



GRANVILLE TWP-ST HENRY CORP / ST HENRY SD  
 11-21-252-009

23-022400.0000

**LEGAL INFORMATION**  
 OLD PLAT  
 LOT 40 N 1/2  
 LOT#: 40

**FLENAR SARAH M**

FLENAR SARAH M

362 E MAIN ST

SAINT HENRY, OH 45883

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FLENAR SARAH M	362 E MAIN ST	SAINT HENRY	OH	45883	08/19/2020	285,000	WDC : 575	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SCHLATER MITCHELL S &	322 E MAIN ST PO BOX 343 SAINT HENRY		OH	45883	01/25/2019	100,000	WDC : 850	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	ROLL MICHAEL R & JOAN M	362 E MAIN ST PO BOX 356 ST HENRY		OH	45883-0356	12/15/1997	74,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: HK DATE: 05/19/2021 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"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	362 E MAIN ST, ST HENRY		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input 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"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,977.36, Other		
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<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 DESK TOP REVIEW//OFP TO OMP; ADD		
LAND COMPUTATIONS					INF	M	VALUE	
LAND TYPE		SIZE	M	RATE	C		C	
F:Front		F85 D211	ST385	DP114	ADJ439		37,300	0
					TOTAL		37,300	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2021	2020	2017
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP
APPRAISED VALUE	37,300	29,700	29,700	25,200
	LAND			
	IMPR			
	TOTAL			
ASSESSED VALUE	13,060	10,400	10,400	8,820
	LAND			
	IMPR			
	TOTAL			

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION

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

FLOOR	AREA	CONST	VALUE
1	1218	FR	180,320
.5	504	FR	46,270

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

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

ROOFING	ROOF TYPE	BSMT	AREA	CONST	VALUE
			1008		14,410
<b>SUBTOTAL</b>					241,000

**FLOORS**  
 CONCRETE  
 WOOD  
 TILE/COMPO  
 CARPET

**INT. FINISH**  
 PLASTER/DW  
 PANELING  
 UNFINISHED

MULTI-FAMILY #	BUILDING TYPE	BSMT FINISH	FIREPLACE #	HEATING	AIR COND	PLUMBING #	GARAGES & CARPORTS	EXTRA FEATURES	SUBTOTAL
0	100%	0 S.F.	0	0 S.F.	1,722 S.F.	5			271,490

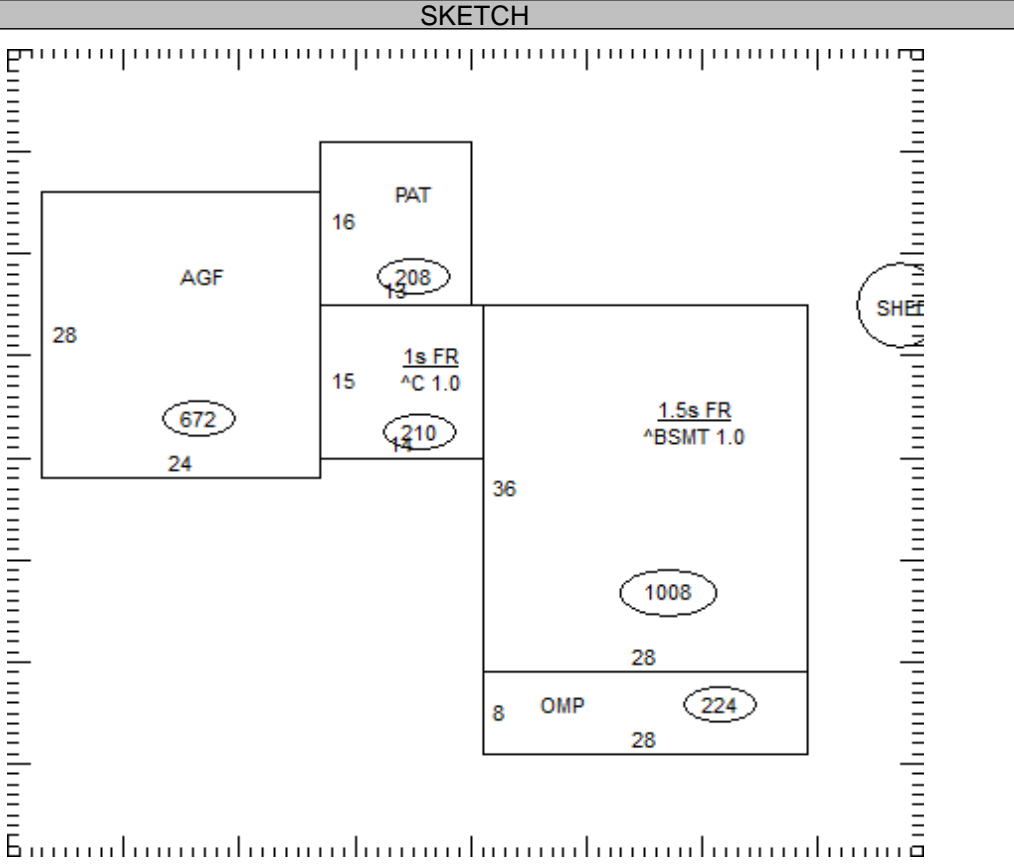
**ACCOMMODATIONS**  
 # OF ROOMS: 4 3  
 BEDROOMS: 1 3  
 FIREPLACES: 1 3  
 HEAT & AC:  B  1  2  3  U

GRADE FACTOR	UNADJUSTED VALUE	FACTOR
100 %	271,490	100 %

**NO HEAT**  
 CTRL HEAT  
 HW/STEAM  
 ELECTRIC  
 HEAT PUMP  
 FLR/WALL  
 STVE/SPCE  
 GEOTHERMAL  
 OUTSIDE  
 CTRL A/C

**PLUMBING**  
 X FULL BATH: 1  
 X HALF BATH: 1  
 X FIXTURES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,722	C		1927	2020	A	271,490	24	206,330		227,000
1 Shed		10x12	120	C		2010		A		21			0



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TOTAL 227,000

**COMMENTS**

Dwelling has an Economic Factor of 110%