17-036400.1100

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-951-111

Property Class: 550
Neighborhood
005503-TM50
Map:
Block:
Card:
Bk: Pg:

HEMMELGARN ANTHONY L & MARGIE K
HEMMELGARN ANTHONY L & MARGIE K
1325 COLONADE CT
CANTON, MI 48187
Created in 2016 From 17-036400.0000 due to Split

LEGAL INFORMATION

NATURE'S VILLA FT RECOVERY
CONDOMINIUM SEC 8; ALSO LIMITED COMMON ELEMENT
UNIT 110

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HEMMELGARN ANTHONY L &	1325 COLONADE CT	CANTON	MI	48187	12/10/2020	225,000	SUC : 927	☐	■
2	ROGERS ANTHONY R & TINA L	110 NATURE'S CT	FORT RECOVERY	OH	45846	03/15/2016	21,400	WDC : 152	☐	■
3	OLE FORT RESERVATION	1326 FT RECOVERY	FORT RECOVERY	OH	45846	01/25/2016	0	QCE : X : 0	☐	☐

X: ☐ TTO LISTER: TR DATE: 03/21/2022 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
☐ PAVED	☐ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
110 NATURE'S CT

COMMENT
TY2022:Net Gen=$2,300.34, Other Assessment=$0.00
DE17 NOH/ DWLG COMPLETE
DE16 ADD CONDO (FROM 17-036400.0000)//HOLD VALUE/ STARTED AFTER 1/1/2016
DE22 ADD SHED

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F59 D82	ST185 DP74 ADJ137		8,100 0
CL:Condo Land	UNIT PRICED	10000		10,000 0
Total Acres: 7,000.0000			TOTAL	18,100 0

VALUATION SUMMARY

		2023	2021	2020	2017	2017	2017	2017
VALUE YEAR		2023	2021	2020	2017	2017	2017	2017
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP	NC	MISC	NC
APPRAISED VALUE	LAND	18,100	15,500	7,400	7,000	7,000	7,000	7,000
	IMPR	217,300	153,600	153,600	142,500	142,500	0	77,100
	TOTAL	235,400	169,100	161,000	149,500	149,500	7,000	84,100
ASSESSED VALUE	LAND	6,340	5,430	2,590	2,450	2,450	2,450	2,450
	IMPR	76,060	53,760	53,760	49,880	49,880	0	26,990
	TOTAL	82,400	59,190	56,350	52,330	52,330	2,450	29,440

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	■ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ 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		4			
BEDROOMS		2			
FIREPLACES					

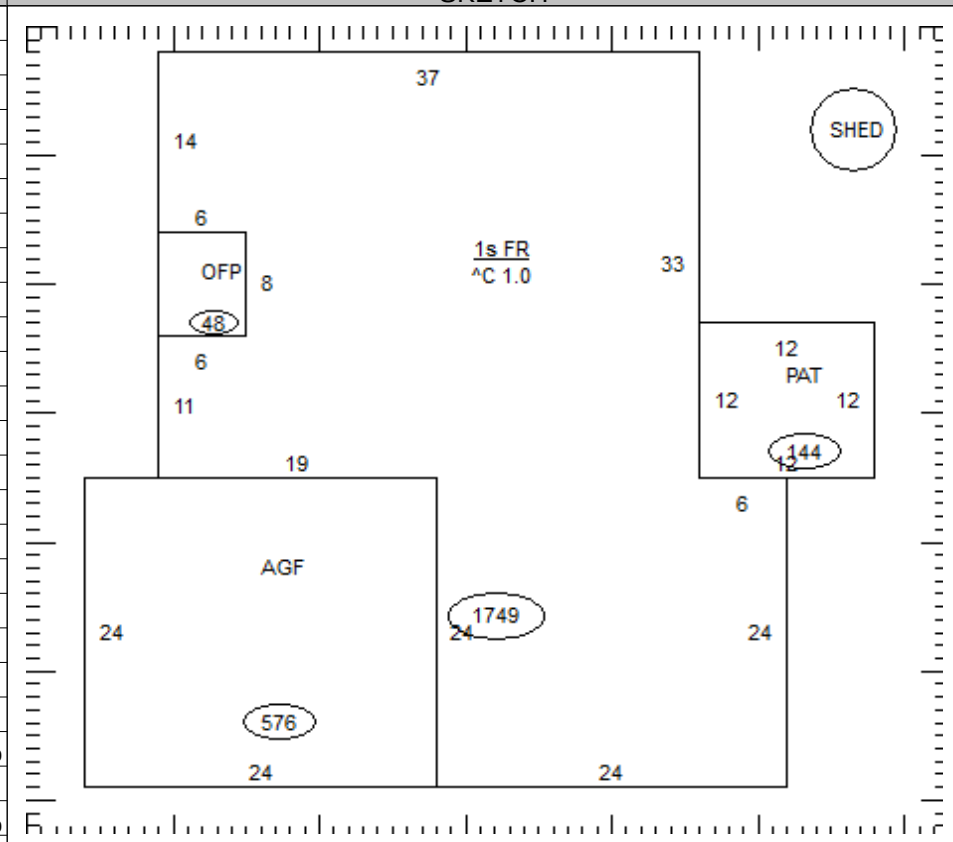
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■			
X FULL BATH		1		
X HALF BATH				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	1749	FR	219,920

SUBTOTAL		219,920
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,749 S.F.	2,890
PLUMBING #	3	3,630
GARAGES & CARPORTS		14,200
EXTRA FEATURES		1,400
SUBTOTAL		242,040
GRADE FACTOR		105 %
UNADJUSTED VALUE		254,140
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,749	C+		2016		G	254,140	5	241,430		217,300
1 Shed		10x12	120	C		2021		A		2			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		217,300

17-036400.1100

COMMENTS

Dwelling has an Economic Factor of 90%