23-016700.0000

LEFELD BRIAN T & MORRIS LILLY A
LEFELD BRIAN T & MORRIS LILLY A
131 W COLUMBUS ST
SAINT HENRY, OH 45883

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD
11-21-176-022

LEGAL INFORMATION
OLD PLAT
LOT 28 S 1/2 E 1/2
LOT#: 00028

Property Class: 510
Neighborhood
002302-TM50
Map: 04B5
Block:
Card: 98
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LEFELD BRIAN T & MORRIS	131 W COLUMBUS ST	SAINT HENRY	OH	45883	03/23/2020	165,000	SUC : 174	☐	■
2	LEFELD HENRY J & MARY G	131 W COLUMBUS ST PO	SAINT HENRY	OH	45883	08/31/2005	0	QCE : X : 0	☐	☐
3	LEFELD HENRY	131 W COLUMBUS ST	ST HENRY	OH	45883		0	: 0	☐	☐

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	
■ 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
131 W COLUMBUS ST, ST HENRY

COMMENT
TY2022:Net Gen=$2,111.48, Other Assessment=$0.00
DE21 RMV HOMESTEAD CREDIT
DE21 COR FLOORS
DE21 RMV OWN OCC; DIDN'T RET APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F58 D306	ST385 DP120 ADJ462		26,800 0
			TOTAL	26,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2021	2020	2017				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	26,800	21,400	21,400	18,100				
	IMPR	156,400	136,200	131,700	104,400				
	TOTAL	183,200	157,600	153,100	122,500				
ASSESSED VALUE	LAND	9,380	7,490	7,490	6,340				
	IMPR	54,740	47,670	46,100	36,540				
	TOTAL	64,120	55,160	53,590	42,880				

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	☐	☐	☐	☐	☐

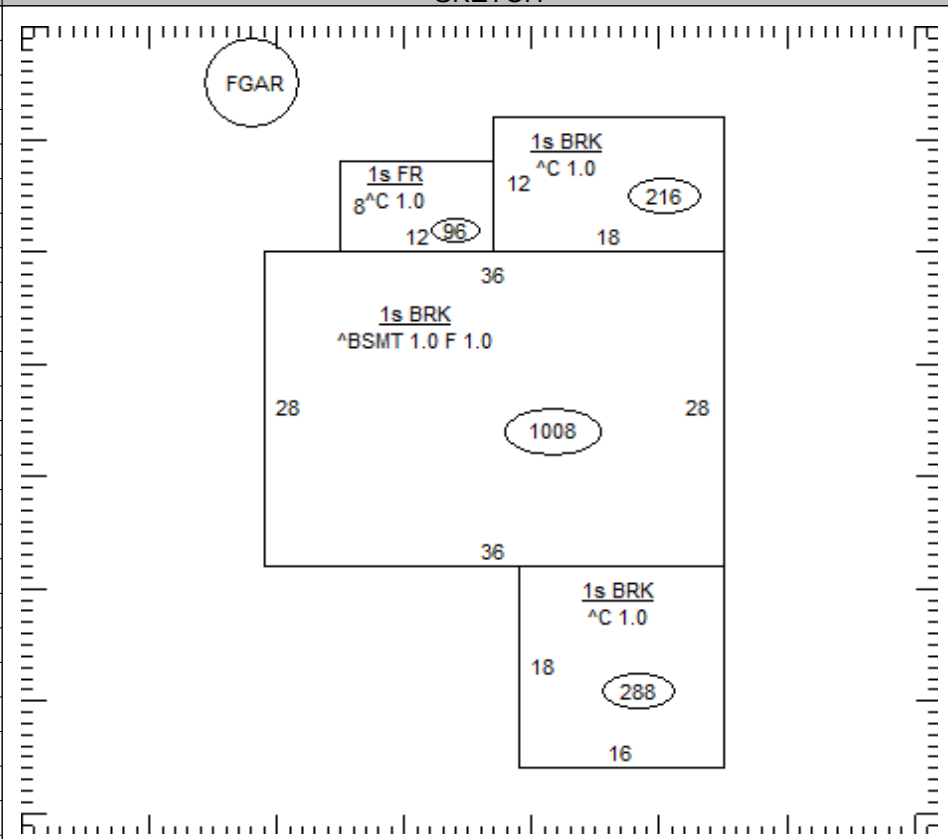
ACCOMMODATIONS					
# OF ROOMS	2	5			
BEDROOMS		2			
FIREPLACES					

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	1512	BRK	209,500
1	96	FR	12,430
BSMT	1008		14,410
SUBTOTAL			236,340
MULTI-FAMILY #		0	0
BUILDING TYPE		100%	0
BSMT FINISH		1,008 S.F.	14,410
FIREPLACE #		0	0
HEATING		0 S.F.	0
AIR COND		1,608 S.F.	2,650
PLUMBING #		3	3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			257,030
GRADE FACTOR			100 %
UNADJUSTED VALUE			257,030
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,608	C		1951		A	257,030	45	141,370		155,500
1 Gar - Frame		20x38	760	C	23.70	1951		A	18,010	95	900		900
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		156,400

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COMMENTS

Dwelling has an Economic Factor of 110%