17-036400.0500

NET TEN PROPERTIES LLC
NET TEN PROPERTIES LLC
720 BLACK EAGLE DR PO BOX 71
FORT RECOVERY, OH 45846
Created in 2005 From - . 0 due to Split

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-951-217

LEGAL INFORMATION
NATURE'S VILLA FT RECOVERY
CONDOMINIUM UNIT 217

Property Class: 550
Neighborhood
005503-TM50
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	NET TEN PROPERTIES LLC	720 BLACK EAGLE DR PO BOX 71	FORT RECOVERY	OH	45846	09/07/2021	540,000	4:WDC : 762	☐	■
2	POHL LUCIE ETAL	1326 FT RECOVERY MINSTER RD	FORT RECOVERY	OH	45846	10/23/2006	0	QCE : X : 0	☐	☐
3	OLE FORT RESERVATION	1326 FT REC MINSTER RD	FORT RECOVERY	OH	45846	03/22/2005	0	: 0	☐	☐

X: ☐ TTO LISTER: NS DATE: 10/01/2004 TIME: 01:55:01 PM ☐ 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
217 GWENDOLYN ST APT 217,

COMMENT
TY2021:Net Gen=$1,468.96, Other Assessment=$0.00
TriDwell=105 TriOB=105 TriLand=105

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CL:Condo Land	UNIT PRICED	7000		7,400 0
Total Acres: 1.0000			TOTAL	7,400 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2014	2011				
REASON FOR CHANGE		RAPP	RAPP	RAPP	RAPP				
APPRAISED VALUE	LAND	7,400	7,000	7,000	7,000				
	IMPR	100,300	94,400	90,600	90,600				
	TOTAL	107,700	101,400	97,600	97,600				
ASSESSED VALUE	LAND	2,590	2,450	2,450	2,450				
	IMPR	35,110	33,040	31,710	31,710				
	TOTAL	37,700	35,490	34,160	34,160				

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	■ BRICK
☐ _____	☐ 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		3			
BEDROOMS		1			
FIREPLACES					

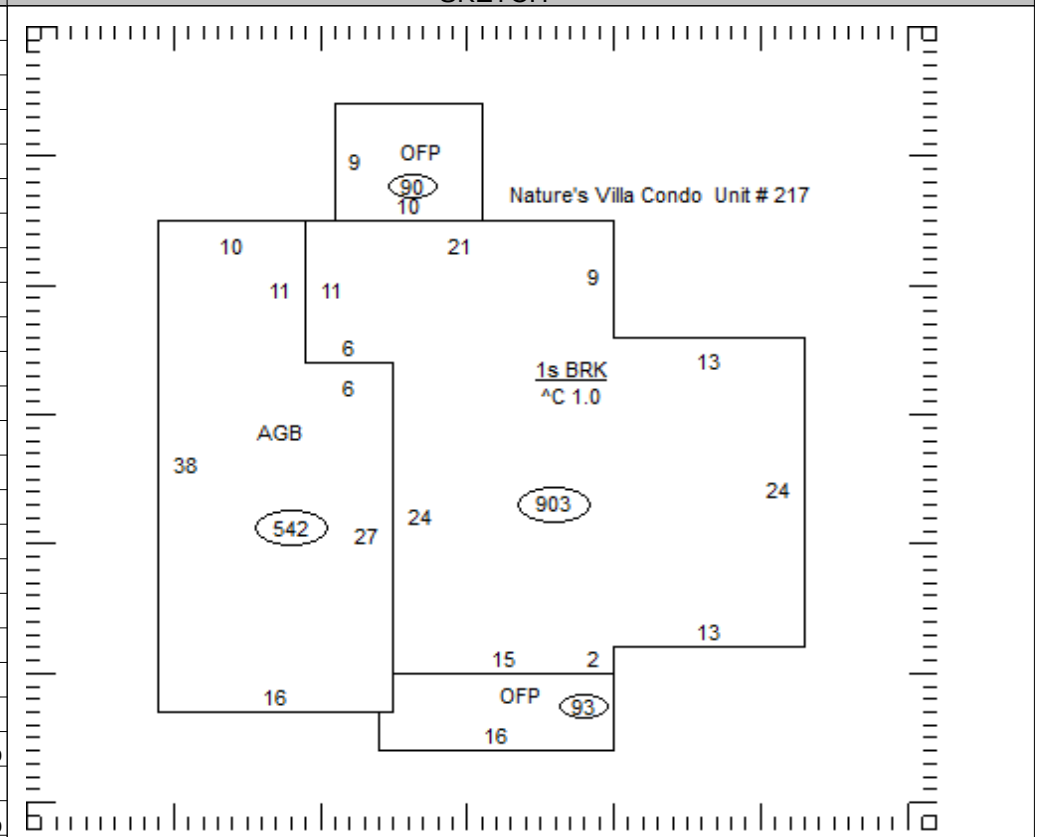
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	903	BRK	93,370

SUBTOTAL			93,370
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	903	S.F.	1,350
PLUMBING #	0		0
GARAGES & CARPORTS			10,100
EXTRA FEATURES			2,700
SUBTOTAL			107,520
GRADE FACTOR			110 %
UNADJUSTED VALUE			124,190
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	903	C+		2004		A	124,190	15	105,560		100,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		100,300

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COMMENTS

Dwelling has an Economic Factor of 95%