

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD

13-16-228-010

17-010120.0269

NET TEN PROPERTIES LLC

NET TEN PROPERTIES LLC

720 BLACK EAGLE DR

FORT RECOVERY, OH 45846

Created in 2016 From 17-010120.0225 due to Split

LEGAL INFORMATION

INDIAN HEIGHTS II LOT 25

KAHLIG ZERO LOT LINE PLAT

UNIT 806B

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|------------------------|--------------------|---------------|-------|-------|------------|---------|------------|--------------------------|-------------------------------------|
| 1 | NET TEN PROPERTIES LLC | 720 BLACK EAGLE DR | FORT RECOVERY | OH | 45846 | 03/08/2019 | 120,000 | WDC : 143 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | HART NICOLE M & JACOBS | 806 BLUE JACKET DR | FORT RECOVERY | OH | 45846 | 09/28/2016 | 140,000 | WDC : 683 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | KAHLIG MARK | 806 BLUE JACKET DR | FORT RECOVERY | OH | 45846 | 06/01/2016 | 90,000 | WDC : 364 | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | | | | |
|----|------------------------------|---------|-------|-------|---------------------------------|---------------------------------------|----------|
| X: | <input type="checkbox"/> TTO | LISTER: | DATE: | TIME: | <input type="checkbox"/> LETTER | <input type="checkbox"/> LETTER REC'D | GIS CODE |
|----|------------------------------|---------|-------|-------|---------------------------------|---------------------------------------|----------|

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | NEIGHBORHOOD | INFLUENCE FACTORS | PROPERTY LOCATION |
|-------------|------------|-----------------|--------------|-------------------|-------------------|
|-------------|------------|-----------------|--------------|-------------------|-------------------|

| | | | | | |
|------------------------------------|-----------------------------------|-----------------------------------|------------------------------------|--------------------------------------|---|
| <input type="checkbox"/> PAVED | <input type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY | <input type="checkbox"/> G. WOOD LT |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC | <input type="checkbox"/> OLD | <input type="checkbox"/> D. QUANTITY | <input type="checkbox"/> I. WATER FRONT |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD | <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> J. OTHER/CDU |

| |
|---|
| 806 BLUE JACKET DR APT B |
| COMMENT |
| TY2022:Net Gen=\$1,852.62, Other Assessment=\$0.00 |
| DE17 FIELDCHK REVW CHG: cor pat, add .5 stry over gar |

| LAND COMPUTATIONS | | | | | | |
|-------------------|----------|-------|------|--------|-----|-----------|
| LAND TYPE | SIZE | M | RATE | C | INF | M VALUE C |
| F:Front | F28 D120 | ST350 | DP89 | ADJ312 | | 8,700 0 |
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| TOTAL | | | | | | 8,700 0 |

