

20-033900.0000

LANGE RYAN & HILLARY

LANGE RYAN & HILLARY

4711 LANGE RD

SAINT HENRY, OH 45883

LEGAL INFORMATION

SE COR SE SW

RTS: 002-07-22

Acres:1.3330

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LANGE RYAN & HILLARY	4711 LANGE RD	SAINT HENRY	OH	45883	02/06/2019	349,900	WDC : 65	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	LEISTENSCHNEIDER DALE	5341 STATE ROUTE 119	SAINT HENRY	OH	45883	04/22/2016	310,000	WDC : 269	<input type="checkbox"/>	<input type="checkbox"/>
3	LEISTENSCHNEIDER	4711 LANGE RD	SAINT HENRY	OH	45883	04/27/2009	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: RK 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

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 4711 LANGE RD, ST HENRY
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$4,367.64, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU THIS PROPERTY NO LONGER QUALIFIES FOR
 CAUV '08 DUPL
 DE17 RMV OWN OCC/DIDN'T RET APP

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:0.333	8500				2,800	0	
Total Acres: 1.3330						TOTAL	34,900	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	34,900	21,200	18,800
VALUE	IMPR	385,800	307,100
	TOTAL	420,700	328,300
		300,000	
ASSESSED	LAND	12,220	7,420
VALUE	IMPR	135,030	107,490
	TOTAL	147,250	114,910
		105,000	

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

FLOOR	AREA	CONST	VALUE
1	2139	BRK	262,260

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

FLOOR	AREA	CONST	VALUE
BSMT	2139		30,590
SUBTOTAL			292,850

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

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	2,139 S.F.	3,530
PLUMBING #	3	3,630
GARAGES & CARPORTS		26,400
EXTRA FEATURES		6,400
SUBTOTAL		332,810

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

GRADE FACTOR		115 %
UNADJUSTED VALUE		382,730
FACTOR		100 %

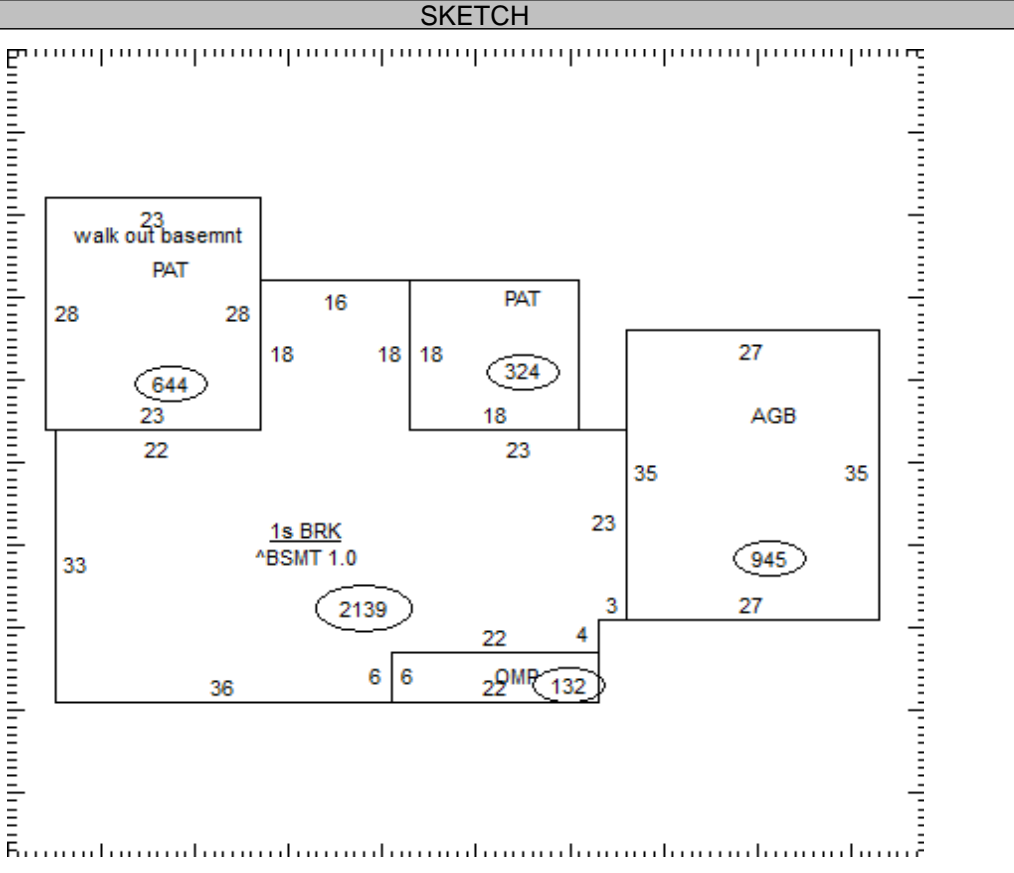
ACCOMMODATIONS
 # OF ROOMS 1 5
 BEDROOMS 2
 FIREPLACES
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,139	B-		2004		A	382,730	16	321,490		385,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,139	B-		2004		A	382,730	16	321,490		385,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

