

44-011900.0100

BROCKMAN ERIC M & EMILY A

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4185 ST PETER RD

FORT RECOVERY, OH 45846

Created in 2021 From 44-011900.0000 due to Split

LEGAL INFORMATION

PT NE SE

RTS: 001-06-33

Acres:5.0010

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BROCKMAN ERIC M & EMILY A	4185 ST PETER RD	FORT RECOVERY	OH	45846	01/08/2021	110,000	WDC : 20	<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:	<input type="checkbox"/> TTO	LISTER:	DATE:	TIME:	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
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<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	4185 ST PETER RD
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT TY2022:Net Gen=\$1,979.46, Other Assessment=\$0.76
<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"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	
<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	

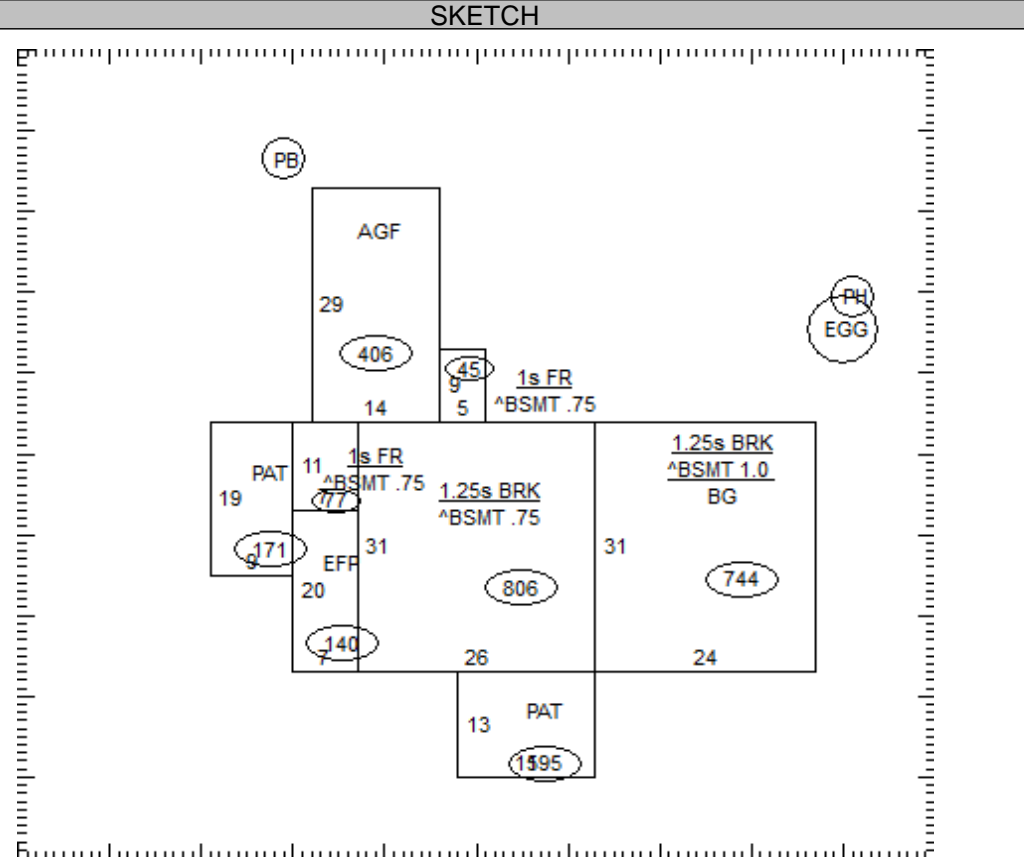
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	22710				22,700	0	
SM:Small Acreage	AC:4.001	7700				30,800	0	
Total Acres: 5.0010					TOTAL	53,500	0	

VALUATION SUMMARY

VALUE YEAR	2023	2021	2021				
REASON FOR CHANGE	RAPP	MISC	RCLS				
APPRAISED	LAND	53,500	43,300	43,600			
VALUE	IMPR	206,600	141,100	141,100			
	TOTAL	260,100	184,400	184,700			
ASSESSED	LAND	18,730	15,160	15,260			
VALUE	IMPR	72,310	49,390	49,390			
	TOTAL	91,040	64,550	64,650			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	122	FR	15,560
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	1	1550	BRK	211,560
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL	.25	388	BRK	48,240
<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 checked="" 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 checked="" 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	BSMT	1440		20,590
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SUBTOTAL			295,950
WOOD	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0
TILE/COMPO	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0
CARPET	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0
INT. FINISH	B 1 2 3 U	FIREPLACE #	0		0
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	2,060 S.F.		3,400
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	2		2,420
ACCOMMODATIONS		GARAGES & CARPORTS			13,500
# OF ROOMS		EXTRA FEATURES			5,600
BEDROOMS		SUBTOTAL			320,870
FIREPLACES		GRADE FACTOR			105 %
HEAT & AC	B 1 2 3 U	UNADJUSTED VALUE			336,910
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %
CTRL HEAT	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	OCCUPANCY	ST.HT	SIZE	AREA
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	1.25	SK	2,060
ELECTRIC	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	1 Pole Bldg	16	32x40	1,280
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2 Poultry	10	40x160	6,400
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3 Egg Room		10x20	200
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	4			
GEO THERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	5			
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	6			
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	7			
PLUMBING		8			
X FULL BATH		9			
X HALF BATH		10			
X FIXTURES		11			



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	2,060	C+		1900		A	336,910	45	185,300		185,300
1 Pole Bldg	16	32x40	1,280	C	15.89	2001		A	20,340	37	12,810		12,800
2 Poultry	10	40x160	6,400	C	11.25	1963		A	72,000	85	10,800	DFLT25	8,100
3 Egg Room		10x20	200	C	11.86	1963		A	2,370	85	360		400
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 206,600

COMMENTS

>>OB Features: 1.1 <Add Concrete Floor>
 Dwelling has an Economic Factor of 100% (Rollback Basis=\$208,000)