100

COMMENTS

Dwelling has an Economic Factor of 115%

Property Class: 510  
Neighborhood  
001702-TM50  
Map: 04C  
Block:  
Card: 150  
Bk: Pg:

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**LEGAL INFORMATION**  
WIGGS ADDITION  
  
LOT#: 20

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SCHWIETERMAN KENNETH & SCHWIETERMAN STEVEN TRUSTEES	2056 E 300 N	PORTLAND	IN	47371	06/26/2014	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	SCHWIETERMAN HAROLD	2056 E 300N	PORTLAND	IN	47371	10/22/2007	25,000	WDC : A : 747	<input type="checkbox"/>	<input type="checkbox"/>
3	WILLIAMS DOROTHY LOUISE	403 S WAYNE ST PO BOX	FT RECOVERY	OH	45846		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
403 S WAYNE ST, FT RECOVERY	<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" 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

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL							21,100	0

VALUATION SUMMARY

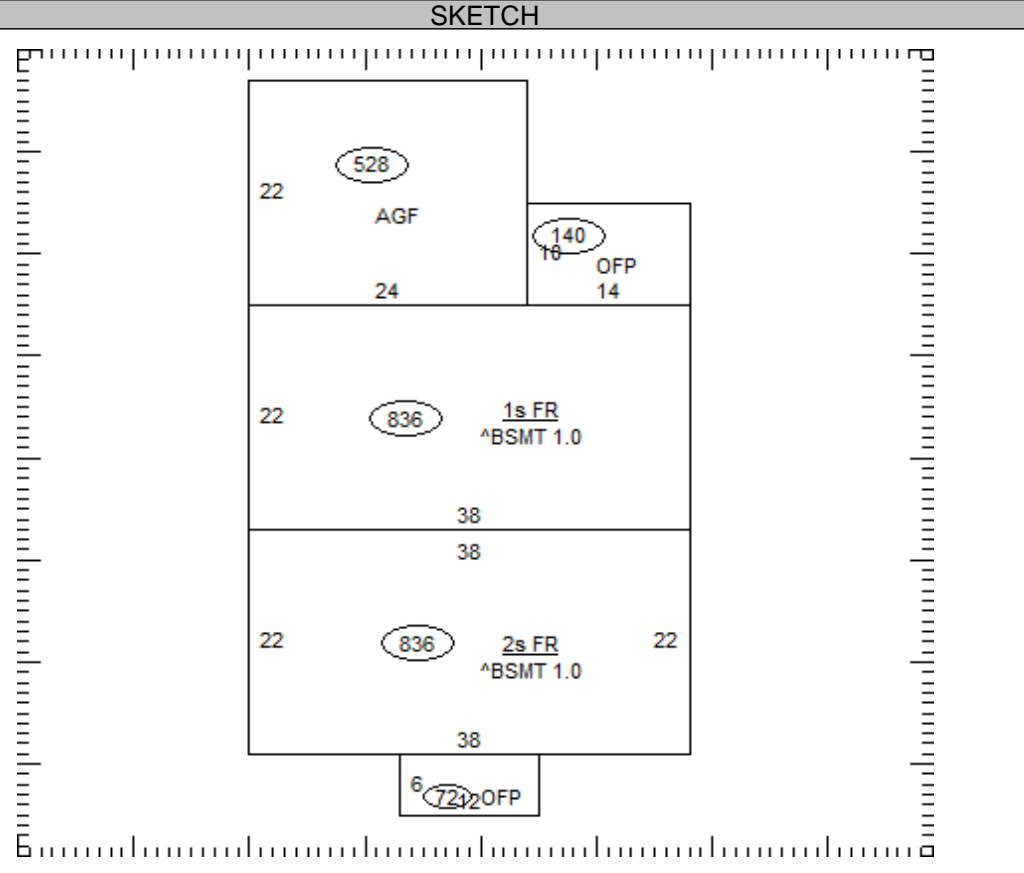
VALUE YEAR							
REASON FOR CHANGE							
APPRaised	LAND						
VALUE	IMPR						
	TOTAL						
ASSESSed	LAND						
VALUE	IMPR						
	TOTAL						

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"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<input type="checkbox"/> ALM/VYNL				
<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 type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				

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
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 type="checkbox"/>	<input type="checkbox"/>	<input 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 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"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
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 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING					BASE <input type="checkbox"/>
X FULL BATH					
X HALF BATH					
X FIXTURES					

<b>SUBTOTAL</b>		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
<b>SUBTOTAL</b>		0
GRADE FACTOR		%
<b>UNADJUSTED VALUE</b>		0
FACTOR		%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-029400.0000

TOTAL 0

COMMENTS