

Parcel: 229877
ZINSLEN ERIK

1138 ROSLYN AVE SW

Parcel

Address	1138 ROSLYN AVE SW
Unit	
City, State, Zip	CANTON OH 44710-2026
Routing Number	02081 041400
Class	R - RESIDENTIAL
Land Use Code	510 - R - 1-FAMILY DWELLING
Tax Roll	RP_OH
Neighborhood	RS12438 - CANTON CITY 4-38
Acres	.113
Taxing District	00020
District Name	CANTON CITY - CANTON CSD
Gross Tax Rate	104.3
Effective Tax Rate	47.022731
Non-Business Credit	7.4255
Owner Occupancy Credit	1.8563

[Link to GIS Map Application](#)

Auditor Alerts

Exempt Status	-
Sewer Flag	-
One Year Note	-

Owner

Owner 1	ZINSLEN ERIK
Address	1138 ROSLYN AVE SW
	CANTON OH 44710-2026

Tax Mailing Name and Address

Mailing Name 1	ERIK ZINSLEN
Mailing Name 2	
Address 1	1138 ROSLYN AVE SW
Address 2	
Address 3	CANTON OH 44710-2026

Click Here for Address Change Form

Mortgage Company	34
Mortgage Company Name	LERETA LLC
Mortgage Company Address	POMONA CA 91768
Treas Code	-

Legal

Legal Desc 1	21060 WH
Legal Desc 2	
Legal Desc 3	
Notes	

Taxing District	00020
District Name	CANTON CITY - CANTON CSD
	Tax Map

Credits & Programs

Homestead Exemption	NO
Disabled Veteran Benefit	NO
Owner Occupancy Credit	YES
Non-Business Credit	YES
CAUV Reduction	NO
Agriculture District	NO

Property Inspections/Reviews

Date	Entrance Code	Info Code	Reviewer ID
01-JUL-22	4:EXTERIOR (NO ACCESS)	A:APPRAISER	JMJ

28-NOV-17	10:PICTOMETRY	A:APPRAISER	JMJ
30-OCT-12	10:PICTOMETRY	A:APPRAISER	JJF
26-OCT-06	10:PICTOMETRY	A:APPRAISER	BEO
26-OCT-06	4:EXTERIOR (NO ACCESS)	A:APPRAISER	BEO

Appraised Value (100%)

Year	2025
Appraised Land	\$14,400
Appraised Building	\$86,500
Appraised Total	\$100,900
CAUV Land	
CAUV Total	

Assessed Value (35%)

Assessed Land	\$5,040
Assessed Building	\$30,280
Assessed Total	\$35,320
CAUV Land	
CAUV Total	

Value History

Year	Land	Building	Total	CAUV
2025	\$14,400	\$86,500	\$100,900	
2024	\$14,400	\$86,500	\$100,900	
2023	\$13,100	\$45,200	\$58,300	
2022	\$13,100	\$46,300	\$59,400	
2021	\$13,100	\$46,300	\$59,400	
2020	\$10,900	\$36,400	\$47,300	
2019	\$10,900	\$36,400	\$47,300	
2018	\$10,900	\$36,400	\$47,300	
2017	\$10,600	\$35,600	\$46,200	
2016	\$10,600	\$35,600	\$46,200	
2015	\$10,600	\$35,600	\$46,200	

2014	\$11,100	\$37,200	\$48,300
2013	\$11,100	\$37,200	\$48,300
2012	\$8,200	\$24,600	\$32,800
2011	\$8,200	\$24,600	\$32,800
2010	\$8,200	\$24,600	\$32,800

Appeal Tracking Filings

Tax Year	Filing Date	Type	Case #
2010	30-MAR-2011	BOARD OF REVISION	2010-85154

Current Value

Tax Year	Filing Date	Type	Case #	Tax Payer Opinion of Value	Current Value
2010	30-MAR-2011	BOARD OF REVISION	2010-85154	18,000	32,800

