

GIBSON TWP / FT RECOVERY SD

13-34-200-002

Property Class: 199

Neighborhood

009161-A100

Map:

Block:

Card:

Bk:

Pg:

16-042700.0400

LEGAL INFORMATION

PT SE

QUALIFIED CREDITS: CAUV:
06923: 2022

RTS: 001-15-34
Acres:8.3020

ESB FARMS LLC

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1166 WATKINS RD

FORT RECOVERY, OH 45846

Created in 2021 From 16-042700.0000 due to Split

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ESB FARMS LLC	1166 WATKINS RD	FORT RECOVERY	OH	45846	04/14/2021	500,000	WDC : 273	<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: TTO LISTER: DATE: TIME: LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	423 ST RTE 49 COMMENT TY2022:Net Gen=\$3,888.60, Other Assessment=\$0.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
BL:Barn Lot	A 1.0000	10,000	10,000			10,000	10,000	
CR:Crop Land TOTAL	A 7.0030	9,900	1,547			71,630	12,060	
0072	A 4.5880	10,350	1,750			47,490	8,030	
0086	A .9620	8,100	350			7,790	340	
0022	A 1.4530	11,250	2,540			16,350	3,690	
RD:Road	A .2990	0	0			0	0	
Total Acres: 8.3020					TOTAL	81,630	22,060	

VALUATION SUMMARY

VALUE YEAR	2023	2023	2022	2022				
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC				
APPRAISED	LAND	22,060	81,630	9,320	70,440			
VALUE	IMPR	469,000	469,000	337,500	337,500			
	TOTAL	491,060	550,630	346,820	407,940			
ASSESSED	LAND	7,720	28,570	3,260	24,650			
VALUE	IMPR	164,150	164,150	118,130	118,130			
	TOTAL	171,870	192,720	121,390	142,780			
POTENTIAL RECOUP	2022=685.21, 2021=687.36, 2020=686.30: Total=2058.87							

