

**Situs : 3403 STATE ROUTE 193**

**Map ID: 54-014-00-001-01**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 01/30/24**

**CURRENT OWNER**  
EAKIN BEVERLY SUE AKA  
EAKIN BEVERLY S  
413 EAST MAIN RD  
CONNEAUT OH 44030  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 014-00 001-01  
Class Residential  
Living Units 1  
Neighborhood 62500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
23

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1400		0			
A	S	9500	.2760	90	0			3,070
A	H	9500	1.0000	100	0			12,350
								15,420

Total Acres: 1.416      Legal Acres: 1.42      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	5,390	15,400	15,400	0	0
<b>Building</b>	44,140	126,100	126,100	0	0
<b>Total</b>	49,530	141,500	141,500	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	11,900	90,200	102,100
2021	11,900	90,200	102,100
2022	11,900	90,200	102,100

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/27/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	GOODRICK TONI
03/29/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	UNITED STATE OF AMERICA ACTING THF
01/26/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		PS-Private Seller Official De	EAKIN BEVERLY SUE AKA
03/31/17	112,000	2-Land And Building	0-Validated Sale	632/2658	WD-Warranty Deed	WOLFGANG MILES S

**Entrance Information**

Date	ID	Entry Code	Source
12/18/13	DWP	6-Occupant Not Home	3-Other
01/21/20	MB	3-Info At Door	1-Owner

**Property Notes**  
Note Codes:

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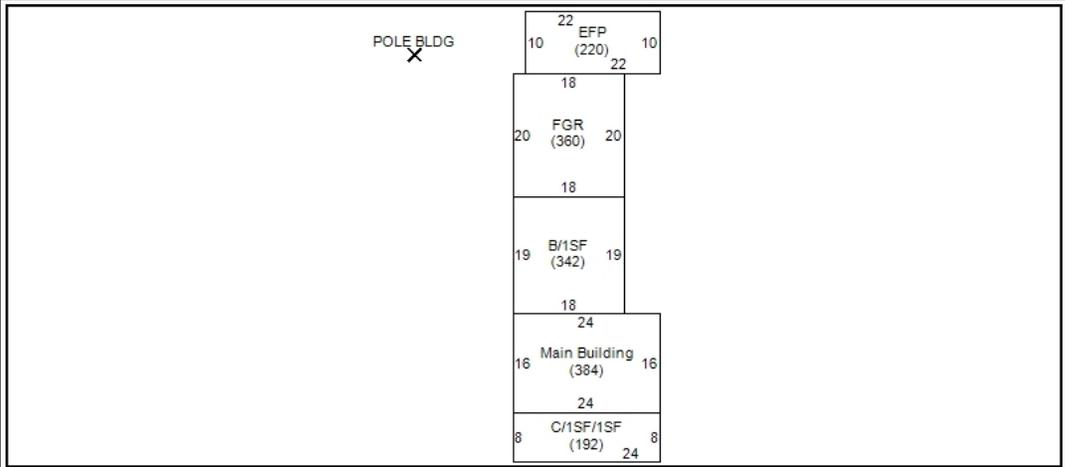
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 2	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 2
<b>Year Built</b> 1900	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1970	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 9
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 2-Basic	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	<b>Misc 1 Desc</b>
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					384						
1	CSP	1SF	1SF		192						15,600
2	BSM	1SF			342						19,600
3		FGR			360						7,500
4		WDK			75						800
5		EFP			220						8,000

**Dwelling Computations**

<b>Base Price</b>	63,610	<b>% Good</b>	55
<b>Plumbing</b>	5,300	<b>Market Adj</b>	
<b>Basement</b>	9,730	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	78,640	<b>Additions</b>	28,300
<b>Ground Floor Area</b>	384	<b>Dwelling Value</b>	108,610
<b>Total Living Area</b>	1,494		
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	2007		30x40	1,200	C	1	29	A				16,600
2	AL1-1s Lean Tc	2007		10x16	160	C	1	1	A				900

**Condominium / Mobile Home Information**

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

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
4	FLD	RV	REV 2020 CORR SIZES OF REAR 1SF SECT, FGR, PICKED UP OMITTED EFP ON DWLG FOR REV
1	OFC	LC	19990210 SLS C#01 - ADDED SPLIT 0.360 54-014-00-001-02 CONVEYANCE 473
2	OFC	LC	19990210 SLS C#01 - 02-10-1999
3	FLD	NC	20080602 NW C#01 - 3/13/08 EST POLE BRN ADDED FOR REVAL

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