



17-009500.0000

GIBSON TWP-FT RECOVERY CORP
 FT RECOVERY SD
 13-16-203-003

LEGAL INFORMATION

UNPLATTED N E SEC

Acres:0.1800 M:0.0000

RTS: 001-15-16
IL RENTALS LLC
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 1455 STATE ROUTE 49
 FORT RECOVERY, OH 45846

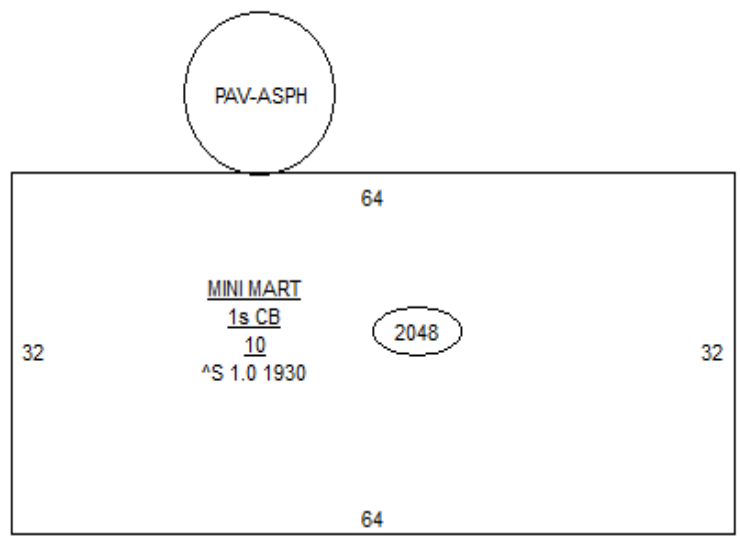
Neighborhood CVIL50-50
Map: 4D
Block: Card: 85
Bk: Pg:

COMMENT
 TY2022:Net Gen=\$805.28, Other Assessment=\$2.00

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: CG	01/09/04
06/22/2023	250,000		WDC : 353	452	Pricer:	
03/05/2013	50,000		WDC : 104	420	Reviewer:	
04/17/1996	190,000		: A : 0	420	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2023	2020	2017
REASON FOR CHANGE	RAPP	RCLS	RAPP	RAPP
ESTIMATED	9,680	6,450	6,450	6,450
MARKET VALUE	76,370	41,470	41,470	19,050
	TOTAL	86,050	47,920	25,500
ASSESSED	3,390	2,260	2,260	2,260
VALUE	IMPR	26,730	14,510	6,670
	TOTAL	30,120	16,770	8,930

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F75 D112		ST150 DP86 ADJ129				9,680	0
Totals:							9,680	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	

