17-010120.0238

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

GIBSON TWP-FT RECOVERY CORP / FT RECOVERY SD
13-16-229-008

LEGAL INFORMATION
INDIAN HEIGHTS SUBD
PHASE III
LOT#: 38

Property Class: 510
Neighborhood
001705-TS40
Map: 04D
Block:
Card: 13
Bk: Pg:

	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	☐	■
2	SCHOEN DANIEL J & PEGGY M	PO BOX 331	FT RECOVERY	OH	45846 -0331	02/20/2001	22,500	: A : 0	☐	■
3							0	0	☐	☐

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	
■ 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
719 BLACK EAGLE DR, FT RECOVERY

COMMENT
TY2022:Net Gen=$4,033.08, 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	ST350 DP101 ADJ354		47,400 0
			TOTAL	47,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	47,400	29,300	23,700					
	IMPR	386,300	275,000	263,700					
	TOTAL	433,700	304,300	287,400					
ASSESSED VALUE	LAND	16,590	10,260	8,300					
	IMPR	135,210	96,250	92,300					
	TOTAL	151,800	106,510	100,600					

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	■	☐	☐	☐	☐

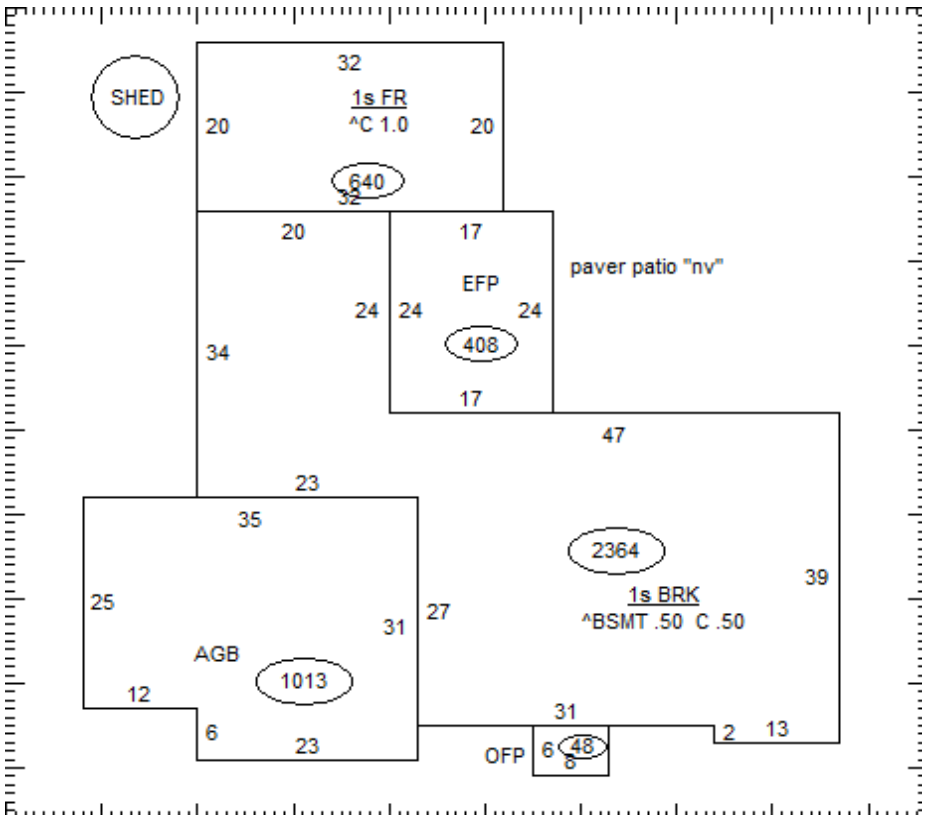
ACCOMMODATIONS					
# OF ROOMS		8			
BEDROOMS		3			
FIREPLACES					

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		1			
X HALF BATH		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	2364	BRK	263,020
1	640	FR	66,550
BSMT	1182		16,900
SUBTOTAL			346,470
MULTI-FAMILY #		0	0
BUILDING TYPE		100%	0
BSMT FINISH		0 S.F.	0
FIREPLACE #		0	0
HEATING		0 S.F.	0
AIR COND		2,364 S.F.	3,900
PLUMBING #		5	6,050
GARAGES & CARPORTS			28,300
EXTRA FEATURES			12,700
SUBTOTAL			397,420
GRADE FACTOR			120 %
UNADJUSTED VALUE			476,900
FACTOR			100 %

SKETCH



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	476,900	19	386,290		386,300
1 Shed	PP	8x12	96	C		2022		G		1			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		386,300

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COMMENTS

Dwelling has an Economic Factor of 100%