

23-017000.0100

**MUHLENKAMP KERRY M & MOLINA CARALAMPIO PAZ**  
 MUHLENKAMP KERRY M & MOLINA CARALAMPIO PAZ  
 172 S SYCAMORE ST  
 SAINT HENRY, OH 45883

**LEGAL INFORMATION**  
 OLD PLAT  
 LOT 29 PT

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MUHLENKAMP KERRY M &	172 S SYCAMORE ST	SAINT HENRY	OH	45883	12/17/2020	210,000	WDC : 940	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	POTTKOTTER CINDY M	172 S SYCAMORE ST	SAINT HENRY	OH	45883	07/18/2008	135,000	WDC : A : 483	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	SCHWIETERMAN ERIC L	172 S SYCAMORE ST	ST HENRY	OH	45883	08/26/2003	125,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: TS DATE: 04/10/2017 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	172 S SYCAMORE 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=\$2,407.90, 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	DE17 ADD OFF

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F70 D116	ST385	DP87	ADJ335		23,500	0	
						TOTAL	23,500	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	NC				
APPRAISED	23,500	18,600	15,800				
VALUE	IMPR	198,100	165,400	134,700			
	TOTAL	221,600	184,000	150,500			
ASSESSED	LAND	8,230	6,510	5,530			
VALUE	IMPR	69,340	57,890	47,150			
	TOTAL	77,570	64,400	52,680			

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION

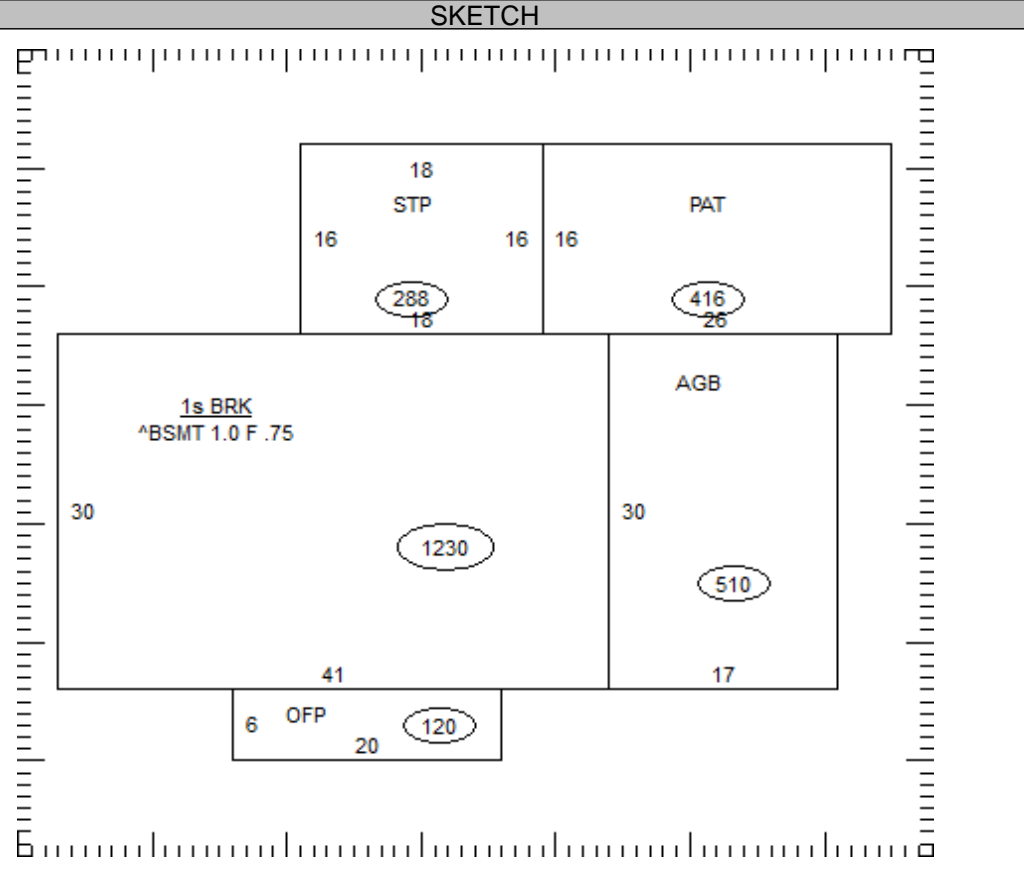
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN  
 \_\_\_\_\_

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

FLOOR	AREA	CONST	VALUE
1	1230	BRK	194,840
BSMT	1230		17,590
<b>SUBTOTAL</b>			212,430

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	922 S.F.	13,180
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	2,152 S.F.	3,550
PLUMBING #	6	7,260
GARAGES & CARPORTS		14,300
EXTRA FEATURES		6,500
<b>SUBTOTAL</b>		257,220
GRADE FACTOR		100 %
<b>UNADJUSTED VALUE</b>		257,220
FACTOR		100 %



**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 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 4 6  
 BEDROOMS 1 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 1  
 X FIXTURES 1

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,230	C		1979		A	257,220	30	180,050		198,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 198,100

**COMMENTS**

Dwelling has an Economic Factor of 110%