

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD  
13-09-458-001

Property Class: 510  
Neighborhood  
001702-TM50

Map: 04  
Block:  
Card: 62  
Bk: Pg:

17-035200.0000

**LEGAL INFORMATION**  
MC DANIEL ADDITION

LOT#: 22

**KAISER DEBRA A TRUSTEE**  
KAISER DEBRA A TRUSTEE  
201 S HIGH ST  
FORT RECOVERY, OH 45846

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KAISER DEBRA A TRUSTEE	201 S HIGH ST	FORT RECOVERY	OH	45846	01/17/2020	145,000	2:WDC : 35	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	OVERTON ANTHONY R &	201 S HIGH ST	FORT RECOVERY	OH	45846	07/27/2016	60,000	2:WDC : 505	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	HULL PATRICIA ANN	1809 UNION CITY RD	FORT RECOVERY	OH	45846	08/05/2008	70,000	WDC : A-M : 531	<input type="checkbox"/>	<input checked="" type="checkbox"/>

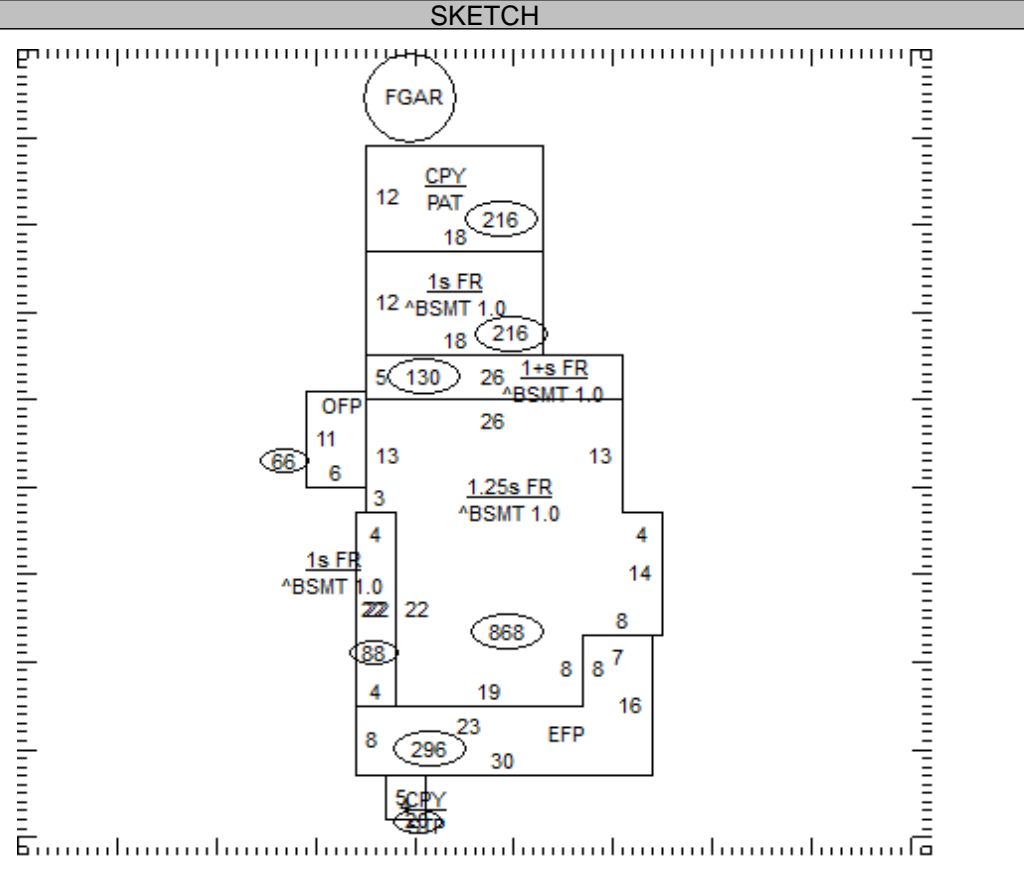
X:	<input type="checkbox"/> TTO	LISTER: NS	DATE: 09/15/2004	TIME: 04:23:26 PM	<input checked="" type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS			PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input checked="" type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input 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	201 HIGH ST, FT RECOVERY COMMENT TY2022:Net Gen=\$1,671.90, Other Assessment=\$2.00 DE16 DESKTOP REVIEW CHGS: Cor Ex Feat, Cor Stry Hgt DE15 RMV FULL BATH PER DATA MAILER DE21 RMV OWN OCC; DIDN'T RET APP DE22 UPDATE BATHRMS PER MAILER	
LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE
F:Front	F66 D132		ST295 DP94 ADJ277				18,300
						TOTAL	18,300
VALUATION SUMMARY							
VALUE YEAR	2023	2022	2020	2017			
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP			
APPRAISED VALUE	<u>LAND</u> 18,300	14,800	14,800	11,800			
	<u>IMPR</u> 156,000	108,100	103,600	83,800			
	<u>TOTAL</u> 174,300	122,900	118,400	95,600			
ASSESSED VALUE	<u>LAND</u> 6,410	5,180	5,180	4,130			
	<u>IMPR</u> 54,600	37,840	36,260	29,330			
	<u>TOTAL</u> 61,010	43,020	41,440	33,460			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1302	FR	186,130
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	217	FR	28,290
<b>BUILDING TYPE</b>	<input checked="" type="checkbox"/> ALM/VYNL	+	0	FR	1,670
<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 checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input checked="" 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

