17-007000.0600

KAUP DAVID A & LUCY D
KAUP DAVID A & LUCY D
802 SWEET BREEZE DR
FORT RECOVERY, OH 45846
Created in 2017 From 16-007800.0000 due to Annexation

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-16-252-008

LEGAL INFORMATION
PT SW NE

RTS: 001-15-16
Acres:0.5000

Property Class: 510
Neighborhood 001702-TM50
Map: 04
Block:
Card: 08
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KAUP DAVID A & LUCY D	802 SWEET BREEZE DR	FORT RECOVERY	OH	45846	05/27/2016	81,000	WDC : 345	☐	■
2	HAMMAKER GARY & CARMEN	1800 ST RTE 49	FORT RECOVERY	OH	45846	10/17/2005	65,000	WDC : A : 851	☐	☐
3	METZGER ROBERT V & LINDA	1144 SHARPSBURG RD	FT RECOVERY	OH	45846	12/29/1999	57,000	: F : 0	☐	☐

X: ☐ TTO LISTER: NS DATE: 10/07/2004 TIME: 08:12:00 AM ■ 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
1800 ST RT 49

COMMENT
TY2022:Net Gen=$1,308.92, Other Assessment=$1.04
DE17 DESKTOP RVW CHG: COR EX FEATURES
DE20 RMV OWN OCC; REC'D ON 170101200253
DE23 RMV PAVER PATIO, WDDK, ADD PATIO; DESKTOP RVW

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site <1 @ 32050*0.78	AC:0.5	25000		25,000 0
Total Acres: .5000			TOTAL	25,000 0

VALUATION SUMMARY

VALUE YEAR		2023	2023	2020	2017	2017	2017	2017	2014
REASON FOR CHANGE		RAPP	MISC	RAPP	MISC	ANEX	RAPP	MISC	RAPP
APPRAISED VALUE	LAND	25,000	14,500	14,500	12,900	12,900	12,900	12,400	12,400
	IMPR	124,800	81,500	81,700	67,500	66,300	66,300	29,800	29,500
	TOTAL	149,800	96,000	96,200	80,400	79,200	79,200	42,200	41,900
ASSESSED VALUE	LAND	8,750	5,080	5,080	4,520	4,520	4,520	4,340	4,340
	IMPR	43,680	28,530	28,600	23,630	23,210	23,210	10,430	10,330
	TOTAL	52,430	33,610	33,680	28,150	27,730	27,730	14,770	14,670

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		5	2		
BEDROOMS		1	2		
FIREPLACES					

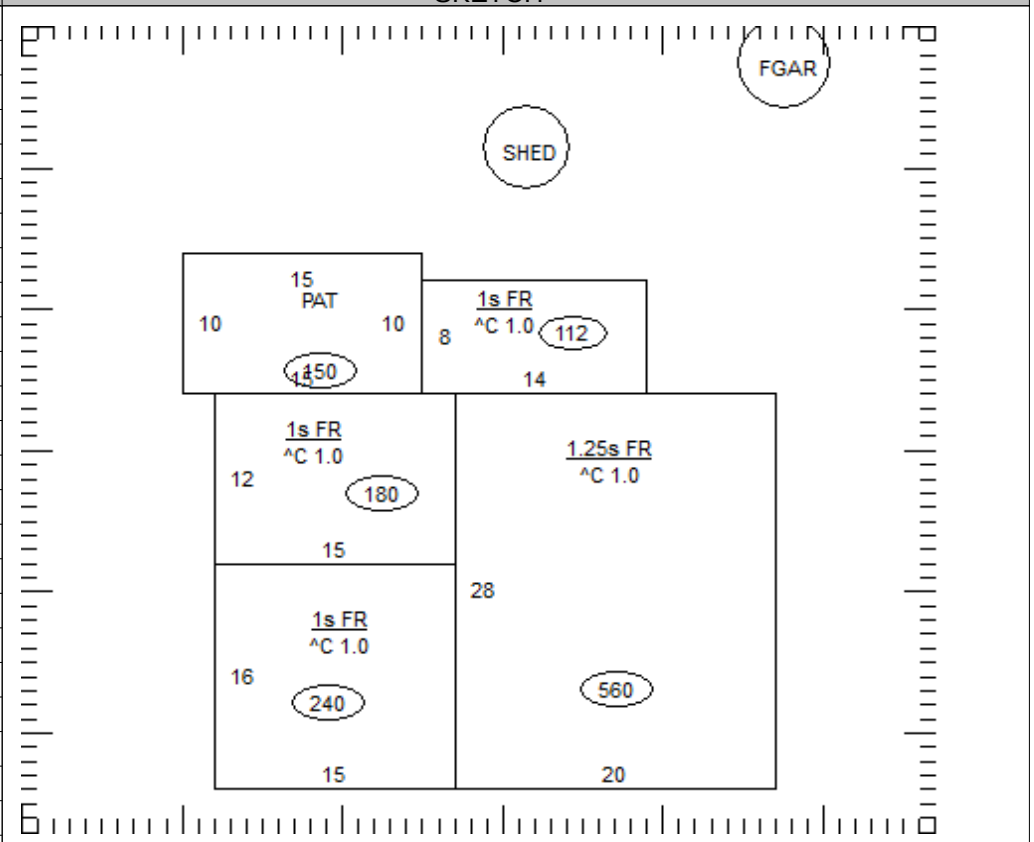
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1092	FR	170,330
.25	140	FR	19,920

