17-036400.0300

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
13-09-951-112

LEGAL INFORMATION
NATURE'S VILLA FT RECOVERY
CONDOMINIUM UNIT 112

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	03/22/2005	0	: 0	☐	☐

X: ☐ TTO LISTER: NS DATE: 10/01/2004 TIME: 11:29:04 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
112 CENTER ST UNIT 112

COMMENT
TY2022:Net Gen=$1,613.22, 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	153,300	111,200	104,700					
	TOTAL	163,300	118,600	111,700					
ASSESSED VALUE	LAND	3,500	2,590	2,450					
	IMPR	53,660	38,920	36,650					
	TOTAL	57,160	41,510	39,100					

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		4			
BEDROOMS		2			
FIREPLACES					

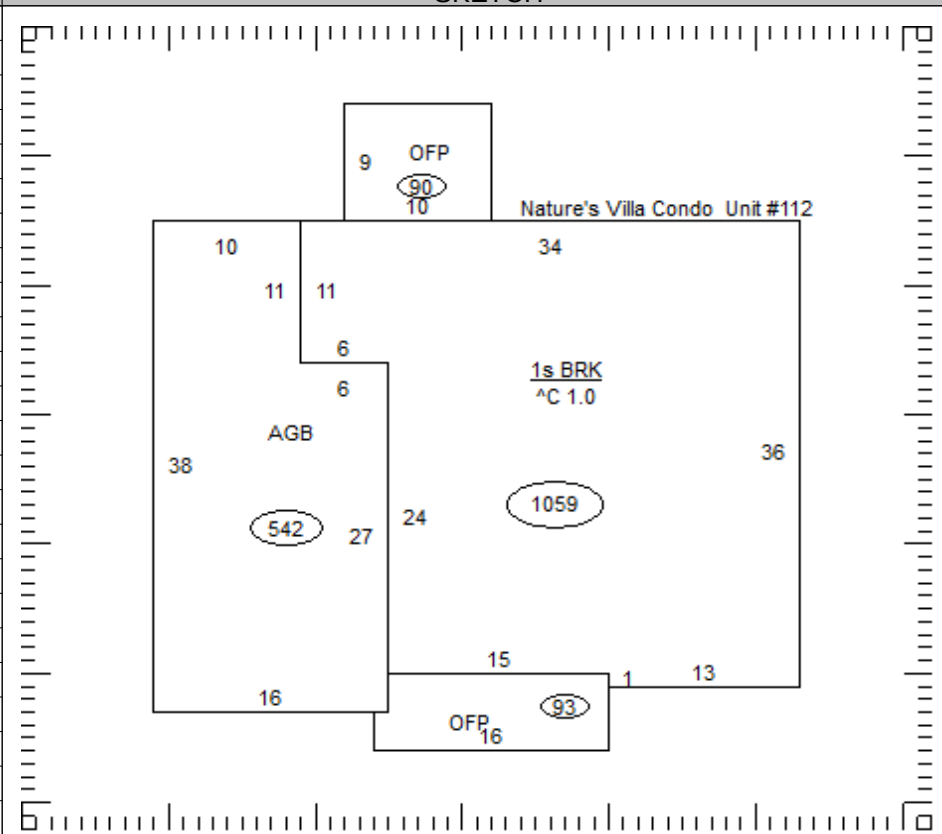
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1059	BRK	176,750

SUBTOTAL			176,750
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,059	S.F.	1,750
PLUMBING #	1		1,210
GARAGES & CARPORTS			15,200
EXTRA FEATURES			2,900
SUBTOTAL			197,810
GRADE FACTOR			105 %
UNADJUSTED VALUE			207,700
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,059	C+		2004		A	207,700	18	170,310		153,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	153,300

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COMMENTS

Dwelling has an Economic Factor of 90%