



17-006770.0500

GIBSON TWP-FT RECOVERY CORP
 FT RECOVERY SD
 13-16-427-003

LEGAL INFORMATION

FT RECOVERY INDUSTRIAL PK

Acres: 1.1490

LOT#: 4
FORT STORAGE LLC
 FORT STORAGE LLC
 14641 TOWNSHIP ROAD 89
 WAPAKONETA, OH 45895

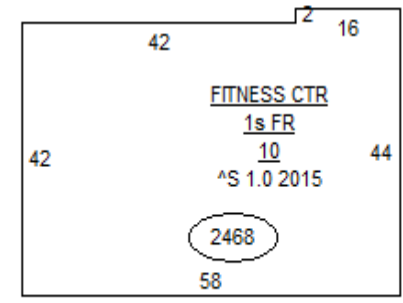
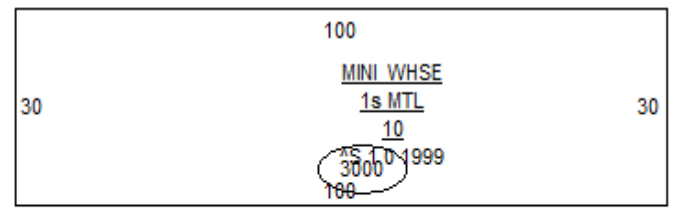
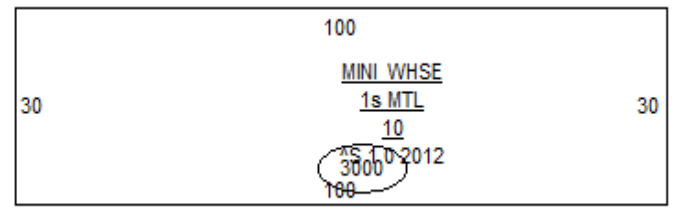
Neighborhood
 CVIL17
 Map: 4D2
 Block:
 Card: 134
 Bk: Pg:

COMMENT
 TY2022:Net Gen=\$3,529.84, Other Assessment=\$0.26
 DE13 ADD STRG BLDG, CORR SKETCH
 DE06 corr grade/corr eco
 TRI chng eco to mkt
 DE15 SECONDARY ADDRESS 1302 FOR NEW OFFICE BLDG
 DE16 FITNESS CENTER 42 X 70

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DLR08/04/16
04/21/2023	422,000		WDC : 206	480	■	Pricer:
11/10/1999	11,520		: A : 0	499	■	Reviewer:
					<input type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY			
VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
ESTIMATED	25,280	21,140	21,140
MARKET VALUE	IMPR	261,930	188,880
	TOTAL	287,210	190,800
		210,020	211,940
ASSESSED	LAND	8,850	7,400
VALUE	IMPR	91,680	66,110
	TOTAL	100,530	74,180

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:1.149		22,000				25,280	0
Totals:	Total Acres 1.1490						25,280	0



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

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	