SUBTOTAL		190,250
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	2	2,420
GARAGES & CARPORTS		0
EXTRA FEATURES		600
SUBTOTAL		193,270
GRADE FACTOR		100 %
UNADJUSTED VALUE		193,270
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,232	C		1900		A	193,270	45	106,300		122,200
1 Gar - Frame		22x22	484	C	23.70	1980		A	11,470	77	2,640		2,600
2 Shed		9x10	90	C		2000		A		37			0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		124,800

17-007000.0600

COMMENTS

Dwelling has an Economic Factor of 115%

17-007000.0600

KAUP DAVID A & LUCY D
KAUP DAVID A & LUCY D
802 SWEET BREEZE DR
FORT RECOVERY, OH 45846
Created in 2017 From 16-007800.0000 due to Annexation

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-16-252-008

LEGAL INFORMATION
PT SW NE

RTS: 001-15-16
Acres:0.5000

Property Class: 510
Neighborhood 001702-TM50
Map: 04
Block:
Card: 08
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KAUP DAVID A & LUCY D	802 SWEET BREEZE DR	FORT RECOVERY	OH	45846	05/27/2016	81,000	WDC : 345	☐	■
2	HAMMAKER GARY & CARMEN	1800 ST RTE 49	FORT RECOVERY	OH	45846	10/17/2005	65,000	WDC : A : 851	☐	☐
3	METZGER ROBERT V & LINDA	1144 SHARPSBURG RD	FT RECOVERY	OH	45846	12/29/1999	57,000	: F : 0	☐	☐

X: ☐ TTO LISTER: NS DATE: 10/07/2004 TIME: 08:12:00 AM ■ 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
1800 ST RT 49

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: .5000					TOTAL		25,000	0

VALUATION SUMMARY

VALUE YEAR		2011							
REASON FOR CHANGE		RAPP							
APPRAISED VALUE	LAND	11,700							
	IMPR	27,800							
	TOTAL	39,500							
ASSESSED VALUE	LAND	4,100							
	IMPR	9,730							
	TOTAL	13,830							

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					
BEDROOMS					
FIREPLACES					

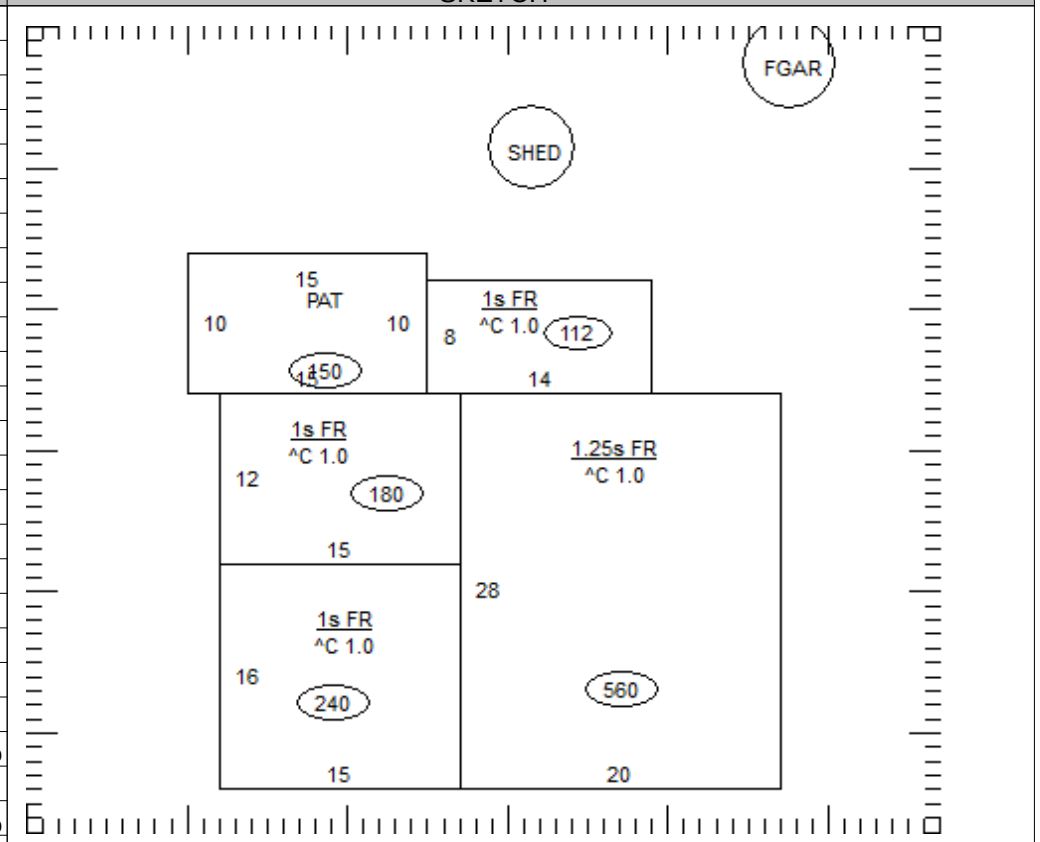
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

17-007000.0600

COMMENTS