16-037700.0100

WUEBKER BROTHERS DAIRY LLC

WUEBKER BROTHERS DAIRY LLC
2901 COLDWATER CREEK RD
SAINT HENRY, OH 45883

Created in 2016 From 16-037700.0000 due to Split

GIBSON TWP / FT RECOVERY SD

LEGAL INFORMATION

PT N 1/2 SE

RTS: 001-15-29
Acres:13.9330

13-29-400-006

QUALIFIED CREDITS: CAUV: 05636

PROP. CLASS		
1	1	0

NEIGHBORHOOD: 009161-A100

M
B
C

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WUEBKER BROTHERS DAIRY	2901 COLDWATER CREEK RD	SAINT HENRY	OH	45883	03/14/2016	104,300	WDC : 144	☐	■
2	KNAPKE THOMAS;KNAPKE KNAPKE DANIEL G TRUSTEES	811 UNION CITY RD	FORT RECOVERY	OH	45846	03/14/2016	0	QCE : X : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: DATE: TIME: ☐ 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

UNION CITY RD,

COMMENT

TY2018:Net Gen=$153.64, Other Assessment=$0.00
(Mod CR:)120

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE	C	INF	M VALUE	C
CR:Crop Land TOTAL	**A 12.9330**	**9,510**	**1,624**		**113,920**	**12,450**
0007	A .7000	9,730	2,045		6,810	1,430
0070	A 2.0000	10,140	1,955		20,280	3,910
0079	A 7.5330	8,360	545		62,980	4,110
0080	A 2.0000	7,940	385		15,880	770
0087	A .7000	11,380	3,190		7,970	2,230
WO:Woods:0080	A 1.0000	2,430	230		2,430	230
Total Acres: 13.9330				TOTAL	116,350	12,680

VALUATION SUMMARY

VALUE YEAR		2017	2017	2016	2016				
REASON FOR CHANGE		CAUV	RAPP	CAUV	MISC				
APPRAISED VALUE	LAND	12,680	116,350	24,180	89,410				
	IMPR	0	0	0	0				
	TOTAL	12,680	116,350	24,180	89,410				
ASSESSED VALUE	LAND	4,440	40,720	8,460	31,290				
	IMPR	0	0	0	0				
	TOTAL	4,440	40,720	8,460	31,290				
CAUV TAX SAVINGS		2018=1255.32, 2017=1264.40, 2016=775.62: Total=3295.34							

OCCUPANCY	EXTERIOR
☐ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	☐ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	☐ BRICK
☐ MOD/MAN	☐ 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					
BEDROOMS					
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					

FLOOR	AREA	CONST	VALUE
SUBTOTAL			0
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	0	S.F.	0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%

SKETCH

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

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COMMENTS