Business Name: THE PURPLE POST
Property Address: 103 E BUTLER ST DTE Code: 429

17-016300.0000

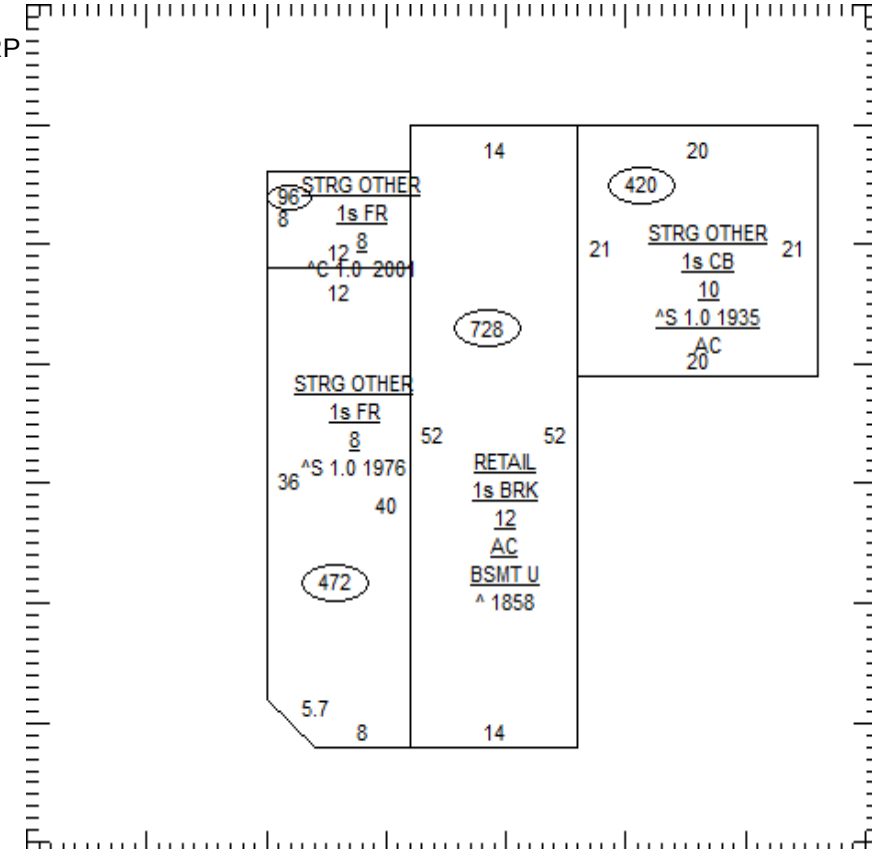
GIBSON TWP-FT RECOVERY CORP
FT RECOVERY SD
13-09-378-002

LEGAL INFORMATION

OLD PLAT
N END
LOT#: 19
OCE ENTERPRISES LLC
OCE ENTERPRISES LLC
1067 UNION CITY RD
FORT RECOVERY, OH 45846

Neighborhood CVIL50-50	
Map: 4B	
Block:	
Card: 69	
Bk:	Pg:

COMMENT
TY2021:Net Gen=$89.20, Other Assessment=$3.24
TT OWNER AND EMPLOYEE



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: CG	01/07/04
08/08/2022	150,000	2:WDC : 554	429	■	Pricer:	
10/22/1993	15,000	: E : 0	429	☐	Reviewer:	
				☐	Final:	
				☐	Call Back:	
				☐	Visit:	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		ZONING
☐ PAVED	☐ LEVEL	☐ WATER	☐	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER	☐	■ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS	☐	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC	☐	
☐ CURBS	☐ STANDARD	■ STANDARD		

VALUATION SUMMARY					
VALUE YEAR		2022	2020	2017	2014
REASON FOR CHANGE		MISC	RAPP	RAPP	RAPP
ESTIMATED MARKET VALUE	LAND	3,840	3,840	3,840	3,840
	IMPR	5,780	1,470	1,760	3,010
	TOTAL	9,620	5,310	5,600	6,850
ASSESSED VALUE	LAND	1,340	1,340	1,340	1,340
	IMPR	2,020	510	620	1,050
	TOTAL	3,360	1,850	1,960	2,390

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M RATE C	INF	M VALUE C	
F:Front	F23 D77	ST100 DP72 ADJ72		1,660 0	
F:Front	F37 D53	ST100 DP59 ADJ59		2,180 0	
Totals:				3,840 0	3,840

