

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD  
13-09-951-107

Property Class: 550

Neighborhood  
005503-TM50

Map:  
Block:  
Card:

Bk: Pg:

17-036400.1400

**COUNTRY ROSE APARTMENTS LLC**  
COUNTRY ROSE APARTMENTS LLC  
PO BOX 41  
FORT RECOVERY, OH 45846  
Created in 2017 From 17-036400.0000 due to Split

**LEGAL INFORMATION**  
NATURE'S VILLA FORT RECOVERY  
CONDOMINIUM SEC 7  
UNIT 107

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 COUNTRY ROSE	PO BOX 41	FORT RECOVERY	OH	45846	02/13/2018	60,000	3:WDC : 81	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 NATURE'S VILLA INC C/O LUCILLE POHL	1326 FT RECOVERY	FORT RECOVERY	OH	45846	12/13/2017	0	PLE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 03/15/2023 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION
<input type="checkbox"/> PAVED	<input type="checkbox"/> GRAVEL	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	107 NATURE'S CT
<input type="checkbox"/> DIRT	<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT TY2022:Net Gen=\$1,972.32, Other Assessment=\$0.00 DE21 ADD CONDO' DE21 TTO; RESK PER BLUEPRINTS DE23 RMV 1 RM & EX FIX; DESKTOP RVW
<input type="checkbox"/> CURBS	<input type="checkbox"/> ROLLING	<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"/> STANDARD	<input type="checkbox"/> STANDARD	<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"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<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
CL:Condo Land	UNIT PRICED	10000				10,000 0
Total Acres: 7,000.0000					TOTAL	10,000 0

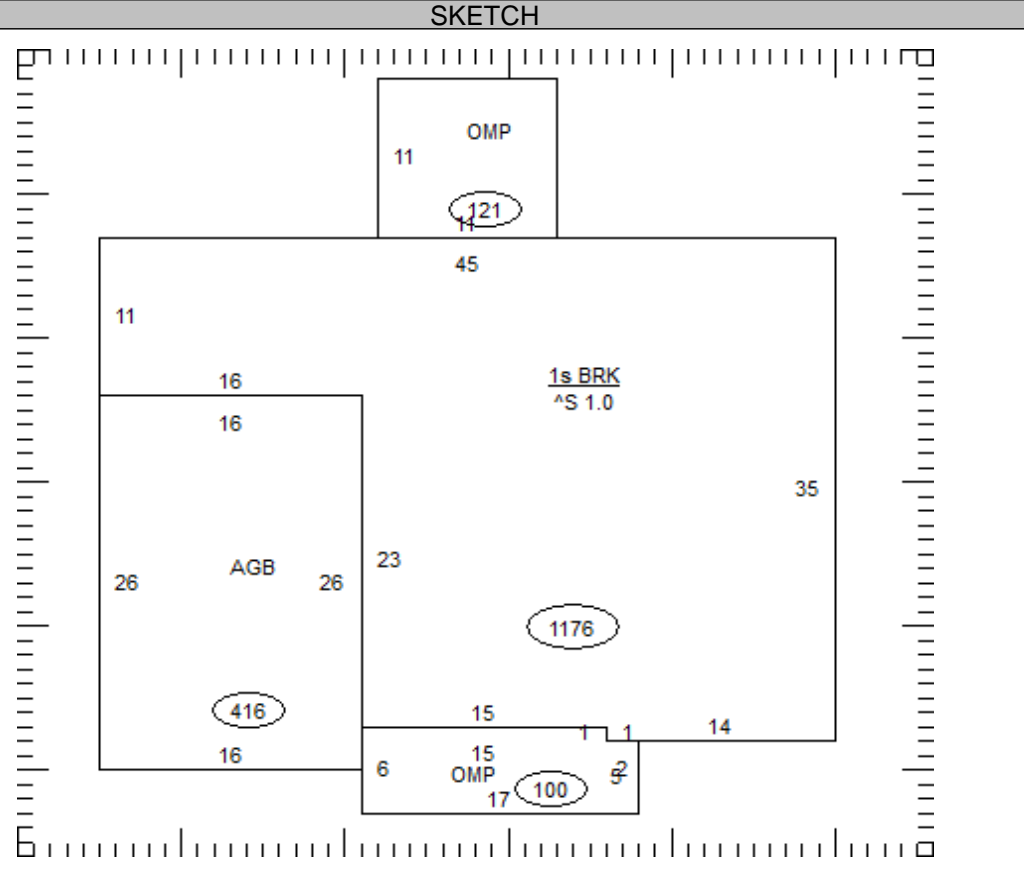
VALUATION SUMMARY						
VALUE YEAR	2023	2022	2021	2020	2018	
REASON FOR CHANGE	RAPP	MISC	NC	RAPP	MISC	
APPRAISED VALUE	LAND 10,000	7,400	7,400	7,400	7,000	
	IMPR 194,300	137,600	128,000	0	0	
	TOTAL 204,300	145,000	135,400	7,400	7,000	
ASSESSED VALUE	LAND 3,500	2,590	2,590	2,590	2,450	
	IMPR 68,010	48,160	44,800	0	0	
	TOTAL 71,510	50,750	47,390	2,590	2,450	

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1176	BRK	189,590
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO	<input type="checkbox"/> ALM/VYNL				
BUILDING TYPE		<input type="checkbox"/> CONC BLK	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> MOD/MAN	<input checked="" type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> STONE				

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

FLOORS		B	1	2	3	U
CONCRETE	<input type="checkbox"/>	<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"/>	<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 type="checkbox"/>	<input checked="" 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 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"/>
ACCOMMODATIONS						
# OF ROOMS		5				
BEDROOMS		2				
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"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING		BASE <input checked="" type="checkbox"/>				
X FULL BATH						
X HALF BATH		1				
X FIXTURES						

SUBTOTAL		189,590
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,176 S.F.	1,940
PLUMBING #	2	2,420
GARAGES & CARPORTS		11,600
EXTRA FEATURES		4,200
SUBTOTAL		209,750
GRADE FACTOR		105 %
UNADJUSTED VALUE		220,240
FACTOR		100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,176	C+		2020		G	220,240	2	215,840		194,300
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

17-036400.1400 TOTAL 194,300

COMMENTS

Dwelling has an Economic Factor of 90%