17-043900.0000

**MOELLER JUSTIN C**
MOELLER JUSTIN C
206 GWENDOLYN ST PO BOX 721
FORT RECOVERY, OH 45846

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-356-009

**LEGAL INFORMATION**
GEO W KRENNING ADDITION

LOT#: 27

Property Class: 510
Neighborhood 001703-TM50
Map: 04B
Block:
Card: 169
Bk: Pg:

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | MOELLER JUSTIN C | 206 GWENDOLYN ST PO | FORT RECOVERY | OH | 45846 | 05/11/2016 | 65,100 | WDC : 302 | ☐ | ☐ |
| 2 | MOELLER CHRIS A | 2602 BURKETTSVILLE ST | SAINT HENRY | OH | 45883 | 03/11/2016 | 65,000 | WDC : 140 | ☐ | ■ |
| 3 | THOBE JORDAN M | 206 GWENDOLYN ST | FORT RECOVERY | OH | 45846 | 07/12/2012 | 52,000 | WDC : A : 386 | ☐ | ■ |

X: ☐ TTO LISTER: DATE: 06/22/2023 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
206 GWENDOLYN ST, FT RECOVERY

COMMENT
TY2022:Net Gen=$937.18, Other Assessment=$2.00
DE16 DESKTOP REVIEW CHGS: cor ofp & efp msmnts
DE09 PER DATA MAILER ADDED AC
DE22 COR BSMNT AREA PER MAILER
DE23 ALLOW 75% FNC DUE TO FIRE
NC24 FIRE//CHK FOR REBUILD

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

| | | 2023 | 2022 | 2020 | 2017 | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | 2023 | 2022 | 2020 | 2017 | | | | |
| REASON FOR CHANGE | | REMB | MISC | RAPP | RAPP | | | | |
| APPRAISED VALUE | LAND | 18,300 | 13,800 | 13,800 | 11,800 | | | | |
| | IMPR | 21,000 | 56,900 | 61,400 | 58,000 | | | | |
| | TOTAL | 39,300 | 70,700 | 75,200 | 69,800 | | | | |
| ASSESSED VALUE | LAND | 6,410 | 4,830 | 4,830 | 4,130 | | | | |
| | IMPR | 7,350 | 19,920 | 21,490 | 20,300 | | | | |
| | TOTAL | 13,760 | 24,750 | 26,320 | 24,430 | | | | |

| 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 | | 6 | | | |
| 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 | 1272 | FR | 185,050 |
| | | | |
| | | | |
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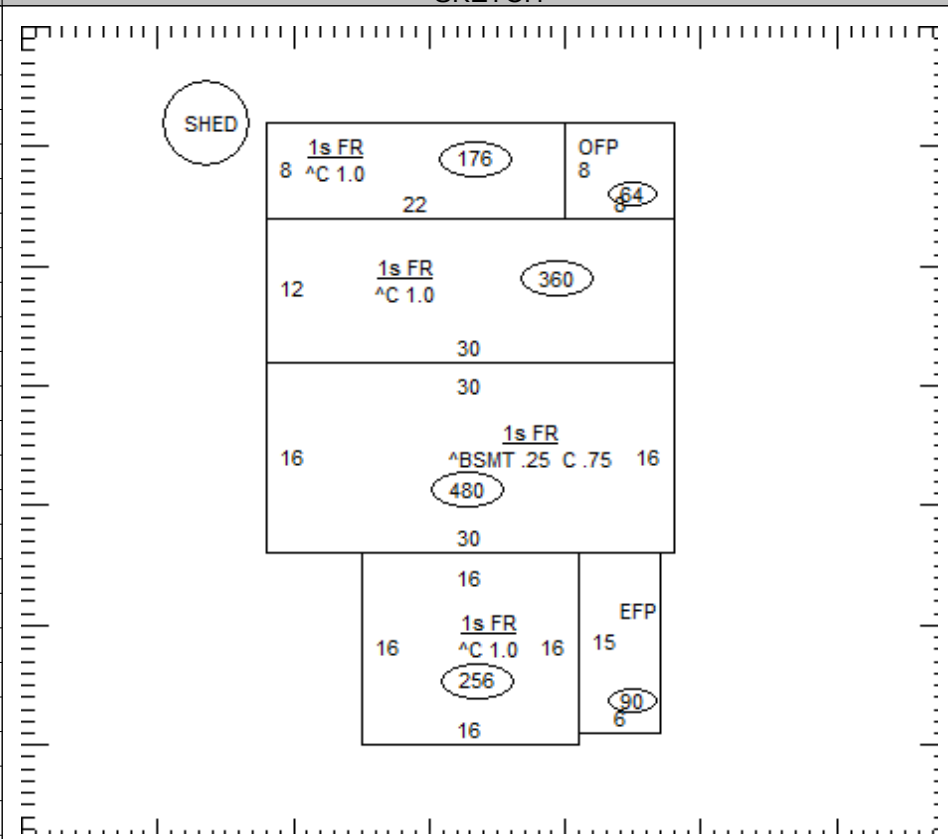
| | | | |
| BSMT | 120 | | 1,720 |
| SUBTOTAL | | | 186,770 |
| MULTI-FAMILY # | | 0 | 0 |
| BUILDING TYPE | | 100% | 0 |
| BSMT FINISH | | 0 S.F. | 0 |
| FIREPLACE # | | 0 | 0 |
| HEATING | | 0 S.F. | 0 |
| AIR COND | | 1,272 S.F. | 2,100 |
| PLUMBING # | | 3 | 3,630 |
| GARAGES & CARPORTS | | | 0 |
| EXTRA FEATURES | | | 3,600 |
| SUBTOTAL | | | 196,100 |
| GRADE FACTOR | | | 85 % |
| UNADJUSTED VALUE | | | 166,690 |
| FACTOR | | | 100 % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | 1 | SK | 1,272 | D+ | | 1955 | | A | 166,690 | 47 | 88,350 | CDU75 | 21,000 |
| 1 Shed | PP | 10x14 | 140 | C | | 1990 | | A | | 57 | | | 0 |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
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| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | | TOTAL | 21,000 |

