

WASHINGTON TWP / FT RECOVERY SD

07-34-100-006

Property Class: 199

Neighborhood

009441-A100

Map:

Block:

Card:

Bk:

Pg:

44-012500.0200

KEMPER CHRISTOPHER & KRISTEN
KEMPER CHRISTOPHER & KRISTEN

4380 ST PETER RD

FORT RECOVERY, OH 45846

Created in 2003 From 44-012500.0000 due to Split

LEGAL INFORMATION
PT N SW NW

RTS: 001-06-34

Acres:13.0210

QUALIFIED CREDITS: CAUV:
06737: 2021

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KEMPER CHRISTOPHER &	4380 ST PETER RD	FORT RECOVERY	OH	45846	09/30/2020	366,900	WDC : 711	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	OVERMAN MARK & KAREN	4380 ST PETER RD	FORT RECOVERY	OH	45846	12/02/2016	496,000	WDC : 839	<input type="checkbox"/>	<input type="checkbox"/>
3	OVERMAN CODY T	4380 ST PETER RD	FORT RECOVERY	OH	45846	06/05/2015	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 03/15/2023 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 type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	4380 ST PETER 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 TY2022:Net Gen=\$2,992.40, Other Assessment=\$1.90 DE12 NEW DWLG DE17 FIELD RVW CHG: ADD PARTL FIN BSMNT DE17 RMV OWN OCC/DIDN'T RET APP DE22 RMV FIN BSMNT PER DATA MAILER DE23 ADD PATIO; DESKTOP RVW
<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 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
CR:Crop Land TOTAL	A 10.5650	10,838	2,275			111,670	22,280	
0084	A 3.8430	9,150	1,050			35,160	4,040	
0087	A .3760	12,450	3,560			4,680	1,340	
0005	A 5.8540	11,400	2,740			66,740	16,040	
0075	A .4920	10,350	1,750			5,090	860	
HS:Home Site	A 1.0000	22,710	22,710			22,710	22,710	
RD:Road	A .2670	0	0			0	0	
WO:Woods TOTAL	A 1.1890	5,455	620			6,150	640	
0024	A .0460	5,820	650			270	30	
Total Acres: 13.0210					TOTAL	140,530	45,630	

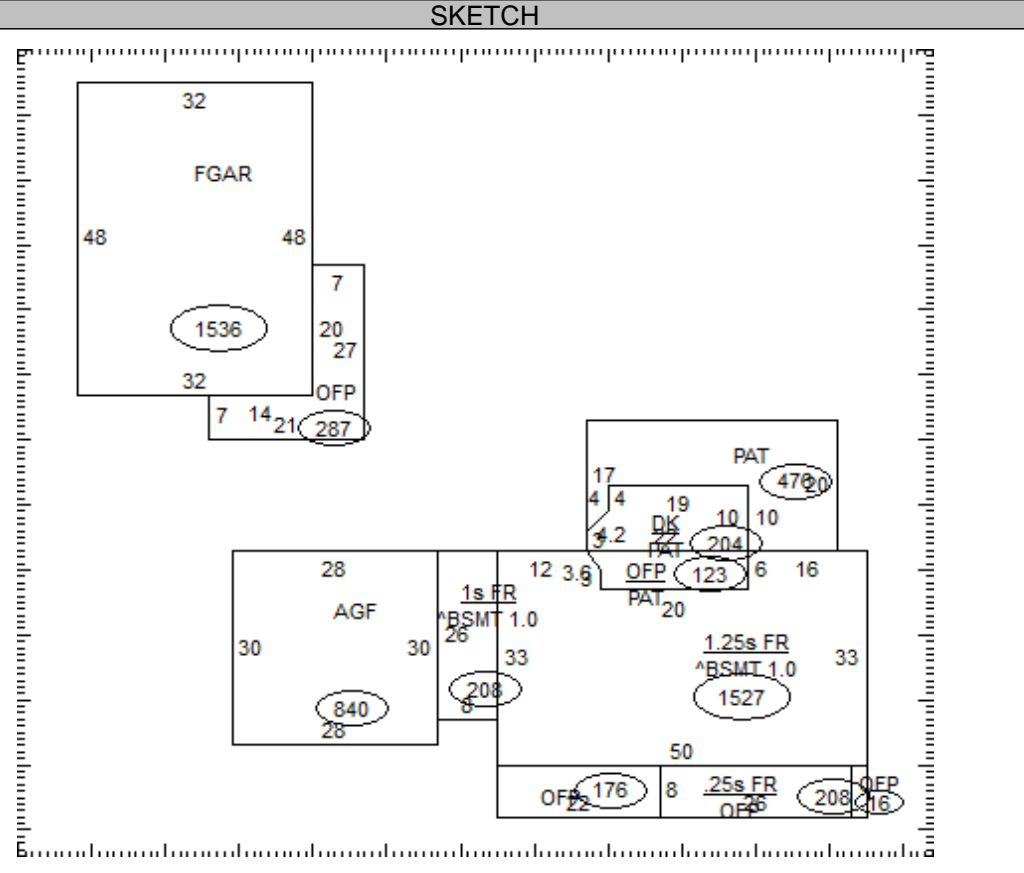
VALUATION SUMMARY									
VALUE YEAR	2023	2023	2022	2022	2020	2020	2017	2017	
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	RAPP	CAUV	RAPP	
APPRAISED	LAND	45,630	140,530	27,170	123,230	27,170	123,230	36,410	126,140
VALUE	IMPR	379,400	379,400	246,100	246,100	252,000	252,000	259,600	259,600
	TOTAL	425,030	519,930	273,270	369,330	279,170	375,230	296,010	385,740
ASSESSED	LAND	15,970	49,190	9,510	43,130	9,510	43,130	12,740	44,150
VALUE	IMPR	132,790	132,790	86,140	86,140	88,200	88,200	90,860	90,860
	TOTAL	148,760	181,980	95,650	129,270	97,710	131,330	103,600	135,010
POTENTIAL RECOUP	2022=1052.11, 2021=1055.49, 2020=1079.01: Total=3186.61								

