



23-075400.6200

WELSCH CRAIG L & KELLY M

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671 HICKORY ST

SAINT HENRY, OH 45883

Created in 2008 From 23-075400.0000 due to Split

LEGAL INFORMATION

SOUTHVIEW ESTATES

SIXTH ADDITION

LOT#: 60

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WELSCH CRAIG L & KELLY M	671 HICKORY ST	SAINT HENRY	OH	45883	04/23/2021	450,000	WDC : 305	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	SHEELEY TERRY L & SARAH M	1731 SETTLERS LANE	CELINA	OH	45822	01/17/2012	29,500	WDC : A : 25	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	BECKMAN AND GAST	282 W KREMER HOYING	SAINT HENRY	OH	45883	02/27/2008	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: JK	DATE: 12/27/2013	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input 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 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	671 HICKORY ST, SAINT HENRY		
COMMENT								
TY2022:Net Gen=\$4,780.32, Other Assessment=\$0.00 DE15 ADD FP PER DATA MAILER DE14 TTO- ADD DWLG, RMV VAC & QUNTY ON LAND DE22 DESKTOP RVW: ADD PATIO								
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C	
F:Front	F125 D134	ST510	DP94	ADJ479		59,900	0	
TOTAL						59,900	0	

VALUATION SUMMARY

VALUE YEAR	2023	2022	2020	2017				
REASON FOR CHANGE	RAPP	NC	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u> 59,900	36,000	36,000	30,000				
	<u>IMPR</u> 387,600	320,800	318,800	295,900				
	<u>TOTAL</u> 447,500	356,800	354,800	325,900				
ASSESSED VALUE	<u>LAND</u> 20,970	12,600	12,600	10,500				
	<u>IMPR</u> 135,660	112,280	111,580	103,570				
	<u>TOTAL</u> 156,630	124,880	124,180	114,070				

<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

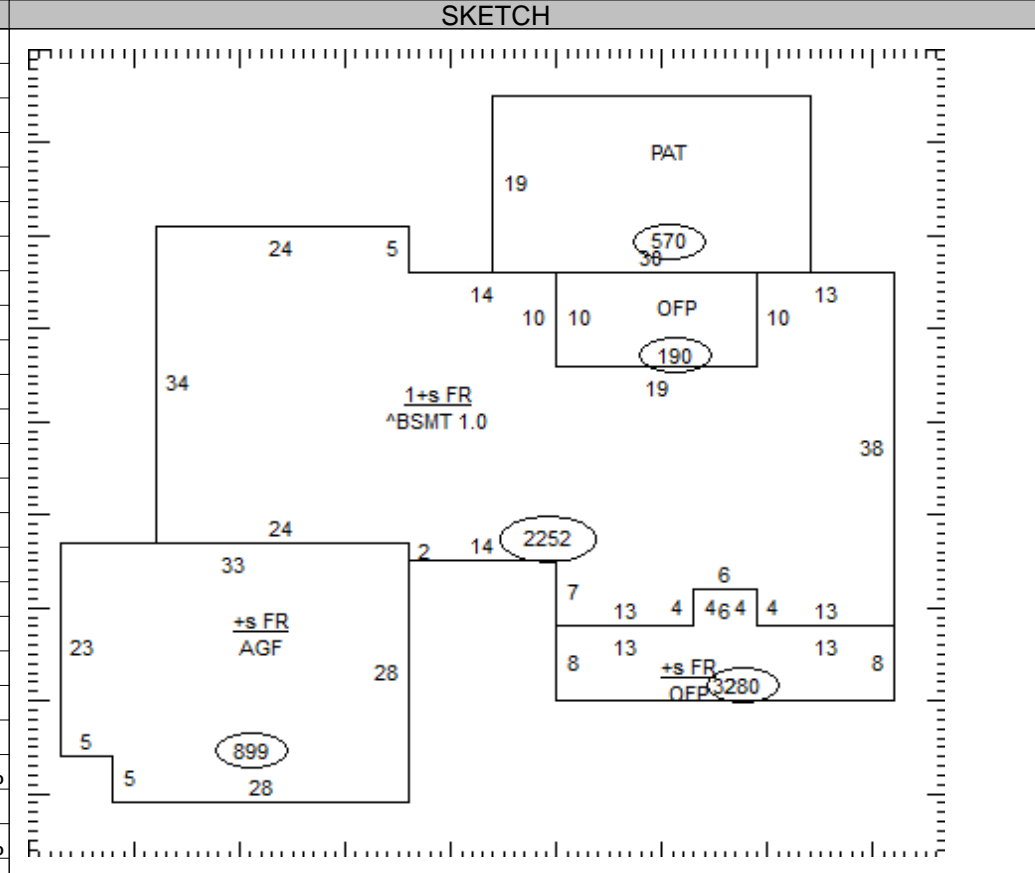
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS					
# OF ROOMS		8			
BEDROOMS		3			
FIREPLACES		1			
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 type="checkbox"/>	<input 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING	BASE	<input checked="" type="checkbox"/>
X FULL BATH	1	
X HALF BATH	1	
X FIXTURES		

FLOOR	AREA	CONST	VALUE
1	2252	FR	251,750
+	0	FR	34,520
BSMT	2252		32,200
SUBTOTAL			318,470
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,252 S.F.		3,720
PLUMBING #	5		6,050
GARAGES & CARPORTS			22,200
EXTRA FEATURES			9,900
SUBTOTAL			364,740
GRADE FACTOR			105 %
UNADJUSTED VALUE			382,980
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,252	C+		2013		G	382,980	8	352,340		387,600
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 387,600

COMMENTS

Dwelling has an Economic Factor of 110%