17-043900.0000

COMMENTS

Dwelling has an Economic Factor of 95%

17-043900.0000

**MOELLER JUSTIN C**
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206 GWENDOLYN ST PO BOX 721
FORT RECOVERY, OH 45846

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-356-009

**LEGAL INFORMATION**
GEO W KRENNING ADDITION

LOT#: 27

Property Class: 510
Neighborhood 001703-TM50
Map: 04B
Block:
Card: 169
Bk: Pg:

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | EVANS MICHAEL R & JILL M | 1776 UNION CITY RD | FT RECOVERY | OH | 45846 | 07/31/2002 | 55,000 | : A : 0 | ☐ | ■ |
| 2 | | | | | | | 0 | 0 | ☐ | ☐ |
| 3 | | | | | | | 0 | 0 | ☐ | ☐ |

X: ☐ TTO LISTER: DATE: 06/22/2023 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
206 GWENDOLYN ST, FT RECOVERY

COMMENT

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
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| | | | TOTAL | 18,300 0 |

VALUATION SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| VALUE YEAR | | | | | | | | | |
| REASON FOR CHANGE | | | | | | | | | |
| APPRAISED VALUE | LAND | | | | | | | | |
| | IMPR | | | | | | | | |
| | TOTAL | | | | | | | | |
| ASSESSED VALUE | LAND | | | | | | | | |
| | IMPR | | | | | | | | |
| | TOTAL | | | | | | | | |

| 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 | | | | | |
| BEDROOMS | | | | | |
| 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 | | | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |

| FLOOR | AREA | CONST | VALUE |
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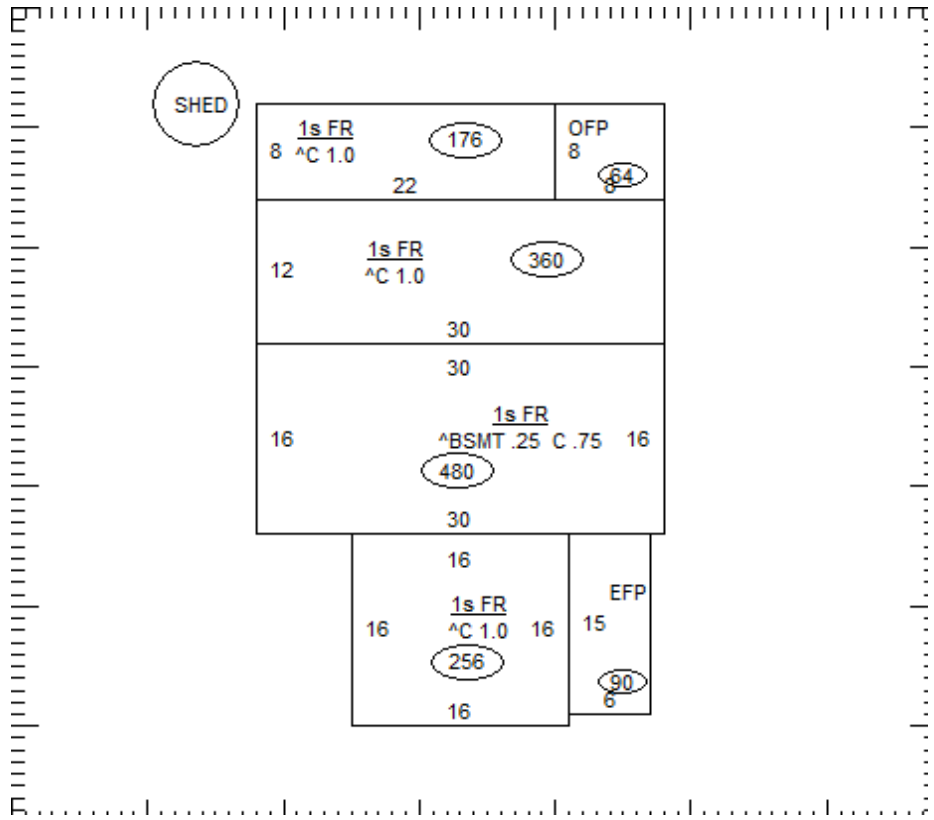
|---|---|---|
| SUBTOTAL | | 0 |
| MULTI-FAMILY # | 0 | 0 |
| BUILDING TYPE | 000% | 0 |
| BSMT FINISH | 0 S.F. | 0 |
| FIREPLACE # | 0 | 0 |
| HEATING | 0 S.F. | 0 |
| AIR COND | 0 S.F. | 0 |
| PLUMBING # | 0 | 0 |
| GARAGES & CARPORTS | | 0 |
| EXTRA FEATURES | | 0 |
| SUBTOTAL | | 0 |
| GRADE FACTOR | | % |
| UNADJUSTED VALUE | | 0 |
| FACTOR | | % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | | SK | | | | | | | | | | | |
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| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | | TOTAL | 0 |

17-043900.0000

COMMENTS