

RECOVERY TWP / FT RECOVERY SD

10-03-300-001

Property Class: 110

Neighborhood

009381-A100

Map: 02

Block: 01

Card: 25

Bk: Pg:

38-002400.0000

**OVERMAN JOHN J & MARY K**

OVERMAN JOHN J & MARY K

2795 ST RTE 49

FORT RECOVERY, OH 45846

**LEGAL INFORMATION**

W1/2 SW

RTS: 001-07-03

Acres:67.0300

**QUALIFIED CREDITS: CAUV:**

**01861**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	OVERMAN JOHN J & MARY K	2795 ST RTE 49	FORT RECOVERY	OH	45846	09/27/2019	1,134,900	WDC : 653	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BORGER FRED U	8658 HOEINIE RD	CELINA	OH	45822	01/01/1900	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: JK DATE: 03/19/2020 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	3578 ST PETER RD
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	<b>COMMENT</b>
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$892.78, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	Assessment=\$10.90
<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	DE17 DESKTOP REVIEW//CORR GRANRY

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
<b>CR:Crop Land TOTAL</b>	<b>A 64.5410</b>	<b>11,325</b>	<b>2,598</b>		<b>737,130</b>	<b>173,070</b>
0075	A 10.2050	10,350	1,750		105,620	17,860
0024	A 36.0390	11,250	2,540		405,440	91,540
0022	A 1.4400	11,250	2,540		16,200	3,660
0087	A 16.8570	12,450	3,560		209,870	60,010
RD:Road	A 2.2000	0	0		0	0
<b>WO:Woods TOTAL</b>	<b>A .2890</b>	<b>6,410</b>	<b>1,160</b>		<b>1,720</b>	<b>220</b>
0087	A .0360	7,000	1,670		250	60
0024	A .2530	5,820	650		1,470	160
Total Acres: 67.0300					TOTAL 738,850	173,290

TY2022:Net Gen=\$892.78, Other  
 Assessment=\$10.90  
 DE17 DESKTOP REVIEW//CORR GRANRY  
 MSMTS  
 DE20 NOH; RMV DWLG & SHED; BLDG 1 & 5 ON  
 PCL 38-002400.0100

VALUATION SUMMARY								
VALUE YEAR	2023	2023	2020	2020	2020	2020	2020	2020
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	MISC	CAUV	MISC
APPRAISED	173,290	738,850	79,630	674,590	140,640	669,540	138,390	672,650
VALUE	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>173,290</b>	<b>738,850</b>	<b>79,630</b>	<b>674,590</b>	<b>140,640</b>	<b>669,540</b>	<b>138,390</b>	<b>672,650</b>
ASSESSED	60,650	258,600	27,870	236,110	49,220	234,340	48,440	235,430
VALUE	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>60,650</b>	<b>258,600</b>	<b>27,870</b>	<b>236,110</b>	<b>49,220</b>	<b>234,340</b>	<b>48,440</b>	<b>235,430</b>
POTENTIAL RECOUP	2022=6670.77, 2021=6691.77, 2020=6681.34: Total=20043.88							

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH														
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																			
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																			
<b>BUILDING TYPE</b>			<input type="checkbox"/> ALM/VYNL																			
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																			
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																			
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																			
<input type="checkbox"/> _____			<input type="checkbox"/> STONE																			
<b>ROOFING</b>		<b>ROOF TYPE</b>																				
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE																				
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP																				
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL																				
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD																				
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT																				
<b>FLOORS</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>SUBTOTAL</b>											0				
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #											0				
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%														
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.														
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0														
<b>INT. FINISH</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	HEATING	0 S.F.														
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.														
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0														
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0														
<b>ACCOMMODATIONS</b>								EXTRA FEATURES	0													
# OF ROOMS							<b>SUBTOTAL</b>	0														
BEDROOMS							GRADE FACTOR	%														
FIREPLACES							<b>UNADJUSTED VALUE</b>	0														
HEAT & AC	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>		<b>FACTOR</b>	%														
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>OCCUPANCY</b>		<b>ST.HT</b>	<b>SIZE</b>	<b>AREA</b>	<b>GRADE</b>	<b>PRICE</b>	<b>AGE</b>	<b>REMD</b>	<b>CND</b>	<b>UNADJ VAL</b>	<b>PHYS</b>	<b>PHYS VAL</b>	<b>FUNC</b>	<b>TRUE VAL</b>	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING			SK												
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1															
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2															
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3															
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4															
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5															
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6															
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7															
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8															
PLUMBING			<b>BASE</b>		<input type="checkbox"/>		9															
X FULL BATH							10															
X HALF BATH							11															
X FIXTURES																						
<b>TOTAL</b>																				0		
<b>38-002400.0000</b>																						
<b>COMMENTS</b>																						

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W1/2 SW

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01861**

RTS: 001-07-03  
Acres:67.0300

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FORT RECOVERY, OH 45846

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3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

- 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

3578 ST PETER RD

COMMENT

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 67.0300					TOTAL	738,850	173,290	

**VALUATION SUMMARY**

VALUE YEAR	2020	2020	2020	2020	2017	2017	2017	2017
REASON FOR CHANGE	CAUV	RCLS	CAUV	REMB	CAUV	RAPP	CAUV	MISC
APPRAISED VALUE	LAND	157,390	751,720	157,390	751,720	170,700	756,840	584,400
	IMPR	0	0	0	0	14,200	11,900	11,900
	TOTAL	157,390	751,720	157,390	751,720	184,900	771,040	596,300
ASSESSED VALUE	LAND	55,090	263,100	55,090	263,100	59,750	264,890	204,540
	IMPR	0	0	0	0	4,970	4,170	4,170
	TOTAL	55,090	263,100	55,090	263,100	64,720	269,860	208,710

POTENTIAL RECOUP 2022=6670.77, 2021=6691.77, 2020=6681.34: Total=20043.88

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH										
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD															
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO															
<b>BUILDING TYPE</b>			<input type="checkbox"/> ALM/VYNL															
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK															
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL															
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK															
<input type="checkbox"/> _____			<input type="checkbox"/> STONE															
<b>ROOFING</b>		<b>ROOF TYPE</b>																
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE																
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP																
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL																
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD																
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT																
<b>FLOORS</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	<b>SUBTOTAL</b>											0
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #											0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%										
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.										
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0										
<b>INT. FINISH</b>		<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>	HEATING	0 S.F.										
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.										
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0										
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0										
<b>ACCOMMODATIONS</b>							EXTRA FEATURES	0										
# OF ROOMS							SUBTOTAL	0										
BEDROOMS							GRADE FACTOR	%										
FIREPLACES							UNADJUSTED VALUE	0										
HEAT & AC	<b>B</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>U</b>		FACTOR	%										
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>OCCUPANCY</b>											
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING	SK										
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1											
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2											
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3											
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4											
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5											
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6											
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7											
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8											
PLUMBING	BASE		<input type="checkbox"/>				9											
X FULL BATH							10											
X HALF BATH							11											
X FIXTURES																		
								<b>TOTAL</b>	0									
<b>COMMENTS</b>																		