

09-034100.0000

**GNZ PROPERTIES LLC**

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7440 ST RTE 703

CELINA, OH 45822

**LEGAL INFORMATION**

DAVIS ADDITION

LOT#: 8

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GNZ PROPERTIES LLC	7440 ST RTE 703	CELINA	OH	45822	10/03/2019	65,000	WDC : 675	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	CRUSIE THEODORE S &	25335 CRESTWATER DR	LEESBURG	FL	34748	06/13/2016	85,000	WDC : 392	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	DUNN JOYCE	5295 KARAFIT RD	CELINA	OH	45822	06/13/2016	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DA DATE: 06/24/2005 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  
 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  E. SZ/SHAPE  J. OTHER/CDU

5295 KARAFIT RD, MONTEZUMA

COMMENT

DE10 ADD CPY/DK CHANNEL  
 DE17 DESKTOP REVIEW//ADD PATIO & PATIO UNDER CNPY  
 DE17 RMV OWN OCC/DIDN'T RET APP

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F50 D88	ST500	DP76	ADJ380			19,000	0
TOTAL							19,000	0

**VALUATION SUMMARY**

VALUE YEAR	2017	2017	2014	2011				
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND 19,000	19,000	19,000	19,000				
	IMPR 46,000	51,900	51,400	51,400				
	TOTAL 65,000	70,900	70,400	70,400				
ASSESSED VALUE	LAND 6,650	6,650	6,650	6,650				
	IMPR 16,100	18,170	17,990	17,990				
	TOTAL 22,750	24,820	24,640	24,640				

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

FLOOR	AREA	CONST	VALUE
1	892	FR	91,880

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

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

SUBTOTAL			91,880
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	892 S.F.		1,340
PLUMBING #	0		0
GARAGES & CARPORTS			6,000
EXTRA FEATURES			5,000
SUBTOTAL			0
GRADE FACTOR			85 %
UNADJUSTED VALUE			88,590
FACTOR			100 %

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

SUBTOTAL			91,880
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	892 S.F.		1,340
PLUMBING #	0		0
GARAGES & CARPORTS			6,000
EXTRA FEATURES			5,000
SUBTOTAL			0
GRADE FACTOR			85 %
UNADJUSTED VALUE			88,590
FACTOR			100 %

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

SUBTOTAL			0
GRADE FACTOR			85 %
UNADJUSTED VALUE			88,590
FACTOR			100 %

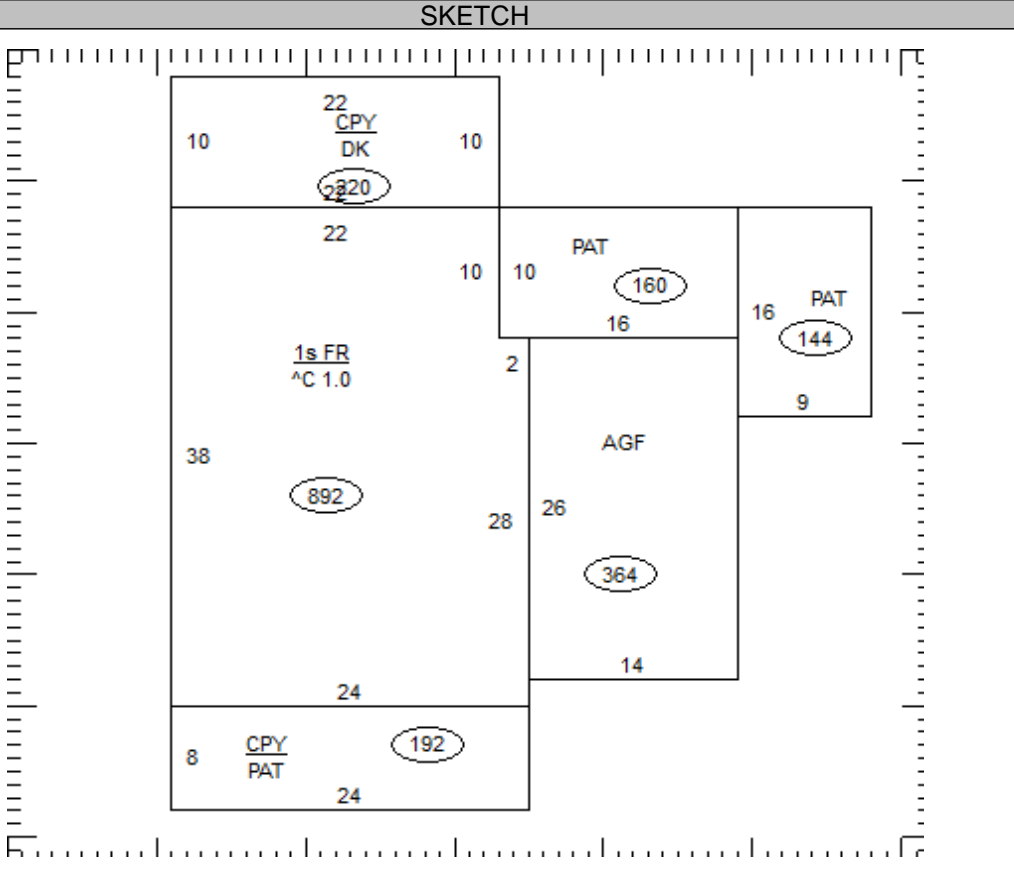
**ACCOMMODATIONS**  
 # OF ROOMS 5  
 BEDROOMS 2  
 FIREPLACES

SUBTOTAL			0
GRADE FACTOR			85 %
UNADJUSTED VALUE			88,590
FACTOR			100 %

**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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	892	D+		1955		A	88,590	47	46,950		46,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

**PLUMBING** BASE   
 X FULL BATH  
 X HALF BATH  
 X FIXTURES



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TOTAL 46,000

**COMMENTS**

Dwelling has an Economic Factor of 98%



