

20-007400.0000

**GARMAN DANIEL J & LAUREN E**  
GARMAN DANIEL J & LAUREN E  
5381 KREMER HOYING RD  
SAINT HENRY, OH 45883

**LEGAL INFORMATION**  
WEHRKAMP FIRST SUBD

LOT#: 2

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID	
1	GARMAN DANIEL J & LAUREN	5381 KREMER HOYING RD	SAINT HENRY	OH	45883	06/26/2020	315,000	WDC : 393	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	RANLY JONATHAN M &	5381 E KREMER HOYING	SAINT HENRY	OH	45883	02/04/2016	245,000	WDC : 65	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	FLENAR TROY A & SARAH	5381 KREMER HOYING RD	ST HENRY	OH	45883	04/04/2003	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO    LISTER: TA    DATE: 02/09/2005    TIME: 12:00:00 AM     LETTER     LETTER REC'D    GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" 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 checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	5381 KREMER HOYING RD, ST HENRY <b>COMMENT</b> TY2022:Net Gen=\$3,119.80, Other Assessment=\$0.00 DE16 COR FL MISMATCH DE17 DESKTOP REVIEW//CORR OFF, 1STRY & WD MSMTS DE17 RMV OWN OCC/DIDN'T RET APP

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
F:Front	F185 D195		ST220 DP112 ADJ246			45,500	0
TOTAL						45,500	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017	2017	2017		
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	MISC		
APPRAISED	LAND	45,500	35,100	27,900	28,200	28,200	
VALUE	IMPR	229,100	199,400	168,400	154,000	154,100	
	TOTAL	274,600	234,500	196,300	182,200	182,300	
ASSESSED	LAND	15,930	12,290	9,770	9,870	9,870	
VALUE	IMPR	80,190	69,790	58,940	53,900	53,940	
	TOTAL	96,120	82,080	68,710	63,770	63,810	

<b>OCCUPANCY</b>		<b>EXTERIOR</b>	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO	
<b>BUILDING TYPE</b>		<input 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 type="checkbox"/> STONE	

<b>ROOFING</b>		<b>ROOF TYPE</b>	
<input type="checkbox"/> METAL		<input checked="" type="checkbox"/> GABLE	
<input type="checkbox"/> SLT/TLE		<input 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	

<b>FLOORS</b>		B	1	2	3	U
CONCRETE		<input checked="" 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"/>
TILE/COMPO		<input type="checkbox"/>	<input checked="" 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"/>

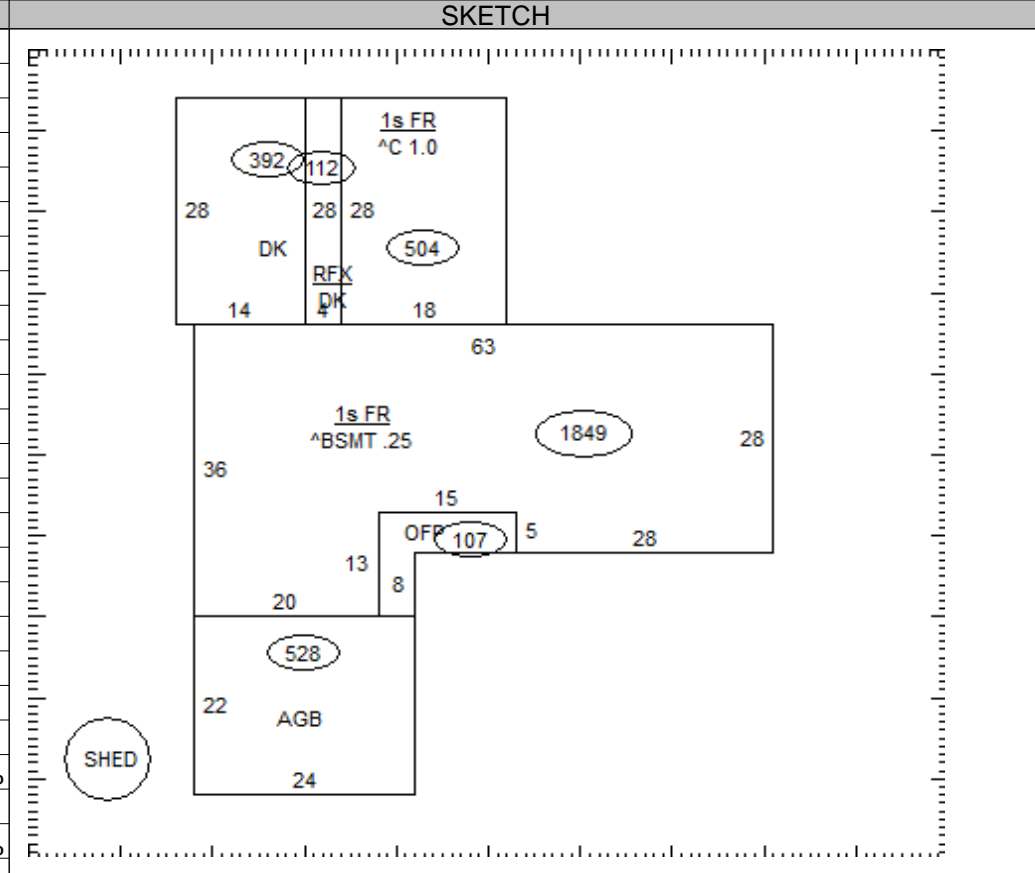
<b>INT. FINISH</b>		B	1	2	3	U
PLASTER/DW		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>ACCOMMODATIONS</b>						
# OF ROOMS		7				
BEDROOMS		3				
FIREPLACES		1				
<b>HEAT &amp; AC</b>		B	1	2	3	U

NO HEAT	<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"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input 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"/>
STVE/SPCE	<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"/>
OUTSIDE	<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"/>

<b>PLUMBING</b>		<b>BASE</b>	
X FULL BATH		1	
X HALF BATH		1	
X FIXTURES			

FLOOR	AREA	CONST	VALUE
1	2353	FR	259,440
BSMT	462		6,610
<b>SUBTOTAL</b>			266,050
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,353 S.F.		3,880
PLUMBING #	5		6,050
GARAGES & CARPORTS			14,800
EXTRA FEATURES			7,800
<b>SUBTOTAL</b>			302,980
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			318,130
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,353	C+		1970		A	318,130	40	190,880		229,100
1 Shed		8x8	64	C		1980		A		77			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

20-007400.0000 TOTAL 229,100

**COMMENTS**

Dwelling has an Economic Factor of 120%