23-050700.0000

THOMAS KIMBERLY D

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192 RAILROAD ST
SAINT HENRY, OH 45883

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD
11-21-154-010

LEGAL INFORMATION
ROMER ADDITION

LOT#: 1

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
002302-TM50	
M	04b5
B	
C	36

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	THOMAS KIMBERLY D	192 RAILROAD ST	SAINT HENRY	OH	45883	03/24/2017	135,000	2:WDC : 185	☐	■
2	HOYING SAMUEL D &	192 RAILROAD ST	SAINT HENRY	OH	45883	03/02/2009	90,000	WDC : A-M : 119	☐	■
3	LINK JOSHUA J & SCHULTZ	PO BOX 64	ST HENRY	OH	45883	01/13/1999	95,000	: A-M : 0	☐	☐

X: ☐ TTO LISTER: DF DATE: 03/07/2005 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
192 RAILROAD ST,

COMMENT
TY2018:Net Gen=$1,599.42, Other Assessment=$0.00
DE15 COR GRG AREA, BSMNT AREA PER DATA MAILER
DE11 ADDED PATIO
DE16 DESK TOP REVIEW//ADD STP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D132	ST260 DP94 ADJ244		16,100 0
			TOTAL	16,100 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2015	2014	2011			
REASON FOR CHANGE		RAPP	MISC	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	16,100	16,200	16,200	16,200	13,700			
	IMPR	94,700	90,700	90,500	88,000	74,600			
	TOTAL	110,800	106,900	106,700	104,200	88,300			
ASSESSED VALUE	LAND	5,640	5,670	5,670	5,670	4,800			
	IMPR	33,150	31,750	31,680	30,800	26,110			
	TOTAL	38,790	37,420	37,350	36,470	30,910			

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		3	2		
BEDROOMS		1	2		
FIREPLACES					

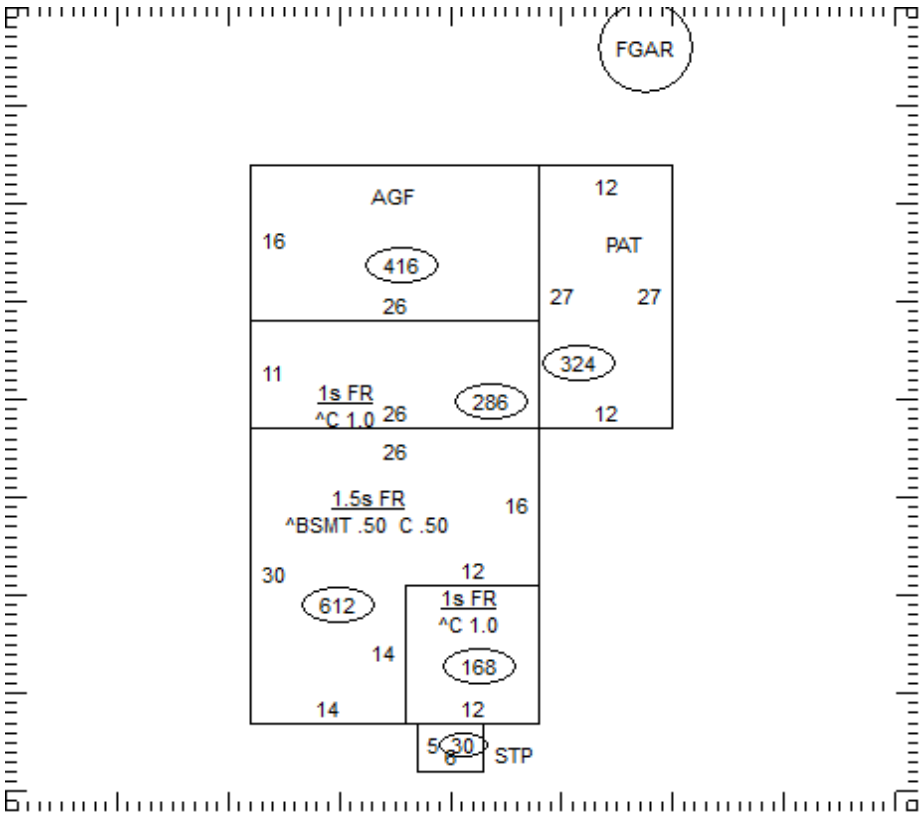
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1066	FR	97,620
.5	306	FR	20,460
BSMT	306		3,980

SUBTOTAL		122,060
MULTI-FAMILY #	0	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,372 S.F.	2,060
PLUMBING #	3	3,300
GARAGES & CARPORTS		6,900
EXTRA FEATURES		1,100
SUBTOTAL		135,420
GRADE FACTOR		100 %
UNADJUSTED VALUE		135,420
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	1,372	C		1952		A	135,420	42	78,540		90,300
1 Gar - Frame		22x24	528	C	15.80	1987		A	8,340	47	4,420		4,400
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		94,700

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COMMENTS

Dwelling has an Economic Factor of 115%