38-025300.0100

RECOVERY TWP / FT RECOVERY SD

10-17-476-005

Property Class: 110

Neighborhood 008381-A275

Map:
Block:
Card:

Bk: Pg:

BIHN JOHN H & APRIL S
BIHN JOHN H & APRIL S
114 E WIGGS ST PO BOX 530
FORT RECOVERY, OH 45846
Created in 2021 From 38-025300.0000 due to Split

LEGAL INFORMATION
PT NE FR
SEC 17 PT SE SE
RTS: 01-07-20
Acres:20.0400

QUALIFIED CREDITS: CAUV: 06938: 2022

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BIHN JOHN H & APRIL S	114 E WIGGS ST PO BOX	FORT RECOVERY	OH	45846	12/10/2021	160,000	WDC : 1051	☐	■
2							0	0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DATE: TIME: ☐ 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
WABASH RD

COMMENT
TY2022:Net Gen=$92.26, Other Assessment=$8.02

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CR:Crop Land TOTAL	**A 7.7800**	**9,713 1,413**		**81,120 14,340**
0080	A .0390	8,700 830		340 30
0097	A 3.5610	9,750 1,230		34,720 4,380
0071	A .4590	9,150 1,050		4,200 480
0022	A 3.7210	11,250 2,540		41,860 9,450
RD:Road:0900	A .0020	0 0		0 0
WO:Woods TOTAL	**A 12.2580**	**5,237 533**		**59,030 6,280**
0023	A .0040	5,980 770		20 0
0005	A 1.2760	5,900 850		7,530 1,080
Total Acres: 20.0400			TOTAL	140,150 20,620

VALUATION SUMMARY

VALUE YEAR		2023	2023	2022	2022				
REASON FOR CHANGE		CAUV	RAPP	CAUV	MISC				
APPRAISED VALUE	LAND	20,620	140,150	8,220	119,000				
	IMPR	0	0	0	0				
	TOTAL	20,620	140,150	8,220	119,000				
ASSESSED VALUE	LAND	7,220	49,050	2,880	41,650				
	IMPR	0	0	0	0				
	TOTAL	7,220	49,050	2,880	41,650				
POTENTIAL RECOUP		2022=1242.27, 2021=1246.20, 2020=1244.24: Total=3732.71							

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					
BEDROOMS					
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					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

38-025300.0100

TOTAL 0

COMMENTS

38-025300.0100

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☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION
WABASH RD

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
0080	A 4.6310		3,190	230			14,770	1,070
0097	A .1670		5,050	230			840	40
0071	A .3470		4,740	230			1,640	80
0022	A 4.0330		5,820	650			23,470	2,620
0021	A 1.8000		5,980	770			10,760	1,390
Total Acres: 20.0400					TOTAL		140,150	20,620

VALUATION SUMMARY

VALUE YEAR								
REASON FOR CHANGE								
APPRAISED VALUE	LAND							
	IMPR							
	TOTAL							
ASSESSED VALUE	LAND							
	IMPR							
	TOTAL							
POTENTIAL RECOUP	2022=1242.27, 2021=1246.20, 2020=1244.24: Total=3732.71							

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FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
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UNFINISHED	☐	☐	☐	☐	☐

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BEDROOMS					
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ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

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38-025300.0100

TOTAL 0

COMMENTS