



09-013800.0000

BENANZER ANTHONY LEE & MARCI J

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12525 STATE ROUTE 362

MINSTER, OH 45865

LEGAL INFORMATION

SOUTH BAY ADDITION

IN LOT 7

RTS: 003-06-20

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BENANZER ANTHONY LEE &	12525 STATE ROUTE 362	MINSTER	OH	45865	02/28/2023	25,000	2:WDC : 95	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	DUES WILLIAM J & BUNNELL	182 WESTVIEW DR	ST HENRY	OH	45883	03/03/2005	50,000	WDC : A-M : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	MAST KEVIN D	423 N MAIN ST	CELINA	OH	45822	12/26/2000	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DA DATE: 04/27/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" 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 checked="" 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	5477 KARAFIT RD COMMENT TY2022:Net Gen=\$691.38, Other Assessment=\$387.76 [SNAKE DRIVE] DE17 DESKTOP REVIEW//CORR MSMTS

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F40 D60	ST350	DP63	ADJ221			8,800	0
TOTAL							8,800	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	<u>LAND</u> 8,800	6,600	6,300	7,400				
	<u>IMPR</u> 51,000	34,500	32,900	32,700				
	<u>TOTAL</u> 59,800	41,100	39,200	40,100				
ASSESSED VALUE	<u>LAND</u> 3,080	2,310	2,210	2,590				
	<u>IMPR</u> 17,850	12,080	11,520	11,450				
	<u>TOTAL</u> 20,930	14,390	13,730	14,040				

<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR
<input type="checkbox"/> CONVERSION		
BUILDING TYPE		
<input type="checkbox"/> MOBILE HOME	<input checked="" type="checkbox"/> ALM/VYNL	
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> CONC BLK	
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> METAL	
<input type="checkbox"/>	<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
<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 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"/>

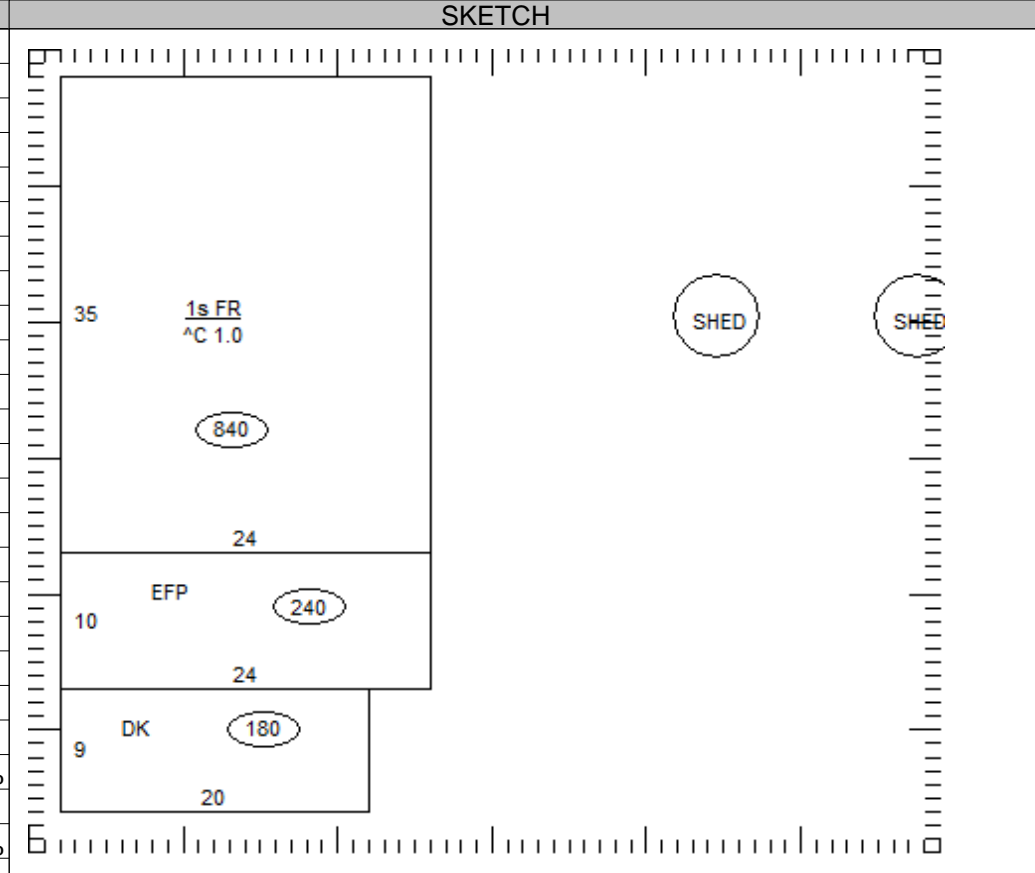
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		3			
FIREPLACES					

HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input 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"/>
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 checked="" 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"/>
GEO THERMAL	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING	BASE	<input checked="" type="checkbox"/>
X FULL BATH		
X HALF BATH		
X FIXTURES		

FLOOR	AREA	CONST	VALUE
1	840	FR	141,820
SUBTOTAL			141,820
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	480 S.F.		-1,820
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			8,800
SUBTOTAL			148,800
GRADE FACTOR			70 %
UNADJUSTED VALUE			104,160
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	840	D-		1942		A	104,160	50	52,080		51,000
1 Shed	PP	8x8	64	C		1985		A		67			0
2 Shed	PP	8x10	80	C		1985		A		67			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 51,000

COMMENTS

NORTH OF LAGOON DR
Dwelling has an Economic Factor of 98%