



23-000100.0118

**BROWN CURTIS A & HUELSKAMP ASHLEY E**

BROWN CURTIS A & HUELSKAMP ASHLEY E

441 N SYCAMORE ST

SAINT HENRY, OH 45883

**LEGAL INFORMATION**

PARK WEST ESTATES

SECOND ADDITION

LOT#: 18

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BROWN CURTIS A &	441 N SYCAMORE ST	SAINT HENRY	OH	45883	04/13/2016	270,000	WDC : 228	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	FRONING BRUCE A &	441 SYCAMORE ST	ST HENRY	OH	45883	05/08/1996	145,200	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: JK DATE: 03/19/2013 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 type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" 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"/> 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	441 N SYCAMORE ST, ST HENRY		

**COMMENT**  
TY2022:Net Gen=\$3,515.02, Other Assessment=\$0.00  
DE13 RMV INC ON GAR  
DE12 ADD ATT GAR, OFP & PAT  
DE16 DESK TOP REVIEW//OFP TO OMP

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F100 D144	ST455	DP98	ADJ446		44,600 0
					TOTAL	44,600 0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRaised	LAND 44,600	26,800	21,600				
VALUE	IMPR 313,800	241,800	230,300				
	TOTAL 358,400	268,600	251,900				
ASSESSED	LAND 15,610	9,380	7,560				
VALUE	IMPR 109,830	84,630	80,610				
	TOTAL 125,440	94,010	88,170				

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

FLOOR	AREA	CONST	VALUE
1	1958	BRK	247,390

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

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

BSMT	1958		28,000
<b>SUBTOTAL</b>			275,390

**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	1,958 S.F.	3,230
PLUMBING #	5	6,050
GARAGES & CARPORTS		27,600
EXTRA FEATURES		5,800
<b>SUBTOTAL</b>		318,070

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

GRADE FACTOR		115 %
<b>UNADJUSTED VALUE</b>		365,780
<b>FACTOR</b>		100 %

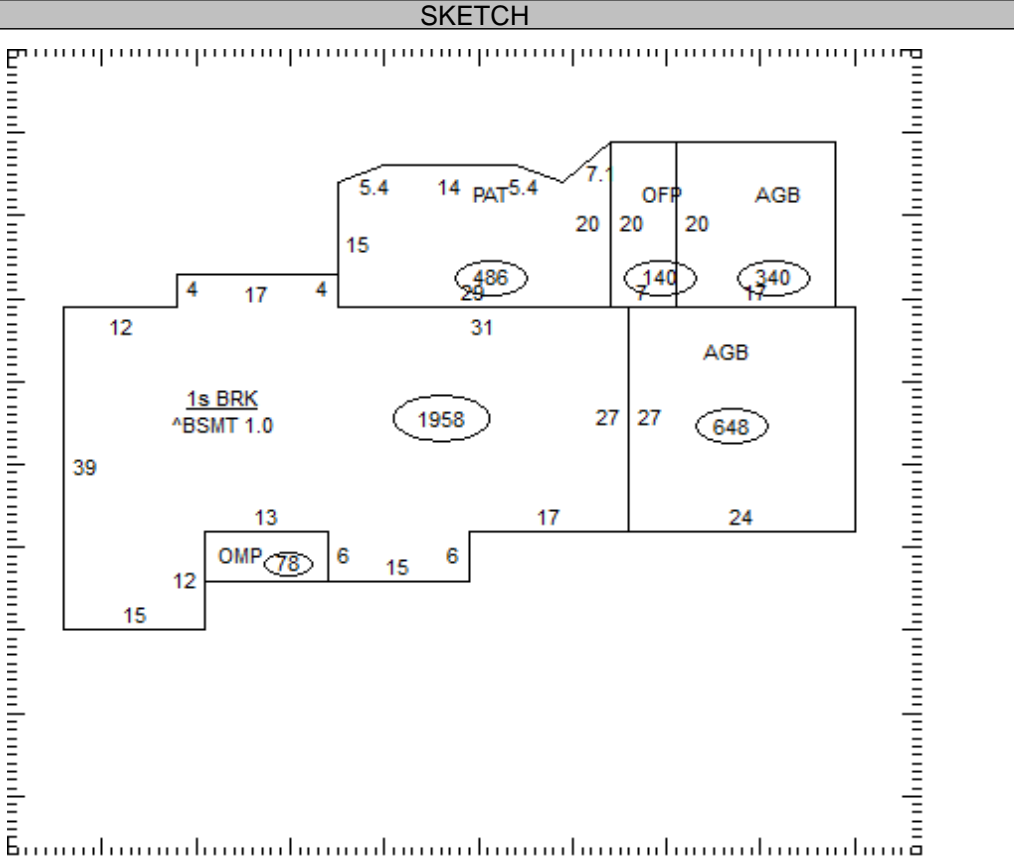
**ACCOMMODATIONS**  
 # OF ROOMS 6  
 BEDROOMS 3  
 FIREPLACES

<b>FACTOR</b>			100 %
---------------	--	--	-------

**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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,958	B-		1996		A	365,780	22	285,310		313,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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



23-000100.0118

TOTAL 313,800

**COMMENTS**

Dwelling has an Economic Factor of 110%