

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD

11-16-276-030

Property Class: 510

Neighborhood

002304-TS70

Map:

Block:

Card:

Bk:

Pg:

23-075800.0121

LEGAL INFORMATION

NORTHERN HEIGHTS SUBDIVISION

LOT:# 21

HEITKAMP BRADLEY J & GROSS HAILEY M

HEITKAMP BRADLEY J & GROSS HAILEY M

831 CLUNE AVE

SAINT HENRY, OH 45883

Created in 2015 From 23-075800.0000 due to New

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HEITKAMP BRADLEY J &	831 CLUNE AVE	SAINT HENRY	OH	45883	05/27/2020	54,000	WDC : 326	<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: TK DATE: 07/11/2023 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 831 CLUNE AVE, ST HENRY
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$4,744.34, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE20 RMV DEV DISCOUNT
DE21 NEW DWELLING (\$350,000)
DE22 ADJ GRADE, ADD VLTD AREA
DE23 APPEARS BSMNT FIN; LEFT CB

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F130 D121	ST455	DP89	ADJ405			52,700	0
						TOTAL	52,700	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2021	2021	2020
REASON FOR CHANGE	NC	MISC	RCLS	NC	RAPP
APPRAISED	52,700	31,800	31,800	31,800	23,900
VALUE	IMPR 484,100	322,300	295,300	295,300	0
	TOTAL 536,800	354,100	327,100	327,100	23,900
ASSESSED	LAND 18,450	11,130	11,130	11,130	8,370
VALUE	IMPR 169,440	112,810	103,360	103,360	0
	TOTAL 187,890	123,940	114,490	114,490	8,370

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1948	BRK	248,900
<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 checked="" type="checkbox"/> BRICK				
<input type="checkbox"/>	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input checked="" 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 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"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

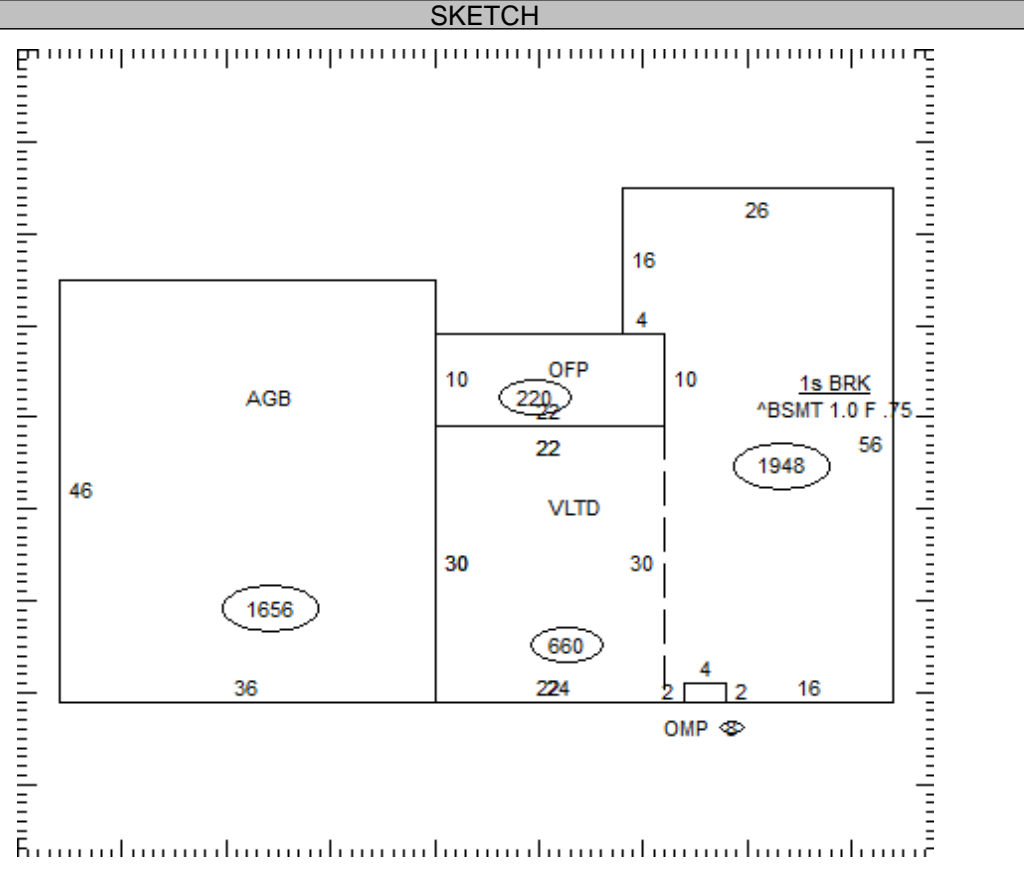
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

ACCOMMODATIONS					
# OF ROOMS	3	7			
BEDROOMS		3			
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"/>
CTRL HEAT	<input checked="" 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"/>
GEOTHERMAL	<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"/>
CTRL A/C	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

BSMT	AREA	CONST	VALUE
BSMT	1948		27,860
SUBTOTAL			276,760
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,461 S.F.		20,890
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	3,409 S.F.		5,620
PLUMBING #	5		6,050
GARAGES & CARPORTS			46,300
EXTRA FEATURES			18,600
SUBTOTAL			374,220
GRADE FACTOR			120 %
UNADJUSTED VALUE			449,060
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,948	B		2020		G	449,060	2	440,080		484,100
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

23-075800.0121 TOTAL 484,100

COMMENTS

Dwelling has an Economic Factor of 110%