38-017800.0000

RECOVERY TWP / FT RECOVERY SD

10-15-328-007

Property Class: 510

Neighborhood 009385-R150

Map: 05
Block: 02
Card: 36

Bk: Pg:

HOMAN BENJAMIN D & FLOWERS BROOKE M
HOMAN BENJAMIN D & FLOWERS BROOKE M
2631 SAWMILL RD
FORT RECOVERY, OH 45846

LEGAL INFORMATION
ST JOE LOTS
E SD LOT 10 132 X 160
LOT 10
Acres:0.5000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOMAN BENJAMIN D &	2631 SAWMILL RD	FORT RECOVERY	OH	45846	06/23/2020	165,000	WDC : 386	☐	■
2	DILLER DANIEL	2631 SAWMILL RD	FORT RECOVERY	OH	45846	06/14/2004	87,500	WDC : A : 0	☐	■
3	SMITH ROBERT C ETAL	1206 ST RT 119	FT RECOVERY	OH	45846	10/06/1993	0	: X : 0	☐	☐

X: ☐ TTO LISTER: DA DATE: 06/29/2004 TIME: 02:18:58 PM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ 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

PROPERTY LOCATION
2631 SAWMILL RD, FT RECOVERY

COMMENT
TY2022:Net Gen=$1,435.44, Other Assessment=$64.24
DE17 DESKTOP REVIEW//RMV TRM & STP; CORR EFP MSMTS
DE21 RMV HOMESTEAD CREDIT
DE21 RMV OWN OCC; OWNER DIDN'T RET APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site <1 @ 34360*0.78	AC:0.5	26800		26,800 0
Total Acres: .5000			TOTAL	26,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	26,800	15,300	12,900	12,900				
	IMPR	150,400	112,700	88,500	75,500				
	TOTAL	177,200	128,000	101,400	88,400				
ASSESSED VALUE	LAND	9,380	5,360	4,520	4,520				
	IMPR	52,640	39,450	30,980	26,430				
	TOTAL	62,020	44,810	35,500	30,950				

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	■ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	■ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ 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		6			
BEDROOMS		2			
FIREPLACES					

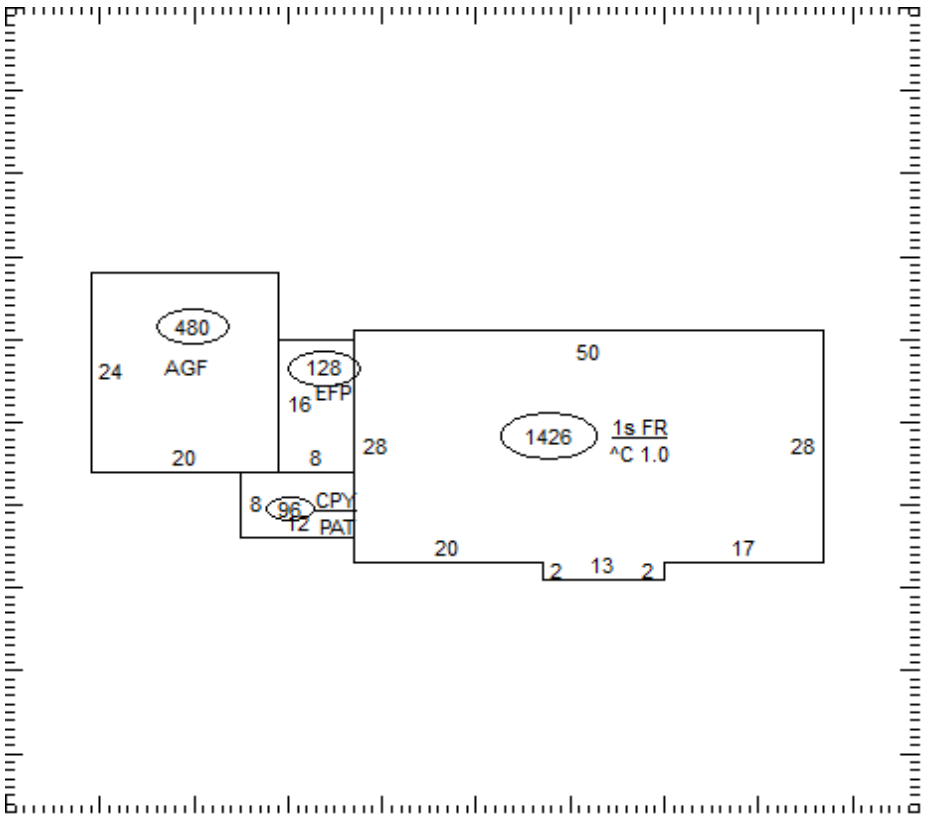
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1426	FR	196,970

SUBTOTAL			196,970
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,426	S.F.	2,350
PLUMBING #	2		2,420
GARAGES & CARPORTS			11,900
EXTRA FEATURES			4,400
SUBTOTAL			218,040
GRADE FACTOR			100 %
UNADJUSTED VALUE			218,040
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,426	C		1964		A	218,040	40	130,820		150,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		150,400

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COMMENTS

Dwelling has an Economic Factor of 115%