

Property Class: 510  
Neighborhood  
002302-TM50  
Map: 04B5  
Block:  
Card: 95  
Bk: Pg:

23-016300.0000

**LEGAL INFORMATION**  
OLD PLAT  
LOT 27 S PT W 1/2  
LOT#: 27

**LANGE JADEN J**  
LANGE JADEN J  
161 W COLUMBUS ST  
SAINT HENRY, OH 45883

|   | OWNERSHIP           | ADDRESS           | CITY        | STATE | ZIP   | DATE       | AMOUNT  | DEED:CONV# | JS                       | VALID                               |
|---|---------------------|-------------------|-------------|-------|-------|------------|---------|------------|--------------------------|-------------------------------------|
| 1 | LANGE JADEN J       | 161 W COLUMBUS ST | SAINT HENRY | OH    | 45883 | 08/04/2023 | 180,000 | WDC : 459  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | STELZER JORDAN      | 161 W COLUMBUS ST | SAINT HENRY | OH    | 45883 | 02/20/2019 | 119,000 | WDC : 102  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | HENRY NATHANIEL F & | 161 W COLUMBUS ST | SAINT HENRY | OH    | 45883 | 10/26/2015 | 50,000  | WDC : 738  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X:  TTO LISTER: DF DATE: 03/07/2005 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 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    | 161 W COLUMBUS ST, ST HENRY      |  |                   |
| <input type="checkbox"/> GRAVEL               | <input type="checkbox"/> HIGH             | <input type="checkbox"/> SEWER <input type="checkbox"/>    | <input 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=\$1,277.00, Other |  |                   |
| <input checked="" 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="" type="checkbox"/> STANDARD               | <input type="checkbox"/> STANDARD          | <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> J. OTHER/CDU   | DE16 DIDN'T RETURN OWN OCC/RMV   |  |                   |

LAND COMPUTATIONS

| LAND TYPE | SIZE     | M     | RATE  | C      | INF   | M | VALUE  | C |
|-----------|----------|-------|-------|--------|-------|---|--------|---|
| F:Front   | F58 D150 | ST385 | DP100 | ADJ385 |       |   | 22,300 | 0 |
|           |          |       |       |        | TOTAL |   | 22,300 | 0 |

