

GRANVILLE TWP / ST HENRY SD

11-14-300-015

Property Class: 510

Neighborhood
009205-R150

Map:
Block:
Card:

Bk: Pg:

20-006600.0400

LEGAL INFORMATION

PT NW SW

RTS: 002-07-14
Acres:4.4300

PETITJEAN ALAN P & ROSE KENDRA L

PETITJEAN ALAN P & ROSE KENDRA L

2688 FLEETFOOT RD

SAINT HENRY, OH 45883

Created in 2019 From 20-006600.0000 due to Split

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID	
1	PETITJEAN ALAN P & ROSE	2688 FLEETFOOT RD	SAINT HENRY	OH	45883	09/10/2021	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	PETITJEAN ALAN P	4150 WATKINS RD	FORT RECOVERY	OH	45846	02/28/2019	130,000	WDC : 119	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: TK	DATE: 07/03/2023	TIME: 12:00:00 AM	<input checked="" type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE
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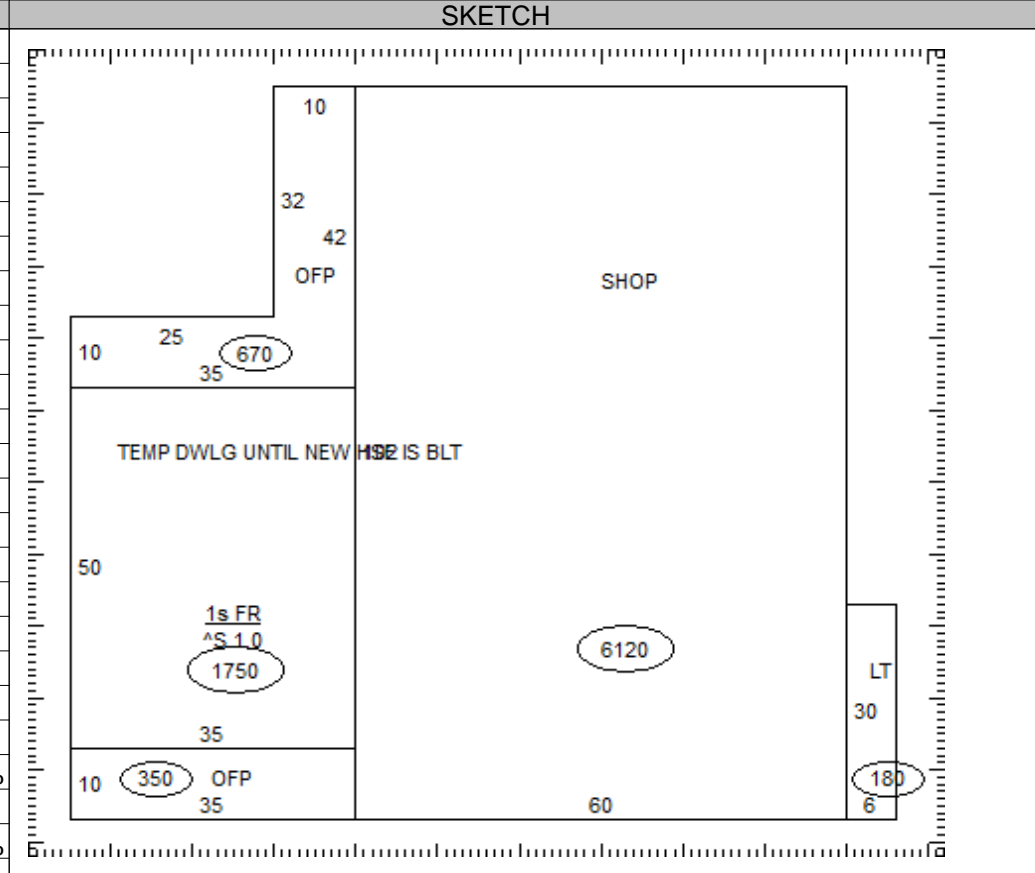
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	2688 FLEETFOOT RD COMMENT TY2022:Net Gen=\$577.36, Other Assessment=\$0.00 DE22 TTO; BLDS < 30% DE23 NOH; FR GAR APPEARS TO BE LVG AREA, LEFT CB

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
HS:Home Site	AC:1	32050				32,100	0
SM:Small Acreage	AC:3.43	7900				27,100	0
Total Acres: 4.4300						TOTAL	59,200 0

VALUATION SUMMARY									
VALUE YEAR	2023	2022	2022	2020	2019	2019	2019	2019	
REASON FOR CHANGE	NC	RCLS	MISC	RAPP	MISC	RAPP	CAUV	RAPP	
APPRAISED	59,200	43,400	43,400	31,000	27,500	36,280	9,510	43,530	
VALUE	207,000	0	0	0	0	0	0	0	
	<u>TOTAL</u>	266,200	43,400	43,400	31,000	27,500	36,280	9,510	43,530
ASSESSED	20,720	15,190	15,190	10,850	9,630	12,700	3,330	15,240	
VALUE	72,450	0	0	0	0	0	0	0	
	<u>TOTAL</u>	93,170	15,190	15,190	10,850	9,630	12,700	3,330	15,240

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN
 SHOUSE

FLOOR	AREA	CONST	VALUE
1	1750	FR	217,020



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

SUBTOTAL			217,020
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,750 S.F.		2,890
PLUMBING #	2		2,420
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			222,330
GRADE FACTOR			80 %
UNADJUSTED VALUE			177,860
FACTOR			100 %

FLOORS B 1 2 3 U
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

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"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS
 # OF ROOMS 3
 BEDROOMS 2
 FIREPLACES
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,750	D		2022		A	177,860	3	172,520		207,000
1 Shop - Stud	18	102x60	6,120	C	13.75	2022		A	84,150	2	82,470	INC100	0
2 OFF		10x35	350	C	16.04	2022		A	5,610	2	5,500	INC100	0
3 OFF		0x0	670	C	16.04	2022		A	10,750	2	10,540	INC100	0
4 Lean - To		30x6	180	C	8.18	2022		A	1,470	2	1,440	INC100	0
5													
6													
7													
8													
9													
10													
11													

PLUMBING BASE
 X FULL BATH
 X HALF BATH 1
 X FIXTURES

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20-006600.0400

TOTAL 207,000

COMMENTS
 >>OB Features: 1.4 <Add Concrete Floor>
 Dwelling has an Economic Factor of 120%