VALUATION SUMMARY

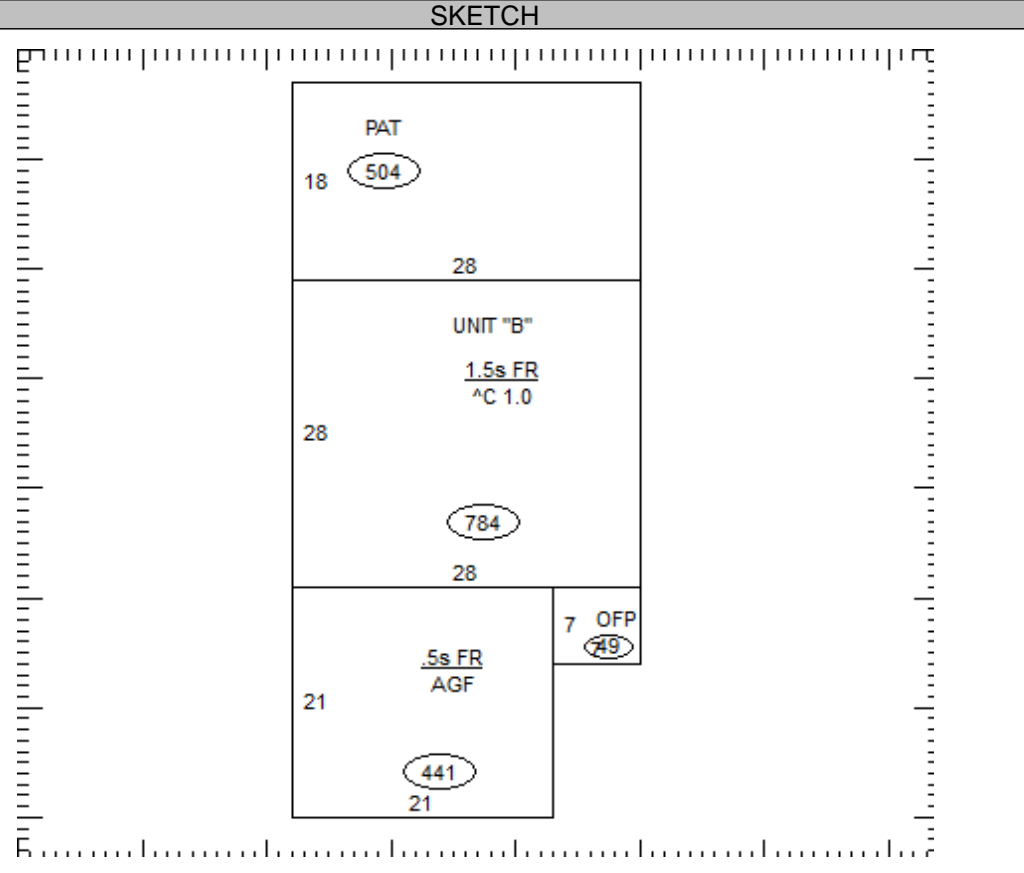
| VALUE YEAR | 2023 | 2020 | 2017 | 2017 | | | |
|-------------------|---------------|---------|---------|---------|--|--|--|
| REASON FOR CHANGE | RAPP | RAPP | RAPP | MISC | | | |
| APPRAISED VALUE | LAND 8,700 | 5,400 | 4,400 | 4,400 | | | |
| | IMPR 180,400 | 130,800 | 124,000 | 105,500 | | | |
| | TOTAL 189,100 | 136,200 | 128,400 | 109,900 | | | |
| ASSESSED VALUE | LAND 3,050 | 1,890 | 1,540 | 1,540 | | | |
| | IMPR 63,140 | 45,780 | 43,400 | 36,930 | | | |
| | TOTAL 66,190 | 47,670 | 44,940 | 38,470 | | | |

| OCCUPANCY | EXTERIOR | FLOOR | AREA | CONST | VALUE |
|--|--|-------|------|-------|---------|
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | 1 | 784 | FR | 134,170 |
| <input type="checkbox"/> CONVERSION | <input type="checkbox"/> STUCCO | .5 | 612 | FR | 65,000 |
| BUILDING TYPE | <input checked="" type="checkbox"/> ALM/VYNL | | | | |
| <input type="checkbox"/> MOBILE HOME | <input type="checkbox"/> CONC BLK | | | | |
| <input type="checkbox"/> BI/TR LEVEL | <input type="checkbox"/> METAL | | | | |
| <input type="checkbox"/> MOD/MAN | <input type="checkbox"/> BRICK | | | | |
| <input type="checkbox"/> _____ | <input type="checkbox"/> STONE | | | | |

| ROOFING | ROOF TYPE |
|--|---|
| <input type="checkbox"/> METAL | <input checked="" type="checkbox"/> GABLE |
| <input type="checkbox"/> SLT/TLE | <input type="checkbox"/> HIP |
| <input checked="" type="checkbox"/> SHINGLES | <input type="checkbox"/> GAMBREL |
| <input type="checkbox"/> SHAKES | <input type="checkbox"/> MANSARD |
| <input type="checkbox"/> COMPOSITE | <input type="checkbox"/> FLAT |

| FLOORS | B | 1 | 2 | 3 | U |
|----------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| CONCRETE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WOOD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TILE/COMPO | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARPET | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INT. FINISH | B | 1 | 2 | 3 | U |
| PLASTER/DW | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PANELING | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| UNFINISHED | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ACCOMMODATIONS | # OF ROOMS | 3 | 1 | | |
| | | | | | |
| BEDROOMS | | 2 | 1 | | |
| FIREPLACES | | | | | |
| HEAT & AC | B | 1 | 2 | 3 | U |
| NO HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL HEAT | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HW/STEAM | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRIC | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HEAT PUMP | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLR/WALL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| STVE/SPCE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GEO THERMAL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| OUTSIDE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL A/C | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PLUMBING | BASE | | | | |
| X FULL BATH | | | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | 2 | | | |