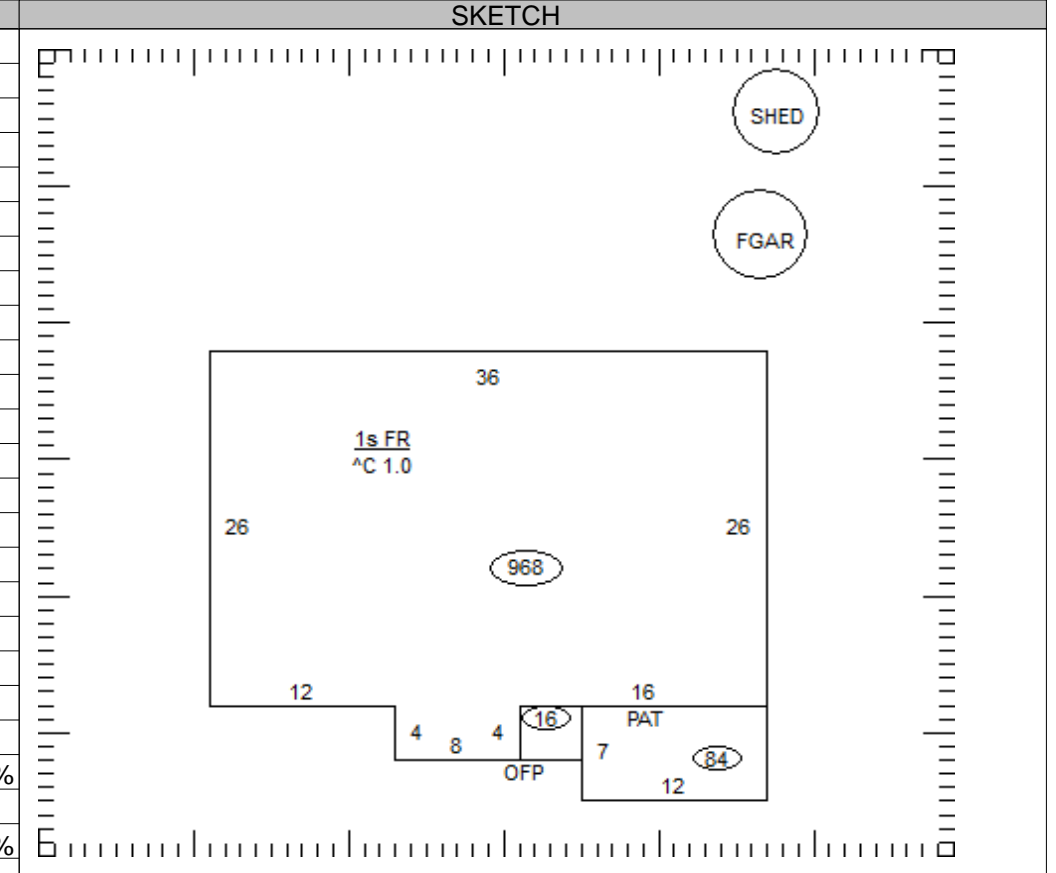
VALUATION SUMMARY

| VALUE YEAR        | 2023         | 2020    | 2017   |        |  |  |  |
|-------------------|--------------|---------|--------|--------|--|--|--|
| REASON FOR CHANGE | RAPP         | RAPP    | RAPP   |        |  |  |  |
| APPRAISED         | <u>LAND</u>  | 22,300  | 17,800 | 15,100 |  |  |  |
| VALUE             | <u>IMPR</u>  | 90,500  | 77,500 | 60,000 |  |  |  |
|                   | <u>TOTAL</u> | 112,800 | 95,300 | 75,100 |  |  |  |
| ASSESSED          | <u>LAND</u>  | 7,810   | 6,230  | 5,290  |  |  |  |
| VALUE             | <u>IMPR</u>  | 31,680  | 27,130 | 21,000 |  |  |  |
|                   | <u>TOTAL</u> | 39,490  | 33,360 | 26,290 |  |  |  |

| OCCUPANCY   | EXTERIOR  | FLOOR | AREA | CONST | VALUE   |
|---|---|-------|------|-------|---------|
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR<br><input type="checkbox"/> CONVERSION   | <input checked="" type="checkbox"/> WOOD<br><input type="checkbox"/> STUCCO<br><input type="checkbox"/> ALM/VYNL<br><input type="checkbox"/> CONC BLK<br><input type="checkbox"/> METAL<br><input type="checkbox"/> BRICK<br><input type="checkbox"/> STONE | 1     | 968  | FR    | 156,120 |
| <b>BUILDING TYPE</b>  |   |       |      |       |         |
| <input type="checkbox"/> MOBILE HOME<br><input type="checkbox"/> BI/TR LEVEL<br><input type="checkbox"/> MOD/MAN<br><input type="checkbox"/> _____  |   |       |      |       |         |
| <b>ROOFING</b>  | <b>ROOF TYPE</b>  |       |      |       |         |
| <input type="checkbox"/> METAL<br><input type="checkbox"/> SLT/TLE<br><input checked="" type="checkbox"/> SHINGLES<br><input type="checkbox"/> SHAKES<br><input type="checkbox"/> COMPOSITE | <input checked="" type="checkbox"/> GABLE<br><input type="checkbox"/> HIP<br><input type="checkbox"/> GAMBREL<br><input type="checkbox"/> MANSARD<br><input type="checkbox"/> FLAT  |       |      |       |         |

|                         |        |  |         |
|-------------------------|--------|--|---------|
| <b>SUBTOTAL</b>         |        |  | 156,120 |
| MULTI-FAMILY #          | 0      |  | 0       |
| <b>BUILDING TYPE</b>    | 100%   |  | 0       |
| BSMT FINISH             | 0 S.F. |  | 0       |
| FIREPLACE #             | 0      |  | 0       |
| HEATING                 | 0 S.F. |  | 0       |
| AIR COND                | 0 S.F. |  | 0       |
| PLUMBING #              | 0      |  | 0       |
| GARAGES & CARPORTS      |        |  | 0       |
| EXTRA FEATURES          |        |  | 600     |
| <b>SUBTOTAL</b>         |        |  | 156,720 |
| GRADE FACTOR            |        |  | 95 %    |
| <b>UNADJUSTED VALUE</b> |        |  | 148,880 |
| <b>FACTOR</b>           |        |  | 100 %   |

| OCCUPANCY     | ST.HT | SIZE  | AREA | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---------------|-------|-------|------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING      | 1     | SK    | 968  | C-    |       | 1951 |      | A   | 148,880   | 45   | 81,880   |      | 90,100   |
| 1 Shed        |       | 8x10  | 80   | C     |       | 2010 |      | A   |           | 21   |          |      | 0        |
| 2 Gar - Frame |       | 22x14 | 308  | C     | 23.70 | 1951 |      | F   | 7,300     | 95   | 370      |      | 400      |
| 3             |       |       |      |       |       |      |      |     |           |      |          |      |          |
| 4             |       |       |      |       |       |      |      |     |           |      |          |      |          |
| 5             |       |       |      |       |       |      |      |     |           |      |          |      |          |
| 6             |       |       |      |       |       |      |      |     |           |      |          |      |          |
| 7             |       |       |      |       |       |      |      |     |           |      |          |      |          |
| 8             |       |       |      |       |       |      |      |     |           |      |          |      |          |
| 9             |       |       |      |       |       |      |      |     |           |      |          |      |          |
| 10            |       |       |      |       |       |      |      |     |           |      |          |      |          |
| 11            |       |       |      |       |       |      |      |     |           |      |          |      |          |



