23-073400.0000

WILLMANN THEODORE J & ANNA M
WILLMANN THEODORE J & ANNA M
841 E KREMER HOYING RD
SAINT HENRY, OH 45883

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD
11-15-352-002

LEGAL INFORMATION
S END PT SW SW

RTS: 002-07-15
Acres:0.9200

Property Class: 510
Neighborhood
002370-TE50
Map: 03
Block:
Card: 59
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WILLMANN THEODORE J &	841 E KREMER HOYING RD	SAINT HENRY	OH	45883	11/20/2020	100,000	WDC : 866	☐	■
2	GARRITY KEVIN E	811 E KREMER HOYING RD	SAINT HENRY	OH	45883	08/15/2014	62,000	WDC : 527	☐	☐
3	GARRITY ANTOINETTE E	811 E KREMER HOYING RD	ST HENRY	OH	45883	03/08/2001	0	: X : 0	☐	☐

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	
■ PAVED	■ LEVEL	☐ WATER ■	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ■	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
811 E KREMER HOYING RD, ST HENRY

COMMENT
TY2022:Net Gen=$1,908.22, Other Assessment=$0.00
DE21 RMV OWN OCC; PER OWNER- DNQ
DE22 TTO; GAR HAS FULL KIT, FULL BATH W/ EATING BAR ($130,000)

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site <1 @ 34930*0.99	AC:0.92	34580		34,600 0
Total Acres: .9200			TOTAL	34,600 0

VALUATION SUMMARY

		2023	2022	2020	2017				
VALUE YEAR		2023	2022	2020	2017				
REASON FOR CHANGE		RAPP	NC	RAPP	RAPP				
APPRAISED VALUE	LAND	34,600	19,300	19,300	16,300				
	IMPR	185,100	123,100	93,200	69,900				
	TOTAL	219,700	142,400	112,500	86,200				
ASSESSED VALUE	LAND	12,110	6,760	6,760	5,710				
	IMPR	64,790	43,090	32,620	24,470				
	TOTAL	76,900	49,850	39,380	30,180				

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	■ METAL
☐ MOD/MAN	☐ BRICK
■ SHOUSE	☐ STONE

ROOFING	ROOF TYPE
■ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ 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		3			
BEDROOMS		1			
FIREPLACES					

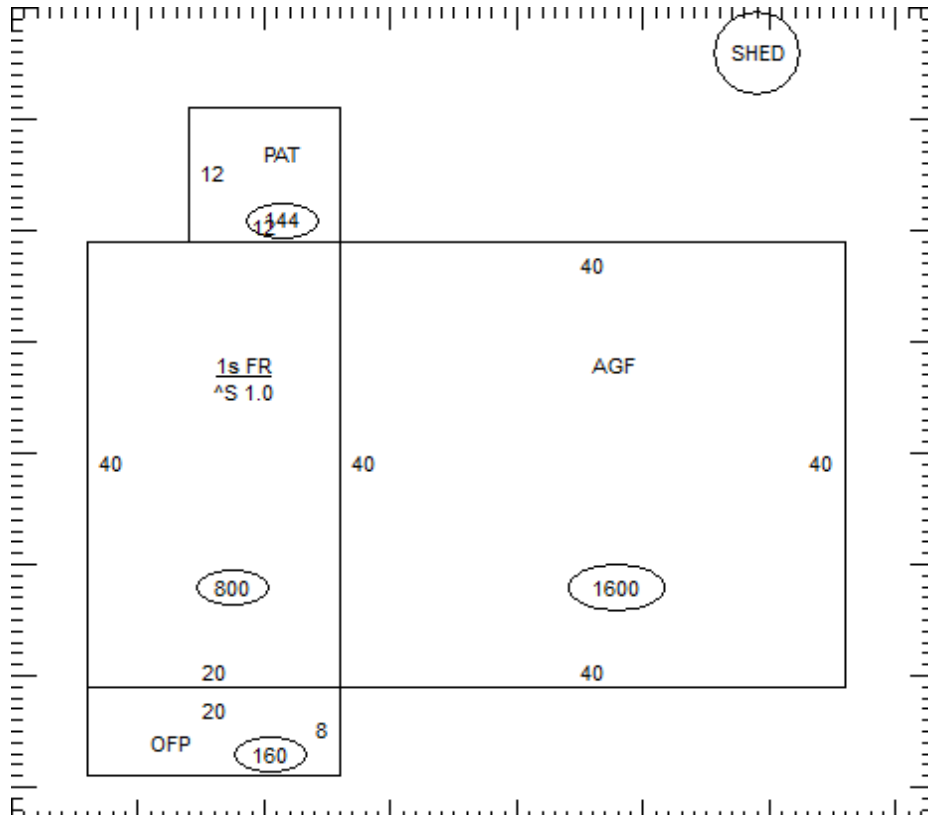
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	800	FR	135,060

SUBTOTAL		135,060
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		39,500
EXTRA FEATURES		3,200
SUBTOTAL		177,760
GRADE FACTOR		85 %
UNADJUSTED VALUE		151,100
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	800	D+		2021		G	151,100	2	148,080		185,100
1 Shed		8x12	96	C		1985		A		67			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		185,100

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COMMENTS

Dwelling has an Economic Factor of 125%