| SUBTOTAL | | 199,170 |
|--------------------|------------|---------|
| MULTI-FAMILY # | 0 | 0 |
| BUILDING TYPE | 100% | 0 |
| BSMT FINISH | 0 S.F. | 0 |
| FIREPLACE # | 0 | 0 |
| HEATING | 0 S.F. | 0 |
| AIR COND | 1,396 S.F. | 2,300 |
| PLUMBING # | 2 | 2,420 |
| GARAGES & CARPORTS | | 10,900 |
| EXTRA FEATURES | | 2,800 |
| SUBTOTAL | | 217,590 |
| GRADE FACTOR | | 115 % |
| UNADJUSTED VALUE | | 250,230 |
| FACTOR | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1.5 | SK | 1,396 | B- | | 2000 | | A | 250,230 | 19 | 202,690 | UF11 | 180,400 |
| 1 | | | | | | | | | | | | | |
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| 11 | | | | | | | | | | | | | |

17-010120.0269 TOTAL 180,400

COMMENTS

Dwelling has an Economic Factor of 100%

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-16-228-010

Property Class: 510

Neighborhood
001705-TS40

Map:

Block:

Card:

Bk: Pg:

17-010120.0269

NET TEN PROPERTIES LLC

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720 BLACK EAGLE DR

FORT RECOVERY, OH 45846

Created in 2016 From 17-010120.0225 due to Split

LEGAL INFORMATION

INDIAN HEIGHTS II LOT 25

KAHLIG ZERO LOT LINE PLAT

UNIT 806B

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---------------|--------------------|---------------|-------|-------|------------|--------|-------------|--------------------------|--------------------------|
| 1 | KAHLIG LYNN M | 2632 STATE LINE RD | FORT RECOVERY | OH | 45846 | 05/23/2016 | 0 | PLE : X : 0 | <input type="checkbox"/> | <input 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"/> LEVEL | <input type="checkbox"/> WATER <input type="checkbox"/> | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT | 806 BLUE JACKET DR APT B |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER <input type="checkbox"/> | <input type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT | COMMENT |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS <input type="checkbox"/> | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY | |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC <input type="checkbox"/> | <input type="checkbox"/> OLD | <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input type="checkbox"/> STANDARD <input type="checkbox"/> | <input type="checkbox"/> STANDARD | <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU | |

LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|--------------|------|---|------|---|-----|---|--------------|----------|
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| | | | | | | | | |
| TOTAL | | | | | | | 8,700 | 0 |