Hearing Schedule

Tax Year	Case #	Hearing Date	Time
2010	2010-85154		

Notices Sent

Date	Type
05-JUL-2011	Preliminary Notice

Decision

Reason	Action	Date	Decision Values
PRE Appeal Decision	Decrease	01-JUL-2011	32,800

Sales Summary

Date	Price	Conveyance #	Arms	Validity	Instrument	# of Parcels
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23-MAY-2022	\$66,200	202206161	Y	0-QUALIFIED - ARMSLENGTH	WD-WARRANTY DEED	1
04-OCT-2013	\$0	2013011050	N	-	DD-DEED	9

Sales History

1 of 2

Sale Date	23-MAY-2022
Sale Price	\$66,200
Sale Type	2 - LAND & BUILDING
Conveyance #	202206161
Instrument #	
Seller	BENJAMIN & WELTON INC
Buyer	ZINSLEN ERIK
Instrument Type	WD-WARRANTY DEED
Armslength	Y
Sale Validity Code	0 - QUALIFIED - ARMSLENGTH
# of Parcels	1

Tax Summary

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2024	51720	1	\$1.00	\$.00	-\$1.00	\$.00
RP_OH	2024		1	\$753.34	\$.00	-\$753.34	\$.00
RP_OH	2024	51720	2	\$1.00	\$.00	-\$1.00	\$.00
RP_OH	2024		2	\$753.34	\$.00	-\$753.34	\$.00
Total:				\$1,508.68	\$.00	-\$1,508.68	\$.00

Payment History

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2022	08-FEB-23	08-FEB-23	\$618.03
RP_OH	2022	11-JUL-23	11-JUL-23	\$618.03
RP_OH	2023	09-FEB-24	09-FEB-24	\$610.41
RP_OH	2023	08-JUL-24	09-JUL-24	\$610.41

RP_OH	2024	06-FEB-25	07-FEB-25	\$754.34
RP_OH	2024	10-JUL-25	10-JUL-25	\$754.34
Total:				\$3,965.56

To find previous year's taxes and payments, please follow the link below. Please follow the instructions on the page. You will have to select the year and reenter your parcel number.

[Previous Years Taxes](#)

Special Assessments

Year	Project	Desc	Delq	Current	Total
2024	51720	MUSKINGUM WATERSHED		\$0.00	\$0.00
2024	51720	MUSKINGUM WATERSHED		\$0.00	\$0.00

Special Assessment Payoff Totals

Project	Description	Taxes	Fee	Penalty/Interest	Paid	Total
51720	MUSKINGUM WATERSHED	\$2.00	\$0.00	\$0.00	-\$2.00	\$0.00
Total:		\$2.00	\$0.00	\$0.00	-\$2.00	\$0.00

Land Summary

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	F-FRONT FOOT	01 - HOUSE LOT	4,921	.11	525	\$14,400
Total:			4,921	.11		\$14,400

Land

Line #	1
Land Type	F - FRONT FOOT
Location Rating	3 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	4,921
Acres	.11

Land Units	
Actual Frontage	37.0
Effective Frontage	37.0
Override Size	
Actual Depth	133
Table Rate	525.00
Override Rate	
Depth Factor	.85
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	.87122
Value	\$14,400
Exemption %	
Homesite Value	\$14,400

Residential

Card	1
Stories	2
Construction	1 - FRAME
Style	10 - SINGLE FAMILY
Square Feet	1,232
Year Built	1926
Effective Year	1974
Year Remodeled	
% Complete	100
Dwelling Value	\$83,000
Grade	C - AVERAGE
CDU	GD - GOOD
Bedrooms	3
Basement	1 - FULL
Basement Quality	0 - NONE

Rec Room	0
Finished Basement	0
Full Baths	1
Half Baths	0
Central Air	1 - AC/HEAT
Heating Fuel Type	1 - GAS
WBFP Stacks	0
Fireplace Openings	0
Rental Units	
Monthly Rents	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						576			\$0
1	1	UBF	1AF				80			\$23,800
1	3		PF				160			\$2,500
Total:										\$26,300

