

RECOVERY TWP / FT RECOVERY SD

10-18-300-013

Property Class: 510

Neighborhood

009385-R150

Map: 06

Block: 01

Card: 38

Bk: Pg:

38-027500.0900

RAMMEL CURTIS A & DIANA J

RAMMEL CURTIS A & DIANA J

2632 OH IN STATE LINE RD

FORT RECOVERY, OH 45846

LEGAL INFORMATION

PT W SD SW

RTS: 001-07-18

Acres:6.2450

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	RAMMEL CURTIS A & DIANA J	2632 OH IN STATE LINE RD	FORT RECOVERY	OH	45846	09/27/2021	470,000	WDC : 822	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	GRIESHOP JORDAN A & KAYLA	2632 OHIO INDIANA STATE	FORT RECOVERY	OH	45846	06/28/2018	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	GRIESHOP JORDAN A	2632 OHIO INDIANA STATE	FORT RECOVERY	OH	45846	08/14/2015	310,000	WDC : 544	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: Signature  TTO LISTER: AE DATE: 06/29/2004 TIME: 02:38:43 PM  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 type="checkbox"/>	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	2632 INDIANA OHIO STATE LINE RD, FT RECOVERY
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$4,095.88, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$1.24
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE16 RMV OWNER OCC/DIDN'T RET APP

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:5.245	7500				39,300 0
Total Acres: 6.2450					TOTAL	73,700 0

TY2022:Net Gen=\$4,095.88, Other  
 Assessment=\$1.24  
 DE16 RMV OWNER OCC/DIDN'T RET APP  
 DE21 ADD DET GAR/ VERIFIED VIA AERIALS

VALUATION SUMMARY						
VALUE YEAR	2023	2021	2020	2017	2017	
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP	MISC	
APPRAISED	73,700	57,000	57,000	48,000	51,100	
VALUE	LAND					
	IMPR	308,300	254,900	215,000	199,600	
	TOTAL	365,300	311,900	263,000	250,700	
ASSESSED	LAND	19,950	19,950	16,800	17,890	
VALUE	IMPR	107,910	89,220	75,250	69,860	
	TOTAL	127,860	109,170	92,050	87,750	

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

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

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

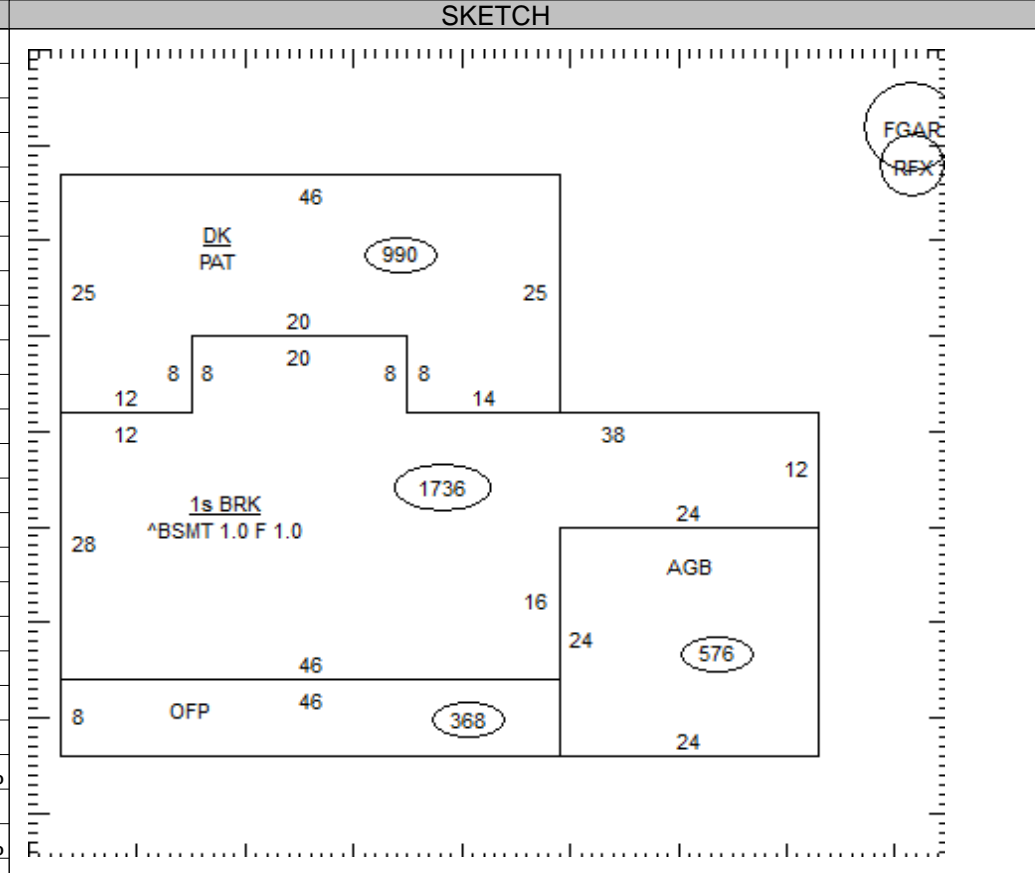
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 6 4  
 BEDROOMS 2 1  
 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 1  
 X HALF BATH 1  
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1736	BRK	233,540
BSMT	1736		24,820
<b>SUBTOTAL</b>			258,360
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,736 S.F.		24,820
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	3,472 S.F.		5,720
PLUMBING #	5		6,050
GARAGES & CARPORTS			16,100
EXTRA FEATURES			19,900
<b>SUBTOTAL</b>			330,950
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			347,500
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,736	C+		1998		A	347,500	22	271,050		311,700
1 Gar - Frame		40x60	2,400	C	23.70	2018		A	56,880	5	54,040		54,000
2 Rfx		10x60	600	C	8.91	2018		A	5,350	5	5,080		5,100
3													
4													
5													
6													
7													
8													
9													
10													
11													

