03-02503-000

CROSS CREEK TWP / INDIAN CREEK LSD

0330G005100

Property Class: 511

Internal Use Only 03004

Map:
Block:
Card:

Bk:1390 Pg:546

GRANT ANNETTE DENISE
GRANT ANNETTE DENISE
315 ANTHONY DR
Wintersville, OH 43953

LEGAL INFORMATION
2 6 30 14 A LAND .484AC
MAP-03-30G-51
COMB W/ 03-02504
Acres:0.4800

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GRANT ANNETTE DENISE	315 ANTHONY DR	Wintersville	OH	43953	10/30/2019	0	Q2 : 1459	☐	☐
2	MAGAZZENI DINO J	2426 CLEVELAND AVE	STEUBENVILLE	OH	43952	06/23/2016	0	3:C2 : 711	☐	☐
3..	MAGAZENNI DINO					04/01/2015	0	W2 : 0	☐	☐

X: ☐ TTO LISTER: DATE: TIME: ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS
■ PAVED	■ LEVEL	■ WATER ☐	☐ IMPROVING	☐ A. TOPGRHY ☐ G. RESTRICT
☐ GRAVEL	☐ HIGH	■ SEWER ☐	☐ STATIC	☐ B. ACCESS ☐ H. OTHER
☐ DIRT	☐ LOW	■ GAS ☐	☐ DECLINING	☐ D. LOCATION ☐ I. Partial Interest
☐ SIDEWALKS	☐ ROLLING	■ ELECTRIC ☐	☐ OLD	☐ E. SZ/SHAPE ☐ J. EX FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ F. VACANCY ☐ R. REVAL

PROPERTY LOCATION
235 BANTAM RIDGE

COMMENT
GRANT , ANNETTE DENISE@100%
OFC-CP 1998-01-01 OFC CP COMB W
03-30G-51A 18REVAL CORRECT DWLG
SKETCH, ADD CENTRAL AIR, RMV POOL

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
L1:Front - L1	F100 D211	ST315 DP123 ADJ387		38,700 0
			TOTAL	38,700 0

VALUATION SUMMARY

VALUE YEAR		2025	2024	2021	2019	2018...
REASON FOR CHANGE		MISC	RAPP	TRI	MISC	RAPP
APPRAISED VALUE	LAND	38,700	38,700	33,200	27,100	27,100
	IMPR	59,380	59,380	57,490	49,300	49,300
	TOTAL	98,080	98,080	90,690	76,400	76,400
ASSESSED VALUE	LAND	13,550	13,550	11,620	9,490	9,490
	IMPR	20,780	20,780	20,120	17,260	17,260
	TOTAL	34,330	34,330	31,740	26,750	26,750

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

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

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

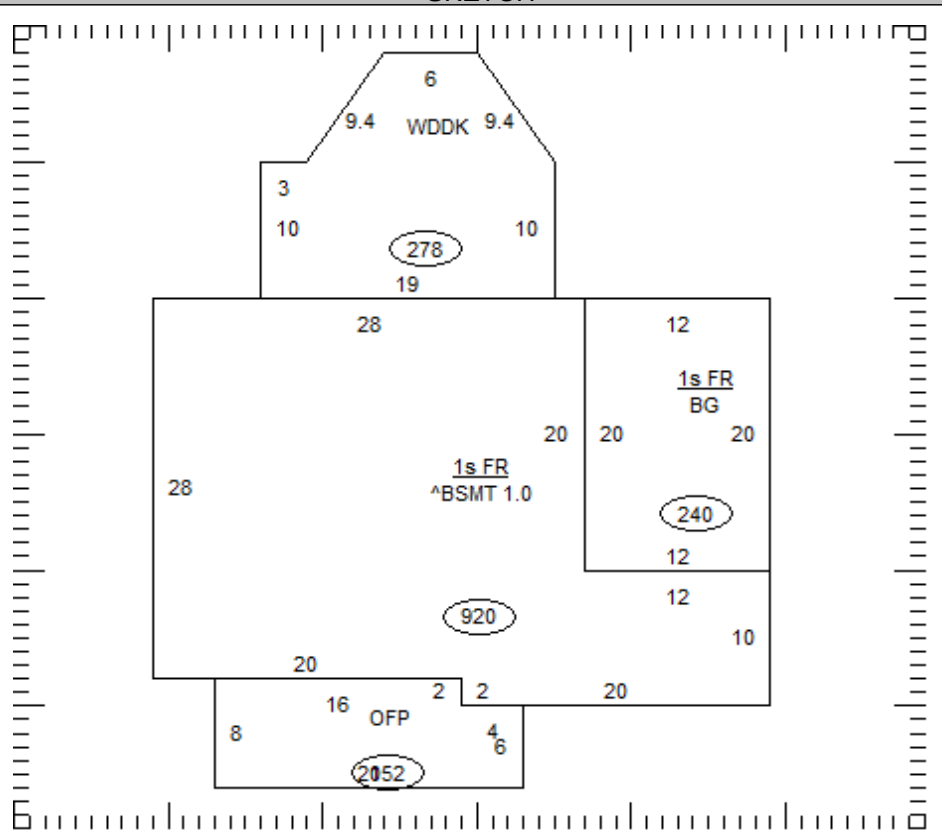
ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		2			
FIREPLACES					

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	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1160	FR	173,810
BSMT	920		13,800
SUBTOTAL			187,610
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,160 S.F.		1,910
PLUMBING #	0		0
GARAGES & CARPORTS			4,180
EXTRA FEATURES			5,840
SUBTOTAL			199,540
GRADE FACTOR			100 %
UNADJUSTED VALUE			199,540
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,160	C		1951		A	199,540	68	63,850		59,380
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

03-02503-000

TOTAL 59,380

COMMENTS

(152SF OFP=$1,670),(278SF WDDK=$4,170),(240SF BG=$4,180)
Dwelling has an Economic Factor of 93%