

38-023500.0300

WUEBKER NANCY

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2935 WABASH RD

FORT RECOVERY, OH 45846

Created in 2021 From 38-023500.0000 due to Split

LEGAL INFORMATION

PT NE NE

RTS: 001-07-17

Acres: 2.1960

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID	
1	WUEBKER NANCY	2935 WABASH RD	FORT RECOVERY	OH	45846	07/19/2021	37,000	WDC : 580	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: TK DATE: 07/11/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 2935 WABASH RD
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$192.84, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE23 NOH; ADD NEW DWLG (\$380,000??) @
 80% COMPL//LEFT CB
 NC24 CHK IF DWLG COMPL

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
HS:Home Site	AC:1	34360				34,400	0	
SM:Small Acreage	AC:1.196	8300				9,900	0	
Total Acres: 2.1960						TOTAL	44,300	0

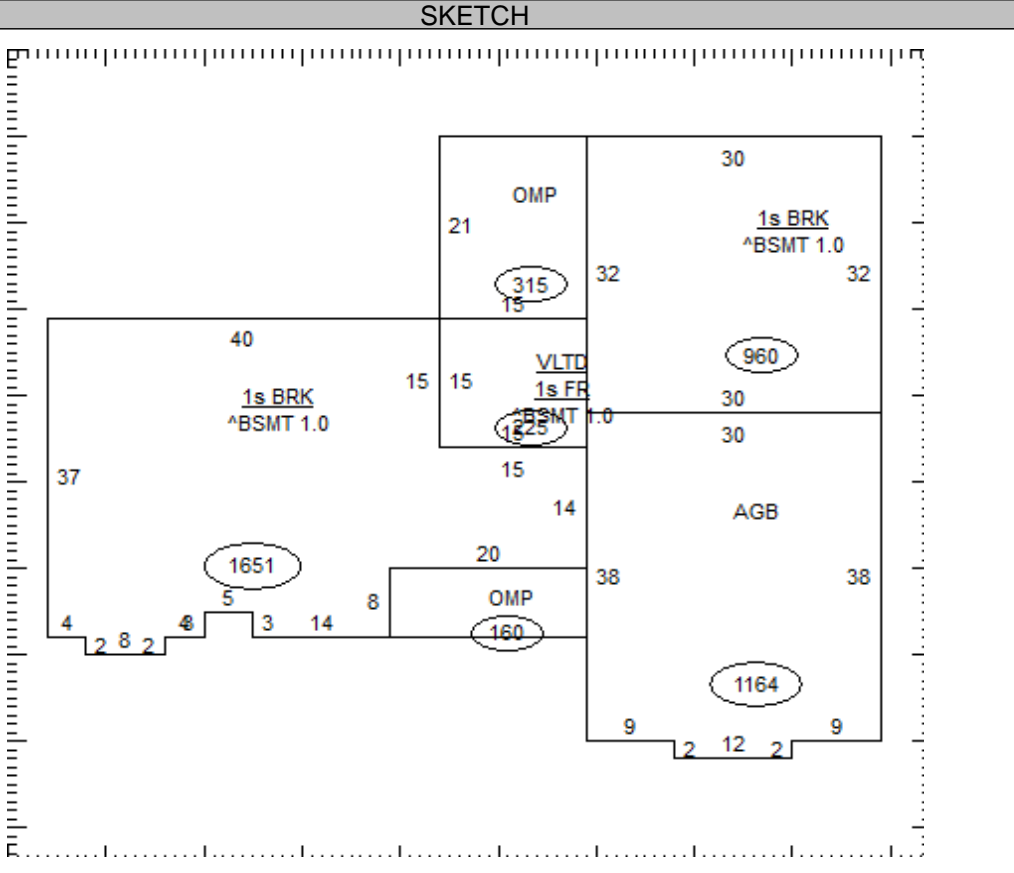
VALUATION SUMMARY

VALUE YEAR	2023	2022	2022	2021	2021			
REASON FOR CHANGE	NC	MISC	RCLS	CAUV	MISC			
APPRaised	LAND	44,300	17,200	0	0	0		
VALUE	IMPR	452,000	0	0	0	0		
	TOTAL	496,300	17,200	0	0	0		
ASSESSED	LAND	15,510	6,020	0	0	0		
VALUE	IMPR	158,200	0	0	0	0		
	TOTAL	173,710	6,020	0	0	0		

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	2611	BRK	294,830
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO	1	225	FR	23,740
BUILDING TYPE		<input checked="" 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 checked="" type="checkbox"/> BRICK				
<input type="checkbox"/>			<input checked="" type="checkbox"/> STONE				

ROOFING		ROOF TYPE					
<input checked="" type="checkbox"/> METAL			<input 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				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ACCOMMODATIONS							
# OF ROOMS		7					
BEDROOMS		3					
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 checked="" 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		1					
X HALF BATH							
X FIXTURES							

BSMT	2836			40,550
SUBTOTAL				359,120
MULTI-FAMILY #	0			0
BUILDING TYPE	100%			0
BSMT FINISH	0 S.F.			0
FIREPLACE #	0			0
HEATING	0 S.F.			0
AIR COND	2,611 S.F.			4,310
PLUMBING #	3			3,630
GARAGES & CARPORTS				32,500
EXTRA FEATURES				14,000
SUBTOTAL				413,560
GRADE FACTOR				120 %
UNADJUSTED VALUE				496,270
FACTOR				100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,836	B		2022		G	496,270	1	491,310	INC20	452,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

38-023500.0300 TOTAL 452,000

COMMENTS

Dwelling has an Economic Factor of 115% (Rollback Basis=\$486,400)