23-075800.0122

SHEELEY TERRY L & SARAH M
SHEELEY TERRY L & SARAH M
761 CLUNE AVE
SAINT HENRY, OH 45883-9820
Created in 2015 From 23-075800.0000 due to New

GRANVILLE TWP-ST HENRY CORP / ST HENRY SD
11-16-276-031

LEGAL INFORMATION
NORTHERN HEIGHTS SUBDIVISION

LOT:# 22

Property Class: 510
Neighborhood
002304-TS70
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SHEELEY TERRY L & SARAH M	761 CLUNE AVE	SAINT HENRY	OH	45883 -9820	01/21/2021	54,000	WDC : 59	☐	■
2	LANGE PROPERTIES LLC	821 COOPER AVE	SAINT HENRY	OH	45883	11/30/2020	54,000	WDC : 884	☐	☐
3	LANGE DEVELOPMENTS LLC	821 COOPER DR	SAINT HENRY	OH	45883	09/28/2015	0	WDC : 0	☐	☐

X: ☐ TTO LISTER: HK DATE: 04/25/2022 TIME: 12:00:00 AM ■ LETTER ■ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
☐ PAVED	☐ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
761 CLUNE AVE, ST HENRY

COMMENT
TY2022:Net Gen=$6,992.48, Other Assessment=$0.00
DE20 RMV DEV DISCOUNT
DE21 NO NEW DWLG
DE22 NEW DWELLING ($710,000), RMV VAC

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	2020	2020	2017			
REASON FOR CHANGE		RAPP	RCLS	RAPP	MISC	RAPP			
APPRAISED VALUE	LAND	52,700	31,800	23,900	20,000	14,000			
	IMPR	737,400	490,100	0	0	0			
	TOTAL	790,100	521,900	23,900	20,000	14,000			
ASSESSED VALUE	LAND	18,450	11,130	8,370	7,000	4,900			
	IMPR	258,090	171,540	0	0	0			
	TOTAL	276,540	182,670	8,370	7,000	4,900			

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	■ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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

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

ACCOMMODATIONS				
# OF ROOMS		4		3	
BEDROOMS		1		3	
FIREPLACES		1			

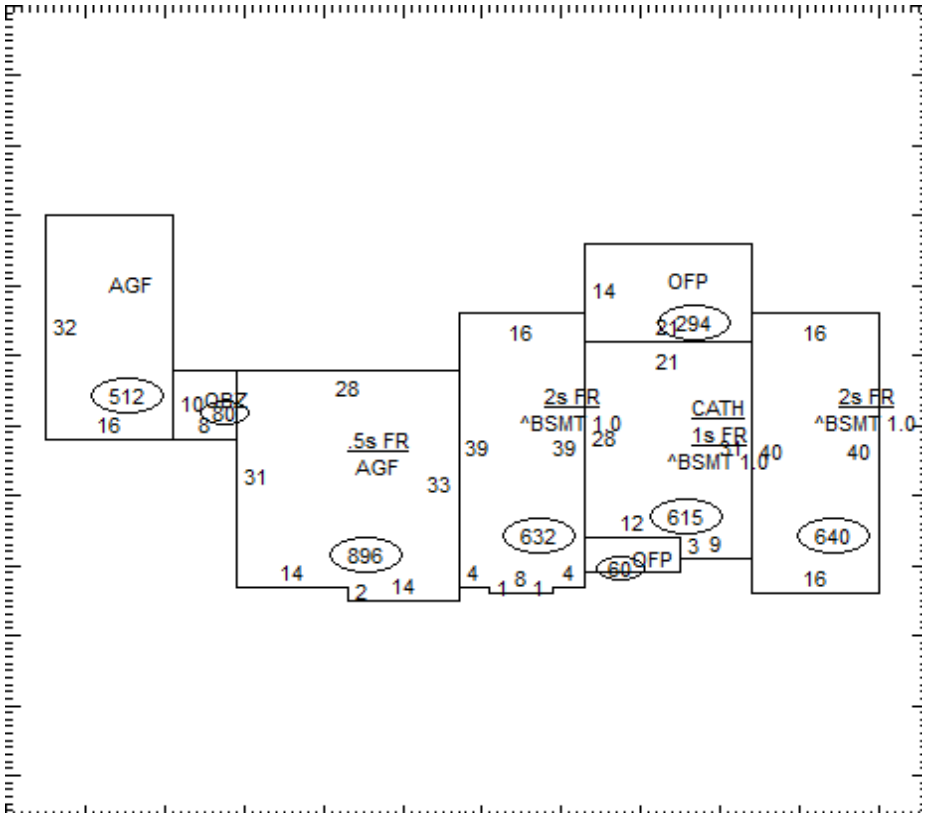
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	■	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	■	☐

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

FLOOR	AREA	CONST	VALUE
1	1887	FR	228,040
.5	448	FR	33,570
2ND	1272	FR	73,790
BSMT	1887		26,980

SUBTOTAL			362,380
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	3,607	S.F.	5,950
PLUMBING #	8		9,680
GARAGES & CARPORTS			34,800
EXTRA FEATURES			34,200
SUBTOTAL			451,410
GRADE FACTOR			150 %
UNADJUSTED VALUE			677,120
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	3,607	A-		2021		G	677,120	1	670,350		737,400
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		737,400

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COMMENTS

Dwelling has an Economic Factor of 110%