

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD
 11-16-276-021

23-075800.0112

HESS DONALD & DONNA
 HESS DONALD & DONNA
 PO BOX 379
 SAINT HENRY, OH 45883

LEGAL INFORMATION
 NORTHERN HEIGHTS SUBDIVISION

 LOT:# 12

Created in 2015 From 23-075800.0000 due to New

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HESS DONALD & DONNA	PO BOX 379	SAINT HENRY	OH	45883	08/14/2019	56,000	WDC : 551	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	LANGE DEVELOPMENTS LLC	821 COOPER DR	SAINT HENRY	OH	45883	09/28/2015	0	WDC : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 05/19/2021 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS			
<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		

PROPERTY LOCATION
 552 BILTER AVE, ST HENRY

COMMENT
 TY2022:Net Gen=\$4,123.76, Other Assessment=\$0.00
 DE20 NEW DWLG; APPEARS OCC; ALLOW 40% INC; RMV VAC AND DEV DISC (\$300,000)
 DE20 6/02/20 TTO; COR LVG AREA
 DE21 RMV INC, ADD BSMNT FIN

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	2021	2020	2020	2020	2017	
REASON FOR CHANGE	RAPP	NC	NC	MISC	NC	RAPP	
APPRAISED	61,200	37,100	37,100	30,900	30,900	16,200	
VALUE	357,500	278,000	166,800	150,300	165,300	0	
	<u>TOTAL</u>	315,100	203,900	181,200	196,200	16,200	
ASSESSED	21,420	12,990	12,990	10,820	10,820	5,670	
VALUE	125,130	97,300	58,380	52,610	57,860	0	
	<u>TOTAL</u>	110,290	71,370	63,430	68,680	5,670	

OCCUPANCY		EXTERIOR	
<input checked="" 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 checked="" 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 checked="" type="checkbox"/> STONE		

ROOFING		ROOF TYPE	
<input checked="" type="checkbox"/> METAL		<input checked="" 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		

FLOORS		B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

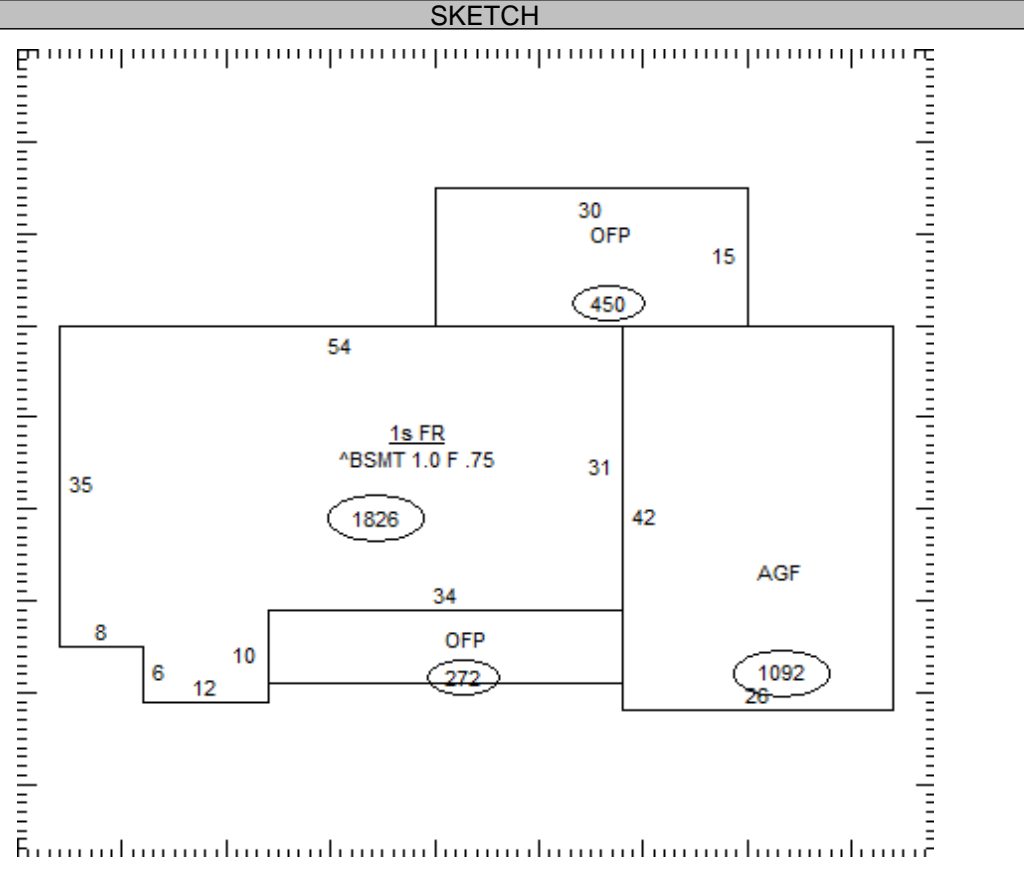
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

ACCOMMODATIONS	
# OF ROOMS	4 4
BEDROOMS	2 1
FIREPLACES	

HEAT & AC		B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input checked="" type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
CTRL A/C	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING		BASE	
X FULL BATH		1	
X HALF BATH		1	
X FIXTURES			

FLOOR	AREA	CONST	VALUE
1	1826	FR	223,470
BSMT	1826		26,110
SUBTOTAL			249,580
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,370 S.F.		19,590
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	3,196 S.F.		5,270
PLUMBING #	5		6,050
GARAGES & CARPORTS			27,000
EXTRA FEATURES			11,600
SUBTOTAL			319,090
GRADE FACTOR			105 %
UNADJUSTED VALUE			335,040
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,826	C+		2019		G	335,040	3	324,990		357,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

TOTAL 357,500

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COMMENTS

Dwelling has an Economic Factor of 110%