

43-006900.0000

ALIG CARLIE J
ALIG CARLIE J
5520 ST RTE 49
FORT RECOVERY, OH 45846

LEGAL INFORMATION
IN SW COR SW

RTS: 001-06-17
Acres:0.5040

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ALIG CARLIE J	5520 ST RTE 49	FORT RECOVERY	OH	45846	07/02/2020	157,000	WDC : 427	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MUHLENKAMP TRENT D &	5520 ST RTE 49	FORT RECOVERY	OH	45846	04/07/2010	105,000	WDC : F : 202	<input type="checkbox"/>	<input type="checkbox"/>
3	MUHLENKAMP SUSAN L	5520 ST RTE 49	FORT RECOVERY	OH	45846	05/02/2005	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: CL DATE: 06/04/2004 TIME: 12:26:39 PM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	5520 ST RTE 49, FT RECOVERY COMMENT TY2022:Net Gen=\$1,579.12, Other Assessment=\$47.00 DE17 DESKTOP RVW CHGS: MINOR SK CORR

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site <1 @ 28470*0.78	AC:0.504	22210				22,200	0	
Total Acres: .5040						TOTAL	22,200	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	22,200	14,200	12,900	12,600				
	<u>LAND</u>							
	<u>IMPR</u>							
	<u>TOTAL</u>							
ASSESSED VALUE	7,770	4,970	4,520	4,410				
	<u>LAND</u>							
	<u>IMPR</u>							
	<u>TOTAL</u>							

