

IPLAN GROUP AGENT FOR CUSTODIAN FBO BENJAMIN TOAFF
28011 CLEMENS RD
WESTLAKE, OH 44145

05-2S-23-0000-0003-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 80			
Exterior Wall	05	AVERAGE 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
		0 100			
BUD8 Adjustme Occupancy	06	DIST 1D 100			
	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 09			
NEIGHBORHOOD/LOC		9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,135	100	1993	2,135	116,881
UOP	48	20	1993	10	548
UOP	168	20	1993	34	1,862
UOP	232	20	1993	46	2,519
TOTALS	2,583			2,225	121,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	2,225	104.2720	109.49	243,615	1942	1955		0	50	35.55	50.00

1 SINGLE FAM 100% - 2025 Heated Area: 2135 HX Base Yr 2025

Basement (BAS) 1993
Upper Open Porch (UOP) 1993

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		173,246
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		144,172
TOTAL MARKET VALUE		320,078
SOH/AGL Deduction		0
ASSESSED VALUE		320,078
TOTAL EXEMPTION VALUE		HX HB 51,411
BASE TAXABLE VALUE		268,667
TOTAL JUST VALUE		320,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,172

PERMIT NUM DESCRIPTION AMT ISSUED

E985426	CHNGE SRVC	0	12/01/1998
6667	HOUSEMVING	6,000	08/13/1990
4316	N/A	22,980	08/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2872/1226	5/27/2026	WD	Q	I	01	182,000

GRANTOR: PINER JAMES FRANKLIN

GRANTEE: IPLAN GROUP AGENT F

1722/0503 1/27/2011 WD U I 30 25,000

GRANTOR: PINER GERALDINE S TRU

GRANTEE: PINER JAMES FRANKLI

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1996	1996	3	76	2,660	

6866 HORSESHOE CIR, BRYCEVILLE

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	10.84	AC		1.00	1.00	0.70	19,000.00	13,300.00	144,172							

REVIEW DATE 01/01/2023 BY CD

Total Acres: 10.84 Total Land Value: 144,172 Market: 0 Agricultural: 0 Common: 144,172 PRINTED 07/09/2026 BY SYS

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