17-036400.0100

NET TEN PROPERTIES LLC
NET TEN PROPERTIES LLC
720 BLACK EAGLE DR PO BOX 71
FORT RECOVERY, OH 45846
Created in 2005 From - . 0 due to Split

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-09-951-108

LEGAL INFORMATION
NATURE'S VILLA FT RECOVERY
CONDOMINIUM UNIT 108

Property Class: 550
Neighborhood
005503-TM50
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	NET TEN PROPERTIES LLC	720 BLACK EAGLE DR PO	FORT RECOVERY	OH	45846	09/07/2021	540,000	4:WDC : 762	☐	■
2	POHL LUCIE ETAL	1326 FT RECOVERY	FORT RECOVERY	OH	45846	10/23/2006	0	QCE : X : 0	☐	☐
3	OLE FORT RESERVATION	1326 FT REC MINSTER RD	FORT RECOVERY	OH	45846	03/10/2005	0	: 0	☐	☐

X: ☐ TTO LISTER: NS DATE: 10/01/2004 TIME: 11:26:53 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
108 CENTER ST UNIT 108

COMMENT
TY2022:Net Gen=$1,478.76, Other Assessment=$0.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CL:Condo Land	UNIT PRICED	10000		10,000 0
Total Acres: 1.0000			TOTAL	10,000 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	10,000	7,400	7,000					
	IMPR	138,800	101,300	95,300					
	TOTAL	148,800	108,700	102,300					
ASSESSED VALUE	LAND	3,500	2,590	2,450					
	IMPR	48,580	35,460	33,360					
	TOTAL	52,080	38,050	35,810					

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		3			
BEDROOMS		1			
FIREPLACES					

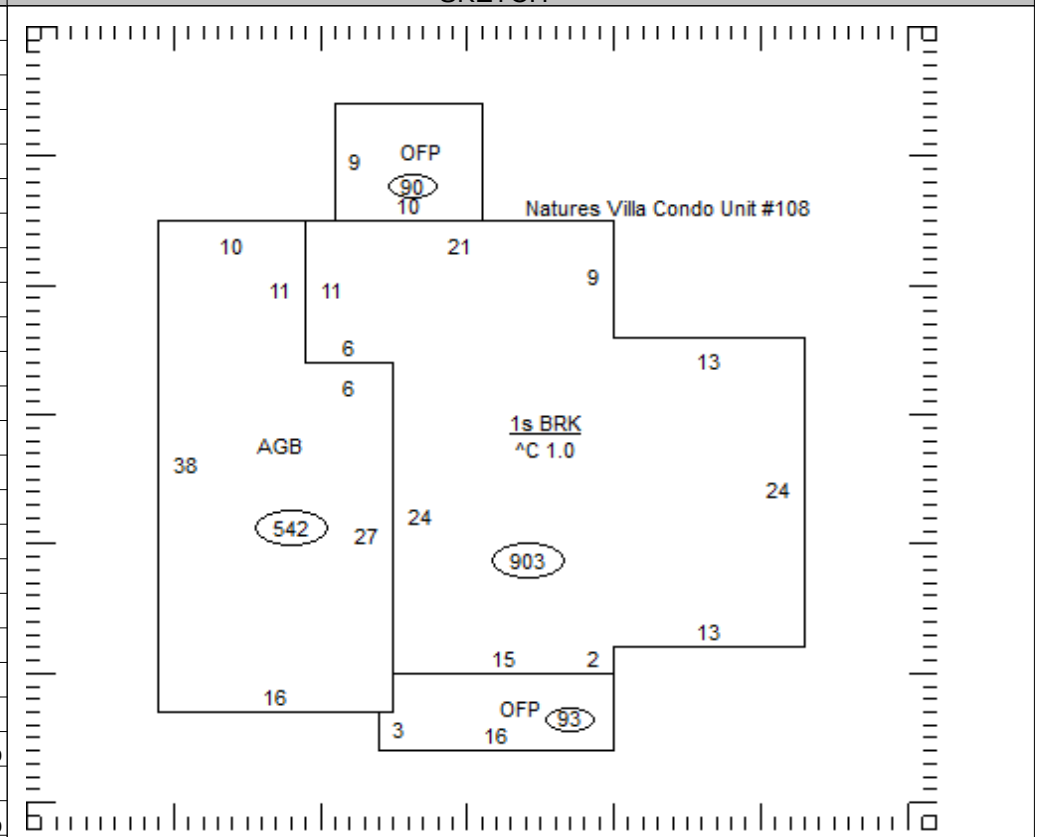
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	903	BRK	158,330

SUBTOTAL		158,330
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	903 S.F.	1,490
PLUMBING #	1	1,210
GARAGES & CARPORTS		15,200
EXTRA FEATURES		2,900
SUBTOTAL		179,130
GRADE FACTOR		105 %
UNADJUSTED VALUE		188,090
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	903	C+		2004		A	188,090	18	154,230		138,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	138,800

17-036400.0100

COMMENTS

Dwelling has an Economic Factor of 90%