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

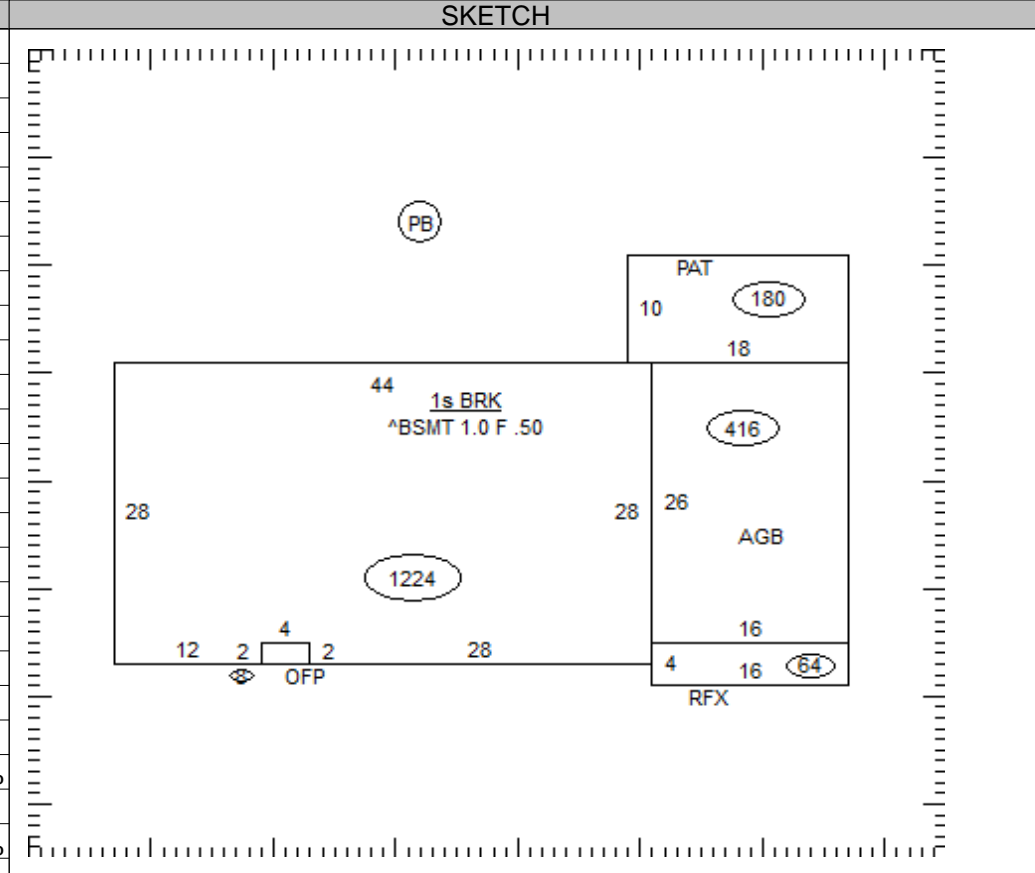
INT. FINISH B 1 2 3 U
 PLASTER/DW
 PANELING
 UNFINISHED

ACCOMMODATIONS
 # OF ROOMS 2 5
 BEDROOMS 2
 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 1
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1224	BRK	193,890
BSMT	1224		17,500
SUBTOTAL			211,390
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	612 S.F.		8,750
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,836 S.F.		3,030
PLUMBING #	2		2,420
GARAGES & CARPORTS			11,600
EXTRA FEATURES			1,400
SUBTOTAL			238,590
GRADE FACTOR			105 %
UNADJUSTED VALUE			250,520
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,224	C+		1967		A	250,520	40	150,310		127,800
1 Pole Bldg	10'	16x30	480	C	14.32	1980		A	6,870	77	1,580		1,600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

43-006900.0000 TOTAL 129,400

COMMENTS

Dwelling has an Economic Factor of 85% (Rollback Basis=\$150,000)

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IN SW COR SW

RTS: 001-06-17
Acres:0.5040

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MUHLENKAMP RICHARD J &	5520 ST RT 49	FT RECOVERY	OH	45846	04/21/1998	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
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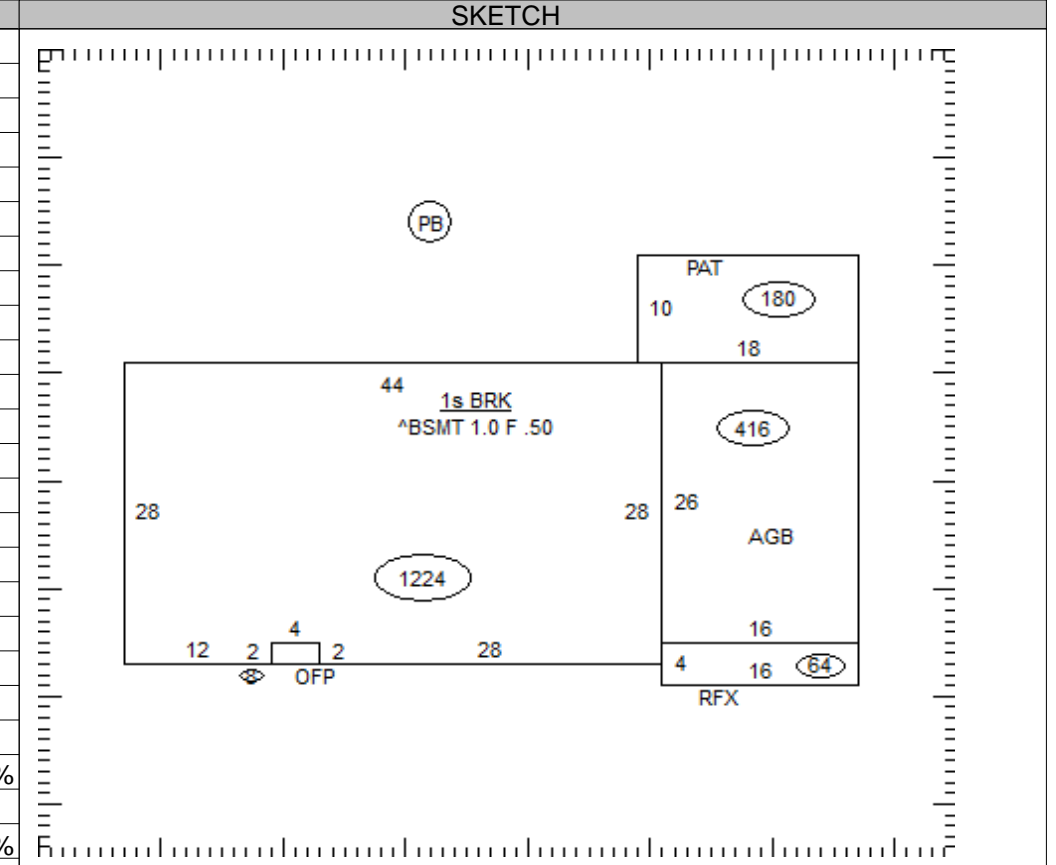
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: .5040					TOTAL		22,200	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL

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				
BUILDING TYPE	<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				



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			%

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													

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TOTAL 0

COMMENTS