

RECOVERY TWP / FT RECOVERY SD

10-04-100-006

Property Class: 510

Neighborhood

009385-R150

Map: 02

Block: 01

Card: 04

Bk: Pg:

38-003400.0000

VAGEDES MITCH & NICOLE

VAGEDES MITCH & NICOLE

1212 SIEGRIST JUTTE RD

FORT RECOVERY, OH 45846

LEGAL INFORMATION

N END E 1/2 NW

RTS: 001-07-04

Acres:6.2900

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	VAGEDES MITCH & NICOLE	1212 SIEGRIST JUTTE RD	FORT RECOVERY	OH	45846	08/19/2021	530,000	WDC : 687	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RAMMEL CURTIS A & DIANA J	1212 SIEGRIST JUTTE RD	FT RECOVERY	OH	45846	07/17/2001	225,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: TK DATE: 04/24/2023 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	1212 SIEGRIST JUTTE RD, FT RECOVERY	
<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	COMMENT	
<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=\$3,554.18, 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=\$0.94	
<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	PROPERTY NO LONGER QUALIFIES FOR CAUV '08	
LAND COMPUTATIONS						DE17 DESKTOP REVIEW//ADD PATIO; CORR	
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE	C
HS:Home Site	AC:1	34360				34,400	0
SM:Small Acreage	AC:5.29	7500				39,700	0
Total Acres: 6.2900					TOTAL	74,100	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017	2017		
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	MISC		
APPRAISED VALUE	LAND 74,100	57,400	48,200	51,400	51,400		
	IMPR 335,000	259,600	214,100	194,100	191,300		
	TOTAL 409,100	317,000	262,300	245,500	242,700		
ASSESSED VALUE	LAND 25,940	20,090	16,870	17,990	17,990		
	IMPR 117,250	90,860	74,940	67,940	66,960		
	TOTAL 143,190	110,950	91,810	85,930	84,950		

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

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**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

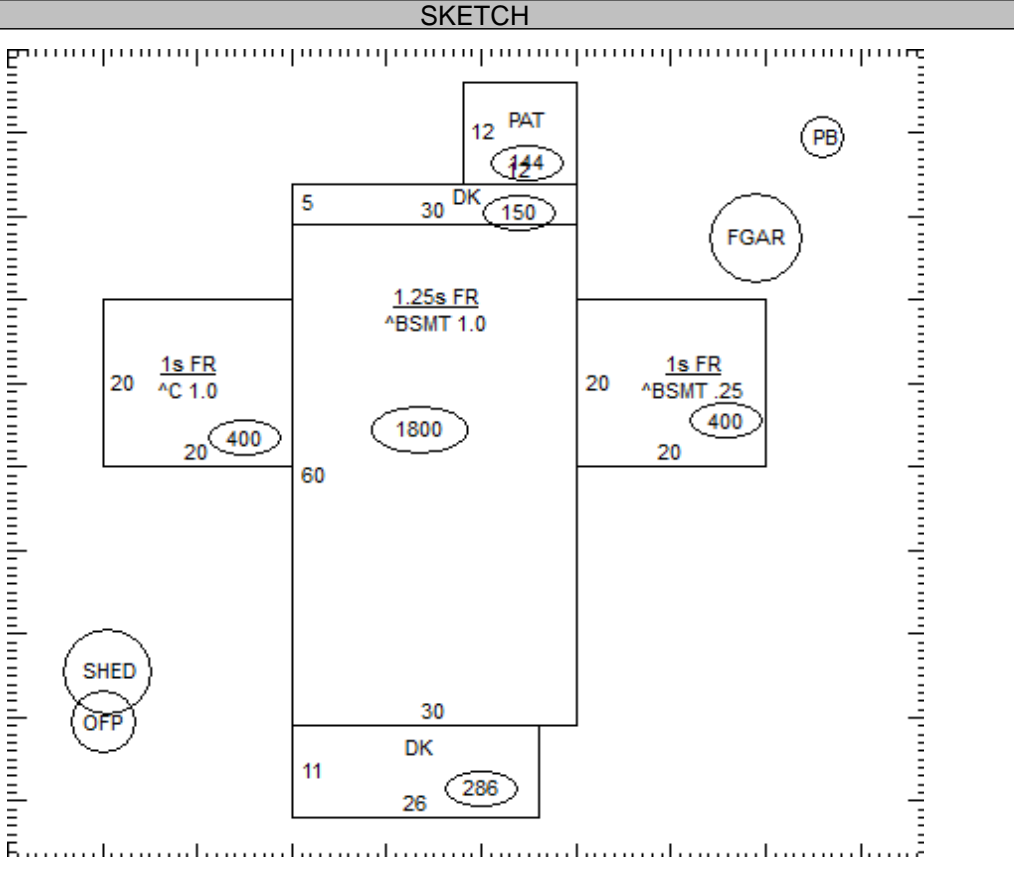
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 4 2  
 BEDROOMS 1 2  
 FIREPLACES 1

**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 1  
 X FIXTURES 1

FLOOR	AREA	CONST	VALUE
1	2600	FR	279,010
.25	450	FR	44,030
BSMT	1900		27,170
<b>SUBTOTAL</b>			350,210
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	3,050 S.F.		5,030
PLUMBING #	6		7,260
GARAGES & CARPORTS			0
EXTRA FEATURES			5,000
<b>SUBTOTAL</b>			371,900
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			390,500
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	3,050	C+		1978		A	390,500	30	273,350		314,400
1 Gar - Frame		28x46	1,288	C	23.70	1974		A	30,530	80	6,110		6,100
2 Pole Bldg	16	64x96	6,144	C	10.01	1976		F	61,500	80	12,300		12,300
3 Shed		10x16	160	C	9.90	2021		A	1,580	2	1,550		1,600
4 OFF		4x10	40	C	16.04	2021		A	640	2	630		600
5													
6													
7													
8													
9													
10													
11													

38-003400.0000 TOTAL 335,000

**COMMENTS**  
 Dwelling has an Economic Factor of 115%