

Situs : 1150 LAKE VUE DR

Map ID: 67-021-20-023-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 01/12/24

CURRENT OWNER
CICOGNA FRANK V III
1150 GEMINI CT
ROME OH 44085

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 021-20 023-00
Class Residential
Living Units 1
Neighborhood 26600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
1149,1150 & 1151 ROAMING
ROCK NO 21

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	*****	0	0	0	5	10	144,430
								144,430

Total Acres: 1.2534 Legal Acres: 1.32 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	50,540	144,400	144,400	0	0
Building	272,510	778,600	778,600	0	0
Total	323,050	923,000	923,000	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value
Value Flag 1-COST APPROACH

Current Value

Year	Land	Building	Total Value
2020	111,100	519,500	630,600
2021	111,100	519,500	630,600
2022	111,100	519,500	630,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/16/18		2-Land And Building	U-Not Validated	659/ 1284	ET-Temp Exempt	CICOGNA FRANK V III
01/21/05		2-Land And Building	U-Not Validated	0044/1640	ET-Temp Exempt	CICOGNA FRANK V III

Entrance Information

Date	ID	Entry Code	Source
03/24/14	WPW	6-Occupant Not Home	3-Other
11/07/18	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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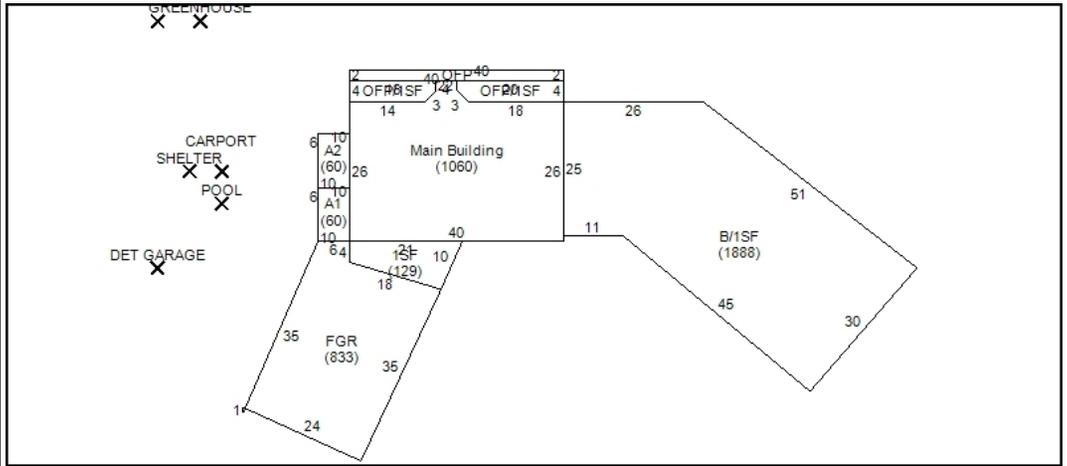
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Dwelling Information

Valuation Method D	Total Rooms 9
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 6
Construction 2-Stucco	Family Rooms 1
Style 01-Raised Ranch/Bi-Level	Full Baths 5
Year Built 1976	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled 1998	Total Fixtures 18
Kitchen Remod	Unfinished Area 1152
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 2000
System	WBFP Stacks 4
Attic 0-None	WBFP Openings 5
Phy. Condition G-Good Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade A+1	Cost & Design 10
CDU GD-GOOD	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.5
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,060						
1		1SM			60						6,400
2		EFP			60						4,600
3	OFF	1SF			62						6,800
4	OFF	1SF			78						8,500
6		OFF			60						2,500
7		MS			150						3,400
8		WDK			400						9,000
9	BSM	1SF			1,888						229,500

Dwelling Computations

Base Price 130,700	% Good 75
Plumbing 32,800	Market Adj
Basement 33,860	Functional
Heating 5,950	Economic 100
Attic 0	% Complete 100
Other Features 89,200	C&D Factor 10
	Adj Factor 1.5
Subtotal 292,510	Additions 242,200
Ground Floor Area 1,060	
Total Living Area 3,277	Dwelling Value 725,330

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RP5-Pool	1993		20x28	560	A	1		A				20,600
3	RC1-Carport	1993		18x29	522	C	1						3,300
4	SH7-Shelter	1982		12x16	192	C	1		S				1,200
6	RG1-Det Garag	1997		22x40	880	C	1		A				18,900
7	GH1-Greenhou	2000		16x20	320	C	1		A				5,700
8	GH1-Greenhou	2000		16x12	192	C	1		A				3,600
9	BD1-Boat Dock	1976		x	384		1						

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Additions - continued...

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
10		FGR			833						36,100
11		1SF			129						12,500
12		OFF			80						3,300

Comments

Number	Code	Status	Comment
10	FLD	DC	CORR SKETCH/SF PICKED UP OMITTED 1SF SECT TO PRICING, CORR DATA ON OUTBLDGS
8	FLD	MI	PER INTEGRITY CORRECTED SOME ADDN CODES AND UNFIN.AREA FOR 1-1-18; OK
9	FLD	MI	PER DENNIS.
1	FLD	BP	19980622 JP C#01 - 6/19/98-BP#P960846 FOR DET GAR-100% 1/1/98.
2	FLD	BP	19990910 JP C#01 - 9/9/99-BP#P971257 FOR ADDN-100% 1/1/99.ALSO CHNGD DEPR FROM
3	FLD	BP	19990910 JP C#01 - 25% TO 10% AND GRADE FROM B+1.
4	OFC	HI	20030203 CG C#01 - CORRECT DWG DATA - PT OF DWG IS AN UNFINISHED GYM - TOTAL
5	OFC	HI	20030203 CG C#01 - FINISHED LIVING AREA = 4000 SQFT (PER APPRAISAL SUBMITTED)
6	OFC	HI	20030203 CG C#01 - APPRAISAL BROUGHT IN @ \$410,000, DISCOUNTED DUE TO POOR
7	OFC	HI	20030203 CG C#01 - COMPARABLES. VALUE ADJUSTED ONLY FOR UNF INTERIOR SPACE.

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