

Property Class: 510

Neighborhood  
002305-TS50

Map: 04A1

Block:

Card: 34

Bk: Pg:

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD

11-16-478-019

23-000640.0000

### LEGAL INFORMATION

SE COR SE SE

RTS: 002-07-16

**THOBE MATTHEW R & JANEL R**

THOBE MATTHEW R & JANEL R

631 E KREMER HOYING RD

SAINT HENRY, OH 45883

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	THOBE MATTHEW R & JANEL	631 E KREMER HOYING RD	SAINT HENRY	OH	45883	08/11/2021	320,000	WDC : 652	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	TUMBUSCH KEVIN & SHEILA	631 E KREMER HOYING RD	ST HENRY	OH	45883	05/10/1994	105,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO    LISTER:    DATE: 06/22/2021    TIME: 12:00:00 AM     LETTER     LETTER REC'D    GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
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<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"/> B. TOPGRHY <input checked="" 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	631 E KREMER HOYING RD, ST HENRY
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**COMMENT**  
 TY2022:Net Gen=\$2,706.28, Other  
 Assessment=\$0.00  
 DE09 PER DATA MAILER CORRECTED PLMG  
 DE16 DESK TOP REVIEW//ADD BW  
 DE21 CLER ERR; COR AREA TO GAR ADDTN

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F212 D200	ST450	DP113	ADJ509	C:0.25		80,900	0

<b>TOTAL</b>						80,900	0
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### VALUATION SUMMARY

VALUE YEAR	2023	2021	2020	2017
<b>REASON FOR CHANGE</b>	RAPP	MISC	RAPP	RAPP
<b>APPRAISED</b>	<u>LAND</u>	80,900	49,200	49,200
<b>VALUE</b>	<u>IMPR</u>	187,800	157,600	164,500
	<u>TOTAL</u>	268,700	206,800	213,700
<b>ASSESSED</b>	<u>LAND</u>	28,320	17,220	17,220
<b>VALUE</b>	<u>IMPR</u>	65,730	55,160	57,580
	<u>TOTAL</u>	94,050	72,380	74,800

<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"/> MOBILE HOME			<input type="checkbox"/> ALM/VYNL
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> CONC BLK
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> METAL
<input type="checkbox"/>			<input type="checkbox"/> BRICK
<input type="checkbox"/>			<input type="checkbox"/> STONE

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

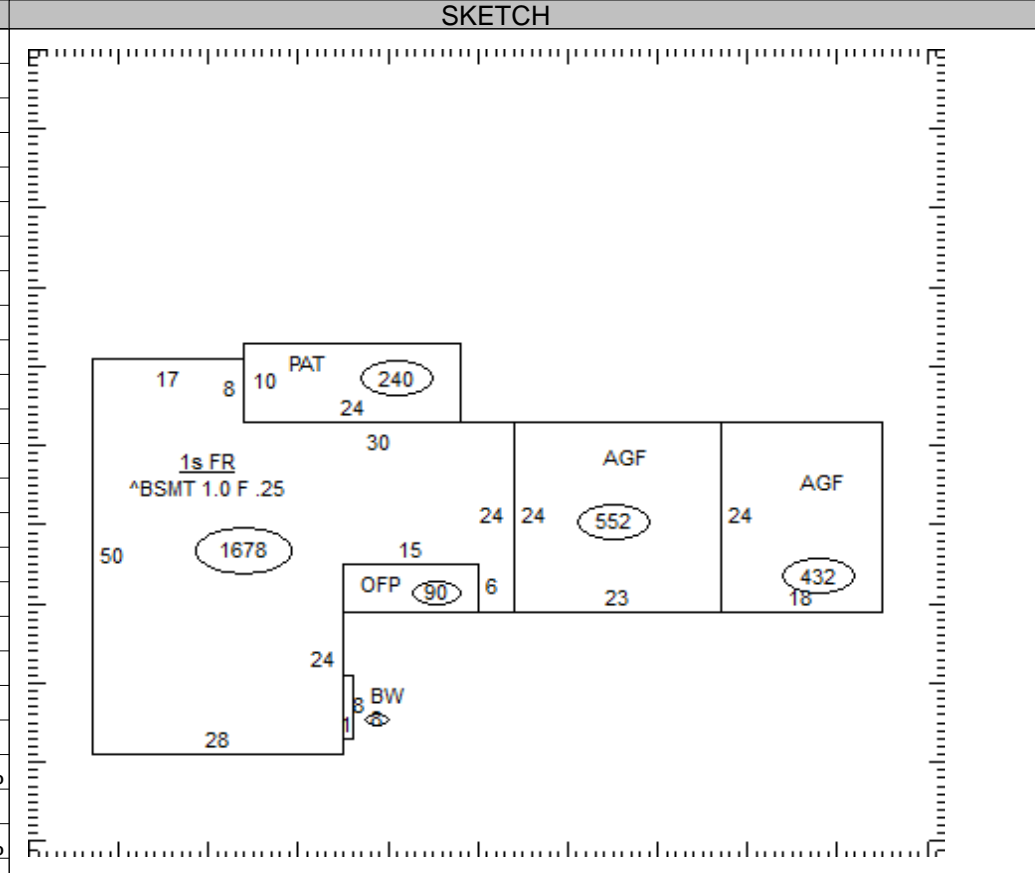
<b>INT. FINISH</b>					
	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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	1	4			
BEDROOMS		3			
FIREPLACES					

<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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>PLUMBING</b>				
	BASE	<input checked="" type="checkbox"/>		
X FULL BATH	1			
X HALF BATH	1			
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	1678	FR	214,050
BSMT	1678		24,000
<b>SUBTOTAL</b>			<b>238,050</b>
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	420 S.F.		6,010
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,098 S.F.		3,460
PLUMBING #	5		6,050
GARAGES & CARPORTS			24,300
EXTRA FEATURES			2,500
<b>SUBTOTAL</b>			<b>280,370</b>
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			<b>294,390</b>
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,678	C+		1958		A	294,390	42	170,750		187,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 187,800

**COMMENTS**

Dwelling has an Economic Factor of 110%