



27-349800.0000

**TELL HOMES LLC**

TELL HOMES LLC  
4328 ERASTUS DURBIN RD  
FORT RECOVERY, OH 45846

**LEGAL INFORMATION**

CITIZENS ADD BLOCK 2  
ALSO 1/2 VACATED ST TO NORTH  
LOT#: 1

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	TELL HOMES LLC	4328 ERASTUS DURBIN RD	FORT RECOVERY	OH	45846	09/27/2019	750,000	8:WDC : 655	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	GROVE APTS INC	7819 WEITZ RD	CELINA	OH	45822		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DA DATE: 07/07/2005 TIME: 12:00:00 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"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	632 DEFORD ST
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> F. RESTRICT	<b>COMMENT</b> TY2022:Net Gen=\$1,398.00, Other Assessment=\$0.00 GROVE APTS INC TriDwell=75
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> B. TOPGRHY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input checked="" type="checkbox"/> C. Ex Front	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> D. QUANTITY	
				<input type="checkbox"/> E. SZ/SHAPE	

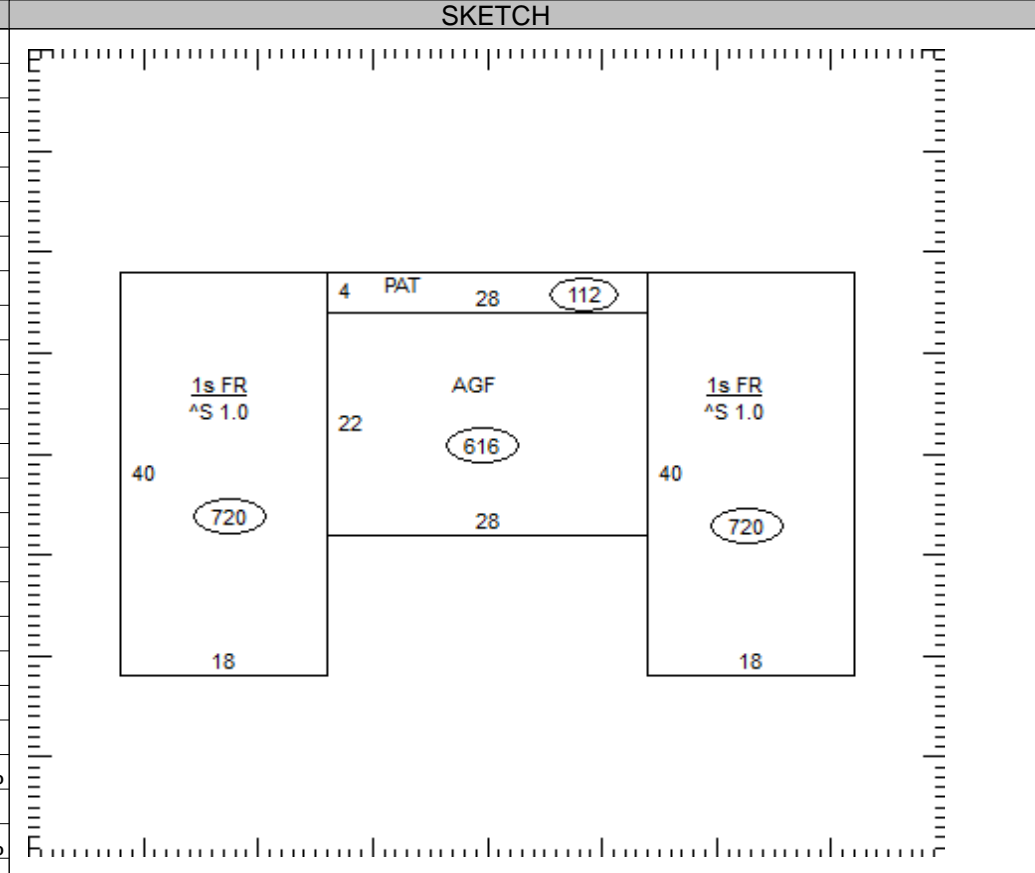
LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE
F:Front	F150 D50	ST350	DP57	ADJ200	C:0.1	27,000
						0
					TOTAL	27,000
						0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED	<u>LAND</u>	27,000	12,400	14,600			
VALUE	<u>IMPR</u>	116,400	74,100	71,100			
	<u>TOTAL</u>	143,400	86,500	85,700			
ASSESSED	<u>LAND</u>	9,450	4,340	5,110			
VALUE	<u>IMPR</u>	40,740	25,940	24,890			
	<u>TOTAL</u>	50,190	30,280	30,000			

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

FLOOR	AREA	CONST	VALUE
1	1440	FR	198,910



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

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

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

SUBTOTAL		198,910
MULTI-FAMILY #	1	2,500
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 #	3	3,630
GARAGES & CARPORTS		15,200
EXTRA FEATURES		500
SUBTOTAL		220,740
GRADE FACTOR		100 %
UNADJUSTED VALUE		165,560
FACTOR		100 %

**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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,440	C		1989		A	165,560	26	122,510		116,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

27-349800.0000 TOTAL 116,400

**COMMENTS**

60 L/F BRICK TRIM 8' HIGH  
 Dwelling has an Economic Factor of 95%