



17-006770.1201

GIBSON TWP-FT RECOVERY CORP
 FT RECOVERY SD
 13-16-426-006

LEGAL INFORMATION

Created in 2015 From 17-006770.1200 due to Split

FT RECOVERY INDUSTRIAL PARK
 PT LOT
 LOT#: 11
BRUNS NATHAN S & STEPHANIE M
 BRUNS NATHAN S & STEPHANIE M
 PO BOX 698
 FORT RECOVERY, OH 45846

Acres:1.3560

Neighborhood CVIL17	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 TY2022:Net Gen=\$373.58, Other Assessment=\$0.38

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	
09/11/2019	45,000		WDC : 611	499	■	Pricer:
08/28/2015	40,000		WDC : 576	499	■	Reviewer:
					<input type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	2023	2023	2020	2018
REASON FOR CHANGE	RAPP	RCLS	RAPP	MISC
ESTIMATED	26,850	22,240	22,240	22,240
MARKET VALUE	0	0	0	0
	TOTAL	TOTAL	TOTAL	TOTAL
ASSESSED	26,850	22,240	22,240	22,240
VALUE	0	0	0	0
	TOTAL	TOTAL	TOTAL	TOTAL
ASSESSED	9,400	7,780	7,780	7,780
VALUE	0	0	0	0
	TOTAL	TOTAL	TOTAL	TOTAL
ASSESSED	9,400	7,780	7,780	7,780

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 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 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	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:1.356		22,000				26,850	0
Totals:	Total Acres 1.3560						26,850	0

		EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
CLASS/QUALITY RANK		BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC	
B) R.C. FRAME	2. FAIR	WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL		WD DECK		CANOPY				STEEL		FRAME	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK		POLE	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL		ASPH		SOFFITS		WOOD		STONE		TILT UP	
TOTAL AREA	PERIMETER	PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
# STORIES	STORY HT	STUCCO		BUILT UP		FACADE		GLASS		FRAME		STANDARD	
AGE	SPRINKLER	INSULATED		INSULATED				STANDARD		STANDARD			

H.V.A.C.		FLOORS				PARTITIONS					INTERIOR FINISH								
B	1	2	3	U	B	1	2	3	U	B	1	2	3	U					
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE						MASONRY					UNFINISHED				
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD						WD STUD					FINISH OPEN				
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T						MTL STUD					FINISH DIV				
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET						CEILINGS	B	1	2	3	U	PANEL			
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT						ACCUT/PANEL						PLASTER / DW			
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL						PLASTER/DW						BLOCK			
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT						SUSP/OPEN						GLAZED TILE			
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD						STANDARD						STANDARD			

PLUMBING				LIGHTING			
Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	NO PLUMBING	EXTRA FIXTURES	FLUORESCENT	METAL HALIDE
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	2 FIXTURE BATH	STANDARD	SODIUM VAP	STANDARD
YARD ITEMS				3 FIXTURE BATH		MERCURY VAP	

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL															0	
															TOTAL IMPR	0

COMMENTS																



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VALUATION SUMMARY			
VALUE YEAR		2017	
REASON FOR CHANGE		RAPP	
ESTIMATED MARKET VALUE	LAND	23,280	
	IMPR	0	
	TOTAL	23,280	
ASSESSED VALUE	LAND	8,150	
	IMPR	0	
	TOTAL	8,150	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
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<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
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AGE	SPRINKLER	INSULATED	INSULATED		STANDARD	STANDARD			

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Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/> 2 FIXTURE BATH								SODIUM VAP								
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COMMENTS