

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
001705-TS40		
M	04D	
B		
C	13	

17-010120.0238

**WUEBKER TYLER J & CIERA D**

WUEBKER TYLER J & CIERA D  
719 BLACK EAGLE DR  
FORT RECOVERY, OH 45846

**LEGAL INFORMATION**

INDIAN HEIGHTS SUBD  
PHASE III  
LOT#: 38

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WUEBKER TYLER J & CIERA D	719 BLACK EAGLE DR	FORT RECOVERY	OH	45846	09/12/2018	385,000	WDC : 696	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SCHOEN DANIEL J & PEGGY M	PO BOX 331	FT RECOVERY	OH	45846-0331	02/20/2001	22,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: BTC DATE: 08/20/2008 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 checked="" type="checkbox"/> SIDEWALKS <input checked="" 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 checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> SEWER <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input 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	719 BLACK EAGLE DR, FT RECOVERY		
<b>COMMENT</b>								
TY2018:Net Gen=\$4,277.80, Other Assessment=\$0.14 DE16 DESKTOP REVIEW CHGS: chg wddk to paver pat								

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F134 D152	ST175	DP101	ADJ177			23,700	0
TOTAL							23,700	0

**VALUATION SUMMARY**

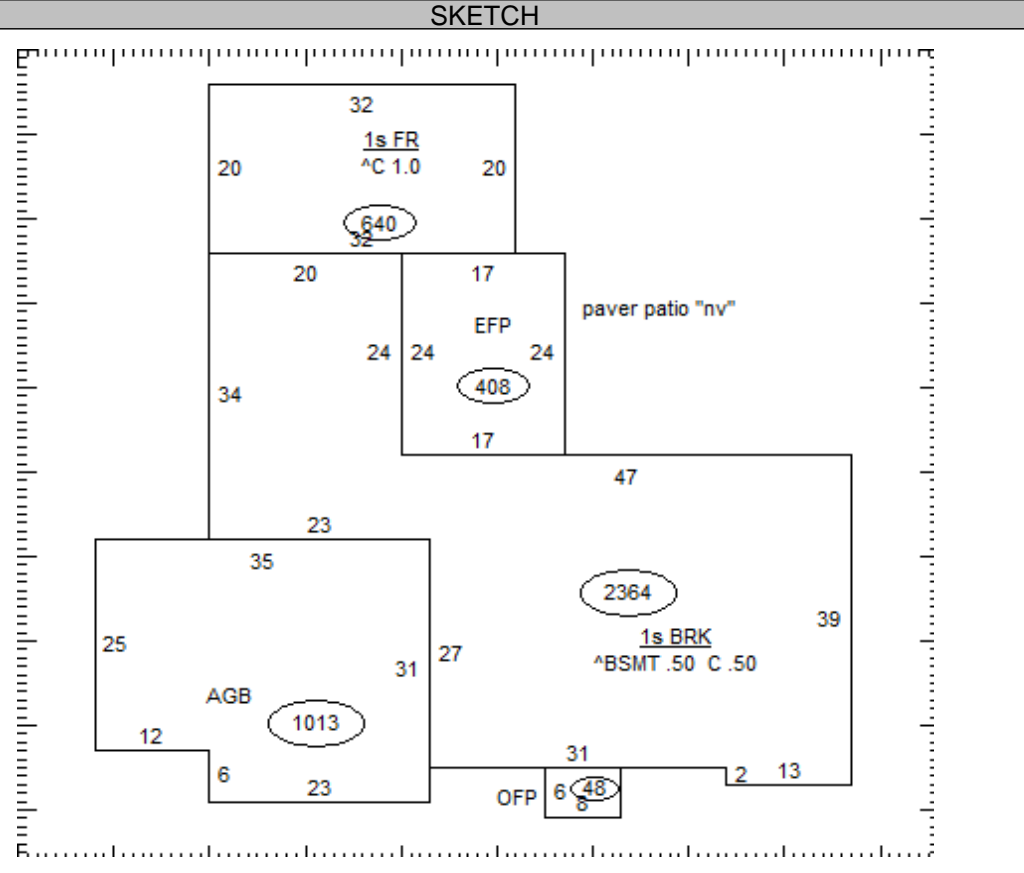
VALUE YEAR	2017	2016	2014	2011				
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP				
APPRaised	23,700	23,700	23,700	23,700				
VALUE	IMPR	263,700	254,100	255,700	255,700			
	TOTAL	287,400	277,800	279,400	279,400			
ASSESSED	LAND	8,300	8,300	8,300	8,300			
VALUE	IMPR	92,300	88,940	89,500	89,500			
	TOTAL	100,600	97,240	97,800	97,800			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input checked="" type="checkbox"/> WOOD	1	2364	BRK	157,820
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	1	640	FR	39,930
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL				
<input type="checkbox"/> BI/L TRI/L	<input checked="" type="checkbox"/> BRICK				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE	BSMT	AREA	VALUE
<input type="checkbox"/> METAL	<input checked="" 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			
		BSMT	1182	15,370
<b>SUBTOTAL</b>				<b>213,120</b>

FLOORS	B	1	2	3	U	DESCRIPTION	VALUE
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0 S.F.
						AIR COND	2,364 S.F.
						PLUMBING #	5
						GARAGES & CARPORTS	18,900
						EXTRA FEATURES	11,500
<b>SUBTOTAL</b>							<b>252,570</b>
<b>GRADE FACTOR</b>							<b>120 %</b>
<b>UNADJUSTED VALUE</b>							<b>303,080</b>
<b>FACTOR</b>							<b>100 %</b>

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	3,004	B		2002		A	303,080	13	263,680		263,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



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TOTAL 263,700

**COMMENTS**  
 Dwelling has an Economic Factor of 100%