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS	1	5	3		
BEDROOMS		2	2		
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"/>
GEOHERMAL	<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	BASE <input checked="" type="checkbox"/>				
X FULL BATH		1	1		
X HALF BATH					
X FIXTURES					

BSMT	1302		18,620
<b>SUBTOTAL</b>			234,710
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,519 S.F.		2,510
PLUMBING #	6		7,260
GARAGES & CARPORTS			0
EXTRA FEATURES			12,600
<b>SUBTOTAL</b>			257,080
GRADE FACTOR			95 %
<b>UNADJUSTED VALUE</b>			244,230
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,519	C-		1900		A	244,230	45	134,330		154,500
1 Gar - Frame		18x34	612	C	23.70	1961		A	14,500	90	1,450		1,500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-035200.0000

TOTAL 156,000

**COMMENTS**

Dwelling has an Economic Factor of 115%

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FORT RECOVERY, OH 45846

**LEGAL INFORMATION**  
MC DANIEL ADDITION

LOT#: 22

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LEA MARY LOU	PO BOX 33	OSGOOD	OH	45351	08/23/2000	60,000	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	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: 04:23:26 PM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> GRAVEL	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	201 HIGH ST, FT RECOVERY			
<input type="checkbox"/> DIRT	<input checked="" type="checkbox"/> SIDEWALKS	<input checked="" type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT			
<input type="checkbox"/> CURBS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY				
<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT				
					<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU				

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
							TOTAL	0

VALUATION SUMMARY

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

<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> WOOD	
<b>BUILDING TYPE</b>	<input type="checkbox"/> STUCCO	
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> ALM/VYNL	
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> CONC BLK	
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> METAL	
<input type="checkbox"/>	<input type="checkbox"/> BRICK	
	<input type="checkbox"/> STONE	

<b>ROOFING</b>	<b>ROOF TYPE</b>
<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

<b>FLOORS</b>	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"/>

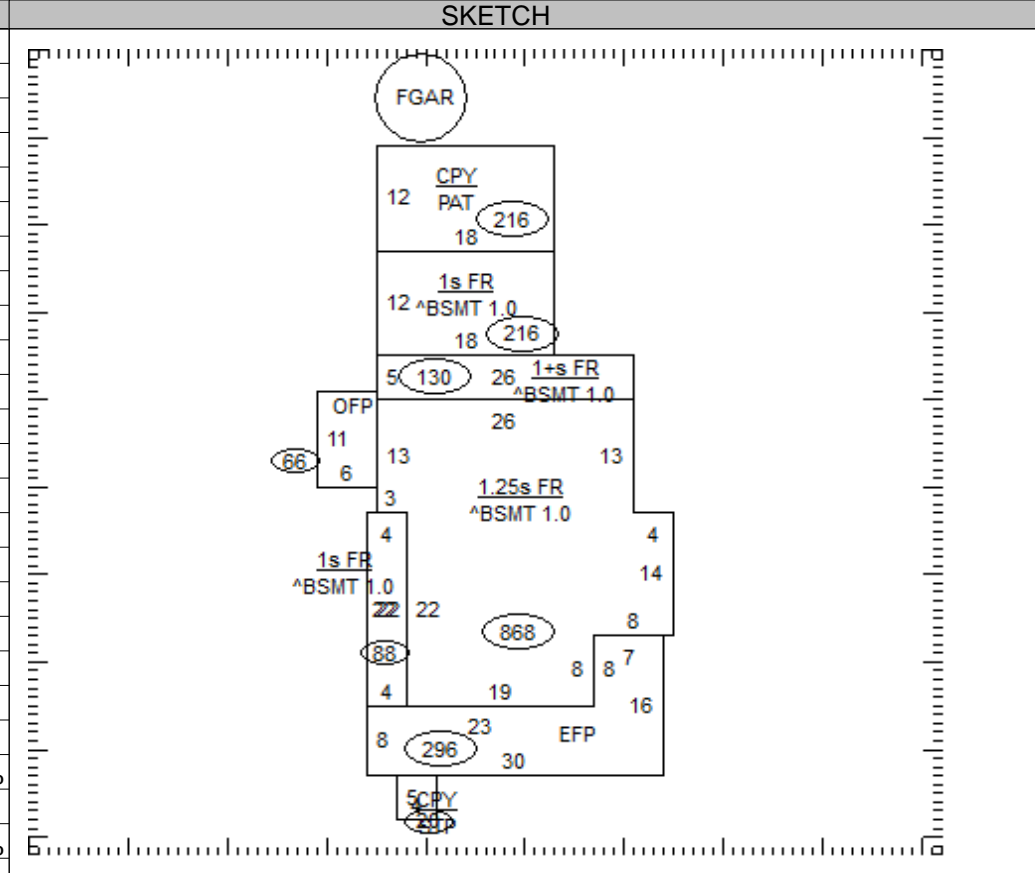
<b>INT. FINISH</b>	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>ACCOMMODATIONS</b>					
# OF ROOMS					
BEDROOMS					
FIREPLACES					
<b>HEAT &amp; AC</b>	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"/>

<b>PLUMBING</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
<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
<b>FACTOR</b>			%



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													

17-035200.0000

TOTAL 0

COMMENTS