



23-001312.0131

KLENKE RYAN A & DIANE M

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542 COMMERCIAL DR

SAINT HENRY, OH 45883

Created in 2003 From - . 0 due to Split

LEGAL INFORMATION

NORTHVIEW ESTATES FIRST ADD

ALSO N PT LOT 25

LOT#: 17

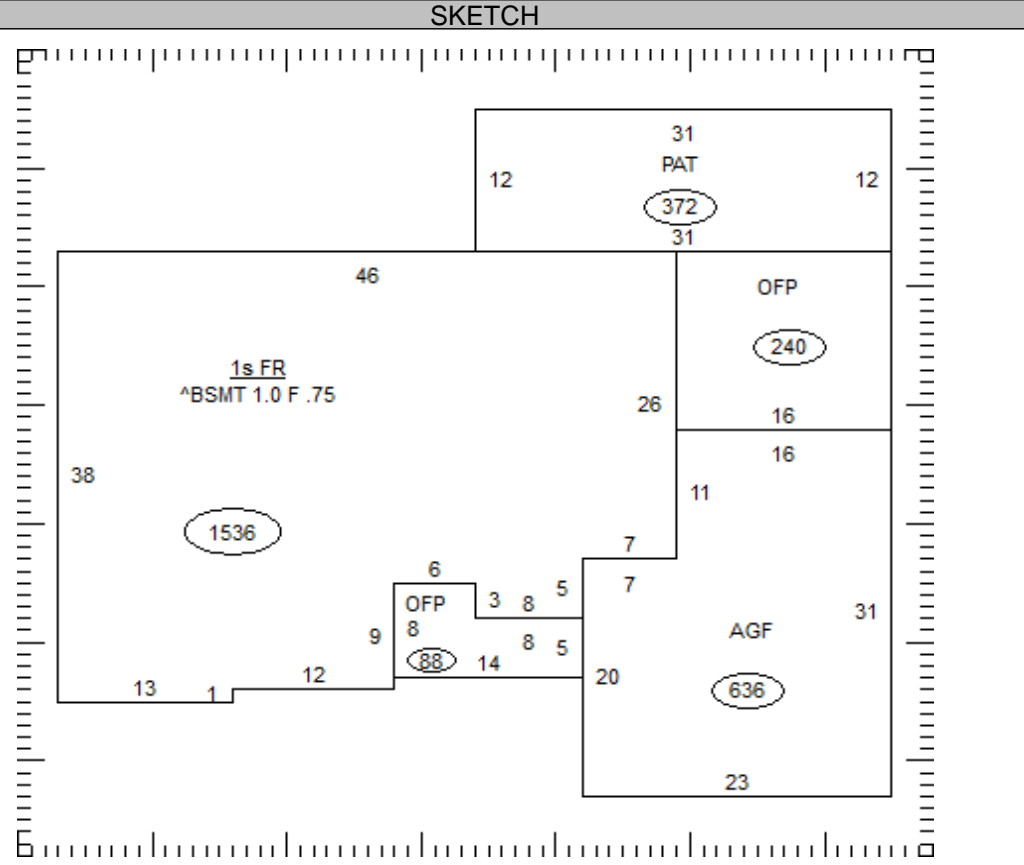
	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KLENKE RYAN A & DIANE M	542 COMMERCIAL DR	SAINT HENRY	OH	45883	04/07/2017	279,000	WDC : 212	<input type="checkbox"/>	<input checked="checked" type="checkbox"/>
2	MOELLER PATRICK A & RANLY	542 COMMERCIAL DR	ST HENRY	OH	45883	10/18/2002	167,500	: A : 0	<input type="checkbox"/>	<input checked="checked" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: TM DATE: 08/09/2004 TIME: 10:41:35 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="checked" type="checkbox"/> PAVED	<input checked="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	542 COMMERCIAL DR, ST HENRY		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="checked" 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	TY2022:Net Gen=\$3,397.68, Other		
<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	Assessment=\$0.00		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="checked" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE09 CORR FIN BSMNT PER DATA MAILER		
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C	
F:Front	F120 D167	ST450 DP105	ADJ473			56,800	0	
TOTAL							56,800	0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u> 56,800	34,600	28,300				
	<u>IMPR</u> 245,400	219,000	206,300				
	<u>TOTAL</u> 302,200	253,600	234,600				
ASSESSED VALUE	<u>LAND</u> 19,880	12,110	9,910				
	<u>IMPR</u> 85,890	76,650	72,210				
	<u>TOTAL</u> 105,770	88,760	82,120				

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1536	FR	205,260
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO					
BUILDING TYPE		<input checked="" 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 checked="" type="checkbox"/> BRICK					
<input type="checkbox"/>		<input type="checkbox"/> STONE					
ROOFING		ROOF TYPE					
<input type="checkbox"/> METAL		<input checked="" 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					
FLOORS		B	1	2	3	U	
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TILE/COMPO	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>	
INT. FINISH		B	1	2	3	U	
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
PANELING	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	
ACCOMMODATIONS							
# OF ROOMS		5					
BEDROOMS		3					
FIREPLACES							
HEAT & AC		B	1	2	3	U	
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	
FLR/WALL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
GEOTHERMAL	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
PLUMBING		BASE					
X FULL BATH		1					
X HALF BATH							
X FIXTURES							
		BSMT	1536				21,960
		SUBTOTAL					227,220
		MULTI-FAMILY #	0				0
		BUILDING TYPE	100%				0
		BSMT FINISH	1,152 S.F.				16,470
		FIREPLACE #	0				0
		HEATING	0 S.F.				0
		AIR COND	1,536 S.F.				2,530
		PLUMBING #	3				3,630
		GARAGES & CARPORTS					15,700
		EXTRA FEATURES					6,800
		SUBTOTAL					272,350
		GRADE FACTOR					105 %
		UNADJUSTED VALUE					285,970
		FACTOR					100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,536	C+		2002		A	285,970	22	223,060		245,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 245,400

COMMENTS

Dwelling has an Economic Factor of 110%