23-007600.0000

JER & JAN ENTERPRISES LTD
JER & JAN ENTERPRISES LTD
150 E MAIN ST
SAINT HENRY, OH 45883

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD
11-21-277-002

LEGAL INFORMATION
S1/2 SW NE

RTS: 002-07-21

Property Class: 510
Neighborhood
002303-TS40
Map: 04B7
Block:
Card: 32
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	JER & JAN ENTERPRISES LTD	150 E MAIN ST	SAINT HENRY	OH	45883	09/22/2022	75,000	WDC : 671	☐	■
2	GOTTES CHARLES E	522 E COLUMBUS ST	SAINT HENRY	OH	45883	04/24/2014	48,000	WDC : 220	☐	☐
3	GOTTES ROSALIND LIFE	522 COLUMBUS ST	ST HENRY	OH	45883	03/24/2000	0	: X : 0	☐	☐

X: ☐ TTO LISTER: DA DATE: 03/10/2005 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
522 E COLUMBUS ST, ST HENRY

COMMENT
TY2021:Net Gen=$1,723.38, Other Assessment=$0.00
DE16 DESK TOP REVIEW//RMV CNPY
TriDwell=105 TriOB=105 TriLand=105
(Mod ST:)114

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F80 D175	ST291 DP108 ADJ314		26,400 0
			TOTAL	26,400 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2016	2014	2011			
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	26,400	22,000	22,000	22,000	19,000			
	IMPR	102,900	91,600	85,800	85,900	74,100			
	TOTAL	129,300	113,600	107,800	107,900	93,100			
ASSESSED VALUE	LAND	9,240	7,700	7,700	7,700	6,650			
	IMPR	36,020	32,060	30,030	30,070	25,940			
	TOTAL	45,260	39,760	37,730	37,770	32,590			

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		5			
BEDROOMS		3			
FIREPLACES					

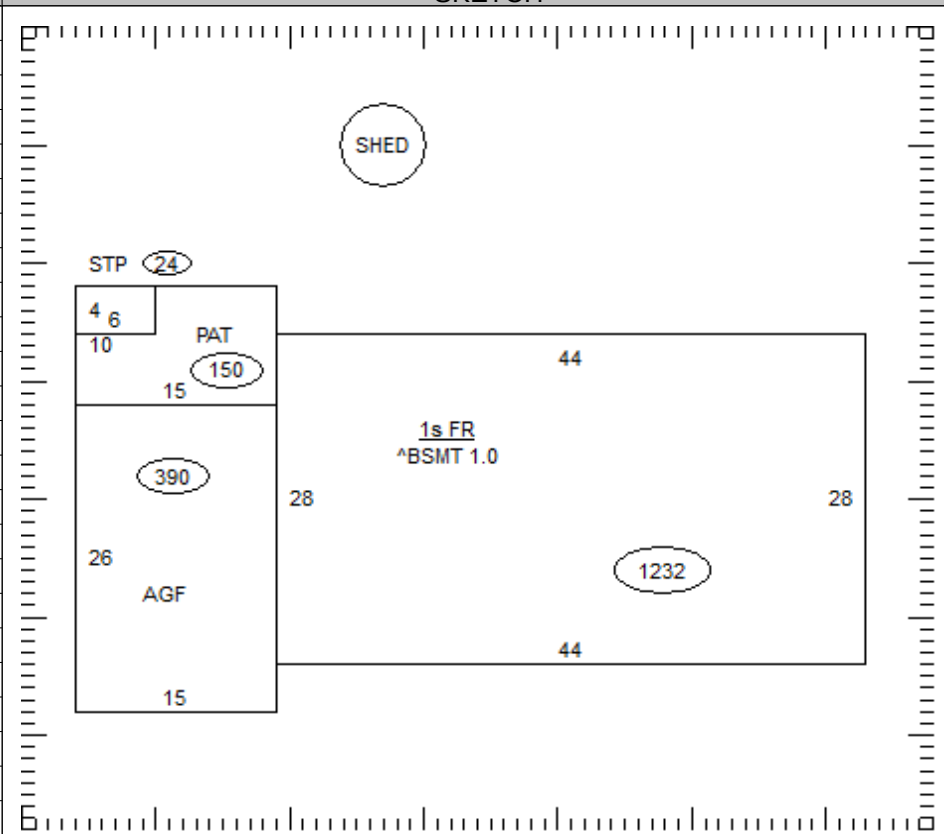
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1232	FR	103,510
BSMT	1232		16,020

SUBTOTAL			119,530
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,232	S.F.	1,850
PLUMBING #	0		0
GARAGES & CARPORTS			6,400
EXTRA FEATURES			600
SUBTOTAL			128,380
GRADE FACTOR			107 %
UNADJUSTED VALUE			144,230
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,232	C		1956		A	144,230	42	83,650		102,900
1 Shed		10x10	100	C		2000		A		35			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	102,900

23-007600.0000

COMMENTS

Dwelling has an Economic Factor of 123%