23-016300.0000

TOTAL 90,500

**COMMENTS**  
Dwelling has an Economic Factor of 110%

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD  
11-21-176-019

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Neighborhood  
002302-TM50  
Map: 04B5  
Block:  
Card: 95  
Bk: Pg:



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**LANGE JADEN J**  
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161 W COLUMBUS ST  
SAINT HENRY, OH 45883

**LEGAL INFORMATION**  
OLD PLAT  
LOT 27 S PT W 1/2  
LOT#: 27

| OWNERSHIP            | ADDRESS         | CITY        | STATE | ZIP   | DATE       | AMOUNT | DEED:CONV#  | JS                       | VALID                    |
|----------------------|-----------------|-------------|-------|-------|------------|--------|-------------|--------------------------|--------------------------|
| 1 HOYNG CAROLYN ETAL | 415 WILLOW ST   | SAINT HENRY | OH    | 45883 | 06/26/2015 | 0      | QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 HOYNG CAROLYN J &  | 161 COLUMBUS ST | ST HENRY    | OH    | 45883 | 04/14/1987 | 0      | : X : 0     | <input type="checkbox"/> | <input type="checkbox"/> |
| 3                    |                 |             |       |       |            | 0      | 0           | <input type="checkbox"/> | <input type="checkbox"/> |

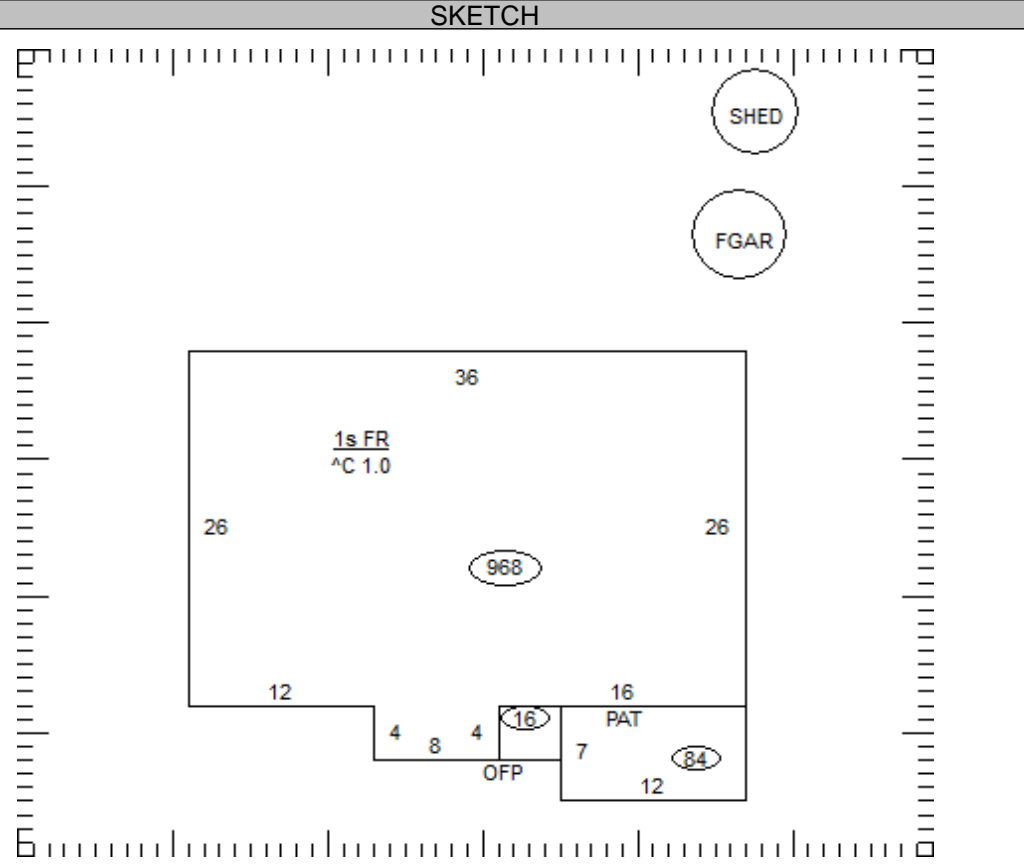
X:  TTO LISTER: DF DATE: 03/07/2005 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

