

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD  
13-16-252-026

Property Class: 510  
Neighborhood  
001705-TS40

Map:  
Block:  
Card:

Bk: Pg:

17-010190.0009

**KNAPKE DONALD S & CAROL A TRUSTEES**  
KNAPKE DONALD S & CAROLA TRUSTEES  
714 SPY RUN PO BOX 710  
FORT RECOVERY, OH 45846

**LEGAL INFORMATION**  
INDIAN HILLS ESTATES  
  
LOT#: 9

Created in 2017 From 17-010190.0000 due to Split

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KNAPKE DONALD S & CAROL	714 SPY RUN PO BOX 710	FORT RECOVERY	OH	45846	12/21/2017	57,800	WDC : 892	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KAUP DAVID A	PO BOX 605	FORT RECOVERY	OH	45846	06/27/2017	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: JK DATE: 03/19/2020 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	714 SPY RUN  COMMENT TY2022:Net Gen=\$4,276.92, Other Assessment=\$0.30 DE20 TT LADY; DWLG COMPL DE19 TT CONTRACTOR; ADD DWLG @ 75%		
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C	
F:Front	F136 D165				ST350 DP105 ADJ368		50,000 0	
TOTAL						50,000	0	

VALUATION SUMMARY								
VALUE YEAR	2023	2020	2020	2019	2019	2018	2017	2017
REASON FOR CHANGE	RAPP	RAPP	NC	RCLS	NC	MISC	RAPP	MISC
APPRAISED	50,000	30,900	25,000	25,000	25,000	18,800	0	0
VALUE	376,800	283,500	253,100	126,600	126,600	0	0	0
	<u>TOTAL</u>	314,400	278,100	151,600	151,600	18,800	0	0
ASSESSED	17,500	10,820	8,750	8,750	8,750	6,580	0	0
VALUE	131,880	99,230	88,590	44,310	44,310	0	0	0
	<u>TOTAL</u>	110,050	97,340	53,060	53,060	6,580	0	0

<b>OCCUPANCY</b>		<b>EXTERIOR</b>	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO	
<b>BUILDING TYPE</b>		<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 checked="" type="checkbox"/> BRICK	
<input type="checkbox"/>		<input type="checkbox"/> STONE	

<b>ROOFING</b>		<b>ROOF TYPE</b>	
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE	
<input type="checkbox"/> SLT/TLE		<input checked="" 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	

<b>FLOORS</b>		B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>
CARPET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

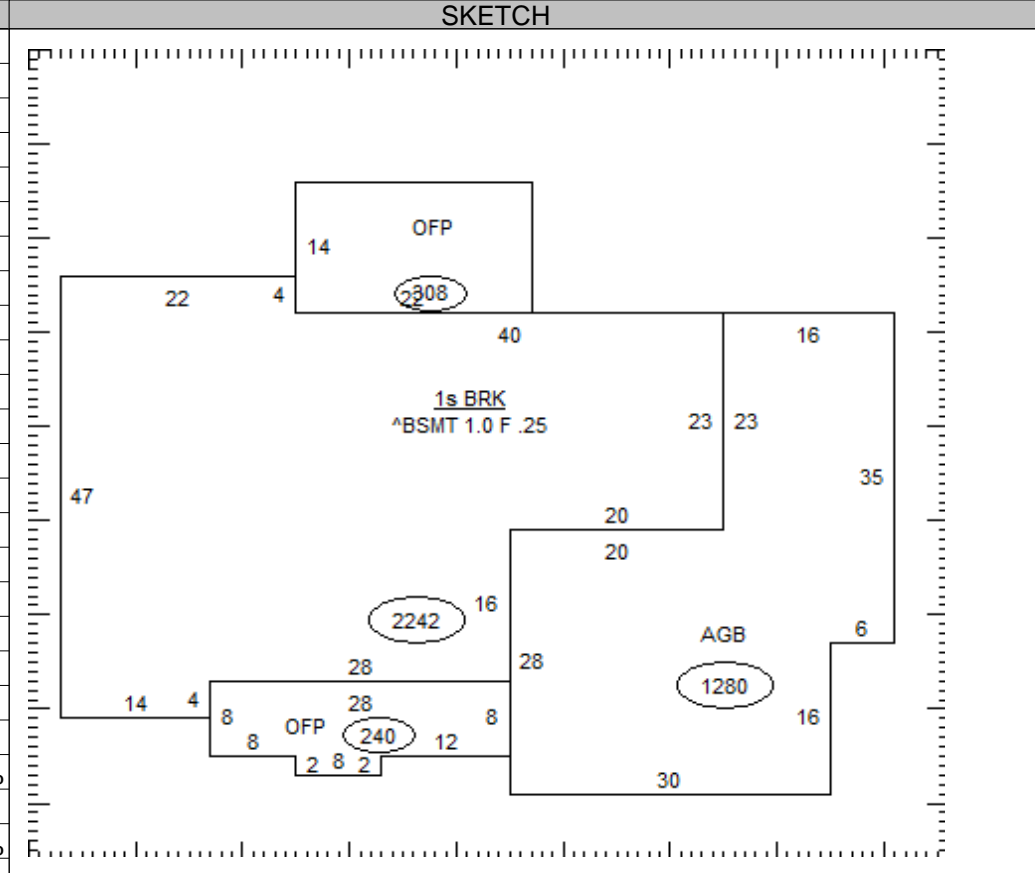
<b>INT. FINISH</b>		B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>ACCOMMODATIONS</b>		B	1	2	3	U
# OF ROOMS	1	7				
BEDROOMS		3				
FIREPLACES	1					
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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>PLUMBING</b>		<b>BASE</b>	
X FULL BATH	1		
X HALF BATH		1	
X FIXTURES			

FLOOR	AREA	CONST	VALUE
1	2242	BRK	270,230
BSMT	2242		32,060
<b>SUBTOTAL</b>			302,290
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	560 S.F.		8,010
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,802 S.F.		4,620
PLUMBING #	5		6,050
GARAGES & CARPORTS			35,800
EXTRA FEATURES			8,800
<b>SUBTOTAL</b>			369,970
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			388,470
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,242	C+		2018		G	388,470	3	376,820		376,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-010190.0009 TOTAL 376,800

**COMMENTS**

Dwelling has an Economic Factor of 100%