



23-075400.2400

MCCLURE SCOTT D II & KIMBERLY
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642 ASH ST
SAINT HENRY, OH 45883

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD
11-21-477-004

LEGAL INFORMATION
SOUTHVIEW ESTATES
SECOND ADDITION
LOT#: 23

| |
|------------------------|
| Page 1 of 1 |
| Property Class: 510 |
| Neighborhood 002308 |
| Map: 04B9 |
| Block: |
| Card: 18 |
| Bk: Pg: |

| OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|------------------------|------------|-------------|-------|-------|------------|---------|---------------|--------------------------|-------------------------------------|
| 1 MCCLURE SCOTT D II & | 642 ASH ST | SAINT HENRY | OH | 45883 | 07/19/2021 | 325,000 | WDC : 574 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 MUHLENKAMP RODNEY J | 642 ASH ST | SAINT HENRY | OH | 45883 | 10/05/2012 | 165,000 | WDC : A : 615 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 BRUNS DALE R | 642 ASH ST | ST HENRY | OH | 45883 | 05/24/1999 | 21,700 | : A : 0 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| X: | <input type="checkbox"/> TTO | LISTER: TA | DATE: 03/14/2005 | TIME: 12:00:00 AM | <input type="checkbox"/> LETTER | <input checked="" type="checkbox"/> LETTER REC'D | GIS CODE |
|---|---|---|--|--|--|--|---|
| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | NEIGHBORHOOD | INFLUENCE FACTORS | | | PROPERTY LOCATION |
| <input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input checked="" type="checkbox"/> CURBS | <input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD | <input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD | <input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <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 | 642 ASH ST | COMMENT TY2022:Net Gen=\$2,800.50, Other Assessment=\$0.00 DE15 ADD FULL BTH PER DATA MAILER |

| LAND COMPUTATIONS | | | | | | |
|-------------------|-----------|-------|------|--------|-----|-----------|
| LAND TYPE | SIZE | M | RATE | C | INF | M VALUE C |
| F:Front | F120 D135 | ST510 | DP95 | ADJ485 | | 58,200 0 |
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| TOTAL | | | | | | 58,200 0 |

| VALUATION SUMMARY | | | | | | | |
|-------------------|-------|---------|---------|---------|--|--|--|
| VALUE YEAR | | 2023 | 2020 | 2017 | | | |
| REASON FOR CHANGE | | RAPP | RAPP | RAPP | | | |
| APPRAISED | LAND | 58,200 | 34,800 | 29,000 | | | |
| VALUE | IMPR | 223,700 | 179,200 | 168,900 | | | |
| | TOTAL | 281,900 | 214,000 | 197,900 | | | |
| ASSESSED | LAND | 20,370 | 12,180 | 10,150 | | | |
| VALUE | IMPR | 78,300 | 62,720 | 59,120 | | | |
| | TOTAL | 98,670 | 74,900 | 69,270 | | | |

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

| FLOOR | AREA | CONST | VALUE |
|-------|------|-------|---------|
| 1 | 1512 | FR | 202,050 |

ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

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

BSMT 1512 21,620
SUBTOTAL 223,670
 MULTI-FAMILY # 0 0
 BUILDING TYPE 100% 0
 BSMT FINISH 0 S.F. 0
 FIREPLACE # 0 0
 HEATING 0 S.F. 0
 AIR COND 1,512 S.F. 2,490
 PLUMBING # 3 3,630
 GARAGES & CARPORTS 15,400
 EXTRA FEATURES 3,100
SUBTOTAL 248,290

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

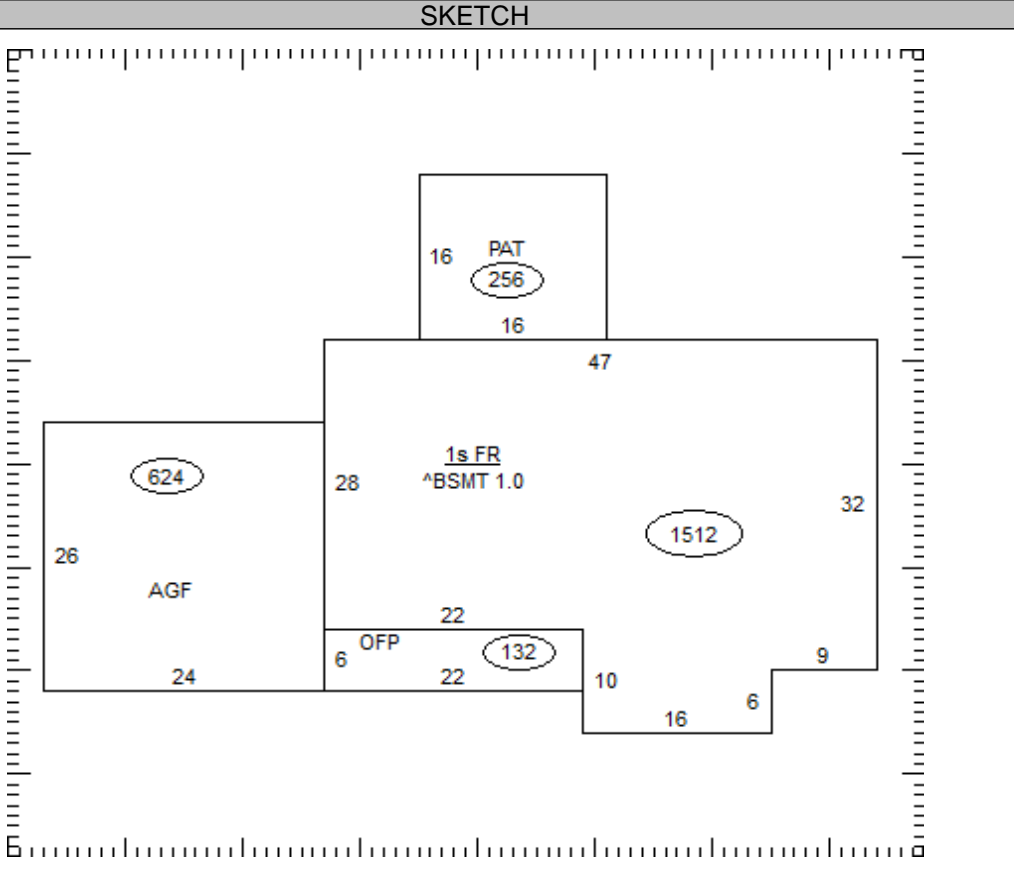
ACCOMMODATIONS
 # OF ROOMS 5
 BEDROOMS 3
 FIREPLACES
 HEAT & AC B 1 2 3 U

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

GRADE FACTOR 105 %
UNADJUSTED VALUE 260,700
 FACTOR 100 %

PLUMBING BASE
 X FULL BATH 1
 X HALF BATH
 X FIXTURES

| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 1 | SK | 1,512 | C+ | | 2001 | | A | 260,700 | 22 | 203,350 | | 223,700 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
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| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |



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TOTAL 223,700

COMMENTS
 55 L/F OF BRICK TRIM-8' HIGH
 Dwelling has an Economic Factor of 110%