

20-028100.0000

**AVAILABILITY FOR TRANQUILITY LLC**  
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 392 S WALNUT ST  
 SAINT HENRY, OH 45883

**LEGAL INFORMATION**  
 PT S END SE SE

RTS: 020-07-21  
 Acres: 1.5230

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 AVAILABILITY FOR	392 S WALNUT ST	SAINT HENRY	OH	45883	08/11/2020	369,000	WDC : 550	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 HUELSMAN WESLEY	4425 LANGE RD	SAINT HENRY	OH	45883	09/02/2011	177,000	WDC : A : 461	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 BRAUN JAMES L & KAREN M	4425 LANGE RD	ST HENRY	OH	45883	09/24/2002	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: TA DATE: 03/14/2005 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	4425 LANGE RD, ST HENRY
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<b>COMMENT</b>
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	TY2022:Net Gen=\$2,824.48, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	Assessment=\$0.00
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	DE17 DESKTOP REVIEW//ADD STP
				<input type="checkbox"/> F. RESTRICT	DE20 RMV OWN OCC DUE TO LLC
				<input type="checkbox"/> G. WOOD LT	
				<input type="checkbox"/> H. VACANCY	
				<input type="checkbox"/> I. WATER FRONT	
				<input type="checkbox"/> J. OTHER/CDU	

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:0.523	8500				4,400 0
Total Acres: 1.5230					TOTAL	36,500 0

VALUATION SUMMARY					
VALUE YEAR	2023	2020	2017	2017	
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC	
APPRaised	LAND 36,500	22,700	20,200	20,400	
VALUE	IMPR 221,000	189,600	156,800	132,000	
	TOTAL 257,500	212,300	177,000	152,400	
ASSESSED	LAND 12,780	7,950	7,070	7,140	
VALUE	IMPR 77,350	66,360	54,880	46,200	
	TOTAL 90,130	74,310	61,950	53,340	

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION

**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

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

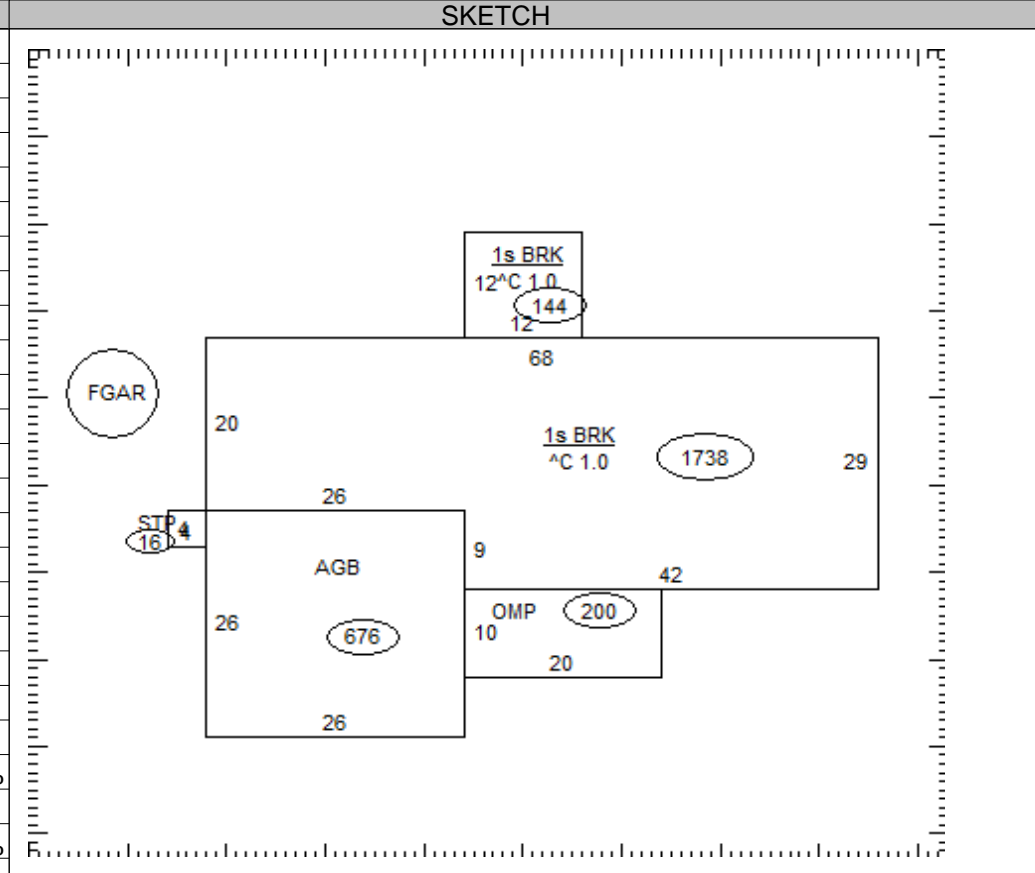
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 6  
 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 1  
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1882	BRK	243,380
<b>SUBTOTAL</b>			243,380
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,882 S.F.		3,110
PLUMBING #	2		2,420
GARAGES & CARPORTS			18,900
EXTRA FEATURES			3,900
<b>SUBTOTAL</b>			271,710
GRADE FACTOR			100 %
<b>UNADJUSTED VALUE</b>			271,710
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,882	C		1975		A	271,710	35	176,610		211,900
1 Gar - Frame	10	24x32	768	C	23.70	1991		E	18,200	50	9,100		9,100
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

20-028100.0000 TOTAL 221,000

**COMMENTS**

Dwelling has an Economic Factor of 120%