38-032000.0000

RECOVERY TWP / FT RECOVERY SD

10-20-202-005

Property Class: 510

Neighborhood 009385-R150

Map: 06
Block: 06
Card: 05

Bk: Pg:

ALSENBREY ROBERT J & CANDACE M
ALSENBREY ROBERT J & CANDACE M
2488 WABASH RD
FORT RECOVERY, OH 45846

LEGAL INFORMATION
N PT NW NE

RTS: 001-07-20
Acres:1.0100

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ALSENBREY ROBERT J &	2488 WABASH RD	FORT RECOVERY	OH	45846	04/21/2021	224,900	FDE : 287	☐	■
2	ALSPAUGH JEAN MARIE & C/O MARIE JEAN ALSPAUGH	3370 OAK HAMMOCK CT	BONITA SPRINGS	FL	34134	04/21/2021	0	AFE : X : 0	☐	☐
3	REMAKLUS MARIANNE A	2488 WABASH RD	FORT RECOVERY	OH	45846	02/10/2005	0	QCE : X : 0	☐	☐

X: Signature ☐ TTO LISTER: DA DATE: 07/08/2004 TIME: 10:10:29 AM ☐ 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
2488 WABASH RD, FT RECOVERY

COMMENT
TY2022:Net Gen=$2,209.06, Other Assessment=$1.04
DE15 PER DATA MAILER ADD AC
DE17 DESKTOP REVIEW//CORR PATIO MSMTS
DE22 RMV OWN OCC - DID NOT RETURN 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:0.01	8500		100 0
Total Acres: 1.0100			TOTAL	34,500 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	34,500	19,700	16,600	16,600				
	IMPR	213,900	177,300	142,400	122,500				
	TOTAL	248,400	197,000	159,000	139,100				
ASSESSED VALUE	LAND	12,080	6,900	5,810	5,810				
	IMPR	74,870	62,060	49,840	42,880				
	TOTAL	86,950	68,960	55,650	48,690				