| STREET/ROAD  | TOPOGRAPHY  | PU-UTILITIES-PR   | NEIGHBORHOOD  | INFLUENCE FACTORS  | PROPERTY LOCATION  |  |
|--|---|---|---|--|--|--|
| <input checked="" type="checkbox"/> PAVED<br><input type="checkbox"/> GRAVEL<br><input type="checkbox"/> DIRT<br><input checked="" type="checkbox"/> SIDEWALKS<br><input type="checkbox"/> CURBS | <input checked="" type="checkbox"/> LEVEL<br><input type="checkbox"/> HIGH<br><input type="checkbox"/> LOW<br><input type="checkbox"/> ROLLING<br><input type="checkbox"/> STANDARD | <input type="checkbox"/> WATER<br><input type="checkbox"/> SEWER<br><input type="checkbox"/> GAS<br><input type="checkbox"/> ELECTRIC<br><input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> IMPROVING<br><input checked="" type="checkbox"/> STATIC<br><input type="checkbox"/> DECLINING<br><input type="checkbox"/> OLD<br><input type="checkbox"/> STANDARD | <input type="checkbox"/> A. NO ROAD<br><input type="checkbox"/> B. TOPGRHY<br><input type="checkbox"/> C. Ex Front<br><input type="checkbox"/> D. QUANTITY<br><input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> F. RESTRICT<br><input type="checkbox"/> G. WOOD LT<br><input type="checkbox"/> H. VACANCY<br><input type="checkbox"/> I. WATER FRONT<br><input type="checkbox"/> J. OTHER/CDU | 161 W COLUMBUS ST, ST HENRY<br>COMMENT |

| LAND COMPUTATIONS |      |   |      |   |       |   |          |
|-------------------|------|---|------|---|-------|---|----------|
| LAND TYPE         | SIZE | M | RATE | C | INF   | M | VALUE C  |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   |       |   |          |
|                   |      |   |      |   | TOTAL |   | 22,300 0 |

| VALUATION SUMMARY |       |  |  |  |  |  |  |  |
|-------------------|-------|--|--|--|--|--|--|--|
| VALUE YEAR        |       |  |  |  |  |  |  |  |
| REASON FOR CHANGE |       |  |  |  |  |  |  |  |
| APPRaised         | LAND  |  |  |  |  |  |  |  |
| VALUE             | IMPR  |  |  |  |  |  |  |  |
|                   | TOTAL |  |  |  |  |  |  |  |
| ASSESSed          | LAND  |  |  |  |  |  |  |  |
| VALUE             | IMPR  |  |  |  |  |  |  |  |
|                   | TOTAL |  |  |  |  |  |  |  |

| OCCUPANCY   | EXTERIOR                          | FLOOR | AREA | CONST | VALUE |
|---|-----------------------------------|-------|------|-------|-------|
| <input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD     |       |      |       |       |
| <input type="checkbox"/> CONVERSION   | <input type="checkbox"/> STUCCO   |       |      |       |       |
| <b>BUILDING TYPE</b>  | <input 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 type="checkbox"/> BRICK    |       |      |       |       |
| <input type="checkbox"/> _____  | <input type="checkbox"/> STONE    |       |      |       |       |
| ROOFING   | ROOF TYPE                         |       |      |       |       |
| <input type="checkbox"/> METAL  | <input type="checkbox"/> GABLE    |       |      |       |       |
| <input type="checkbox"/> SLT/TLE  | <input type="checkbox"/> HIP      |       |      |       |       |
| <input type="checkbox"/> SHINGLES   | <input type="checkbox"/> GAMBREL  |       |      |       |       |
| <input type="checkbox"/> SHAKES   | <input type="checkbox"/> MANSARD  |       |      |       |       |
| <input type="checkbox"/> COMPOSITE  | <input type="checkbox"/> FLAT     |       |      |       |       |



| SUBTOTAL           |        |  | 0 |
|--------------------|--------|--|---|
| MULTI-FAMILY #     | 0      |  | 0 |
| BUILDING TYPE      | 000%   |  | 0 |
| BSMT FINISH        | 0 S.F. |  | 0 |
| FIREPLACE #        | 0      |  | 0 |
| HEATING            | 0 S.F. |  | 0 |
| AIR COND           | 0 S.F. |  | 0 |
| PLUMBING #         | 0      |  | 0 |
| GARAGES & CARPORTS |        |  | 0 |
| EXTRA FEATURES     |        |  | 0 |
| SUBTOTAL           |        |  | 0 |
| GRADE FACTOR       |        |  | % |
| UNADJUSTED VALUE   |        |  | 0 |
| FACTOR             |        |  | % |

| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|------|-------|-------|-----|------|-----|-----------|------|----------|------|----------|
| DWELLING  |       | SK   |      |       |       |     |      |     |           |      |          |      |          |
| 1         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 2         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 3         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 4         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 5         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 6         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 7         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 8         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 9         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 10        |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 11        |       |      |      |       |       |     |      |     |           |      |          |      |          |

23-016300.0000

TOTAL 0

COMMENTS