VALUATION SUMMARY

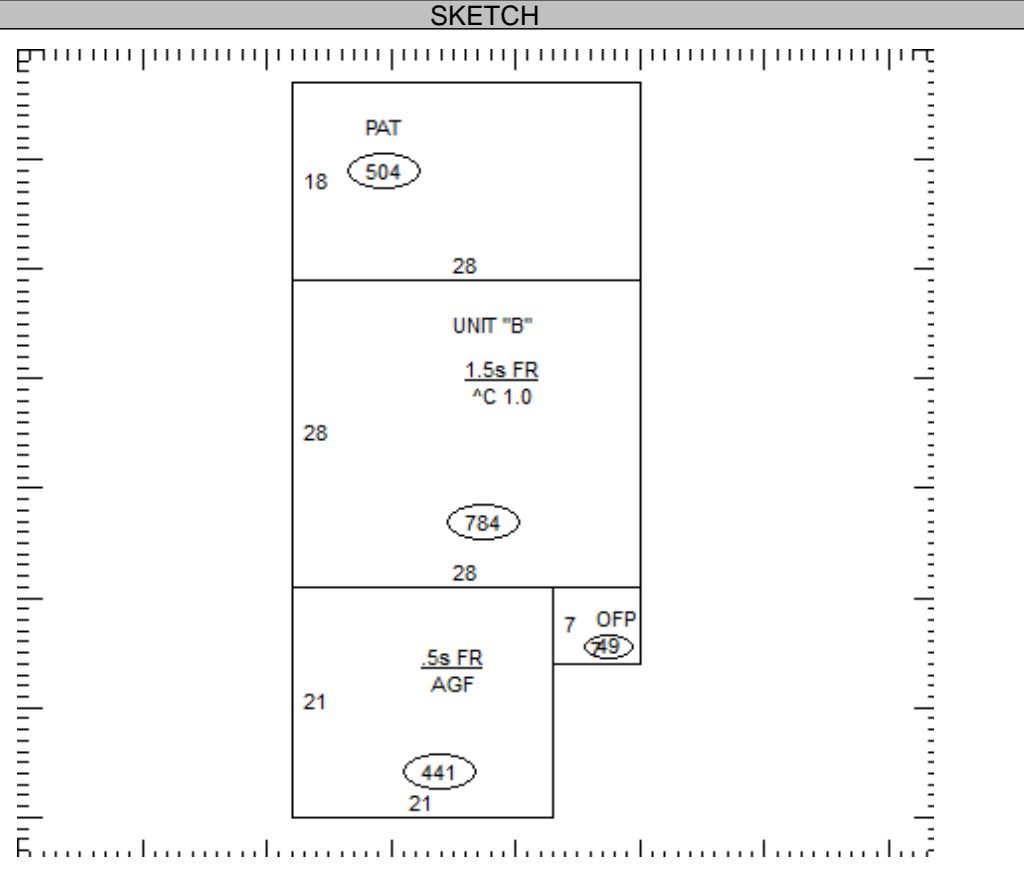
| VALUE YEAR | REASON FOR CHANGE | APPRaised | IMPR | TOTAL | ASSESSed | IMPR | TOTAL |
|------------|-------------------|-----------|------|-------|----------|------|-------|
| | | | | | | | |
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| OCCUPANCY | EXTERIOR | FLOOR | AREA | CONST | VALUE |
|---|-----------------------------------|-------|------|-------|-------|
| <input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | | | | |
| <input type="checkbox"/> CONVERSION | <input type="checkbox"/> STUCCO | | | | |
| BUILDING TYPE | <input type="checkbox"/> ALM/VYNL | | | | |
| <input type="checkbox"/> MOBILE HOME | <input type="checkbox"/> CONC BLK | | | | |
| <input type="checkbox"/> BI/TR LEVEL | <input type="checkbox"/> METAL | | | | |
| <input type="checkbox"/> MOD/MAN | <input type="checkbox"/> BRICK | | | | |
| <input type="checkbox"/> _____ | <input type="checkbox"/> STONE | | | | |

| ROOFING | ROOF TYPE |
|------------------------------------|----------------------------------|
| <input type="checkbox"/> METAL | <input type="checkbox"/> GABLE |
| <input type="checkbox"/> SLT/TLE | <input type="checkbox"/> HIP |
| <input type="checkbox"/> SHINGLES | <input type="checkbox"/> GAMBREL |
| <input type="checkbox"/> SHAKES | <input type="checkbox"/> MANSARD |
| <input type="checkbox"/> COMPOSITE | <input type="checkbox"/> FLAT |

| FLOORS | B | 1 | 2 | 3 | U |
|----------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------|
| CONCRETE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WOOD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TILE/COMPO | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARPET | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INT. FINISH | B | 1 | 2 | 3 | U |
| PLASTER/DW | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PANELING | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| UNFINISHED | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ACCOMMODATIONS | | | | | |
| # OF ROOMS | | | | | |
| BEDROOMS | | | | | |
| FIREPLACES | | | | | |
| HEAT & AC | B | 1 | 2 | 3 | U |
| NO HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HW/STEAM | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRIC | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HEAT PUMP | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLR/WALL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| STVE/SPCE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GEO THERMAL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| OUTSIDE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL A/C | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PLUMBING | | | | | BASE <input type="checkbox"/> |
| X FULL BATH | | | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |

| | | |
|-------------------------|--------|---|
| 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 | | % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|------|-------|-------|-----|------|-----|-----------|------|----------|------|----------|
| DWELLING | | SK | | | | | | | | | | | |
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17-010120.0269

TOTAL 0

COMMENTS