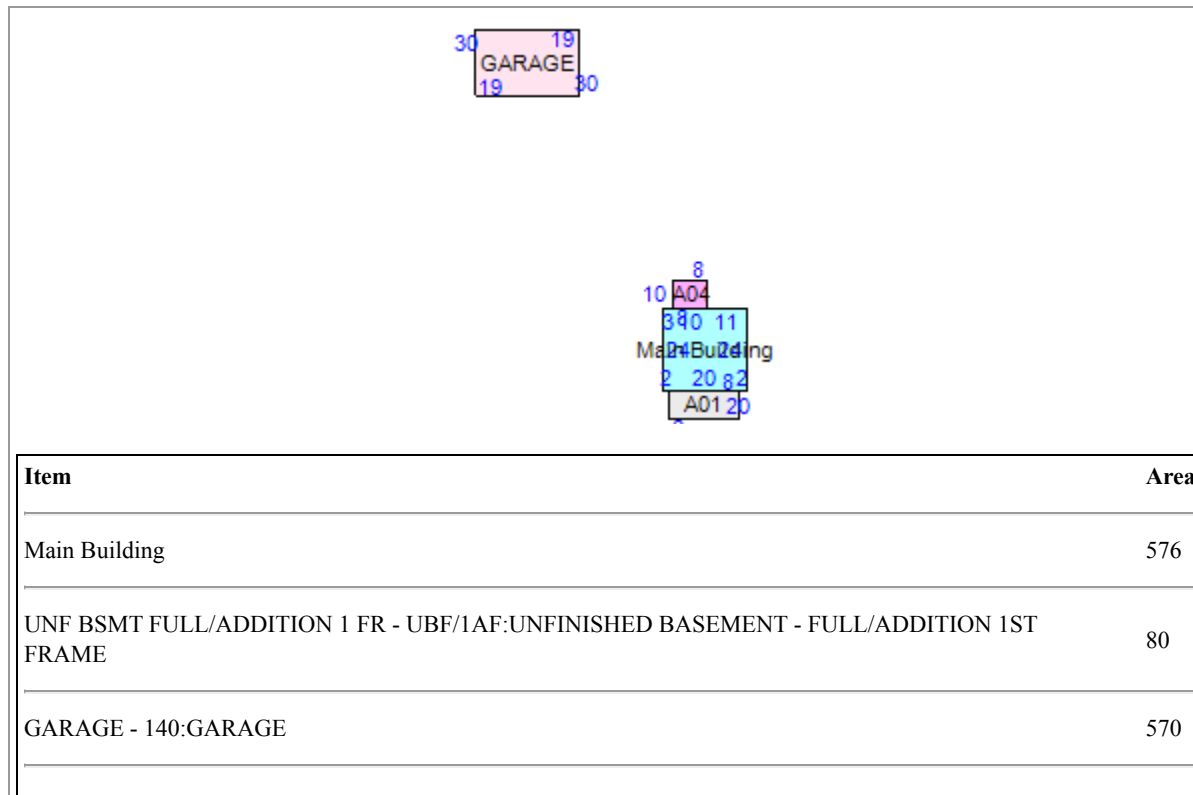
Other Building and Yard Improvement Summary

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	140	GARAGE	1944	30	19	570	3,500
Total:								3,500

Other Building and Yard Improvement

Card	1
Line #	1
Code	140
Description	GARAGE
Construction Type	C1 - WOOD FRAME
# Stories	S2 - 1 STORY
Common Walls	W0 - NO COMMON WALLS
Year Built	1930
Width x Length	19 X 30
Wall Height	

Area	570
Units	1
Grade	C
Rate	41.4200
Condition	A - AVERAGE
Functional Reason	0 - LEGACY
Functional %	
Economic Reason	0 - LEGACY
Economic %	
OVR Depr	
Depr	80
Make	
Model	
Serial No.	
Title No.	
% Complete	100
Value	3,500



PORCH, COVER FR - PF:PORCH, COVERED FRAME

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