



32-012100.0000

JEMS INVESTMENT PROPERTIES LLC
JEMS INVESTMENT PROPERTIES LLC
6133 OLDING RD
SAINT HENRY, OH 45883

MARION TWP / ST HENRY SD

12-19-100-001

LEGAL INFORMATION
PT N 1/2 OF NW

QUALIFIED CREDITS: CAUV:
01756

RTS: 003-07-19
Acres:6.2850

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	JEMS INVESTMENT	6133 OLDING RD	SAINT HENRY	OH	45883	08/23/2023	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	JEMS INVESTMENT	6133 OLDING RD	SAINT HENRY	OH	45883	06/20/2023	500,000	2:WDC : 343	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	MICHAEL NIEKAMP & SONS	6133 OLDING RD	ST HENRY	OH	45883	01/04/1989	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: ☐ TTO

LISTER: BTC

DATE: 04/02/2008

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 checked="" 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
					6133 OLDING RD, ST HENRY
					COMMENT
					TY2022:Net Gen=\$1,453.24, Other Assessment=\$0.00 DE17 CHG BL TO HL DE07 CLERICAL ERROR/remv'd outbldgs/remit for 2nd half 07/2007/TTAccountant (Julie @ Boring & Assoc) former Turkey bldgs are used for flea market booths and vehicle storage; house is a rental DE11 RMV BOR FNC ON HOUSE PARCEL 32-012100.0100 COMM BLDG USE

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
CR:Crop Land TOTAL	A 4.9470	10,425	2,042			49,030 7,780
0084	A 1.2580	9,150	1,050			11,510 1,320
0094	A .5650	8,100	350			4,580 200
0053	A .5460	11,250	3,000			6,140 1,640
0075	A 2.4970	10,350	1,750			25,840 4,370
0024	A .0390	11,250	2,540			440 100
0087	A .0420	12,450	3,560			520 150
HS:Home Site	A 1.0000	31,760	31,760			31,760 31,760
RD:Road	A .3380	0	0			0 0
Total Acres: 6.2850				TOTAL		80,790 39,540

VALUATION SUMMARY								
VALUE YEAR	2023	2023	2023	2023	2023	2023	2020	2020
REASON FOR CHANGE	CAUV	MISC	CAUV	MISC	CAUV	MISC	CAUV	RAPP
APPRaised	39,540	80,790	26,760	127,090	26,750	127,040	27,190	122,960
LAND								
IMPR	112,100	112,100	81,300	81,300	81,300	81,300	81,300	81,300
TOTAL	151,640	192,890	108,060	208,390	108,050	208,340	108,490	204,260
ASSESSED	13,840	28,280	9,370	44,480	9,360	44,460	9,520	43,040
LAND								
IMPR	39,240	39,240	28,460	28,460	28,460	28,460	28,460	28,460
TOTAL	53,080	67,520	37,830	72,940	37,820	72,920	37,980	71,500
POTENTIAL RECOUP	2022=560.95, 2021=571.25, 2020=568.24: Total=1700.44							

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH													
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR		<input checked="" type="checkbox"/> WOOD		1	1076	FR	167,830															
<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		BSMT	896		12,810															
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD		SUBTOTAL			180,640															
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT		MULTI-FAMILY #			0															
FLOORS		B	1	2	3	U	BUILDING TYPE			100%		0										
CONCRETE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH			0 S.F.		0										
WOOD		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #			0		0										
TILE/COMPO		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING			0 S.F.		0										
CARPET		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND			0 S.F.		0										
INT. FINISH		B	1	2	3	U	PLUMBING #			0		0										
PLASTER/DW		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS					0										
PANELING		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES					0										
UNFINISHED		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL					180,640										
ACCOMMODATIONS							GRADE FACTOR					80 %										
# OF ROOMS			2				UNADJUSTED VALUE					144,510										
BEDROOMS			1				FACTOR					100 %										
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"/>	OCCUPANCY			ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
CTRL HEAT		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING			1	SK	1,076	D		1912	1989	F	144,510	50	72,260		72,300
HW/STEAM		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 Barn				38x60	2,280	C	12.00	1942		A	27,360	95	1,370	DFLT40	800
ELECTRIC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 Turkey Hse				248x40	9,920	C	6.00	1966		A	59,520	85	8,930	DFLT50	4,500
HEAT PUMP		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 Turkey Hse				400x50	20,000	C	6.00	1972		A	120,000	85	18,000	DFLT50	9,000
FLR/WALL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4 Turkey Hse				300x50	15,000	C	6.00	1976		A	90,000	80	18,000	DFLT50	9,000
STVE/SPCE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5 Turkey Hse				300x50	15,000	C	6.00	1976		A	90,000	80	18,000	DFLT50	9,000
GEOTHERMAL		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6 Quonset				40x70	2,800	C	9.75	1979		A	27,300	77	6,280		6,300
OUTSIDE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7 Lean - To				20x38	760	C	4.80	1986		A	3,650	67	1,200		1,200
CTRL A/C		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8															
PLUMBING		BASE <input checked="" type="checkbox"/>					9															
X FULL BATH							10															
X HALF BATH							11															
X FIXTURES																						

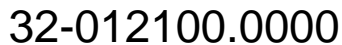
32-012100.0000

TOTAL

112,100

COMMENTS

Dwelling has an Economic Factor of 100%



12-19-100-001

Property Class: 111

Neighborhood
009321-A140

Map:	13
Block:	
Card:	16

Bk:	Pg:
-----	-----

LEGAL INFORMATION

PT N 1/2 OF NW

QUALIFIED CREDITS: CAUV:
01756

RTS: 003-07-19
Acres:6.2850

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	JEMS INVESTMENT	6133 OLDING RD	SAINT HENRY	OH	45883	08/23/2023	0	2:QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2	JEMS INVESTMENT	6133 OLDING RD	SAINT HENRY	OH	45883	06/20/2023	500,000	2:WDC : 343	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	MICHAEL NIEKAMP & SONS	6133 OLDING RD	ST HENRY	OH	45883	01/04/1989	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: BTC	DATE: 04/02/2008	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
----	------------------------------	-------------	------------------	-------------------	---------------------------------	---------------------------------------	----------

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

<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	6133 OLDING RD, ST HENRY
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 6.2850					TOTAL	80,790	39,540	

VALUATION SUMMARY

[illegible]

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH											
<input 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 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 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	SUBTOTAL		0											
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		MULTI-FAMILY #	0	0											
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BUILDING TYPE	000%	0											
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BSMT FINISH	0 S.F.	0											
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		FIREPLACE #	0	0											
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.	0											
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AIR COND	0 S.F.	0											
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PLUMBING #	0	0											
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GARAGES & CARPORTS		0											
ACCOMMODATIONS							EXTRA FEATURES		0											
# OF ROOMS							SUBTOTAL		0											
BEDROOMS							GRADE FACTOR		%											
FIREPLACES							UNADJUSTED VALUE		0											
HEAT & AC		B	1	2	3	U	FACTOR		%											
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		OCCUPANCY													
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		ST.HT		SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		DWELLING		SK											
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1													
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2													
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		3													
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4													
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5													
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		6													
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		7													
PLUMBING							8													
X FULL BATH							9													
X HALF BATH							10													
X FIXTURES							11													

32-012100.0000

TOTAL 0

COMMENTS																				