

23-053400.0000

STAUGLER MITCHELL K

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382 W CENTER ST

SAINT HENRY, OH 45883

LEGAL INFORMATION

ROMER ADDITION

N PT

LOT#: 25

|   | OWNERSHIP            | ADDRESS         | CITY        | STATE | ZIP   | DATE       | AMOUNT | DEED:CONV#  | JS                       | VALID                               |
|---|----------------------|-----------------|-------------|-------|-------|------------|--------|-------------|--------------------------|-------------------------------------|
| 1 | STAUGLER MITCHELL K  | 382 W CENTER ST | SAINT HENRY | OH    | 45883 | 12/30/2019 | 72,900 | WDC : 891   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | BERTKE WILBUR J      | 2341 US RTE 127 | SAINT HENRY | OH    | 45883 | 04/24/2019 | 0      | QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3 | BERTKE WILBUR J ETUX | 381 CENTER ST   | ST HENRY    | OH    | 45883 |            | 0      | : 0         | <input type="checkbox"/> | <input type="checkbox"/>            |

X:  TTO LISTER: HK DATE: 03/21/2022 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED  LEVEL  WATER  IMPROVING  A. NO ROAD  F. RESTRICT 381 CENTER ST, ST HENRY  
 GRAVEL  HIGH  SEWER  STATIC  B. TOPGRHY  G. WOOD LT COMMENT  
 DIRT  LOW  GAS  DECLINING  C. Ex Front  H. VACANCY TY2022:Net Gen=\$3,571.84, Other  
 SIDEWALKS  ROLLING  ELECTRIC  OLD  D. QUANTITY  I. WATER FRONT Assessment=\$0.00  
 CURBS  STANDARD  STANDARD  E. SZ/SHAPE  J. OTHER/CDU DE20 RMV OWN OCC; DID NOT RETURN APP  
DE21 GAR ADDTN, FR PORCH, DWLG ADDTN (\$100,000); ADD RMDL YR  
DE22 ADD PAT, RMV INC UNLESS CB STATES OTHERWISE

LAND COMPUTATIONS

| LAND TYPE | SIZE     | M     | RATE | C      | INF   | M      | VALUE | C |
|-----------|----------|-------|------|--------|-------|--------|-------|---|
| F:Front   | F61 D132 | ST385 | DP94 | ADJ362 |       | 22,100 |       | 0 |
|           |          |       |      |        | TOTAL | 22,100 |       | 0 |

VALUATION SUMMARY

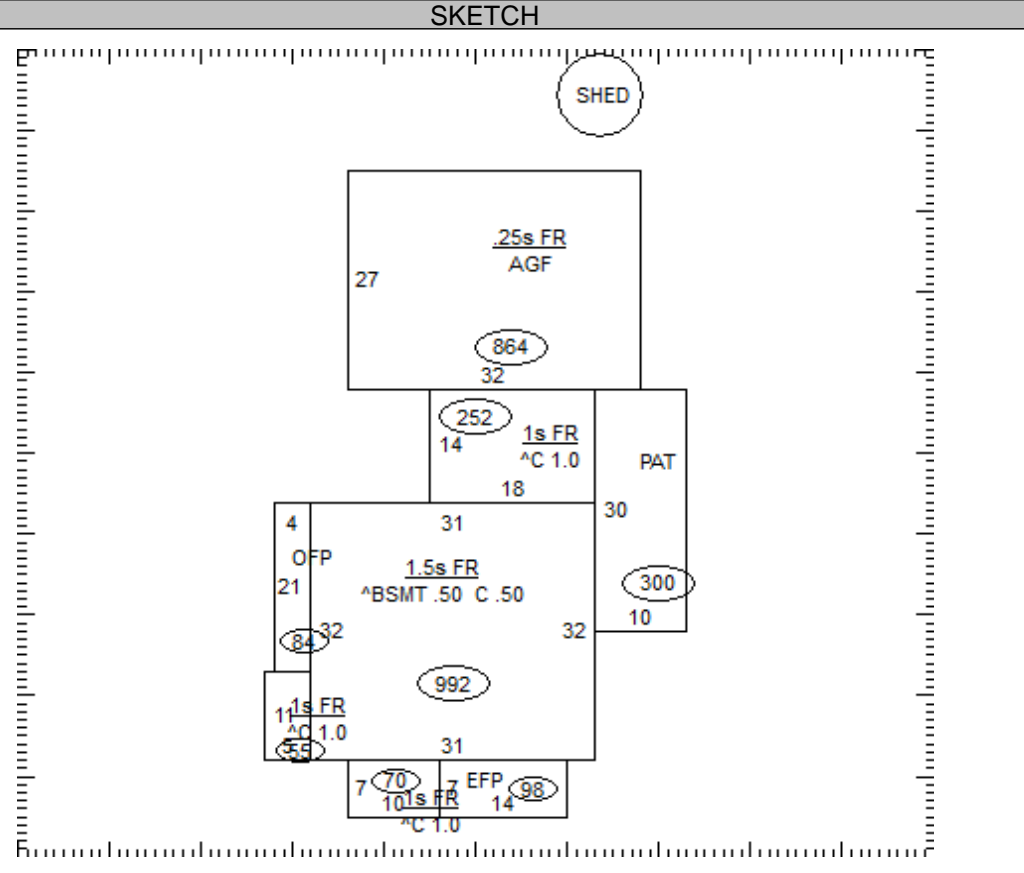
| VALUE YEAR        | 2023                 | 2022    | 2021    | 2020    | 2017   |  |  |  |
|-------------------|----------------------|---------|---------|---------|--------|--|--|--|
| REASON FOR CHANGE | RAPP                 | NC      | NC      | RAPP    | RAPP   |  |  |  |
| APPRAISED VALUE   | <u>LAND</u> 22,100   | 17,600  | 17,600  | 17,600  | 14,900 |  |  |  |
|                   | <u>IMPR</u> 322,100  | 249,000 | 113,000 | 95,800  | 74,300 |  |  |  |
|                   | <u>TOTAL</u> 344,200 | 266,600 | 130,600 | 113,400 | 89,200 |  |  |  |
| ASSESSED VALUE    | <u>LAND</u> 7,740    | 6,160   | 6,160   | 6,160   | 5,220  |  |  |  |
|                   | <u>IMPR</u> 112,740  | 87,150  | 39,550  | 33,530  | 26,010 |  |  |  |
|                   | <u>TOTAL</u> 120,480 | 93,310  | 45,710  | 39,690  | 31,230 |  |  |  |

