

**Situs : FURNACE RD**

**Map ID: 31-005-00-017-00**

**LUC: 110**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/01/24**

**CURRENT OWNER**  
MONTAGANO JOHN  
MONTAGANO RENEE  
1354 1/2 LAKE ROAD  
CONNEAUT OH 44030  
  
CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 005-00 017-00  
Class A  
Living Units 1  
Neighborhood 60000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
T 13--24 W M  
CAUV # 2274

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	9000	23.0000	29	0	1	-20	62,430
								62,430

Total Acres: 23      Legal Acres: 23.00      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	5,540	62,400	62,400	0	0
<b>Building</b>	10,010	28,600	28,600	0	0
<b>Total</b>	15,550	91,000	91,000	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	48,000		48,000
2021	48,000		48,000
2022	48,000		48,000

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/12/21	52,000	1-Land Only	M-Sale Involving Multiple Parcels		QC-Quit Claim	ROSS WELLS L

**Entrance Information**

Date	ID	Entry Code	Source
12/12/13	MJB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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**Dwelling Information**

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design <sup>0</sup>
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	2021		30x40	1,200	C	1	2	A			100	21,200
2	RC2-Canopy	2021		10x30	300	C	1		A			100	2,500
3	RC2-Canopy	2021		10x30	300	C	1		A			100	2,500
4	SH7-Shelter	2021		12x24	288	C	1		A			100	2,400

**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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**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	FLD	NC	ADD POLE BLDG & LEANS , 100% FOR 23

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