

41-0011040.0330

PREZZIA DOMINIC & ANDREA

12295 HELSER AVENUE
PLAIN CITY, OH 43064

LEGAL INFORMATION

Pleasantview Farm Subdivision
VMS 2671 LOT 31
202404170002654
Acres:1.5140

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV#: ACRES | JS | VALID |
|---|--------------------------------------|-------------------|------------|-------|----------------|------------|---------|----------------------|--------------------------|-------------------------------------|
| 1 | PREZZIA DOMINIC & ANDREA JT LIVES | 602 FLORENCE DR | PLAIN CITY | OH | 43064 | 04/16/2024 | 132,000 | GWD : 445:1.5140 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | Allen Township 1 LLC | 6295 COSGRAY RD | DUBLIN | OH | 43016 | 10/17/2014 | 390,000 | 13:GWD : 1169:1.5140 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | WARD REAL ESTATE LLC | 16199 ROBINSON RD | PLAIN CITY | OH | 43064 -9031 | 10/29/2010 | 0 | 14:EX : 95976:1.5140 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: DATE: TIME: 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 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 | 12295 HELSER AVENUE, PLAIN CITY 43064 |

COMMENT
PREZZIA DOMINIC & ANDREA,
(Pending= 1)-PENDING NC R-24-219 NSFR
07-Plat from 41-0011040.000
(Mod SM:)80

| LAND COMPUTATIONS | | | | | | |
|---------------------|---------|-------|------|---|-------|-----------|
| LAND TYPE | SIZE | M | RATE | C | INF | M VALUE C |
| SM:Small Acres | AC:1.51 | 10400 | | | | 15,700 0 |
| Total Acres: 1.5100 | | | | | TOTAL | 15,700 0 |

| VALUATION SUMMARY | | | | | |
|-----------------------|--------------|--------------|--------------|--------------|-----------------|
| VALUE YEAR (EFF RATE) | 2024 (47.96) | 2023 (47.28) | 2022 (49.00) | 2021 (53.19) | 2020 (53.37)... |
| REASON FOR CHANGE | MISC | MISC | RAPP | MISC | MISC |
| APPRAISED VALUE | LAND 15,700 | 15,700 | 15,700 | 12,080 | 12,080 |
| | IMPR 0 | 0 | 0 | 0 | 0 |
| | TOTAL 15,700 | 15,700 | 15,700 | 12,080 | 12,080 |
| ASSESSED VALUE | LAND 5,500 | 5,500 | 5,500 | 4,230 | 4,230 |
| | IMPR 0 | 0 | 0 | 0 | 0 |
| | TOTAL 5,500 | 5,500 | 5,500 | 4,230 | 4,230 |
| NET GENERAL | 243.00 | 239.10 | 248.48 | 207.34 | 208.06 |

