

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-355-005

Property Class: 510

Neighborhood
001703-TM50

Map: 04B

Block:

Card: 162

Bk: Pg:

17-043300.0000

WESTGERDES CHARLES E & LISA M

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111 N WAYNE ST PO BOX 664

FORT RECOVERY, OH 45846

LEGAL INFORMATION

GEO W KRENNING ADDITION

LOT#: 21

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WESTGERDES CHARLES E &	111 N WAYNE ST PO BOX	FORT RECOVERY	OH	45846	11/07/2018	20,000	WDC : 880	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	STAUGLER KATHLEEN M	PO BOX 432	FORT RECOVERY	OH	45846	07/13/2009	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	STAUGLER L PAUL &	PO BOX 432	FT RECOVERY	OH	45846	09/24/1999	9,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: JK DATE: 03/13/2013 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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

- 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

105 HARRISON ST

COMMENT

TY2022:Net Gen=\$493.96, Other
Assessment=\$0.48
DE16 DESKTOP REVIEW CHGS: cor dwlg, add
shed, cor grade of shed
DE13 ADD ADDTN

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	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED	LAND	18,300	13,800	11,800			
VALUE	IMPR	27,700	22,500	21,500			
	TOTAL	46,000	36,300	33,300			
ASSESSED	LAND	6,410	4,830	4,130			
VALUE	IMPR	9,700	7,880	7,530			
	TOTAL	16,110	12,710	11,660			

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

FLOOR	AREA	CONST	VALUE
1	400	FR	72,320

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

SUBTOTAL			72,320
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		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			500
SUBTOTAL			72,820
GRADE FACTOR			80 %
UNADJUSTED VALUE			58,260
FACTOR			100 %

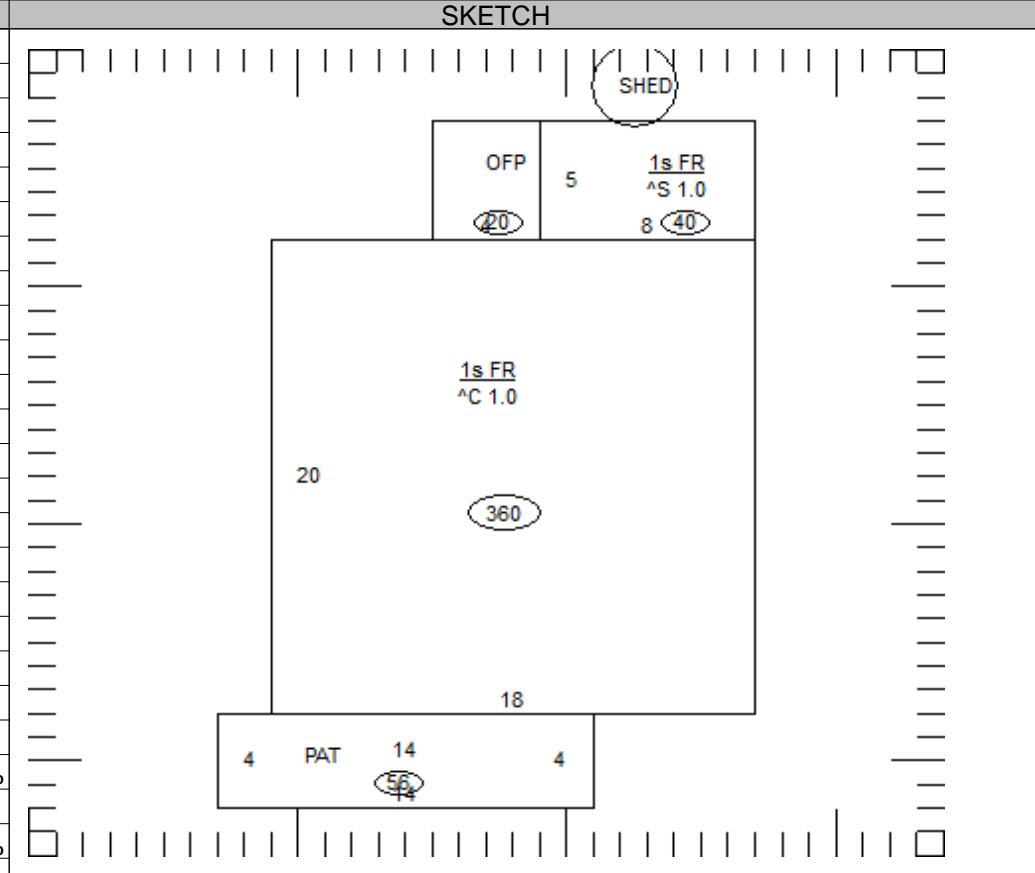
FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

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

ACCOMMODATIONS

# OF ROOMS	2			
BEDROOMS	1			
FIREPLACES				
HEAT & AC	B	1	2	3
NO HEAT	<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"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<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"/>
STVE/SPCE	<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"/>
OUTSIDE	<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"/>
PLUMBING		BASE	<input checked="" type="checkbox"/>	
X FULL BATH				
X HALF BATH				
X FIXTURES				

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	400	D		1932		A	58,260	50	29,130		27,700
1 Shed		8x8	64	D		1990		A		58			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



17-043300.0000

TOTAL 27,700

COMMENTS
 Dwelling has an Economic Factor of 95%