

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD  
13-16-103-005

17-053700.0000

**GALDEEN BETH T**  
GALDEEN BETH T  
313 GEORGE ST  
FORT RECOVERY, OH 45846

**LEGAL INFORMATION**  
HICKORY CIRCLE SUBDIV  
  
LOT#: 16

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 GALDEEN BETH T	313 GEORGE ST	FORT RECOVERY	OH	45846	07/14/2023	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2 GALDEEN THOMAS W & BETH	313 GEORGE ST PO BOX	FT RECOVERY	OH	45846	01/31/1989	66,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: NS DATE: 09/24/2004 TIME: 09:09:21 AM  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"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" 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	313 GEORGE ST, FT RECOVERY <b>COMMENT</b> TY2022:Net Gen=\$1,761.52, Other Assessment=\$0.48 DE16 DESKTOP REVIEW CHGS: add pat, BW

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F90 D125	ST310	DP91	ADJ282		25,400 0
TOTAL						25,400 0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRaised	<u>LAND</u>	25,400	17,900	15,600			
VALUE	<u>IMPR</u>	176,700	115,000	95,500			
	<u>TOTAL</u>	202,100	132,900	111,100			
ASSESSED	<u>LAND</u>	8,890	6,270	5,460			
VALUE	<u>IMPR</u>	61,850	40,250	33,430			
	<u>TOTAL</u>	70,740	46,520	38,890			

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

FLOOR	AREA	CONST	VALUE
1	1536	FR	205,260

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

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

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input 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       
 WOOD       
 TILE/COMPO       
 CARPET

SUBTOTAL		205,260
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

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

PLUMBING #	3	3,630
GARAGES & CARPORTS		15,800
EXTRA FEATURES		2,700
<b>SUBTOTAL</b>		<b>227,390</b>

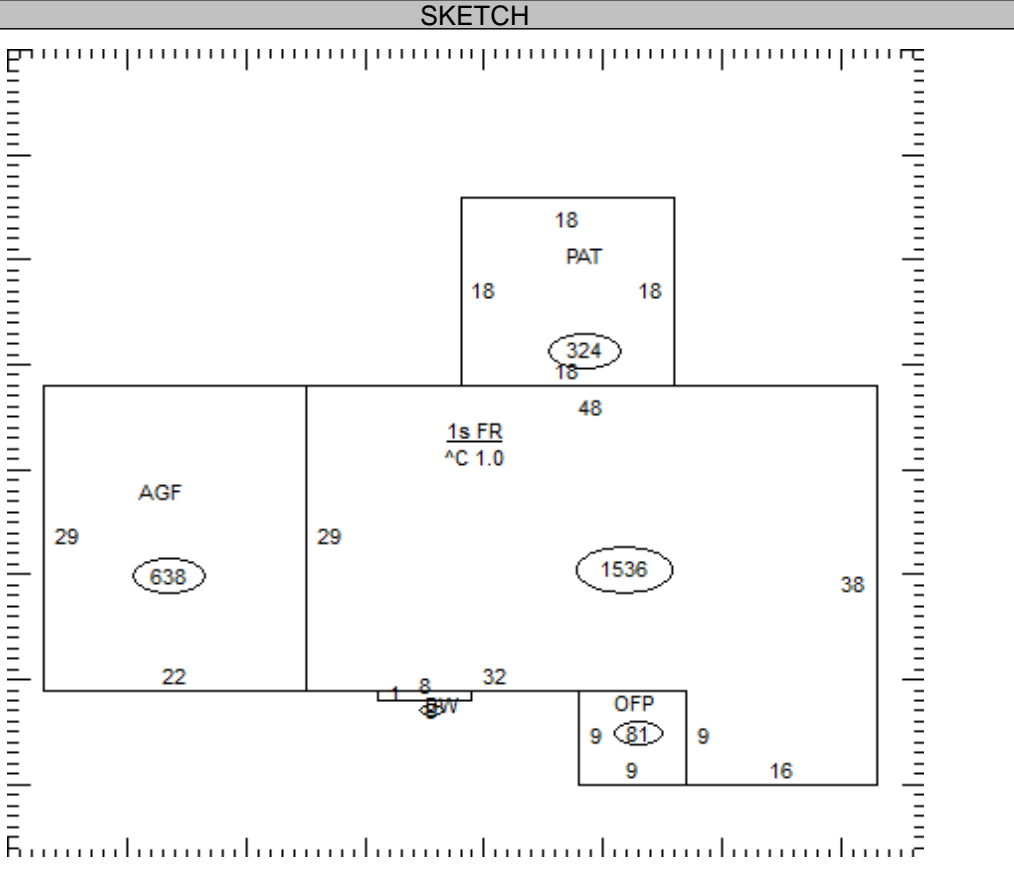
**ACCOMMODATIONS**  
 # OF ROOMS 7  
 BEDROOMS 3  
 FIREPLACES  
 HEAT & AC B 1 2 3 U

GRADE FACTOR		105 %
<b>UNADJUSTED VALUE</b>		<b>238,760</b>
<b>FACTOR</b>		<b>100 %</b>

NO HEAT       
 CTRL HEAT       
 HW/STEAM       
 ELECTRIC       
 HEAT PUMP       
 FLR/WALL       
 STVE/SPCE       
 GEOTHERMAL       
 OUTSIDE       
 CTRL A/C

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,536	C+		1973	2000	A	238,760	26	176,680		176,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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



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TOTAL 176,700

**COMMENTS**

Dwelling has an Economic Factor of 100%