| OCCUPANCY  | EXTERIOR                                     | FLOOR | AREA | CONST | VALUE   |
|--|--|-------|------|-------|---------|
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD                | 1     | 1369 | FR    | 192,360 |
| <input type="checkbox"/> CONVERSION  | <input type="checkbox"/> STUCCO              | .25   | 216  | FR    | 27,680  |
| <b>BUILDING TYPE</b>   | <input checked="" type="checkbox"/> ALM/VYNL | .5    | 496  | FR    | 43,210  |
| <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 checked="" type="checkbox"/> BRICK    |       |      |       |         |
| <input type="checkbox"/>   | <input type="checkbox"/> STONE               |       |      |       |         |

| ROOFING                                      | ROOF TYPE                                 |
|--|---|
| <input type="checkbox"/> METAL               | <input checked="" type="checkbox"/> GABLE |
| <input type="checkbox"/> SLT/TLE             | <input type="checkbox"/> HIP              |
| <input checked="" type="checkbox"/> SHINGLES | <input type="checkbox"/> GAMBREL          |
| <input type="checkbox"/> SHAKES              | <input type="checkbox"/> MANSARD          |
| <input type="checkbox"/> COMPOSITE           | <input type="checkbox"/> FLAT             |

| FLOORS         | B                                   | 1                                   | 2                                   | 3                                   | U                                   |
|----------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| CONCRETE       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| WOOD           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| TILE/COMPO     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| CARPET         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| INT. FINISH    | B                                   | 1                                   | 2                                   | 3                                   | U                                   |
| PLASTER/DW     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| PANELING       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| UNFINISHED     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| ACCOMMODATIONS |                                     |                                     |                                     |                                     |                                     |
| # OF ROOMS     |                                     | 5                                   | 2                                   | 2                                   |                                     |
| BEDROOMS       |                                     | 2                                   | 2                                   | 2                                   |                                     |
| FIREPLACES     |                                     |                                     |                                     |                                     |                                     |
| HEAT & AC      | B                                   | 1                                   | 2                                   | 3                                   | U                                   |
| NO HEAT        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| CTRL HEAT      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| HW/STEAM       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| ELECTRIC       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| HEAT PUMP      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| FLR/WALL       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| STVE/SPCE      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| GEOHERMAL      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| OUTSIDE        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| CTRL A/C       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| PLUMBING       |                                     |                                     |                                     |                                     | <input checked="" type="checkbox"/> |
| X FULL BATH    |                                     |                                     |                                     | 1                                   |                                     |
| X HALF BATH    | 1                                   |                                     |                                     |                                     |                                     |
| X FIXTURES     |                                     |                                     |                                     |                                     |                                     |

|                         |            |         |
|-------------------------|------------|---------|
| BSMT                    | 496        | 7,090   |
| <b>SUBTOTAL</b>         |            | 270,340 |
| MULTI-FAMILY #          | 0          | 0       |
| BUILDING TYPE           | 100%       | 0       |
| BSMT FINISH             | 0 S.F.     | 0       |
| FIREPLACE #             | 0          | 0       |
| HEATING                 | 0 S.F.     | 0       |
| AIR COND                | 2,081 S.F. | 3,440   |
| PLUMBING #              | 5          | 6,050   |
| GARAGES & CARPORTS      |            | 21,400  |
| EXTRA FEATURES          |            | 5,500   |
| <b>SUBTOTAL</b>         |            | 306,730 |
| GRADE FACTOR            |            | 115 %   |
| <b>UNADJUSTED VALUE</b> |            | 352,740 |
| FACTOR                  |            | 100 %   |



| OCCUPANCY | ST.HT | SIZE  | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING  | 1.25  | SK    | 2,081 | B-    |       | 1900 | 2020 | G   | 352,740   | 17   | 292,770  |      | 322,000  |
| 1 Shed    | 8     | 10x21 | 210   | D     | 6.16  | 1940 |      | A   | 1,290     | 95   | 60       |      | 100      |
| 2         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 3         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 4         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 5         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 6         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 7         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 8         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 9         |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 10        |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 11        |       |       |       |       |       |      |      |     |           |      |          |      |          |

23-053400.0000 TOTAL 322,100

**COMMENTS**

Dwelling has an Economic Factor of 110%