20-015500.0000

GRANVILLE TWP / ST HENRY SD

11-16-301-003

Property Class: 510

Neighborhood 009205-R150

Map: 04A5
Block:
Card: 03
Bk: Pg:

MERRILL STEPHEN A & ELIZABETH A
MERRILL STEPHEN A & ELIZABETH A
2710 BURKETTSVILLE ST HENRY RD
SAINT HENRY, OH 45883

LEGAL INFORMATION
PT NW NW SW

RTS: 002-07-16
Acres:1.0800

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MERRILL STEPHEN A &	2710 BURKETTSVILLE ST	SAINT HENRY	OH	45883	12/06/2017	176,600	WDC : 842	☐	■
2	KUNK ROBERT T	2710 BURKETTSVILLE ST	ST HENRY	OH	45883	04/04/1997	82,000	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: TA DATE: 02/24/2005 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
2710 BURKETTSVILLE ST HENRY RD, ST HENRY

COMMENT
TY2022:Net Gen=$1,948.36, Other Assessment=$0.00
DE11 ADDED PATIO

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:0.08	8500		700 0
Total Acres: 1.0800			TOTAL	32,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	32,800	19,200	17,100					
	IMPR	167,900	130,700	108,200					
	TOTAL	200,700	149,900	125,300					
ASSESSED VALUE	LAND	11,480	6,720	5,990					
	IMPR	58,770	45,750	37,870					
	TOTAL	70,250	52,470	43,860					

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		7			
BEDROOMS		3			
FIREPLACES		1			

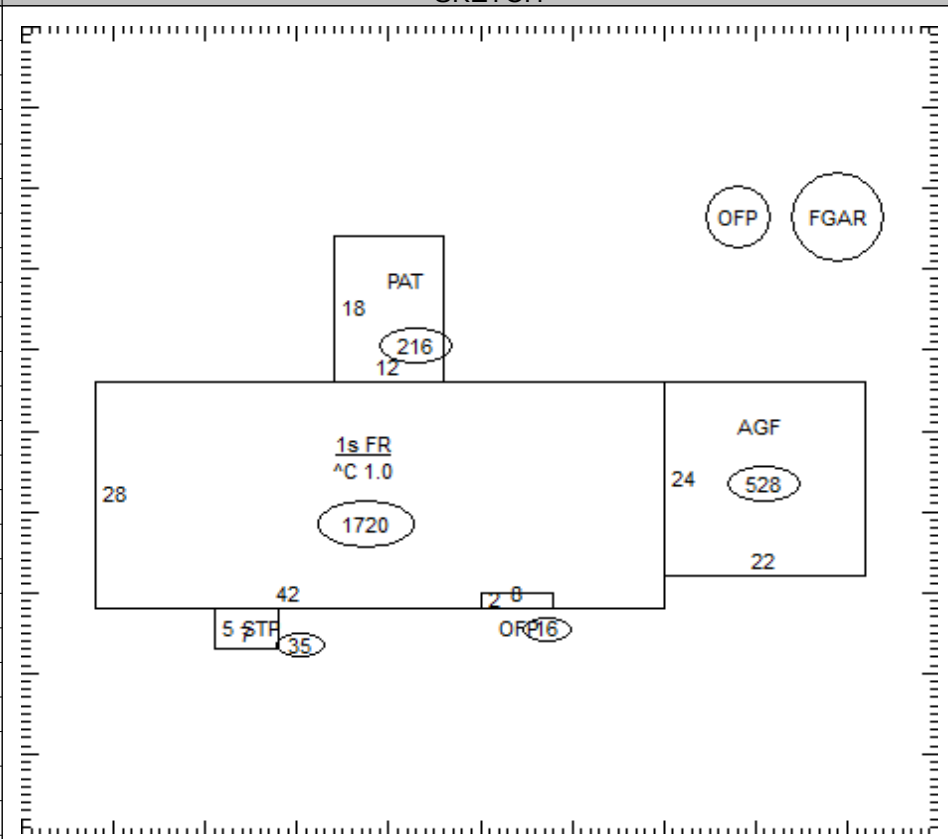
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1720	FR	216,270

SUBTOTAL			216,270
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	1,720	S.F.	2,840
PLUMBING #	2		2,420
GARAGES & CARPORTS			13,100
EXTRA FEATURES			1,600
SUBTOTAL			240,630
GRADE FACTOR			100 %
UNADJUSTED VALUE			240,630
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,720	C		1955		A	240,630	42	139,570		167,500
1 Gar - Frame	10	14x20	280	D	18.96	1955		F	5,310	95	270		300
2 OFP	10	8x20	160	D	12.83	1955		F	2,050	95	100		100
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		167,900

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COMMENTS

Dwelling has an Economic Factor of 120% (Rollback Basis=$199,600)