

38-015500.0200

WILSON SYDNEY M & WESTGERDES ROBERT R

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1837 ST JOE RD

FORT RECOVERY, OH 45846

Created in 2010 From 38-015500.0000 due to Split

LEGAL INFORMATION

PT NW NE

RTS: 012-07-15

Acres:2.0470

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WILSON SYDNEY M &	1837 ST JOE RD	FORT RECOVERY	OH	45846	10/22/2020	125,000	WDC : 791	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	LEFEVRE THOMAS H & LISA M	2945 BURRVILLE RD	FORT RECOVERY	OH	45846	03/31/2020	1,185,000	2:WDC : 193	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	SCHLARMAN JASON H &	1837 ST JOE RD	FORT RECOVERY	OH	45846	04/30/2010	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: TK DATE: 07/11/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

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

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 1837 ST JOE RD
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$2,380.46, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.30
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE17 DESKTOP REVIEW//MOVED DWELLING

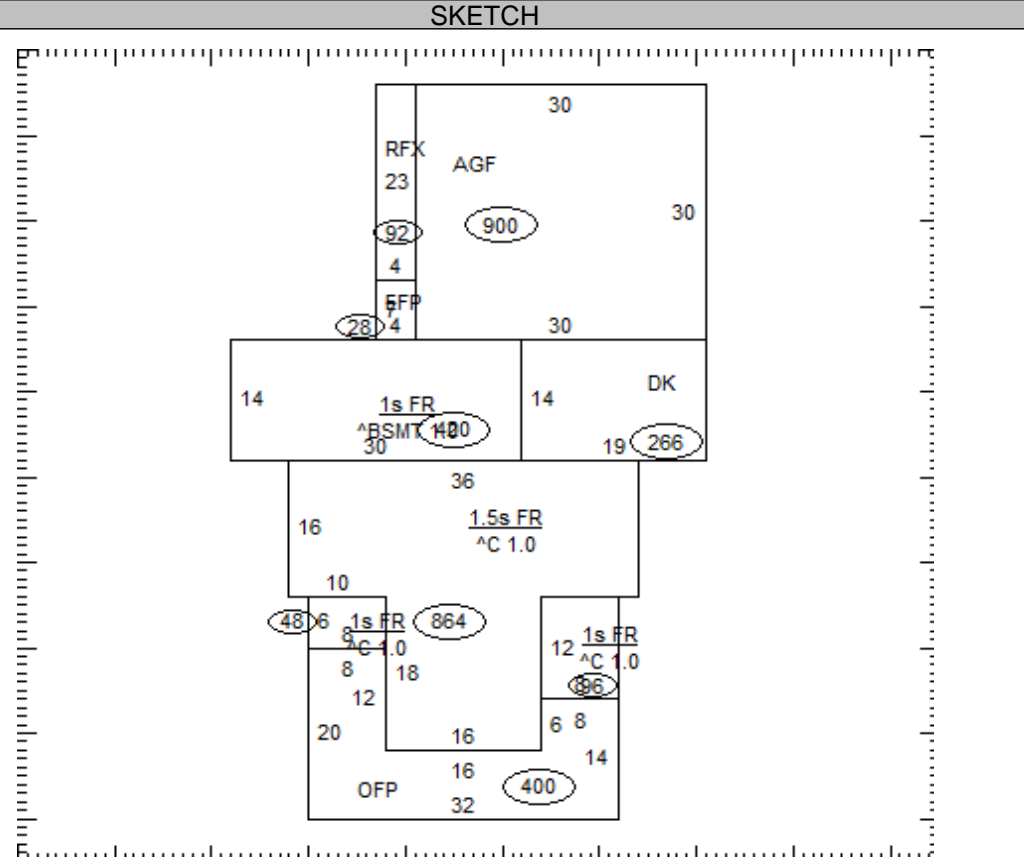
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	34360				34,400	0	
SM:Small Acreage	AC:1.047	8300				8,700	0	
Total Acres: 2.0470						TOTAL	43,100	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2021	2020	2017	2017	2017
REASON FOR CHANGE	NC	NC	NC	RAPP	RAPP	MISC	MISC
APPRAISED VALUE	LAND 43,100	28,100	28,100	28,100	23,600	24,300	24,300
	IMPR 251,000	184,200	133,100	124,000	95,200	79,900	79,900
	TOTAL 294,100	212,300	161,200	152,100	118,800	104,200	104,200
ASSESSED VALUE	LAND 15,090	9,840	9,840	9,840	8,260	8,510	8,510
	IMPR 87,850	64,470	46,590	43,400	33,320	27,970	27,970
	TOTAL 102,940	74,310	56,430	53,240	41,580	36,480	36,480

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1428	FR	197,250
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.5	432	FR	37,010
BUILDING TYPE	<input checked="" 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	420		6,010
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			240,270
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 checked="" type="checkbox"/> <input checked="" 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	1,860 S.F.		3,070
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	3		3,630
ACCOMMODATIONS		GARAGES & CARPORTS			22,200
# OF ROOMS		EXTRA FEATURES			10,700
BEDROOMS		SUBTOTAL			279,870
FIREPLACES		GRADE FACTOR			100 %
HEAT & AC		UNADJUSTED VALUE			279,870
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"/>				
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
GEO THERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
PLUMBING					
X FULL BATH					
X HALF BATH					
X FIXTURES					



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,860	C		1890	2020	G	279,870	22	218,300		251,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 251,000

COMMENTS

Dwelling has an Economic Factor of 115%