PLUMBING BASE
 X FULL BATH 1
 X HALF BATH
 X FIXTURES



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TOTAL 385,800

COMMENTS

Dwelling has an Economic Factor of 120%

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SE COR SE SW

RTS: 002-07-22

Acres:1.3330

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LEISTENSCHNEIDER JAMES &	4711 LANGE RD	ST HENRY	OH	45883	10/25/2004	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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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"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	4711 LANGE RD, ST HENRY
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 1.3330					TOTAL		34,900	0

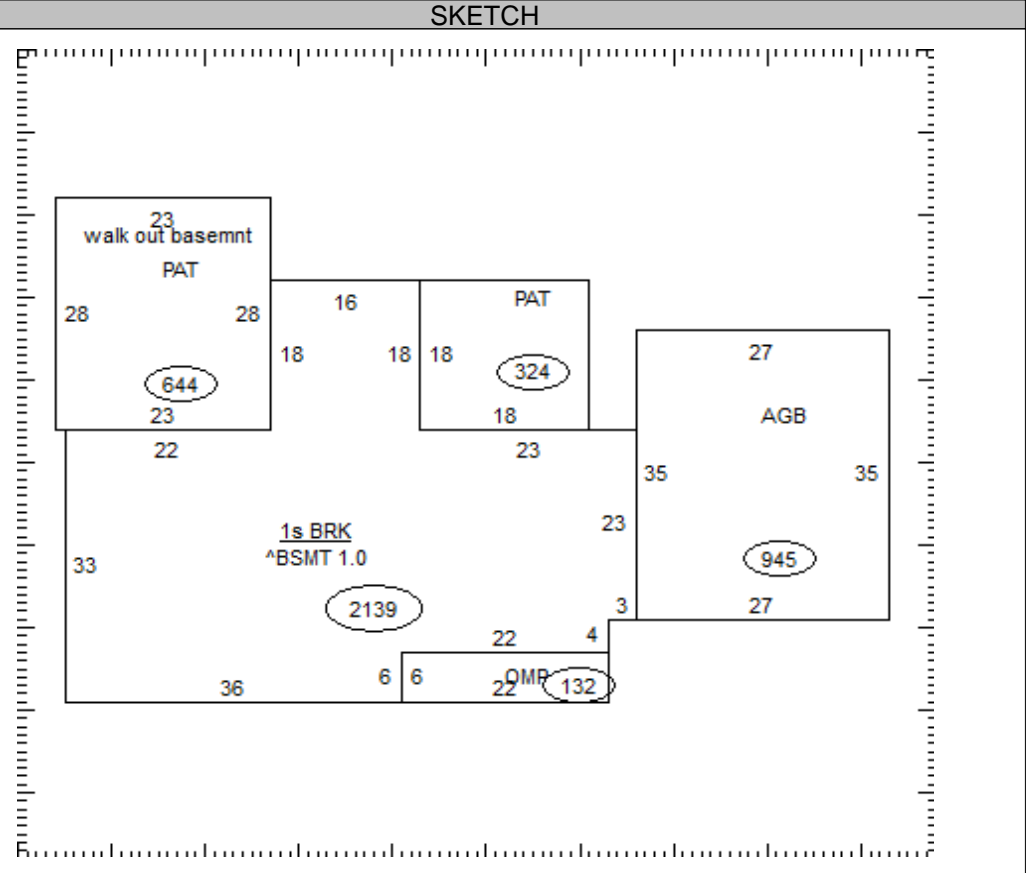
VALUATION SUMMARY

VALUE YEAR								
REASON FOR CHANGE								
APPRaised	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							
ASSESSED	<u>LAND</u>							
VALUE	<u>IMPR</u>							
	<u>TOTAL</u>							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<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 type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

SUBTOTAL					0
MULTI-FAMILY #	0				0
BUILDING TYPE	000%				0
BSMT FINISH	0 S.F.				0
FIREPLACE #	0				0
HEATING	0 S.F.				0
AIR COND	0 S.F.				0
PLUMBING #	0				0
GARAGES & CARPORTS					0
EXTRA FEATURES					0
SUBTOTAL					0
GRADE FACTOR					%
UNADJUSTED VALUE					0
FACTOR					%



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 0

COMMENTS