

27-350600.0000

TELL HOMES LLC

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

LEGAL INFORMATION

CITIZENS ADD BLOCK 2

LOT#: 9

	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 APARTMENTS INC	7819 WEITZ RD	CELINA	OH	45822	06/20/1989	25,000	: A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DA DATE: 06/30/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
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<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU

923 N BRANDON AVE
COMMENT
TY2022:Net Gen=\$2,631.16, Other Assessment=\$0.00
925 AND 927 N. BRANDON AVE
TriDwell=75

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F65 D150	ST350	DP100	ADJ350			22,800	0
TOTAL							22,800	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED VALUE	LAND 22,800	10,500	12,400
	IMPR 230,900	152,300	149,200
	TOTAL 253,700	162,800	161,600
ASSESSED VALUE	LAND 7,980	3,680	4,340
	IMPR 80,820	53,310	52,220
	TOTAL 88,800	56,990	56,560

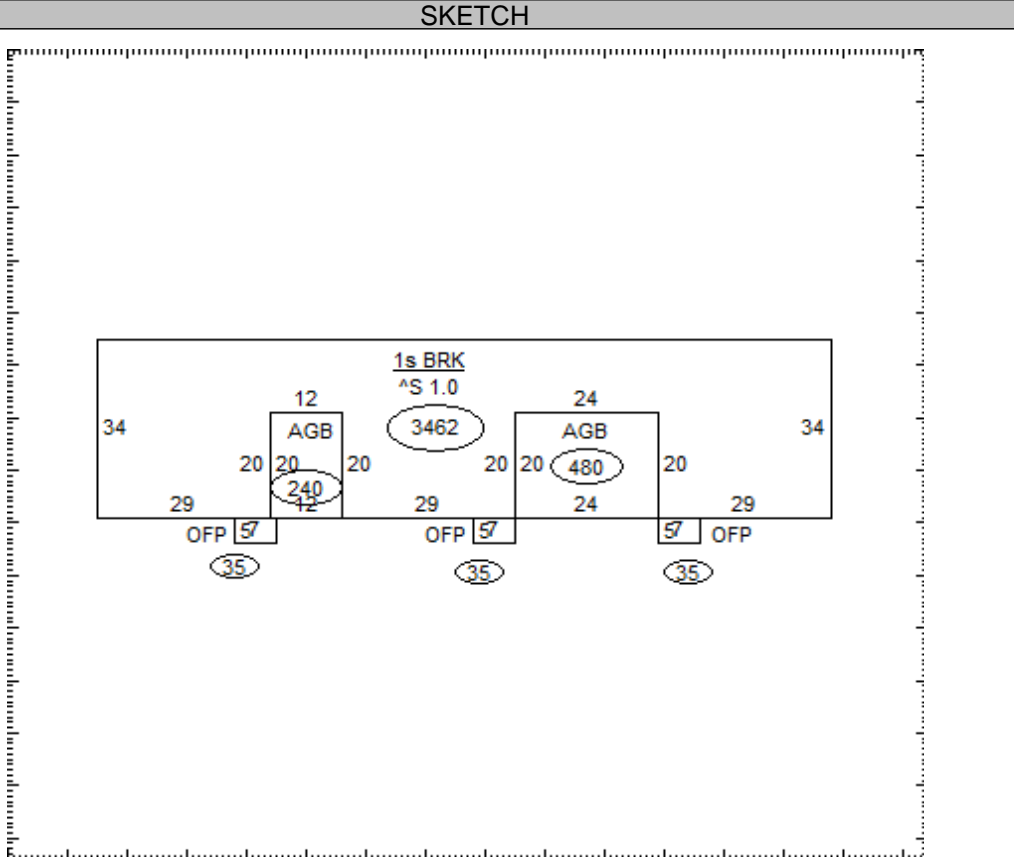
OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	3462	BRK	371,990

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL			371,990
MULTI-FAMILY #	2		5,000
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 #	6		7,260
GARAGES & CARPORTS			20,100
EXTRA FEATURES			1,800
SUBTOTAL			406,150
GRADE FACTOR			105 %
UNADJUSTED VALUE			319,840
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 12
 BEDROOMS 6
 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 2
 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	3,462	C+		1993		A	319,840	24	243,080		230,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 230,900

COMMENTS

Dwelling has an Economic Factor of 95%