



23-001319.0143

VAN SKYOCK JASON M & MARIA T

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531 WOODLAND AVE

SAINT HENRY, OH 45883

Created in 2014 From 23-001319.0000 due to Split

LEGAL INFORMATION

WALNUT GROVE SUBDIVISION

SECTION 2

LOT#: 43

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	VAN SKYOCK JASON M &	531 WOODLAND AVE	SAINT HENRY	OH	45883	01/24/2020	40,000	WDC : 45	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	TUMBUSCH RANDALL J &	671 DOROTHY LN	SAINT HENRY	OH	45883	12/15/2014	0	WDC : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: HK	DATE: 06/22/2021	TIME: 12:00:00 AM	<input checked="" type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE
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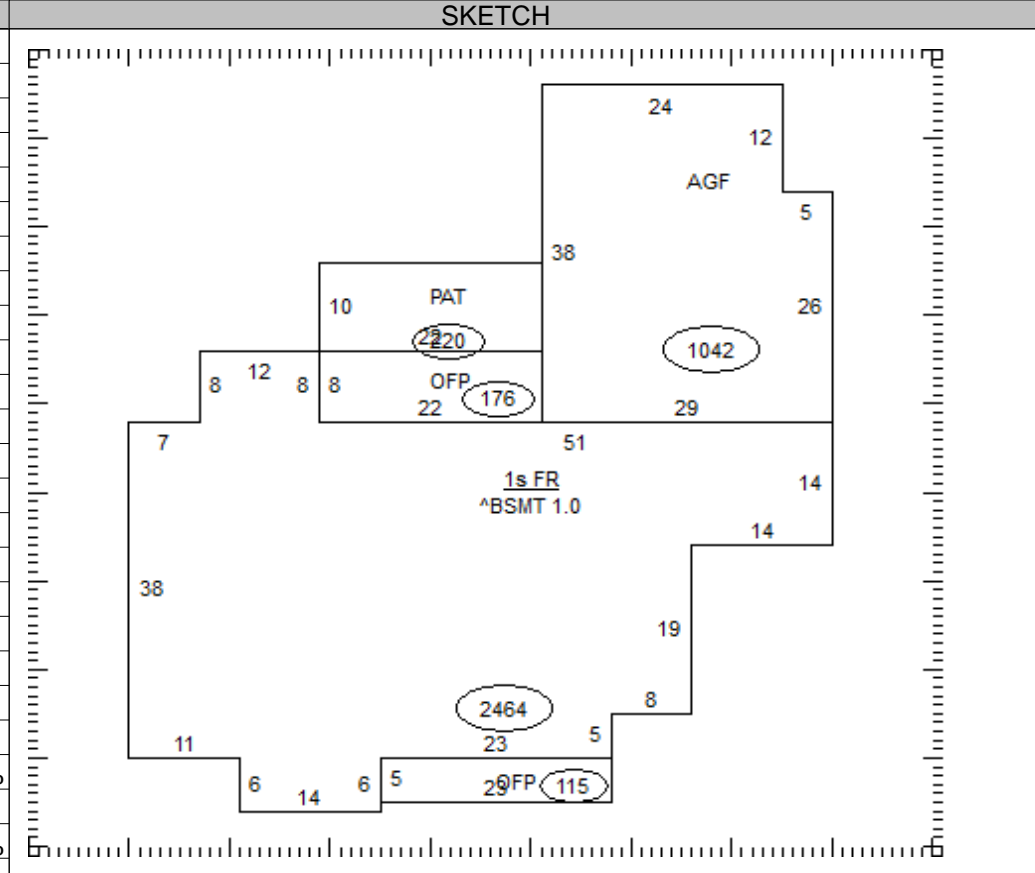
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> 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 type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input 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	531 WOODLAND AVE COMMENT TY2022:Net Gen=\$5,380.92, Other Assessment=\$0.00 DE21 NEW DWELLING

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
F:Front	F120 D155		ST455 DP102	ADJ464			55,700 0
TOTAL							55,700 0

VALUATION SUMMARY							
VALUE YEAR	2023	2021	2021	2020	2017	2015	
REASON FOR CHANGE	RAPP	RCLS	NC	RAPP	RAPP	MISC	
APPRAISED VALUE	<u>LAND</u> 55,700	33,500	33,500	25,100	20,700	0	
	<u>IMPR</u> 446,400	368,100	368,100	0	0	0	
	<u>TOTAL</u> 502,100	401,600	401,600	25,100	20,700	0	
ASSESSED VALUE	<u>LAND</u> 19,500	11,730	11,730	8,790	7,250	0	
	<u>IMPR</u> 156,240	128,840	128,840	0	0	0	
	<u>TOTAL</u> 175,740	140,570	140,570	8,790	7,250	0	

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

FLOOR	AREA	CONST	VALUE
1	2464	FR	268,450



ROOFING **ROOF TYPE**
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

BSMT	2464		35,240
SUBTOTAL			303,690

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	2,464 S.F.		4,070
PLUMBING #	5		6,050
GARAGES & CARPORTS			25,800
EXTRA FEATURES			5,500
SUBTOTAL			345,110

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

GRADE FACTOR			120 %
UNADJUSTED VALUE			414,130
FACTOR			100 %

ACCOMMODATIONS
 # OF ROOMS 5
 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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,464	B		2020		G	414,130	2	405,850		446,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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

TOTAL													446,400
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COMMENTS
 Dwelling has an Economic Factor of 110%