17-053600.0000

OVERMAN ASHLEY M
OVERMAN ASHLEY M
204 W MILLIGAN ST
FORT RECOVERY, OH 45846

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-16-103-006

LEGAL INFORMATION
HICKORY CIRCLE SUBDIV

LOT#: 15

Property Class: 510
Neighborhood 001704-TS40
Map: 04C
Block:
Card: 69
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	OVERMAN ASHLEY M	204 W MILLIGAN ST	FORT RECOVERY	OH	45846	06/07/2017	170,000	WDC : 372	☐	■
2	STUMP JAMES JAY	204 W MILLIGAN ST PO	FT RECOVERY	OH	45846		0	: 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: BTC DATE: 07/26/2007 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
204 W MILLIGAN ST, FT RECOVERY

COMMENT
TY2022:Net Gen=$2,164.30, Other Assessment=$0.48
DE18 RMV OWN OCC. Did not return app

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F100 D125	ST310 DP91 ADJ282		28,200 0
			TOTAL	28,200 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	28,200	19,900	17,300					
	IMPR	199,900	139,200	112,600					
	TOTAL	228,100	159,100	129,900					
ASSESSED VALUE	LAND	9,870	6,970	6,060					
	IMPR	69,970	48,720	39,410					
	TOTAL	79,840	55,690	45,470					

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		7			
BEDROOMS		3			
FIREPLACES					

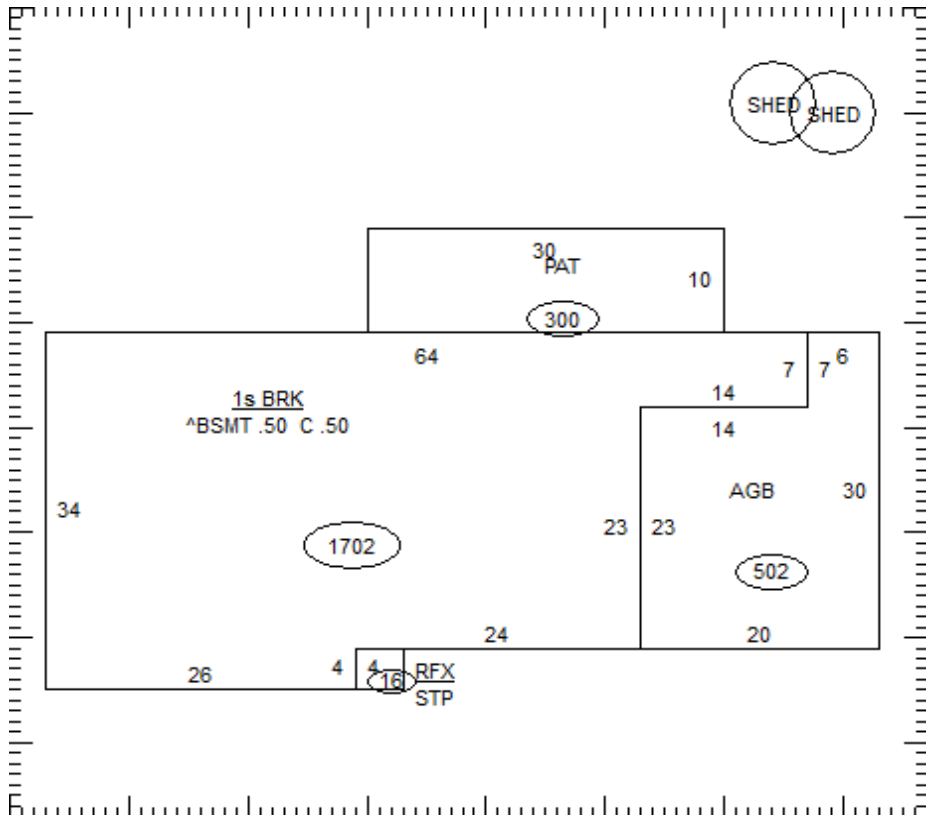
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1702	BRK	228,970
BSMT	851		12,170

SUBTOTAL		241,140
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,702 S.F.	2,810
PLUMBING #	3	3,630
GARAGES & CARPORTS		14,000
EXTRA FEATURES		1,500
SUBTOTAL		263,080
GRADE FACTOR		105 %
UNADJUSTED VALUE		276,230
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,702	C+		1971	1994	A	276,230	28	198,890		198,900
1 Shed	PP	10x14	140	C		1980		A		77			0
2 Shed		11x14	154	C	9.90	2000		A	1,520	37	960		1,000
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		199,900

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COMMENTS

Dwelling has an Economic Factor of 100%