

38-026600.0000

FULLENKAMP DUSTIN J & LAUREN M

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440 PARK RD

FORT RECOVERY, OH 45846

LEGAL INFORMATION

PT SE NE

RTS: 001-07-18

Acres:2.0000

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FULLENKAMP DUSTIN J &	440 PARK RD	FORT RECOVERY	OH	45846	08/27/2020	315,500	WDC : 608	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	VAUGHN JAMES F	440 PARK RD	FORT RECOVERY	OH	45846	08/10/2016	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	VAUGHN JAMES F DDS ETUX	440 PARK RD	FT RECOVERY	OH	45846		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: Signature TTO LISTER: TWS DATE: 03/08/2007 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 checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	440 PARK RD, FT RECOVERY
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	TY2022:Net Gen=\$2,584.12, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	Assessment=\$1.16
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	DE18 FIELD REVIEW/RESKETCHED DWELLING
				<input type="checkbox"/> F. RESTRICT	DE21 RMV HOMESTEAD CREDIT
				<input type="checkbox"/> G. WOOD LT	
				<input type="checkbox"/> H. VACANCY	
				<input type="checkbox"/> I. WATER FRONT	
				<input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS

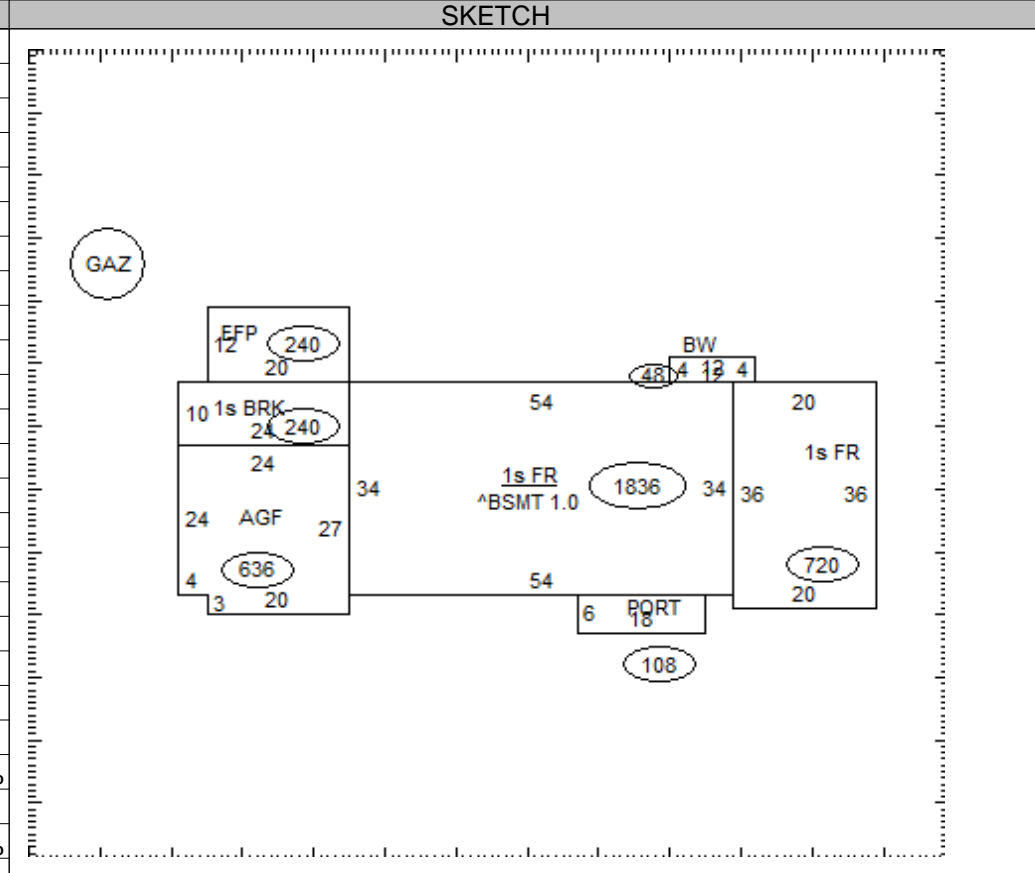
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	34360				34,400	0	
SM:Small Acreage	AC:1	8500				8,500	0	
Total Acres: 2.0000					TOTAL	42,900	0	

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED	LAND	42,900	27,900	23,500	24,200			
VALUE	IMPR	259,700	208,300	181,000	165,200			
	TOTAL	302,600	236,200	204,500	189,400			
ASSESSED	LAND	15,020	9,770	8,230	8,470			
VALUE	IMPR	90,900	72,910	63,350	57,820			
	TOTAL	105,920	82,680	71,580	66,290			

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

FLOOR	AREA	CONST	VALUE
1	240	BRK	27,210
1	2556	FR	270,810



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

BSMT	1836		26,250
SUBTOTAL			324,270
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	0 S.F.		0
PLUMBING #	3		3,630
GARAGES & CARPORTS			15,700
EXTRA FEATURES			10,400
SUBTOTAL			358,400
GRADE FACTOR			105 %
UNADJUSTED VALUE			376,320
FACTOR			100 %

FLOORS
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

B	1	2	3	U

INT. FINISH
 PLASTER/DW
 PANELING
 UNFINISHED

SUBTOTAL			358,400
GRADE FACTOR			105 %
UNADJUSTED VALUE			376,320
FACTOR			100 %

ACCOMMODATIONS
 # OF ROOMS 1 7
 BEDROOMS 3
 FIREPLACES 1

B	1	2	3	U

HEAT & AC
 NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,796	C+		1967		A	376,320	40	225,790		259,700
1 Gazebo		0x0	95	C		1973		F		80			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

PLUMBING
 X FULL BATH
 X HALF BATH
 X FIXTURES

BASE
1

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TOTAL 259,700

COMMENTS

Dwelling has an Economic Factor of 115% (Rollback Basis=\$294,100)