

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD  
11-16-276-018

23-075800.0109

**WERLING RICHARD A & CAROL A TRUSTEES**

WERLING RICHARD A & CAROL A TRUSTEES

551 ACCESS DR

SAINT HENRY, OH 45883

Created in 2015 From 23-075800.0000 due to New

**LEGAL INFORMATION**

NORTHERN HEIGHTS SUBDIVISION

LOT:# 9

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WERLING RICHARD A &	551 ACCESS DR	SAINT HENRY	OH	45883	06/26/2023	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	WERLING RICHARD A &	551 ACCESS DR	SAINT HENRY	OH	45883	06/22/2020	54,000	WDC : 383	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	LANGE DEVELOPMENTS LLC	821 COOPER DR	SAINT HENRY	OH	45883	09/28/2015	0	WDC : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: TK DATE: 04/25/2023 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

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	551 ACCESS DR, ST HENRY <b>COMMENT</b> TY2022:Net Gen=\$4,942.94, Other Assessment=\$0.00 DE20 RMV DEV DISCOUNT DE22 ADD DWLG (\$400,000), RMV VAC, CHG CLASS DE23 NOH; UPDATE DWLG MSMNTS//DESKTOP FIELD RVW		
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F140 D140	ST455	DP96	ADJ437		61,200	0	
TOTAL						61,200	0	

**VALUATION SUMMARY**

VALUE YEAR	2023	2022	2022	2022	2020	2020	2017
REASON FOR CHANGE	RAPP	RCLS	NC	NC	RAPP	MISC	RAPP
APPRAISED	61,200	37,100	37,100	37,100	27,800	23,200	16,200
VALUE	LAND						
	IMPR	472,700	340,600	340,600	340,600	0	0
	TOTAL	533,900	377,700	377,700	377,700	27,800	23,200
ASSESSED	LAND	21,420	12,990	12,990	12,990	9,730	8,120
VALUE	IMPR	165,450	119,210	119,210	119,210	0	0
	TOTAL	186,870	132,200	132,200	132,200	9,730	8,120

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

FLOOR	AREA	CONST	VALUE
1	2352	FR	259,330

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

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

FLOOR	AREA	CONST	VALUE
BSMT	2352		33,630
<b>SUBTOTAL</b>			292,960

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

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	2,352 S.F.	3,880
PLUMBING #	5	6,050
GARAGES & CARPORTS		36,100
EXTRA FEATURES		18,300
<b>SUBTOTAL</b>		361,690

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

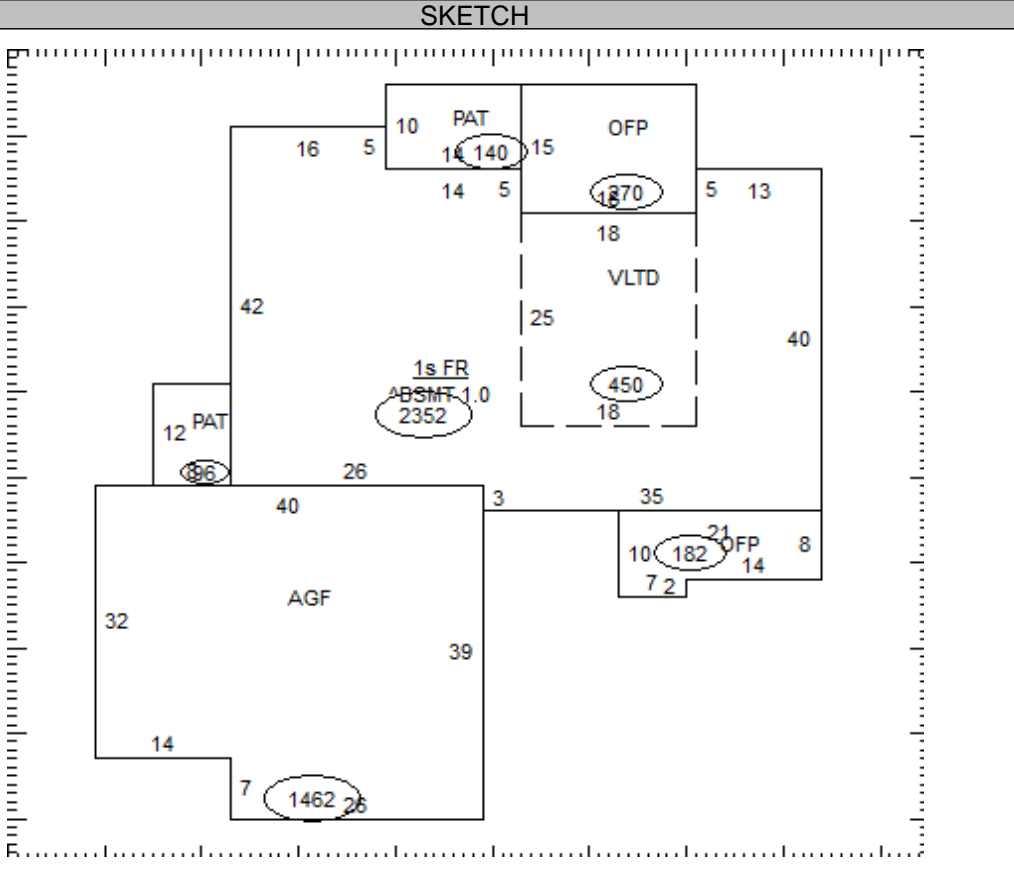
GRADE FACTOR		120 %
<b>UNADJUSTED VALUE</b>		434,030
<b>FACTOR</b>		100 %

**ACCOMMODATIONS**  
 # OF ROOMS 6  
 BEDROOMS 3  
 FIREPLACES 1  
 HEAT & AC B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,352	B		2021		G	434,030	1	429,690		472,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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

X FULL BATH 1  
 X HALF BATH 1  
 X FIXTURES



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TOTAL 472,700

**COMMENTS**

Dwelling has an Economic Factor of 110%