

RECOVERY TWP-FT RECOVERY CORP / FT RECOVERY SD  
10-20-426-004

Property Class: 510  
Neighborhood  
001702-TM50  
Map: 05  
Block: 01  
Card: 29  
Bk: Pg:

39-005300.0000

**DUHAMEL CHRISTOPHER E & HEIDI M**  
DUHAMEL CHRISTOPHER E & HEIDI M  
521 E BOUNDARY ST  
FORT RECOVERY, OH 45846

**LEGAL INFORMATION**  
W PT IN E 1/2 FR SEC  
  
RTS: 001-07-20  
Acres:1.7700

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DUHAMEL CHRISTOPHER E &	521 E BOUNDARY ST	FORT RECOVERY	OH	45846	12/04/2020	47,000	SUC : 900	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WINNER DANIEL A & KARLA A	1001 ST RTE 119	FORT RECOVERY	OH	45846	07/24/2019	40,000	WDC : 500	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	HEMMELGARN REBECCA A C/O THOMAS E HEMMELGARN	148 WALNUT RIDGE LN	WESTERVILLE	OH	43081 -2464	12/12/1994	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: HK DATE: 07/03/2023 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 checked="" type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	521 E BOUNDARY ST, FT RECOVERY			
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" 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=\$3,210.52, Other			
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$3.54			
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE16 DESKTOP REVIEW CHGS: cor acreage per mapping			
LAND COMPUTATIONS				INF		M VALUE		C	
LAND TYPE	SIZE	M	RATE	C					
HS:Home Site	AC:1	32050			32,100		0		
SM:Small Acreage	AC:0.77	8500			6,500		0		
Total Acres: 1.7700				TOTAL	38,600		0		

VALUATION SUMMARY						
VALUE YEAR	2023	2023	2022	2020	2017	
REASON FOR CHANGE	RAPP	NC	NC	RAPP	RAPP	
APPRAISED	LAND	38,600	24,700	24,700	24,700	21,900
VALUE	IMPR	306,000	212,000	211,300	112,700	96,100
	TOTAL	344,600	236,700	236,000	137,400	118,000
ASSESSED	LAND	13,510	8,650	8,650	8,650	7,670
VALUE	IMPR	107,100	74,200	73,960	39,450	33,640
	TOTAL	120,610	82,850	82,610	48,100	41,310

<b>OCCUPANCY</b>		<b>EXTERIOR</b>	
<input checked="" 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 checked="" 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	

<b>ROOFING</b>		<b>ROOF TYPE</b>	
<input type="checkbox"/> METAL		<input checked="" type="checkbox"/> GABLE	
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP	
<input checked="" type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL	
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD	
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT	

<b>FLOORS</b>		B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

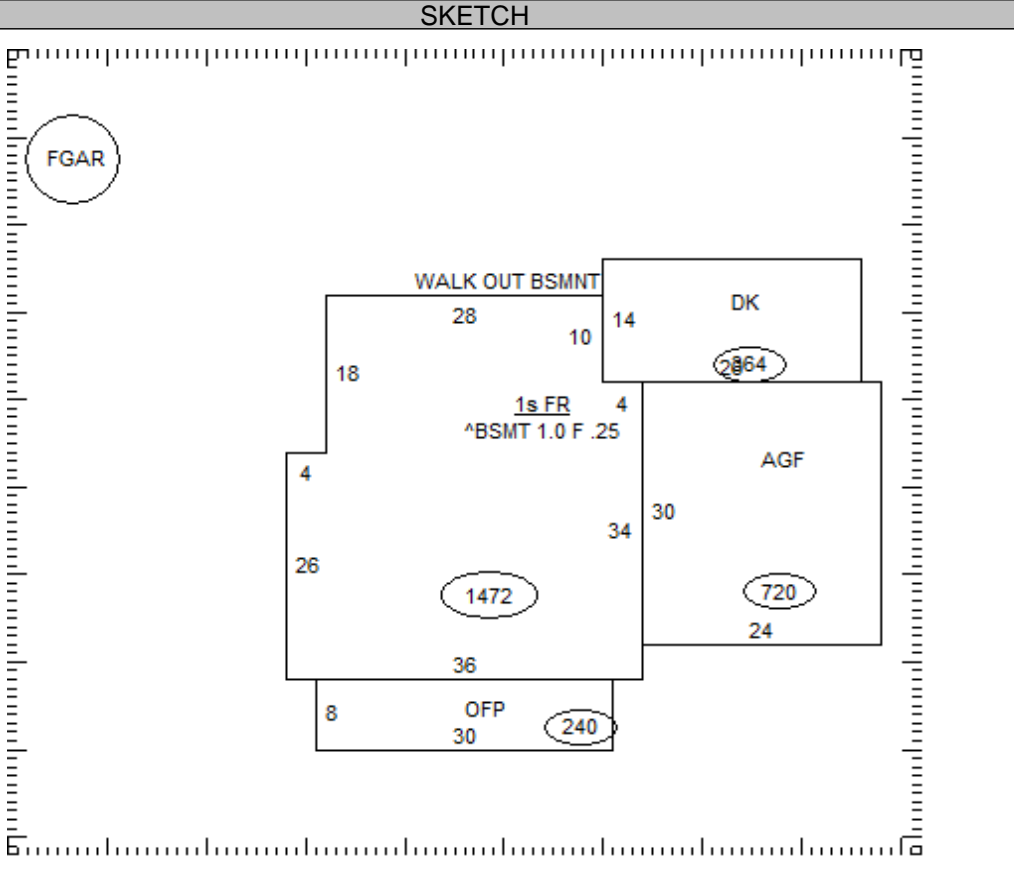
<b>INT. FINISH</b>		B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>ACCOMMODATIONS</b>	
# OF ROOMS	1 5
BEDROOMS	1 3
FIREPLACES	

<b>HEAT &amp; AC</b>		B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input checked="" type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
CTRL A/C	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>PLUMBING</b>		<b>BASE</b>	
X FULL BATH		1	
X HALF BATH			
X FIXTURES			

FLOOR	AREA	CONST	VALUE
1	1472	FR	199,960
BSMT	1472		21,050
<b>SUBTOTAL</b>			221,010
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	368 S.F.		5,260
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,840 S.F.		3,040
PLUMBING #	3		3,630
GARAGES & CARPORTS			17,800
EXTRA FEATURES			7,600
<b>SUBTOTAL</b>			258,340
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			271,260
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,472	C+		2021		G	271,260	2	265,830		305,700
1 Gar - Frame		14x18	252	C	23.70	1950		A	5,970	95	300		300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

39-005300.0000

TOTAL 306,000

**COMMENTS**

Dwelling has an Economic Factor of 115% (Rollback Basis=\$337,800)