

WASHINGTON TWP / FT RECOVERY SD

07-32-200-007

Property Class: 199

Neighborhood

009441-A100

Map: 09

Block: 01

Card: 57

Bk: Pg:

44-006200.0000

GAERKE JOHN A & JUDITH A, TRUSTEES

GAERKE JOHN A & JUDITH A, TRUSTEES

4289 WABASH RD

FORT RECOVERY, OH 45846

LEGAL INFORMATION

PT E 1/2 NE S OF RIVER

RTS: 001-06-32

Acres:24.2500

QUALIFIED CREDITS: CAUV:

00001

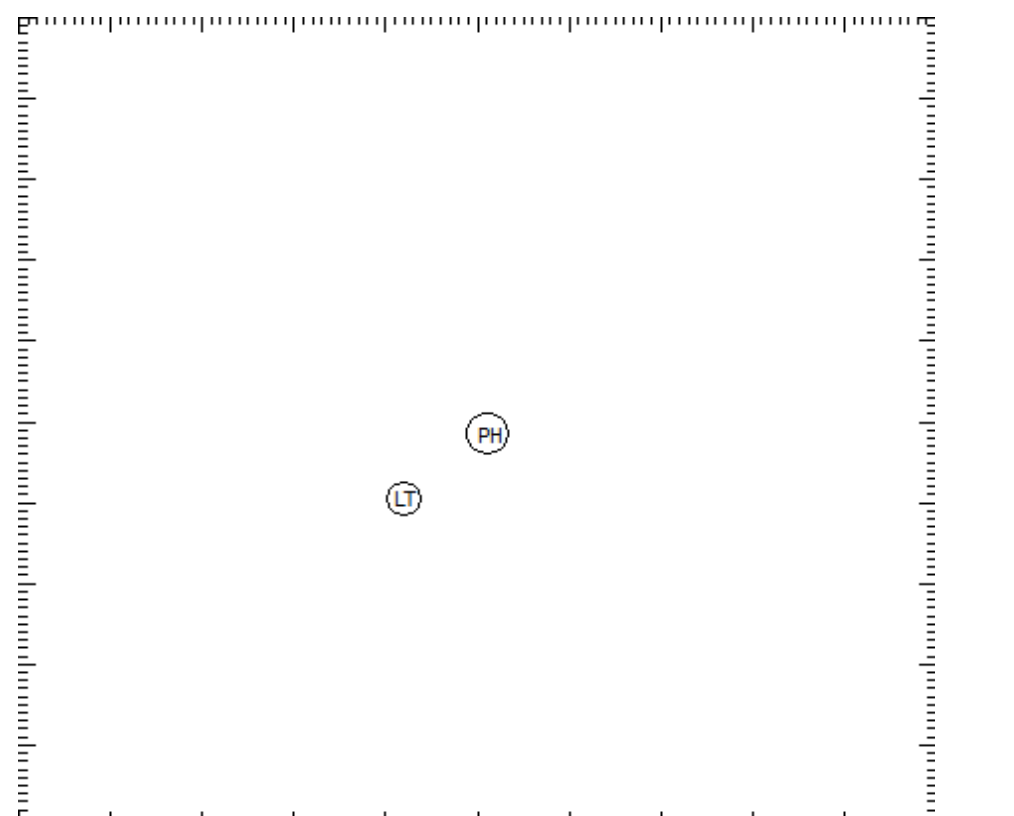
	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GAERKE JOHN A & JUDITH A,	4289 WABASH RD	FORT RECOVERY	OH	45846	04/13/2023	596,250	WDC : 195	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	A & N FARMS INC	2548 OHIO INDIANA STATE	FT RECOVERY	OH	45846		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: RK DATE: 05/11/2004 TIME: 09:55:44 AM 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"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	WABASH RD
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT TY2022:Net Gen=\$651.66, Other Assessment=\$14.72 A & N FARMS INC BLDG ONLY DE17 CRP LAND 5.7 AC DE19 RMV CRP FOR NON-RENEWAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	
<input type="checkbox"/> SIDEWALKS	<input checked="" type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	
<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"/> F. RESTRICT	

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
BL:Barn Lot	A 1.0000	10,000	10,000			10,000 10,000
CR:Crop Land TOTAL	A 22.3020	8,475	1,558			218,930 47,110
0013	A 2.9420	10,950	2,350			32,210 6,910
0008	A 17.0450	10,050	2,210			171,300 37,670
0099	A .8080	1,500	50			1,210 40
0081	A .0890	7,500	350			670 30
0047	A .0690	11,400	2,710			790 190
0020	A 1.3490	9,450	1,680			12,750 2,270
RD:Road	A .5860	0	0			0 0
Total Acres: 24.2500					TOTAL	230,870 57,440

VALUATION SUMMARY								
VALUE YEAR	2023	2023	2020	2020	2019	2019	2018	2018
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	MISC	CAUV	RAPP
APPRAISED	57,440	230,870	24,710	206,330	34,940	165,160	26,040	165,160
VALUE	IMPR	34,800	34,800	34,800	32,500	32,500	32,500	32,500
	TOTAL	92,240	265,670	59,510	241,130	67,440	197,660	197,660
ASSESSED	LAND	20,100	80,800	8,650	72,220	12,230	57,810	57,810
VALUE	IMPR	12,180	12,180	12,180	12,180	11,380	11,380	11,380
	TOTAL	32,280	92,980	20,830	84,400	23,610	69,190	69,190
POTENTIAL RECOUP	2022=1988.48, 2021=1994.88, 2020=2039.31: Total=6022.67							

