



23-071700.0000

HENRY NATHANIEL F & LINDSAY R
HENRY NATHANIEL F & LINDSAY R
191 N EASTERN AVE
SAINT HENRY, OH 45883

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD

11-22-101-009

LEGAL INFORMATION
RENGERS SUBDIVISION
IN LOT 4
LOT#: 4

Property Class: 510

Neighborhood
002302-TM50

Map: 10

Block:

Card: 16

Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HENRY NATHANIEL F &	191 N EASTERN AVE	SAINT HENRY	OH	45883	02/22/2019	198,000	WDC : 110	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BALSTER ANDREW & LANGE	191 N EASTERN AVE	SAINT HENRY	OH	45883	08/14/2013	170,000	WDC : 539	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	KREMER COREY A	191 N EASTERN AVE	SAINT HENRY	OH	45883	10/18/2005	143,000	WDC : A : 858	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: RK DATE: 03/09/2005 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 checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	191 N EASTERN AVE, ST HENRY		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<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 checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,336.58, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" 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 type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE16 COR AC/HTG SQ FTG		
						DE20 RMV OWN OCC; DID NOT RETURN APP		

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F100 D295	ST385	DP120	ADJ462		46,200 0
					TOTAL	46,200 0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	LAND	46,200	36,800
VALUE	IMPR	166,800	137,600
	TOTAL	213,000	174,400
ASSESSED	LAND	16,170	12,880
VALUE	IMPR	58,380	48,160
	TOTAL	74,550	61,040

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

EXTERIOR
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

FLOOR	AREA	CONST	VALUE
1	1232	FR	182,400

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 GABLE
 HIP
 GAMBREL
 MANSARD
 FLAT

BSMT	1232		17,620
SUBTOTAL			200,020
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	924 S.F.		13,210
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,156 S.F.		3,550
PLUMBING #	3		3,630
GARAGES & CARPORTS			15,200
EXTRA FEATURES			5,100
SUBTOTAL			240,710
GRADE FACTOR			105 %
UNADJUSTED VALUE			252,750
FACTOR			100 %

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

FLOOR	AREA	CONST	VALUE
BSMT	1232		17,620
SUBTOTAL			200,020

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

AIR COND	2,156 S.F.		3,550
PLUMBING #	3		3,630
GARAGES & CARPORTS			15,200
EXTRA FEATURES			5,100
SUBTOTAL			240,710
GRADE FACTOR			105 %
UNADJUSTED VALUE			252,750
FACTOR			100 %

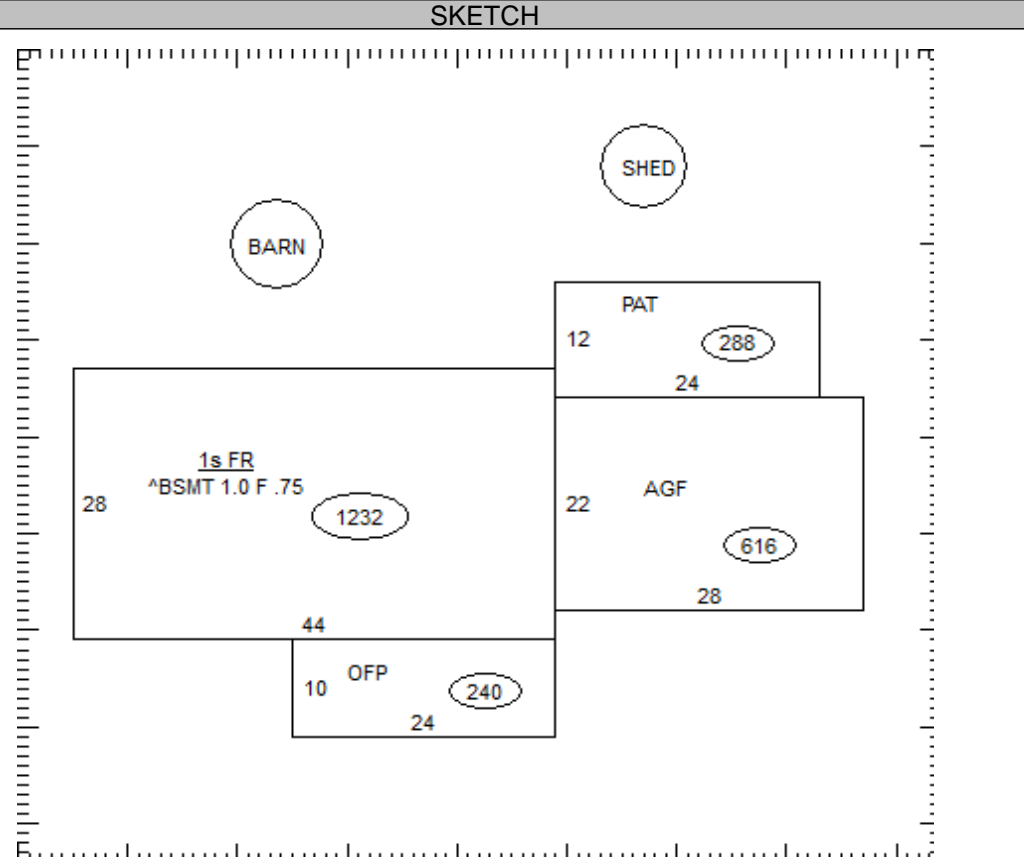
ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES
 HEAT & AC B 1 2 3 U

