

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD

11-21-102-006

23-048860.0600

**LEGAL INFORMATION**

WESTVIEW ADD

LOT#: 6

**MOEDER JASON M**

MOEDER JASON M

131 N WESTVIEW AVE

SAINT HENRY, OH 45883

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MOEDER JASON M	131 N WESTVIEW AVE	SAINT HENRY	OH	45883	01/10/2020	226,000	WDC : 21	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KLEINHENZ IRENE M	131 N WESTVIEW AVE	SAINT HENRY	OH	45883	10/16/2017	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	KLEINHENZ NICHOLAS A &	131 N WESTVIEW DR	ST HENRY	OH	45883	08/07/1991	107,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X:  TTO LISTER: TA 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	131 N WESTVIEW AVE, 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 TY2022:Net Gen=\$2,945.94, Other Assessment=\$0.00
<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	
<input 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	
<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	

**LAND COMPUTATIONS**

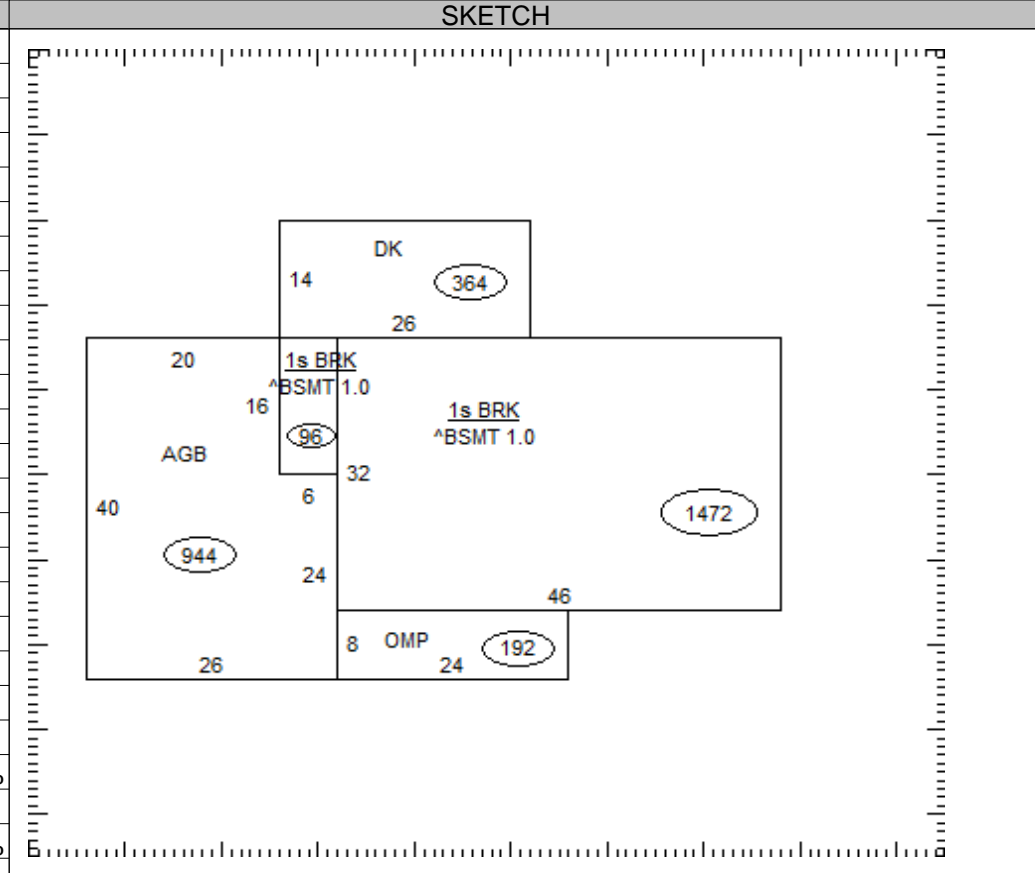
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F100 D130	ST385	DP93	ADJ358			35,800	0
TOTAL							35,800	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED	<u>LAND</u>	35,800	28,600	24,200			
VALUE	<u>IMPR</u>	241,900	196,500	163,200			
	<u>TOTAL</u>	277,700	225,100	187,400			
ASSESSED	<u>LAND</u>	12,530	10,010	8,470			
VALUE	<u>IMPR</u>	84,670	68,780	57,120			
	<u>TOTAL</u>	97,200	78,790	65,590			

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1568	BRK	220,630



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

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

FLOOR	AREA	CONST	VALUE
BSMT	1568		22,420
<b>SUBTOTAL</b>			243,050

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

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,568 S.F.	2,590
PLUMBING #	3	3,630
GARAGES & CARPORTS		26,400
EXTRA FEATURES		7,300
<b>SUBTOTAL</b>		282,970

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

GRADE FACTOR		105 %
<b>UNADJUSTED VALUE</b>		297,120
<b>FACTOR</b>		100 %

**ACCOMMODATIONS**  
 # OF ROOMS 1 5  
 BEDROOMS 3  
 FIREPLACES  
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,568	C+		1988		A	297,120	26	219,870		241,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,568	C+		1988		A	297,120	26	219,870		241,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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

<b>SUBTOTAL</b>		282,970
GRADE FACTOR		105 %
<b>UNADJUSTED VALUE</b>		297,120
<b>FACTOR</b>		100 %

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TOTAL 241,900

**COMMENTS**

Dwelling has an Economic Factor of 110%