OCCUPANCY		EXTERIOR				FLOOR	AREA	CONST	VALUE								SKETCH							
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																					
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> BUILDING TYPE		<input type="checkbox"/> STUCCO																					
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> ALM/VYNL																					
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> CONC BLK																					
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> METAL																					
<input type="checkbox"/>			<input type="checkbox"/> BRICK																					
			<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																	
CONCRETE	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	BUILDING TYPE	000%																
TILE/COMPO	<input type="checkbox"/>	<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"/>	<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"/>	<input type="checkbox"/>	AIR COND	0 S.F.																
PANELING	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	GARAGES & CARPORTS																	
ACCOMMODATIONS						SUBTOTAL																		
# OF ROOMS							GRADE FACTOR									%								
BEDROOMS							UNADJUSTED VALUE							0										
FIREPLACES							FACTOR									%								
HEAT & AC	B	1	2	3	U																			
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"/>																			
GEOHERMAL	<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																								
44-006200.0000																TOTAL				34,800				
COMMENTS																								

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Neighborhood

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Map: 09

Block: 01

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2	A & N FARMS INC	2548 OHIO INDIANA STATE	FT RECOVERY	OH	45846		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
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	WABASH RD		
<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			
<input type="checkbox"/> SIDEWALKS	<input checked="" 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			

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
WO:Woods TOTAL	A .3620		4,875	720			1,940	330
0081	A .1070		3,720	230			400	20
0008	A .2550		6,030	1,210			1,540	310
Total Acres: 24.2500						TOTAL	230,870	57,440

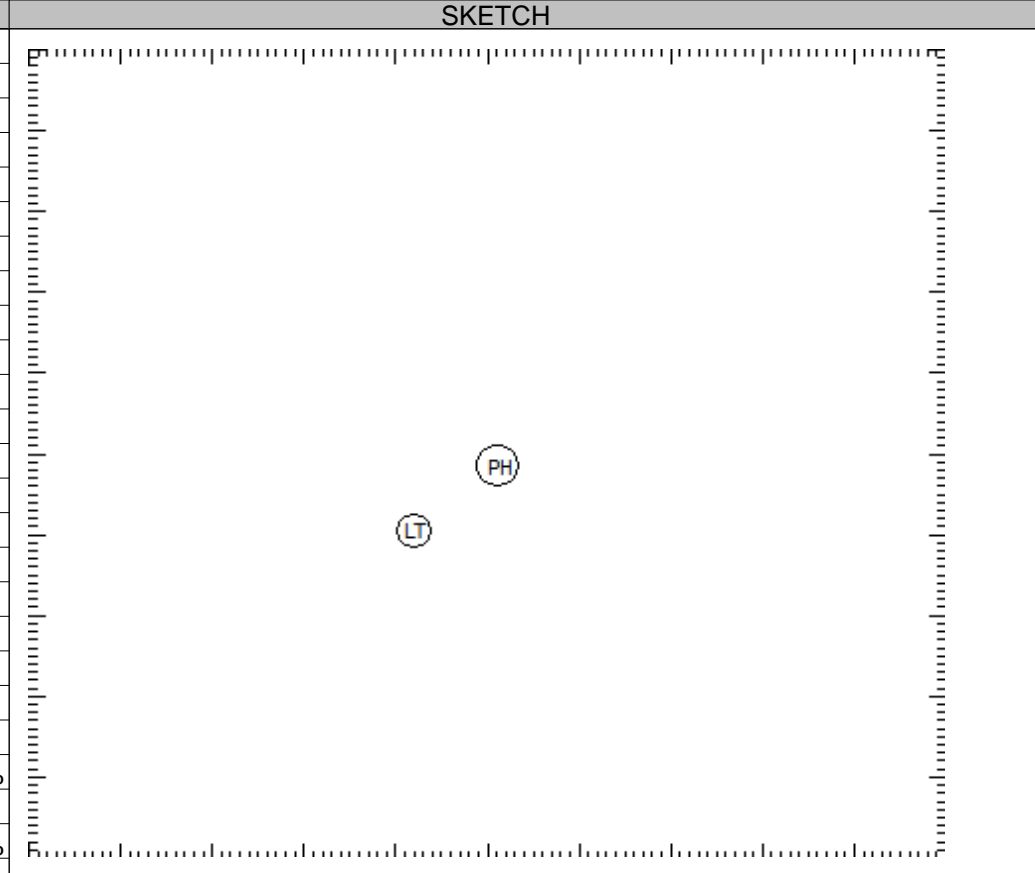
VALUATION SUMMARY

VALUE YEAR	2018	2018	2018	2018	2017	2017		
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	RAPP		
APPRAISED <u>LAND</u>	26,040	165,170	34,930	165,170	34,940	165,160		
VALUE <u>IMPR</u>	32,500	32,500	32,500	32,500	32,500	32,500		
<u>TOTAL</u>	58,540	197,670	67,430	197,670	67,440	197,660		
ASSESSED <u>LAND</u>	9,110	57,810	12,230	57,810	12,230	57,810		
VALUE <u>IMPR</u>	11,380	11,380	11,380	11,380	11,380	11,380		
<u>TOTAL</u>	20,490	69,190	23,610	69,190	23,610	69,190		
POTENTIAL RECOUP	2022=1988.48, 2021=1994.88, 2020=2039.31: Total=6022.67							

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

FLOORS	B	1	2	3	U
CONCRETE	<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"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input 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"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					
HEAT & AC	B	1	2	3	U
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					



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													

44-006200.0000

TOTAL 0

COMMENTS