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1735	FR	218,160
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	434	FR	49,730
BUILDING TYPE	<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				

ROOFING	ROOF TYPE
<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

FLOORS	B	1	2	3	U
CONCRETE	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS	# OF ROOMS	1	5	4	
BEDROOMS		1	3		
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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING					<input checked="" type="checkbox"/>
X FULL BATH			1		
X HALF BATH		1			
X FIXTURES		2			

BSMT	1735	24,810
SUBTOTAL		292,700
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	2,169 S.F.	3,580
PLUMBING #	7	8,470
GARAGES & CARPORTS		20,800
EXTRA FEATURES		13,700
SUBTOTAL		339,250
GRADE FACTOR		115 %
UNADJUSTED VALUE		390,140
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	2,169	B-		2011		A	390,140	10	351,130		351,100
1 Gar - Frame		48x32	1,536	C	23.70	2005		A	36,400	31	25,120		25,100
2 OFP		0x0	287	C	16.04	2005		A	4,600	31	3,170		3,200
3													
4													
5													
6													
7													
8													
9													
10													
11													

44-012500.0200

TOTAL 379,400

COMMENTS

Dwelling has an Economic Factor of 100%

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			
<input type="checkbox"/> GABLE			
<input type="checkbox"/> HIP			
<input type="checkbox"/> GAMBREL			
<input type="checkbox"/> MANSARD			
<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			%

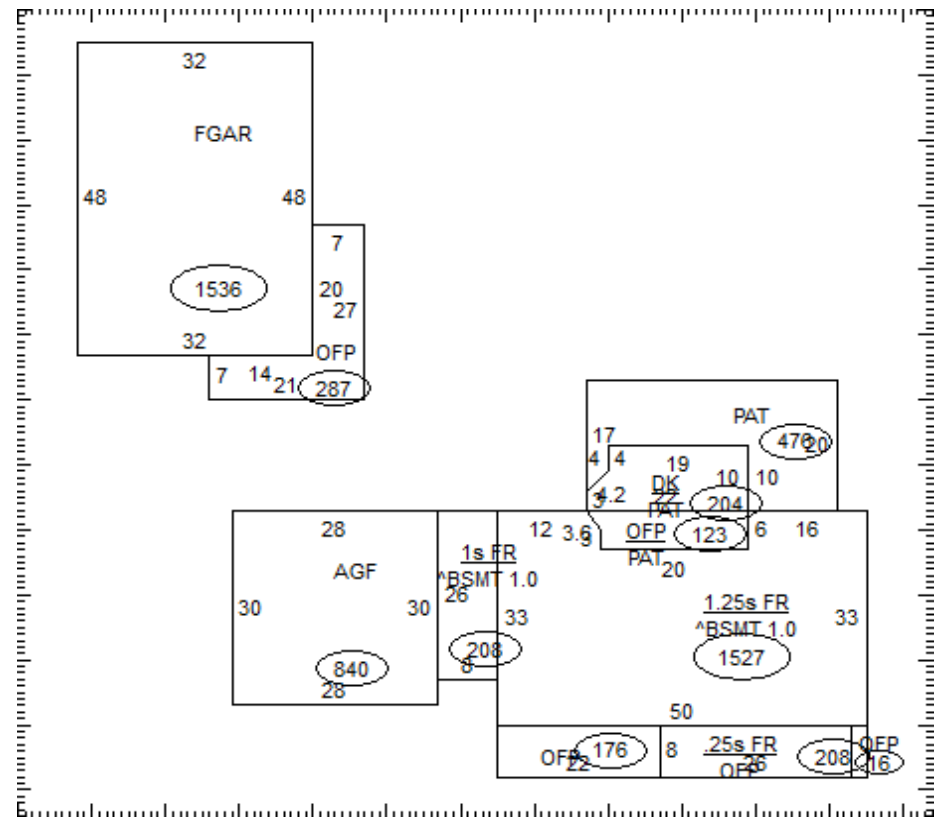
FLOORS
 B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

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

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													



44-012500.0200

TOTAL 0

COMMENTS