23-004103.0600

HESS BRENT M
HESS BRENT M
211 OAKHILL DR
SAINT HENRY, OH 45883

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD
11-21-228-005

LEGAL INFORMATION
OAK HILL SUBD
ALSO S SD LOT 3
LOT#: 4

Property Class: 510
Neighborhood
002302-TM50
Map: 04B1
Block:
Card: 06
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HESS BRENT M	211 OAKHILL DR	SAINT HENRY	OH	45883	02/23/2022	0	QCE : X : 0	☐	☐
2	HESS BRENT M & JESSICA K	211 OAKHILL DR	SAINT HENRY	OH	45883	05/18/2020	255,000	WDC : 310	☐	☐
3	HESS DONALD H & DONNA J	211 OAK HILL DR PO BOX	ST HENRY	OH	45883 -0379	06/28/1985	0	: X : 0	☐	☐

X: ☐ TTO LISTER: DATE: 04/05/2011 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
211 OAKHILL DR, ST HENRY

COMMENT
TY2022:Net Gen=$3,250.68, Other Assessment=$0.00
DE11 ADD PAT
DE16 DESK TOP REVIEW//CORR PATIO SIZE; ADD RFX/STP
DE23 ADD FIN BSMNT, AC; PER SOC MEDIA $415,000 9/1/2023

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F124 D120	ST385 DP89 ADJ343		42,500 0
			TOTAL	42,500 0

VALUATION SUMMARY

VALUE YEAR		2023	2023	2020	2017				
REASON FOR CHANGE		NC	RAPP	RAPP	RAPP				
APPRAISED VALUE	LAND	42,500	42,500	33,800	28,600				
	IMPR	291,400	256,000	214,600	178,300				
	TOTAL	333,900	298,500	248,400	206,900				
ASSESSED VALUE	LAND	14,880	14,880	11,830	10,010				
	IMPR	101,990	89,600	75,110	62,410				
	TOTAL	116,870	104,480	86,940	72,420				

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	■ BRICK
☐ _____	☐ STONE
ROOFING	**ROOF TYPE**
☐ METAL	☐ GABLE
☐ SLT/TLE	■ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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

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

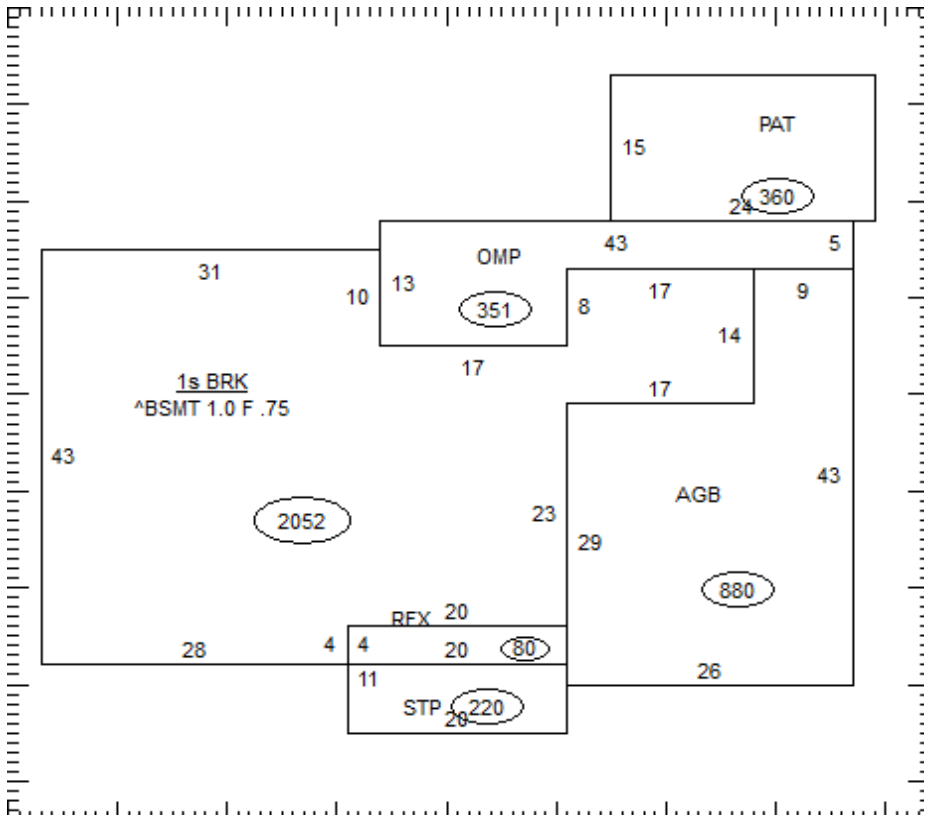
ACCOMMODATIONS					
# OF ROOMS	2	8			
BEDROOMS		3			
FIREPLACES					

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	■	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	2052	BRK	253,960
BSMT	2052		29,340
SUBTOTAL			283,300
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,539 S.F.		22,010
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	3,591 S.F.		5,930
PLUMBING #	3		3,630
GARAGES & CARPORTS			24,600
EXTRA FEATURES			11,000
SUBTOTAL			350,470
GRADE FACTOR			105 %
UNADJUSTED VALUE			367,990
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,052	C+		1987		A	367,990	28	264,950		291,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		291,400

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COMMENTS

Dwelling has an Economic Factor of 110%