17-007000.0600

KAUP DAVID A & LUCY D
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802 SWEET BREEZE DR
FORT RECOVERY, OH 45846
Created in 2017 From 16-007800.0000 due to Annexation

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-16-252-008

LEGAL INFORMATION
PT SW NE

RTS: 001-15-16
Acres:0.5000

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
001702-TM50	
M	04
B	
C	08

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KAUP DAVID A & LUCY D	802 SWEET BREEZE DR	FORT RECOVERY	OH	45846	05/27/2016	81,000	WDC : 345	☐	■
2	HAMMAKER GARY & CARMEN	1800 ST RTE 49	FORT RECOVERY	OH	45846	10/17/2005	65,000	WDC : A : 851	☐	☐
3	METZGER ROBERT V & LINDA	1144 SHARPSBURG RD	FT RECOVERY	OH	45846	12/29/1999	57,000	: F : 0	☐	☐

X: ☐ TTO LISTER: NS DATE: 10/07/2004 TIME: 08:12:00 AM ■ LETTER ■ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER	■	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER	■	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	■ GAS	☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC	☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD		☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
1800 ST RT 49 ,

COMMENT
TY2018:Net Gen=$1,165.74, Other Assessment=$1.04
DE17 DESKTOP RVW CHG: COR EX FEATURES
CHGD TAX DIST 09/18/17 FROM 160078000000

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site <1 @ 16500*0.78	AC:0.5	12870		12,900 0
Total Acres: .5000			TOTAL	12,900 0

VALUATION SUMMARY

VALUE YEAR		2017	2017	2017	2017	2014	2011		
REASON FOR CHANGE		MISC	ANEX	RAPP	MISC	RAPP	RAPP		
APPRAISED VALUE	LAND	12,900	12,900	12,900	12,400	12,400	11,700		
	IMPR	67,500	66,300	66,300	29,800	29,500	27,800		
	TOTAL	80,400	79,200	79,200	42,200	41,900	39,500		
ASSESSED VALUE	LAND	4,520	4,520	4,520	4,340	4,340	4,100		
	IMPR	23,630	23,210	23,210	10,430	10,330	9,730		
	TOTAL	28,150	27,730	27,730	14,770	14,670	13,830		

OCCUPANCY	EXTERIOR
■ SNGL FMLY	■ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	■ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	☐ BRICK
☐ MOD/MAN	☐ STONE

ROOFING	ROOF TYPE
■ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ 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		5	2		
BEDROOMS		1	2		
FIREPLACES					

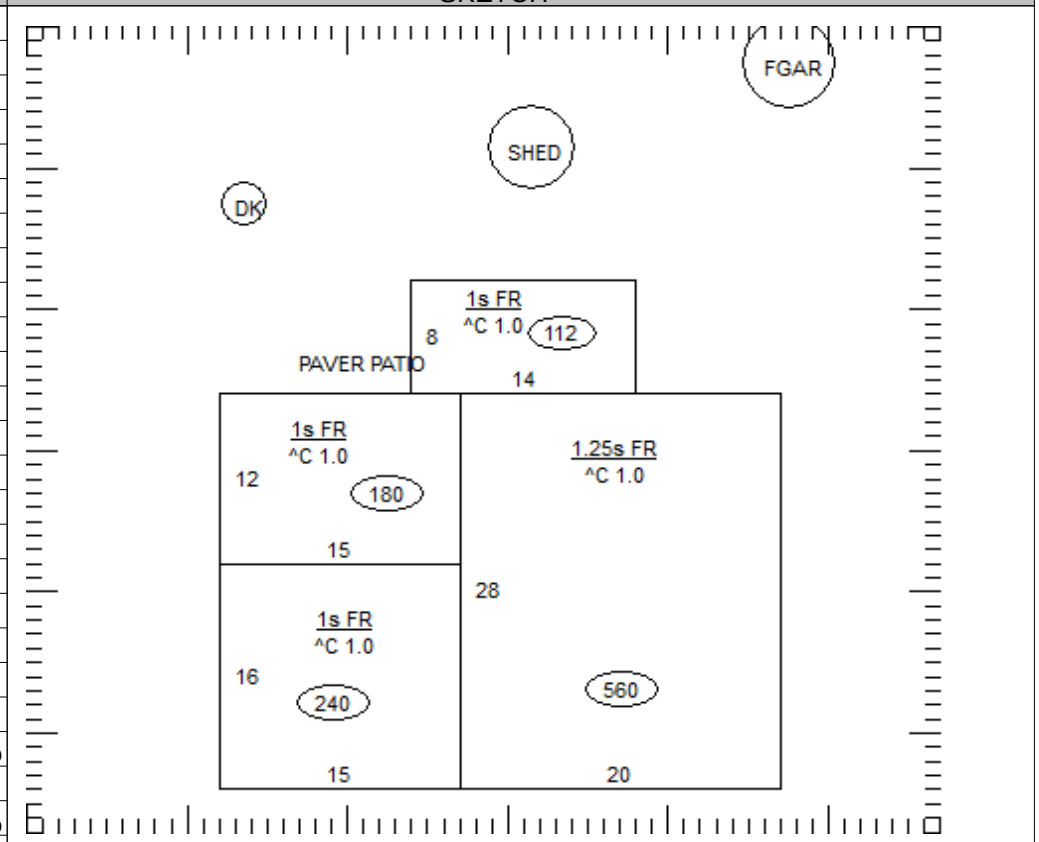
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1092	FR	100,010
.25	140	FR	9,740

SUBTOTAL			109,750
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	0	S.F.	0
PLUMBING #	2		2,200
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			111,950
GRADE FACTOR			100 %
UNADJUSTED VALUE			111,950
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,232	C		1900		A	111,950	45	61,570		64,600
1 Gar - Frame		22x22	484	C	15.80	1980		A	7,650	67	2,520		2,500
2 Shed		9x10	90	C		2000		A		29			0
3 WDDK		8x10	80	C	6.75	2000		A	540	29	380		400
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		67,500

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COMMENTS

Dwelling has an Economic Factor of 105%