PLUMBING #	3		3,630
GARAGES & CARPORTS			15,200
EXTRA FEATURES			5,100
SUBTOTAL			240,710
GRADE FACTOR			105 %
UNADJUSTED VALUE			252,750
FACTOR			100 %

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	1,232	C+		1958		A	252,750	42	146,600		161,300
1 Barn	10	24x36	864	C	12.00	1996		A	10,370	47	5,500		5,500
2 Shed		8x10	80	C		1980		A		77			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

PLUMBING BASE
 X FULL BATH 1
 X HALF BATH
 X FIXTURES



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TOTAL 166,800

COMMENTS

24 L/F OF STONE TRIM-8' HIGH
 Dwelling has an Economic Factor of 110%

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Property Class: 510

Neighborhood

002302-TM50

Map: 10

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LEGAL INFORMATION

RENGERS SUBDIVISION

IN LOT 4

LOT#: 4

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LEFELD CHRIS J & STACEY M	191 N EASTERN AVE	ST HENRY	OH	45883	07/21/2003	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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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 checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	191 N EASTERN AVE, ST HENRY
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	
				<input type="checkbox"/> F. RESTRICT	
				<input type="checkbox"/> G. WOOD LT	
				<input type="checkbox"/> H. VACANCY	
				<input type="checkbox"/> I. WATER FRONT	
				<input type="checkbox"/> J. OTHER/CDU	

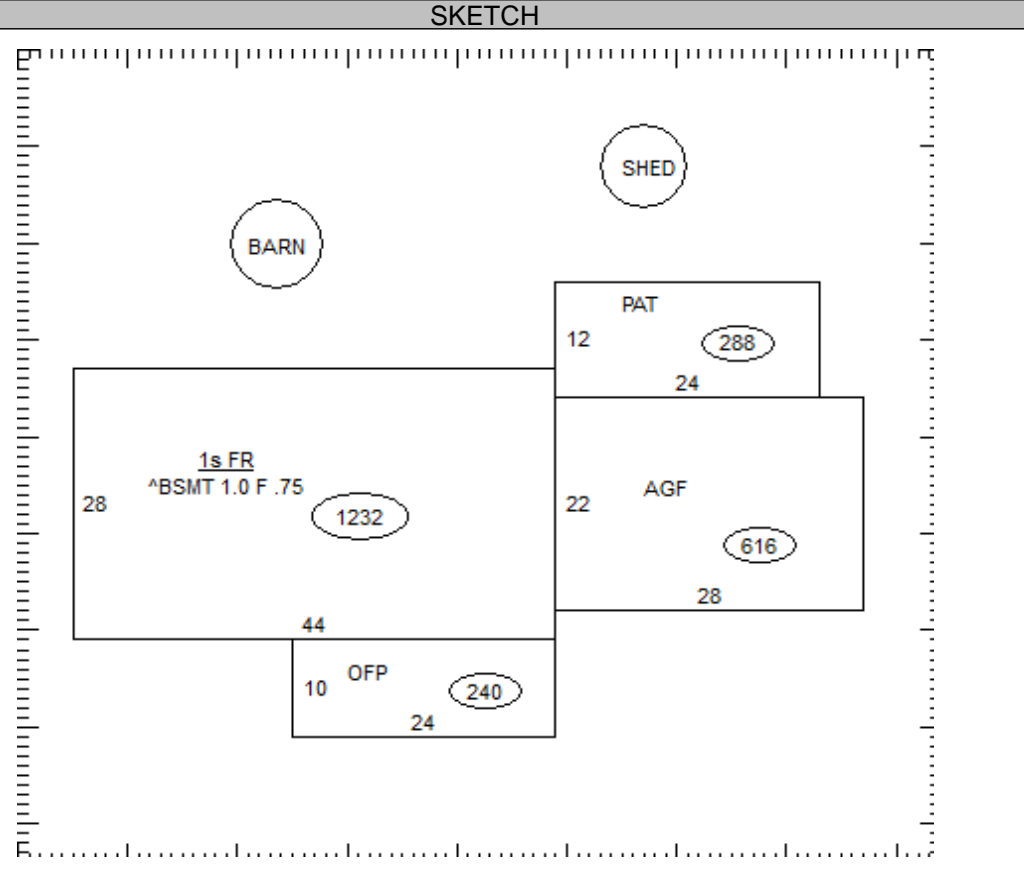
LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
TOTAL							46,200	0

VALUATION SUMMARY

VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND	IMPR	TOTAL	ASSESSED	LAND	IMPR	TOTAL

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL				
<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 type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				



SUBTOTAL					0
MULTI-FAMILY #					0
BUILDING TYPE					000%
BSMT FINISH					0 S.F.
FIREPLACE #					0
HEATING					0 S.F.
AIR COND					0 S.F.
PLUMBING #					0
GARAGES & CARPORTS					0
EXTRA FEATURES					0
SUBTOTAL					0
GRADE FACTOR					%
UNADJUSTED VALUE					0
FACTOR					%

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

23-071700.0000	TOTAL	0
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COMMENTS