CLASS/QUALITY RANK	
A) FP STRUCT. STEEL FRAME	1. BASIC
B) R.C. FRAME	2. FAIR
C) MASONRY BEARING WALLS	3. AVE
D) WD OR STEEL FR EX. WALLS	4. GOOD
S) METAL M) MILL P) POLE	5. EXCEL

TOTAL AREA		PERIMETER	0
# STORIES		STORY HT	12
AGE		SPRINKLER	

EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
STONE	☐	GABLE/HIP	☐	STORE FRT	☐	OVERHEAD		SLAB	☐	PRE ENG	☐
BRICK	☐	SHED/FLAT	☐	CASEMENT	☐			CRAWL	☐	STEEL	☐
CON BLK	☐	CON DECK	☐	DBLH	☐			PILE/COL	☐	REINF CONC	☐
WD/MTL	☐	MTL DECK	☐	SLIDE BY	☐			REINFOR	☐	CB/MASON	☐
ENAM STL	☐	WD DECK	☐	**CANOPY**	A			STEEL	☐	FRAME	☐
ALUM/VYL	☐	METAL	☐	LIGHTED	☐	STEEL INS	☐	BRICK	☐	POLE	☐
CON PANEL	☐	ASPH	☐	SOFFITS	☐	WOOD	☐	STONE	☐	TILT UP	☐
PLATE GLS	☐	RUBBER	☐	C S W	☐	MTL	☐	CON BLK	☐	SANDWICH	☐
STUCCO	☐	BUILT UP	☐	**FACADE**	A	GLASS	☐	FRAME	☐	STANDARD	☐
INSULATED	☐	INSULATED	☐			STANDARD	☐	STANDARD	☐		

H.V.A.C.			
Electric	☐	Electric Wall	☐
Forced Air Unit	☐	Hot Water	☐
Hot Water, Rad	☐	Space/ Wall Furnace	☐
Steam	☐	Warm & Cld Air	☐
Ventilation	☐	Heat Pump	☐
Package Unit	☐	Ind TW Heat Pump	☐
Hot & Cld Water	☐	Evaporated Cool	☐
Floor Furnace	☐	Co-Ray-Vac	☐
Complete HVAC	☐	No Heat	☐
Refrig. Cooling	☐	Standard	☐

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE A Q V T	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐
ASPHALT	☐	☐	☐	☐	☐
GRAVEL	☐	☐	☐	☐	☐
DIRT	☐	☐	☐	☐	☐
STANDARD	☐				

PARTITIONS	B	1	2	3	U
MASONRY	☐	☐	☐	☐	☐
WD STUD	☐	☐	☐	☐	☐
MTL STUD	☐	☐	☐	☐	☐
CEILINGS	**B**	**1**	**2**	**3**	**U**
ACCUT/PANEL	☐	☐	☐	☐	☐
PLASTER/DW	☐	☐	☐	☐	☐
SUSP/OPEN	☐	☐	☐	☐	☐
STANDARD	☐				

INTERIOR FINISH	B	1	2	3	U
UNFINISHED	☐	☐	☐	☐	☐
FINISH OPEN	☐	☐	☐	☐	☐
FINISH DIV	☐	☐	☐	☐	☐
PANEL	☐	☐	☐	☐	☐
PLASTER / DW	☐	☐	☐	☐	☐
BLOCK	☐	☐	☐	☐	☐
GLAZED TILE	☐	☐	☐	☐	☐
STANDARD	☐				

PLUMBING	A		A
NO PLUMBING	☐	EXTRA FIXTURES	
2 FIXTURE BATH		STANDARD	☐
3 FIXTURE BATH			

LIGHTING	A		A
FLUORESCENT	☐	METAL HALIDE	☐
SODIUM VAP	☐	STANDARD	☐
MERCURY VAP	☐		

YARD ITEMS

	ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE
A	420.001:RETAIL		12	52 X 14	1	728		1858		A	B	25.00	18,200	97	0	0	550
1	499.071:STRG OTHER		8		1	472		1976		A	A	11.00	5,190	35	0	0	3,370
2	499.071:STRG OTHER		8	8 X 12	1	96		2001		A	A	11.00	1,060	14	0	0	910
3	499.071:STRG OTHER		10	21 X 20	1	420		1935		A	B	5.40	2,270	70	0	0	680
4	900.050:BSMT U		12	52 X 14	1	728		1858		A	B	11.00	8,010	97	0	0	240
5	900.068:AC		10	21 X 20	1	420		1935		A	B	.50	210	92	0	0	20
6	900.068:AC		12	52 X 14	1	728		1858		A	B	.50	360	96	0	0	10

