

38-005500.0000

HEINRICHS MARK R & DANIELLE L

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931 PHILOTHEA RD

FORT RECOVERY, OH 45846

LEGAL INFORMATION

COR SE SE

RTS: 001-07-05

Acres:2.1850

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HEINRICHS MARK R &	931 PHILOTHEA RD	FORT RECOVERY	OH	45846	04/25/2019	204,900	WDC : 255	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	POTTKOTTER BRYAN D	931 PHILOTHEA RD	FORT RECOVERY	OH	45846	12/27/2011	161,000	WDC : A : 701	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	RAMMEL ROGER R & MARILYN	931 PHILOTHEA RD	FT RECOVERY	OH	45846	05/07/1991	51,800	: F : 0	<input type="checkbox"/>	<input type="checkbox"/>

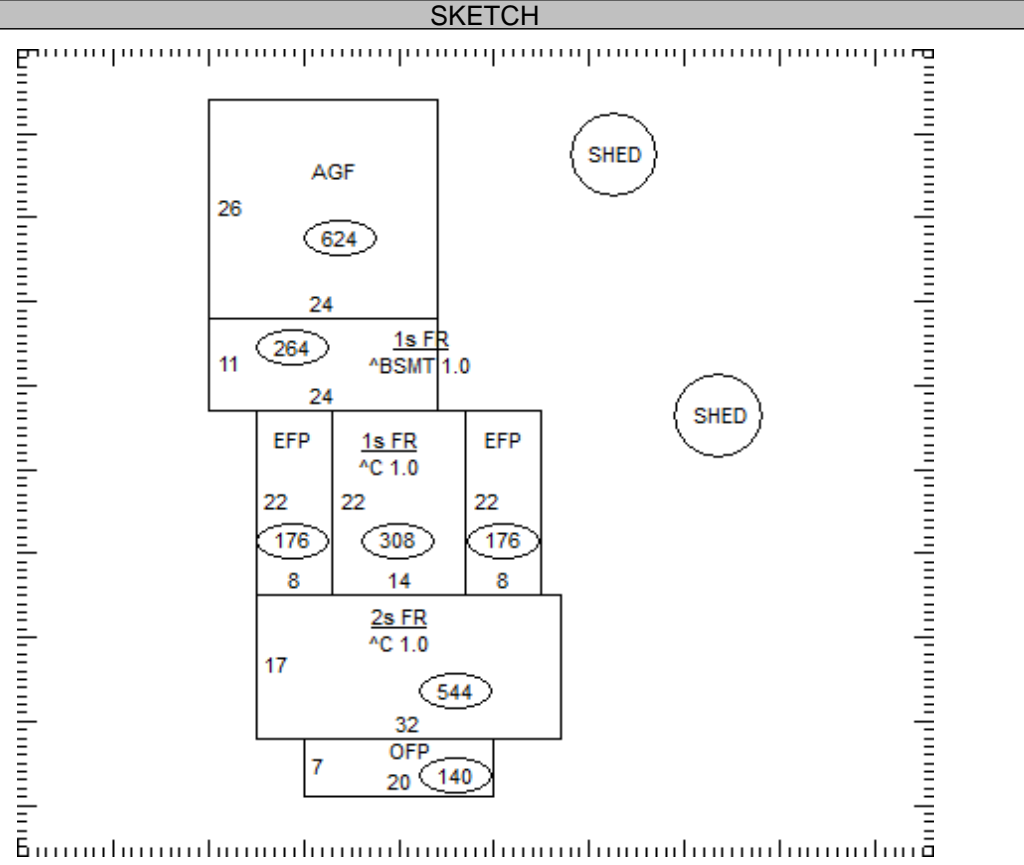
X: TTO LISTER: AE DATE: 06/22/2004 TIME: 02:53:54 PM LETTER LETTER REC'D GIS CODE MINOR SUB

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"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	931 PHILOTHEA RD, FT RECOVERY
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> F. RESTRICT	COMMENT TY2022:Net Gen=\$1,732.40, Other Assessment=\$0.34 DE11 RMV LT PER OWNER DE17 DESKTOP REVIEW//ADD AC
<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 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 C
HS:Home Site	AC:1	34360				34,400 0
SM:Small Acreage	AC:1.185	8300				9,800 0
Total Acres: 2.1850					TOTAL	44,200 0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017	2017			
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC			
APPRaised	LAND	44,200	29,200	24,600	25,400		
VALUE	IMPR	160,600	125,300	98,800	78,500		
	TOTAL	204,800	154,500	123,400	103,900		
ASSESSED	LAND	15,470	10,220	8,610	8,890		
VALUE	IMPR	56,210	43,860	34,580	27,480		
	TOTAL	71,680	54,080	43,190	36,370		

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE										
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1116	FR	171,110										
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	2ND	544	FR	40,040										
BUILDING TYPE	<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														
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	BSMT	264		3,780										
CONCRETE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			214,930										
WOOD	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0										
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0										
CARPET	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0										
INT. FINISH	B 1 2 3 U	FIREPLACE #	0		0										
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0										
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	1,660 S.F.		2,740										
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	3		3,630										
ACCOMMODATIONS		GARAGES & CARPORTS			15,400										
# OF ROOMS		EXTRA FEATURES			12,500										
BEDROOMS		SUBTOTAL			249,200										
FIREPLACES		GRADE FACTOR			100 %										
HEAT & AC		UNADJUSTED VALUE			249,200										
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %										
CTRL HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	2	SK	1,660	C		1900		A	249,200	45	137,060		157,600
ELECTRIC	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 Shed		8x7	56	C		1970		A		85			0
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2 Shed		40x52	2,080	C	7.10	1974		A	14,770	80	2,950		3,000
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3													
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4													
GEO THERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5													
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6													
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7													
PLUMBING	BASE <input checked="" type="checkbox"/>	8													
X FULL BATH		9													
X HALF BATH		10													
X FIXTURES		11													



38-005500.0000	TOTAL	160,600
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COMMENTS

Dwelling has an Economic Factor of 115%