

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD  
13-09-457-009

17-034100.0000

**WYERICK PROPERTIES LLC**

WYERICK PROPERTIES LLC  
206 HIGH ST  
FORT RECOVERY, OH 45846

**LEGAL INFORMATION**

MCDANIEL ADDITION

LOT#: 11

**QUALIFIED CREDITS:  
HOMESTEAD**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WYERICK PROPERTIES LLC	206 HIGH ST	FORT RECOVERY	OH	45846	08/28/2023	40,000	WDC : 521	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FIELY STEVEN P & DEBORAH	206 HIGH ST	FT RECOVERY	OH	45846	08/13/1990	41,000	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: NS DATE: 09/15/2004 TIME: 12:42:09 PM  LETTER  LETTER REC'D GIS CODE

**STREET/ROAD** **TOPOGRAPHY** **PU-UTILITIES-PR** **NEIGHBORHOOD** **INFLUENCE FACTORS** **PROPERTY LOCATION**

<input 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	206 HIGH ST, FT RECOVERY <b>COMMENT</b> TY2022:Net Gen=\$442.62, Other Assessment=\$2.00 DE16 DESKTOP REVIEW CHGS: add BW DE23 PER PHOTO'S, ADD A/C; DESKTOP RVW
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**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F66 D132	ST295	DP94	ADJ277			18,300	0
TOTAL							18,300	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2023	2020	2017			
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND 18,300	14,800	14,800	11,800			
	IMPR 67,200	44,200	43,600	39,200			
	TOTAL 85,500	59,000	58,400	51,000			
ASSESSED VALUE	LAND 6,410	5,180	5,180	4,130			
	IMPR 23,520	15,470	15,260	13,720			
	TOTAL 29,930	20,650	20,440	17,850			

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

FLOOR	AREA	CONST	VALUE
1	824	FR	139,120
.5	364	FR	38,100

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

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

FLOOR	AREA	CONST	VALUE
BSMT	206		2,950
<b>SUBTOTAL</b>			180,170

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

DESCRIPTION	VALUE
MULTI-FAMILY #	0
BUILDING TYPE	100%
BSMT FINISH	0 S.F.
FIREPLACE #	0
HEATING	0 S.F.
AIR COND	1,188 S.F.
PLUMBING #	0
GARAGES & CARPORTS	0
EXTRA FEATURES	5,400
<b>SUBTOTAL</b>	187,530

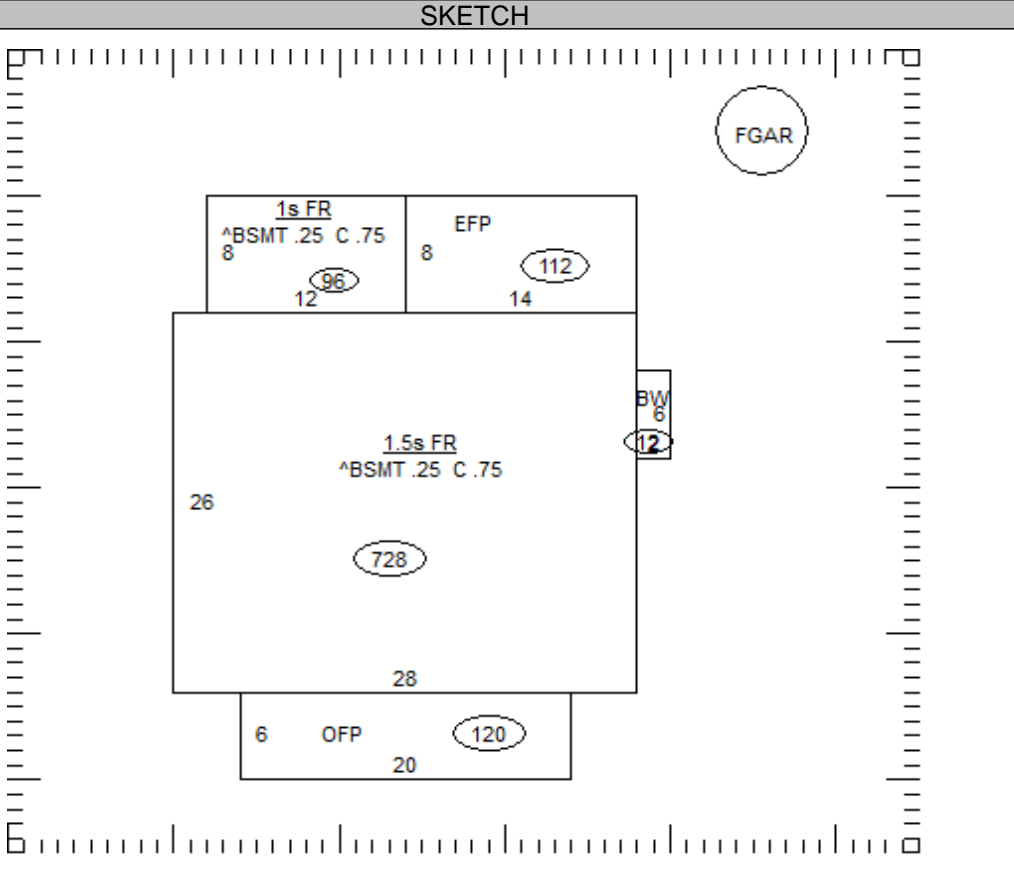
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

DESCRIPTION	VALUE
GRADE FACTOR	85 %
<b>UNADJUSTED VALUE</b>	159,400
<b>FACTOR</b>	100 %

**ACCOMMODATIONS**  
 # OF ROOMS 1 4 4  
 BEDROOMS 1 4  
 FIREPLACES  
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,188	D+	23.70	1898		F	159,400	65	55,790		64,200
1 Gar - Frame		22x38	836	C	23.70	1970		F	19,810	85	2,970		3,000

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



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TOTAL 67,200

**COMMENTS**

Dwelling has an Economic Factor of 115%