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	■	☐	☐	☐	☐

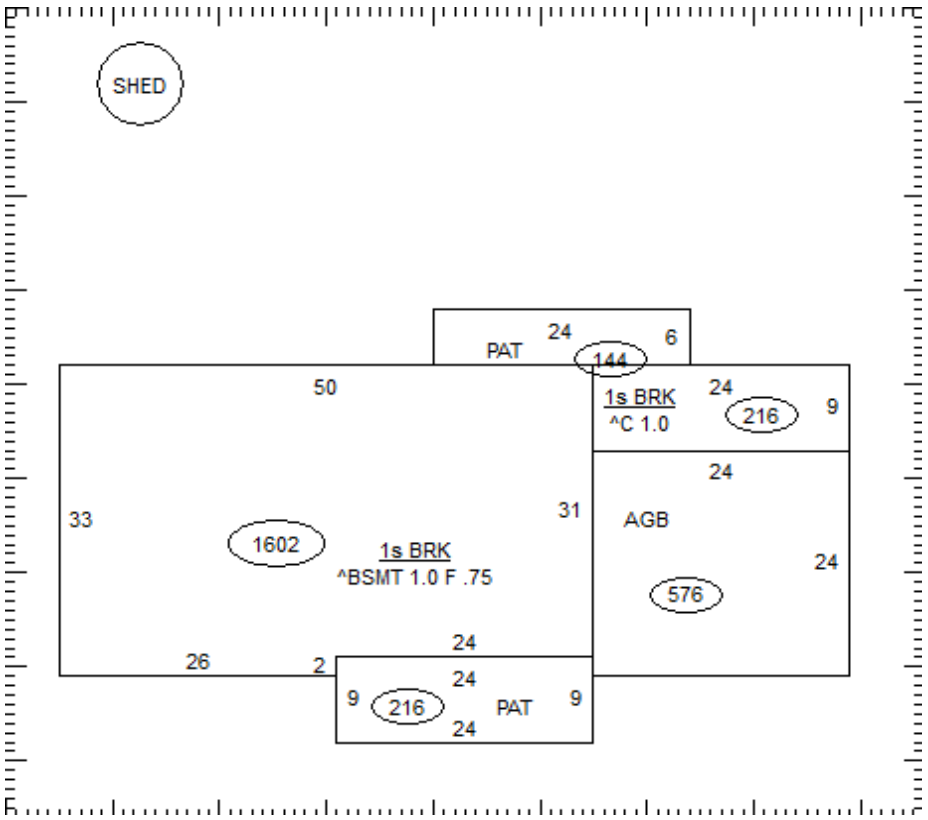
ACCOMMODATIONS					
# OF ROOMS		7			
BEDROOMS		3			
FIREPLACES					

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				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	1818	BRK	238,050
BSMT	1602		22,910
SUBTOTAL			260,960
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,202 S.F.		17,190
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	3,020 S.F.		4,980
PLUMBING #	3		3,630
GARAGES & CARPORTS			16,100
EXTRA FEATURES			1,500
SUBTOTAL			304,360
GRADE FACTOR			105 %
UNADJUSTED VALUE			319,580
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,818	C+		1961		A	319,580	42	185,360		213,200
1 Shed	10	18x26	468	C	7.70	1974		A	3,600	80	720		700
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		213,900

38-032000.0000

COMMENTS

Dwelling has an Economic Factor of 115%

38-032000.0000

RECOVERY TWP / FT RECOVERY SD

10-20-202-005

Property Class: 510

Neighborhood 009385-R150

Map: 06
Block: 06
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FORT RECOVERY, OH 45846

LEGAL INFORMATION
N PT NW NE

RTS: 001-07-20
Acres:1.0100

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	REMAKLUS MARIANNE A	2488 WABASH RD	FT RECOVERY	OH	45846	08/31/1993	0	: X : 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

X: Signature | ☐ TTO | LISTER: DA | DATE: 07/08/2004 | TIME: 10:10:29 AM | ☐ LETTER | ☐ LETTER REC'D | GIS CODE

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☐ 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
2488 WABASH RD, FT RECOVERY

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
Total Acres: 1.0100			TOTAL	34,500 0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

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

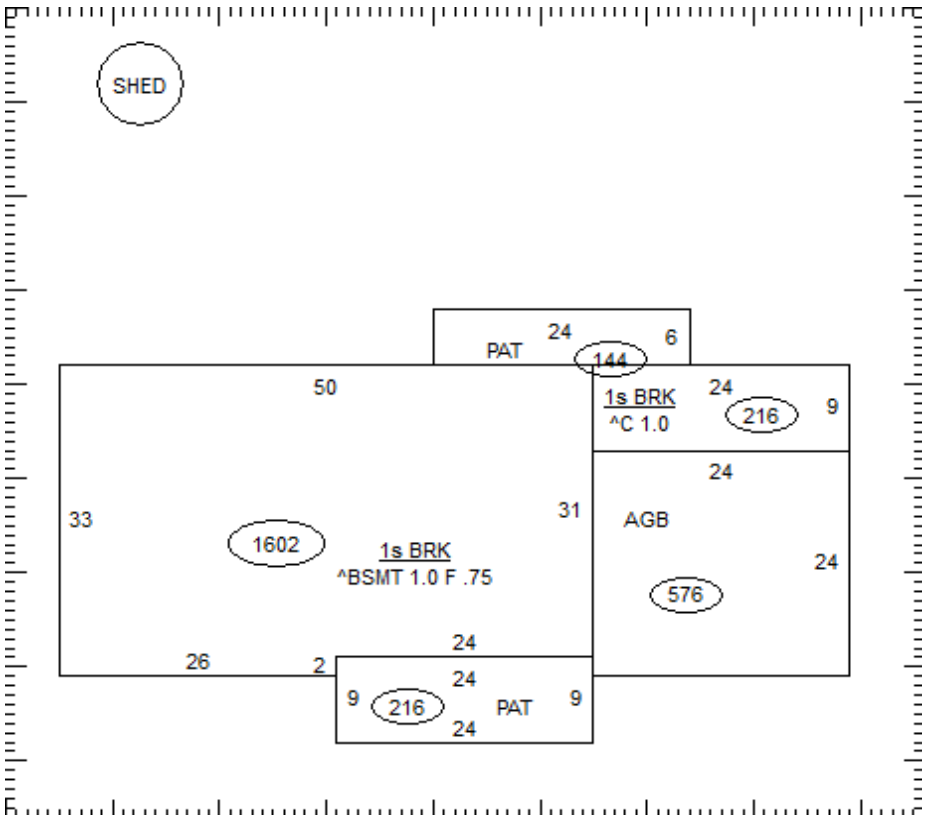
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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													
												TOTAL	0

38-032000.0000

COMMENTS