AMENITY TOTAL	0
TOTAL IMPR	5,780

COMMENTS

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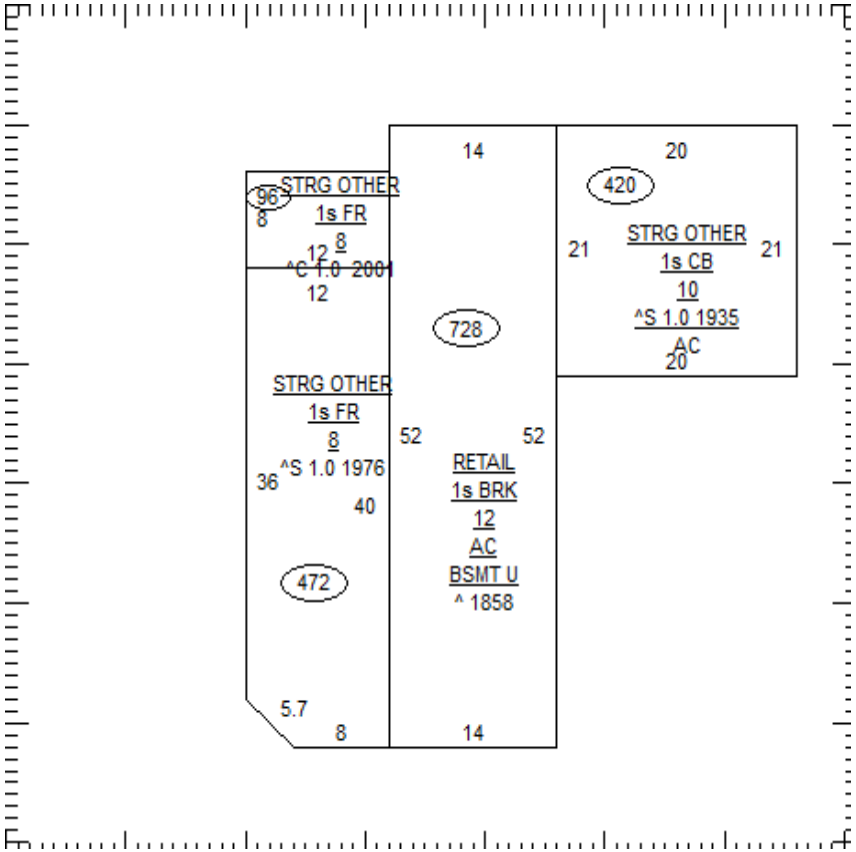
Bk: Pg:

COMMENT



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				☐	Call Back:	
				☐	Visit:	

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ESTIMATED MARKET VALUE	LAND	3,840			
	IMPR	3,010			
	TOTAL	6,850			
ASSESSED VALUE	LAND	1,340			
	IMPR	1,050			
	TOTAL	2,390			

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS ☐	☐ INDUSTRIAL
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☐ CURBS	☐ STANDARD	■ STANDARD	

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AGE	**SPRINKLER**

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CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC	
WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON	
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ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK		POLE	
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PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
STUCCO		BUILT UP		**FACADE**		GLASS		FRAME		STANDARD	
INSULATED		INSULATED				STANDARD		STANDARD			

H.V.A.C.			
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Forced Air Unit	☐	Hot Water	☐
Hot Water, Rad	☐	Space/ Wall Furnace	☐
Steam	☐	Warm & Cld Air	☐
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CARPET					
ASPHALT					
GRAVEL					
DIRT					
STANDARD					

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MTL STUD					
CEILINGS	**B**	**1**	**2**	**3**	**U**
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PLASTER/DW					
SUSP/OPEN					
STANDARD					

INTERIOR FINISH	B	1	2	3	U
UNFINISHED					
FINISH OPEN					
FINISH DIV					
PANEL					
PLASTER / DW					
BLOCK					
GLAZED TILE					
STANDARD					

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FLUORESCENT		METAL HALIDE	
SODIUM VAP		STANDARD	
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YARD ITEMS

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AMENITY TOTAL	0
TOTAL IMPR	5,780

COMMENTS