

GIBSON TWP / FT RECOVERY SD

13-29-400-006

Property Class: 110

Neighborhood

009161-A100

Map:

Block:

Card:

Bk:

Pg:

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

LEGAL INFORMATION

PT N 1/2 SE

RTS: 001-15-29

Acres:13.9330

QUALIFIED CREDITS: CAUV:

05636

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

X:	<input type="checkbox"/> TTO	LISTER:	DATE:	TIME:	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	UNION CITY RD
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT TY2022:Net Gen=\$98.36, Other Assessment=\$0.00
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<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	

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
CR:Crop Land TOTAL	A 13.8650	10,440	2,088			135,270 21,230
0087	A .6960	12,450	3,560			8,670 2,480
0007	A 1.0980	10,650	2,460			11,690 2,700
0080	A 2.0870	8,700	830			18,160 1,730
0024	A 2.5690	11,250	2,540			28,900 6,530
0084	A 7.4150	9,150	1,050			67,850 7,790
WO:Woods TOTAL	A .0680	4,827	640			410 80
0080	A .0040	3,190	230			10 0
0084	A .0070	4,740	230			30 0
Total Acres: 13.9330					TOTAL	135,680 21,310

VALUATION SUMMARY							
VALUE YEAR	2023	2023	2020	2020	2017	2017	
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP	CAUV	RAPP	
APPRAISED	21,310	135,680	8,770	123,860	12,680	116,350	
VALUE							
LAND	21,310	135,680	8,770	123,860	12,680	116,350	
IMPR	0	0	0	0	0	0	
TOTAL	21,310	135,680	8,770	123,860	12,680	116,350	
ASSESSED	7,460	47,490	3,070	43,350	4,440	40,720	
VALUE							
LAND	7,460	47,490	3,070	43,350	4,440	40,720	
IMPR	0	0	0	0	0	0	
TOTAL	7,460	47,490	3,070	43,350	4,440	40,720	
POTENTIAL RECOUP	2022=1290.65, 2021=1294.72, 2020=1292.69: Total=3878.06						

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH														
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																			
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																			
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																			
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																			
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																			
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																			
<input type="checkbox"/> _____			<input type="checkbox"/> STONE																			
ROOFING		ROOF TYPE																				
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE																				
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP																				
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL																				
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD																				
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT																				
FLOORS		B	1	2	3	U	SUBTOTAL											0				
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #											0				
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%														
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.														
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0														
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.														
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.														
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0														
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0														
ACCOMMODATIONS								EXTRA FEATURES	0													
# OF ROOMS							SUBTOTAL	0														
BEDROOMS							GRADE FACTOR	%														
FIREPLACES							UNADJUSTED VALUE	0														
HEAT & AC	B	1	2	3	U		FACTOR	%														
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING			SK												
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1															
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2															
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3															
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4															
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5															
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6															
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7															
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8															
PLUMBING			BASE		<input type="checkbox"/>		9															
X FULL BATH							10															
X HALF BATH							11															
X FIXTURES																						
																			TOTAL	0		
COMMENTS																						

16-037700.0100

TOTAL 0

COMMENTS

Property Class: 110

Neighborhood
009161-A100

Map:
Block:
Card:

Bk: Pg:

GIBSON TWP / FT RECOVERY SD

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3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: TIME: 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"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input 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

UNION CITY RD
COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
0007	A .0570		6,550	1,460			370	80
Total Acres: 13.9330					TOTAL		135,680	21,310

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	IMPR	TOTAL	ASSESSED	IMPR	TOTAL	POTENTIAL RECOUP
								2022=1290.65, 2021=1294.72, 2020=1292.69: Total=3878.06

OCCUPANCY		EXTERIOR					FLOOR	AREA	CONST	VALUE	SKETCH													
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																					
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																					
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																					
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<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																					
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																					
<input type="checkbox"/> _____			<input type="checkbox"/> STONE																					
ROOFING		ROOF TYPE																						
<input type="checkbox"/> METAL			<input type="checkbox"/> GABLE																					
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP																					
<input type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL																					
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD																					
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT																					
FLOORS		B	1	2	3	U	SUBTOTAL			0														
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0		0														
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%		0														
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.		0														
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0		0														
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.		0														
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.		0														
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0		0														
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS			0														
ACCOMMODATIONS							SUBTOTAL			0														
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRADE FACTOR			%														
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNADJUSTED VALUE			0														
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FACTOR			%														
HEAT & AC		B	1	2	3	U	OCCUPANCY				ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING				SK													
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1																	
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2																	
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3																	
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4																	
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5																	
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6																	
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7																	
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8																	
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9																	
PLUMBING		BASE					<input type="checkbox"/>	10																
X FULL BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11																	
X HALF BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		
X FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																		

16-037700.0100

TOTAL 0

COMMENTS