38-027500.0900 TOTAL 370,800

**COMMENTS**

Dwelling has an Economic Factor of 115%

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10-18-300-013

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Neighborhood

009385-R150

Map: 06

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Card: 38

Bk: Pg:

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FORT RECOVERY, OH 45846

LEGAL INFORMATION

PT W SD SW

RTS: 001-07-18

Acres:6.2450

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KAHLIG LUKE O & LYNN M	2632 STATE LINE RD	FT RECOVERY	OH	45846	12/27/1994	20,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: Signature  TTO LISTER: AE DATE: 06/29/2004 TIME: 02:38:43 PM  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 type="checkbox"/>	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	2632 INDIANA OHIO STATE LINE RD, FT RECOVERY
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	

COMMENT

LAND COMPUTATIONS

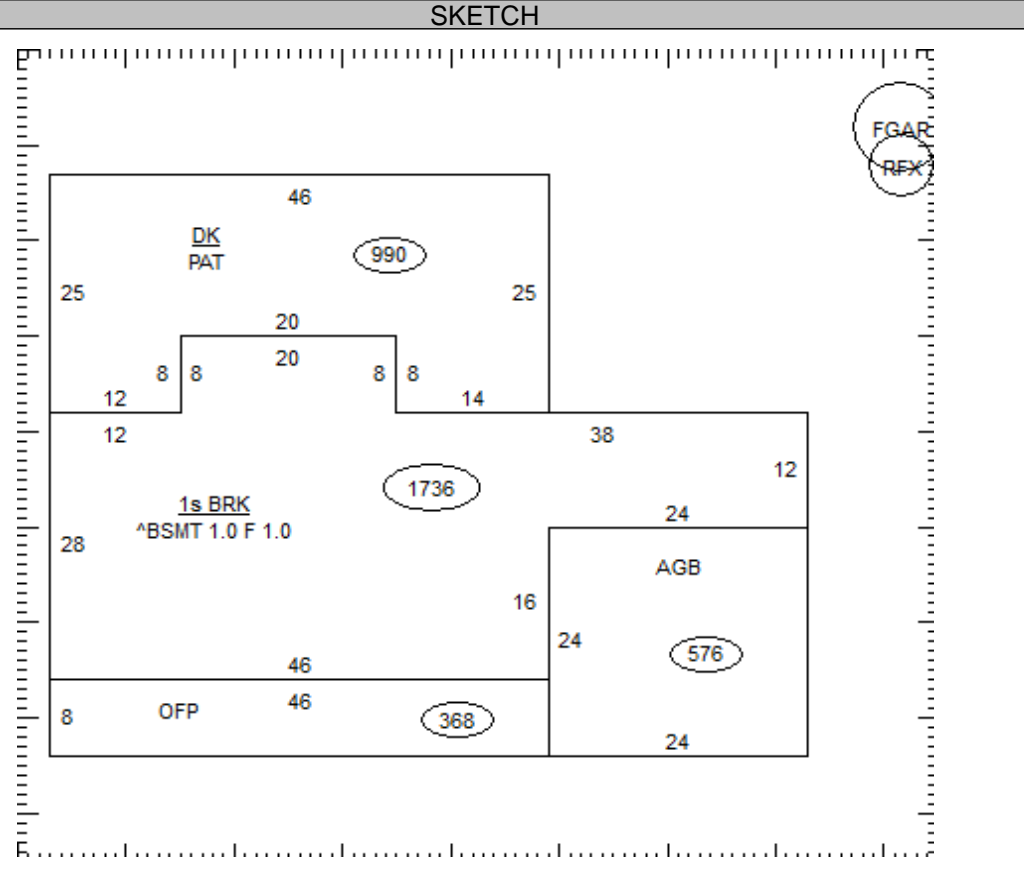
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 6.2450						TOTAL	73,700	0

VALUATION SUMMARY

VALUE YEAR								
REASON FOR CHANGE								
APPRaised	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							
ASSESSED	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
<b>BUILDING TYPE</b>	<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 type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input 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	SUBTOTAL	0
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0
INT. FINISH	B	1	2	3	U	HEATING	0 S.F.
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0
ACCOMMODATIONS						EXTRA FEATURES	0
# OF ROOMS						SUBTOTAL	0
BEDROOMS						GRADE FACTOR	%
FIREPLACES						UNADJUSTED VALUE	0
HEAT & AC	B	1	2	3	U	FACTOR	%
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
PLUMBING						BASE	<input type="checkbox"/>
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		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

38-027500.0900

TOTAL 0

COMMENTS