

JANSZEN, THOMAS L. & CYNTHIA M., TRUSTEES  
THE JANSZEN REVOCABLE TRUST AGREEMENT, 4-11-14  
10657 NEW BIDDINGER ROAD  
HARRISON OH 45030

B12142P133

Previous Owner  
JANSZEN, THOMAS L. & CYNTHIA M. (JT)  
10657 NEW BIDDINGER ROAD

HARRISON OH 45030  
Sale Date: 10/21/2015

Previous Owner  
MONGIARDO, ANDREW  
MONGIARDO, LINDA  
20 LORETTA DRIVE  
SYOSSET NY 11791  
Sale Date: 1/31/2013

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
10/23 GL MO . WATERFRONT THREE MILE POND  
7/24 KL FR . ROW  
9/24 AB HEARING CHANGE

Windsor

Property Data			Assessment Record						
Neighborhood <b>9 Three Mile Pond</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	98,600	28,700	0	127,300		
Open Space (Year) <b>0</b>			2012	98,600	28,700	0	127,300		
Farmland (Year) <b>0</b>			2013	98,600	28,700	0	127,300		
Zone/Land Use <b>11 Rur Agricultural</b>			2014	98,600	28,700	0	127,300		
Secondary Zone			2015	98,600	28,700	0	127,300		
Topography <b>2 Rolling</b>			2016	98,600	28,700	0	127,300		
1.Level 4.Below St 7.			2017	98,600	28,700	0	127,300		
2.Rolling 5.Low 8.			2018	98,600	28,700	0	127,300		
3.Above St 6.Swampy 9.			2019	98,600	28,700	0	127,300		
Utilities <b>6 Septic System 8 Lake Water</b>			2020	98,600	28,700	0	127,300		
1.Public 4.Dr Well 7.Cesspool			2021	98,600	28,700	0	127,300		
2.Water 5.Dug Well 8.Lake Water			2022	98,600	28,700	0	127,300		
3.Sewer 6.Septic 9.None			2023	98,600	28,700	0	127,300		
Street <b>3 Gravel</b>			2024	251,400	101,200	0	352,600		
1.Paved 4.Proposed 7.			<b>Land Data</b>						
2.Semi Imp 5. 8.									
3.Gravel 6. 9.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
INSPECTION CODE <b>202</b>			11.Commercial Lot		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
PRINT CARD <b>0</b>			12.Not Used				%		1.Open Space Red
<b>Sale Data</b>			13.Commercial Lot				%		2.Excess Frtg
Sale Date <b>10/21/2015</b>			14.Not Used				%		3.Topography
Price			15.Miscellaneous				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					6.Restriction
2.L & B 5.Other 8.			16.Gravel Pit Sit				%		7.Corner Infl
3.Building 6. 9.			17.Gravel Pit Pot				%		8.View/Environ
Financing <b>9 Unknown</b>			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Miscellaneous				%		30.Prime Lot
3.Assumed 6.Cash 9.Unknown							%		31.Blueberry/Hort
Validity <b>8 Other Non Valid</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					32.Pasture
1.Valid 4.Split 7.Renovate			21.Residential Lo	23	0.11	95	%	5	33.Orchard
2.Related 5.Partial 8.Other			22.Not Used	24	1.00	100	%	0	34.Software( Farm
3.Distress 6.Exempt 9.Trust			23.Waterfront Lot				%		35.Mixed Wood (Fa
Verified <b>5 Public Record</b>			24.Not Used				%		36.Hardwood (Farm
1.Buyer 4.Agent 7.Family			25.Excess Land (1				%		37.Software
2.Seller 5.Pub Rec 8.Other			26.Excess Land (1				%		38.Mixed Wood
3.Lender 6.MLS 9.			27.Excess Land (>				%		39.Hardwood
			28.Excess Land WF				%		40.Wasteland
			29.Not Used				%		41.Miscellaneous
			<b>Total Acreage</b>		<b>0.11</b>				
							42.Mobile Home Si		
							43.Condo Site		
							44.Lot Improvemen		
							45.Utility Valuat		
							46.Miscellaneous		

**Windsor**

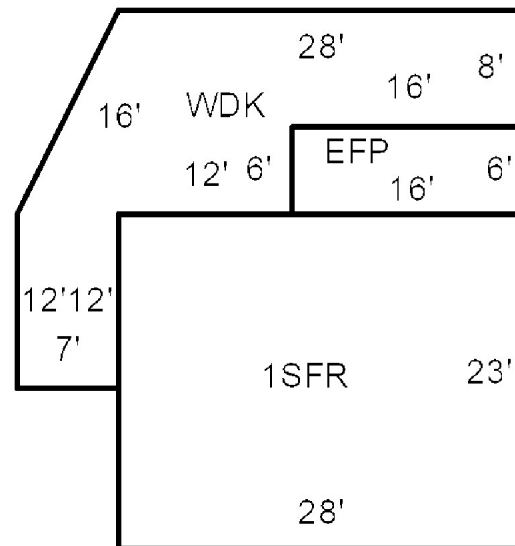
Map Lot U3-006

Account 794

Location 141 CASEY ROAD

Card 1 Of 1 10/25/2024

Building Style <b>10 Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Cottage	Secondary heat <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Mobile	Heat Type <b>100% 9 Not Heated</b>	3. 6. 9.
4.Cape 8.Log 12.Gar/Apt	1.HW 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.Monitor/ 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>3 Capped Only</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls <b>1 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface <b>3 Sheet Metal</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>644</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1940</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers</b>	# Fireplaces <b>0</b>	1.Incomp 4.Long Ter 7.Damage
1.Concrete 4.Wood 7.		2.O-Built 5.Dilapida 8.Basement
2.C Block 5.Slab 8.		3.MoHoNoLa 6.Util/Lay 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 9.None 7.
2.1/2 Bmt 5.Crawl Sp 8.		1.Location 5. 8.
3.3/4 Bmt 6. 9.None		2.Encroach 6. 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6. 9.	
3.Wet 6. 9.	Information Code <b>5 Estimate</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	



Date Inspected 7/24/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1940	96	3 100	3	0 %	100 %	
24 Frame Shed	1940	162	1 100	1	0 %	100 %	
68 Wood Deck	0	429	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



- 1.1 Story Frame
- 2.2 Story Frame
- 3.3 Story Frame
- 4.1-1/2 Story Fr
- 5.1-3/4 Story Fr
- 6.2-1/2 Story Fr
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic