23-052900.0000

BUSCHUR DANIEL J
BUSCHUR DANIEL J
82 RAILROAD ST
SAINT HENRY, OH 45883

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD
11-21-152-012

LEGAL INFORMATION
ROMER ADDITION

LOT#: 21

Property Class: 510
Neighborhood 002302-TM50
Map: 04B5
Block:
Card: 38
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BUSCHUR DANIEL J	82 RAILROAD ST	SAINT HENRY	OH	45883	08/02/2019	160,000	WDC : 520	☐	■
2	SCHWIETERMAN JOSHUA D	82 RAILROAD ST	SAINT HENRY	OH	45883	07/27/2015	55,000	WDC : 489	☐	■
3	SPECK GREG A	82 RAILROAD ST	ST HENRY	OH	45883	07/12/2000	58,000	: A : 0	☐	■

X: ☐ TTO LISTER: DF DATE: 03/08/2005 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
82 RAILROAD ST, ST HENRY

COMMENT
DE11 ADDED PATIO
DE16 DIDN'T RETURN OWN OCC/RMV
TriDwell=118 TriOB=118 TriLand=118

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D132	ST260 DP94 ADJ244		19,000 0
			TOTAL	19,000 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2014	2011				
REASON FOR CHANGE		RAPP	RAPP	RAPP	RAPP				
APPRAISED VALUE	LAND	19,000	16,100	16,200	13,700				
	IMPR	84,000	68,600	54,500	46,200				
	TOTAL	103,000	84,700	70,700	59,900				
ASSESSED VALUE	LAND	6,650	5,640	5,670	4,800				
	IMPR	29,400	24,010	19,080	16,170				
	TOTAL	36,050	29,650	24,750	20,970				

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		3	1		
BEDROOMS			2		
FIREPLACES					

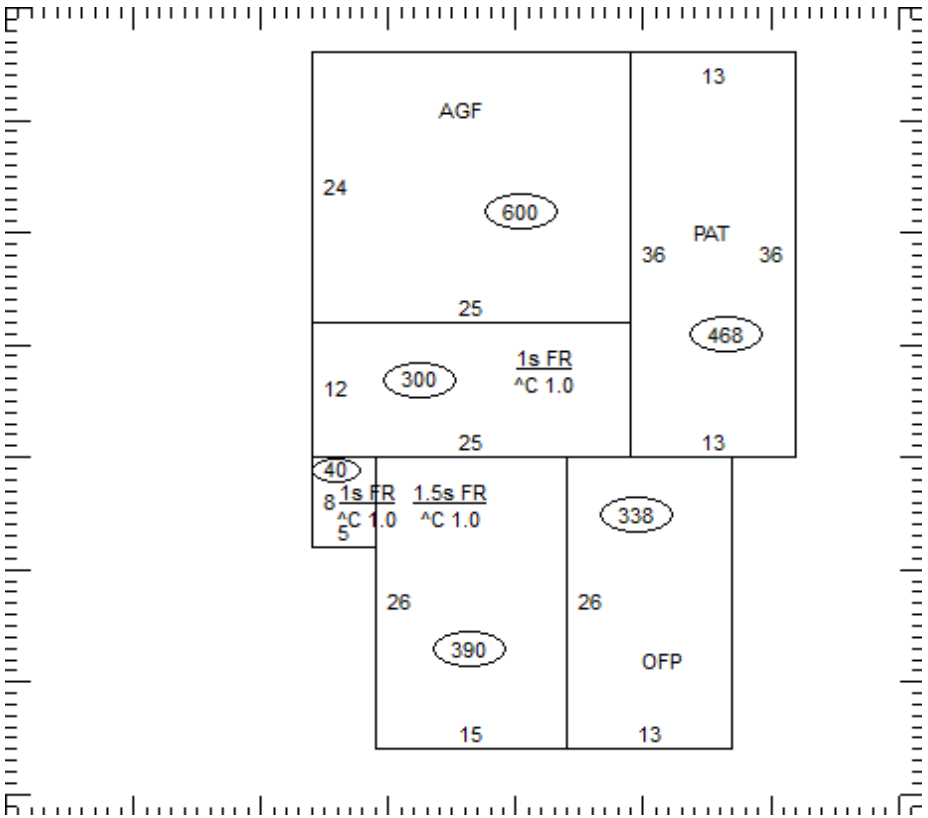
HEAT & AC	B	1	2	3	U
NO HEAT	☐	■	■	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	■	■	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	730	FR	81,170
.5	195	FR	13,260

SUBTOTAL		94,430
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	925 S.F.	-2,320
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		9,900
EXTRA FEATURES		6,200
SUBTOTAL		108,210
GRADE FACTOR		104 %
UNADJUSTED VALUE		132,800
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	925	C-		1947		A	132,800	45	73,040		84,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		84,000

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COMMENTS

Dwelling has an Economic Factor of 115%