

**Situs : 6626 LAKE (SR 531) RD W**

**Map ID: 48-005-00-008-00**

**LUC: 511**

**Card: 1 of 2**

**Tax Year: 2023**

**Printed: 02/01/24**

**CURRENT OWNER**  
THIS TOO REALTIES INC  
2921 CHAPEL RD  
ASHTABULA OH 44004  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 005-00 008-00  
Class Residential  
Living Units 1  
Neighborhood 68302  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
T 13 SEC 3

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.0734		0			
A	S	35000	.2984	90	0	6	-45	5,380
A	H	35000	1.0000	100	0			45,500
								50,880

Total Acres: 1.3718      Legal Acres: 1.37      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	17,820	50,900	50,900	0	0
<b>Building</b>	60,590	173,100	173,100	0	0
<b>Total</b>	78,410	224,000	224,000	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	39,100	138,500	177,600
2021	39,100	138,500	177,600
2022	39,100	138,500	177,600

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
09/11/17	R20170098	20,000		Residential Addition/Alteration	Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/15/23	180,000	2-Land And Building	0-Validated Sale		WD-Warranty Deed	THIS TOO REALTIES INC
11/08/19		2-Land And Building	R-Related Individuals Or Corporation:		QC-Quit Claim	HUMPHREY JOYCE M
05/05/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	THIS TOO REALTIES INC
01/29/10			U-Not Validated	0468/1896	ET-Temp Exempt	HUMPHREY JOYCE M

**Entrance Information**

Date	ID	Entry Code	Source
01/29/14	DAA	6-Occupant Not Home	3-Other
07/19/18	KJ	6-Occupant Not Home	3-Other
07/26/19	MB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 6626 LAKE (SR 531) RD W

Parcel Id: 48-005-00-008-00

LUC: 511

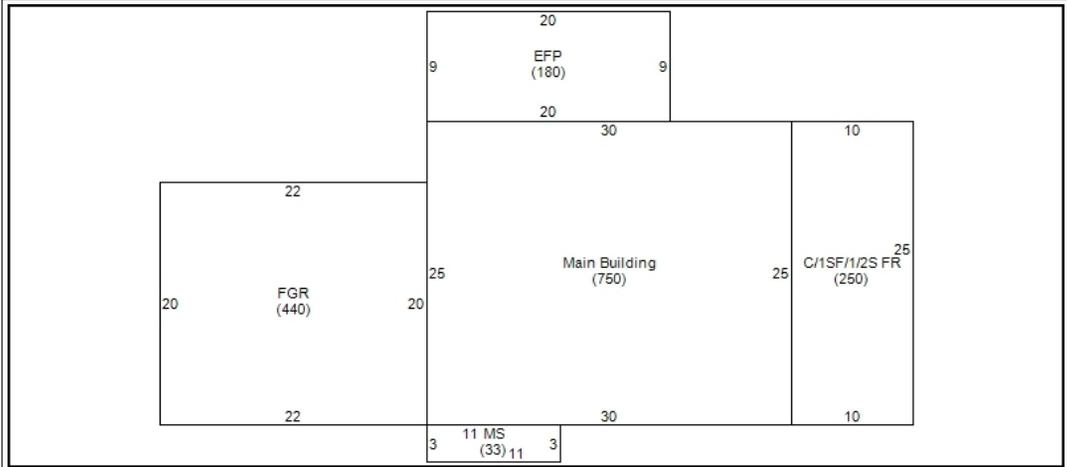
Card: 1 of 2

Tax Year: 2023

Printed: 02/01/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 7
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1.5	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 1
<b>Style</b> 08-Cape Cod	<b>Full Baths</b> 2
<b>Year Built</b> 1941	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1960	<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> 3-Central A/C	<b>T4 Rec Rm Area</b> 750
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 1
<b>Attic</b> 0-None	<b>WBFP Openings</b> 1
<b>Phy. Condition</b> G-Good Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</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	<b>Cost &amp; Design</b> 0
<b>CDU</b> GD-GOOD	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.25
<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					750						
1			MS		33						400
2			FGR		440						9,600
3			EFP		180						6,900
4	CSP	1SF	HSF		250	2017			100		19,100

**Dwelling Computations**

<b>Base Price</b>	86,330	<b>% Good</b>	65
<b>Plumbing</b>	5,600	<b>Market Adj</b>	
<b>Basement</b>	15,000	<b>Functional</b>	
<b>Heating</b>	3,930	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	20,475	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.25
<b>Subtotal</b>	131,340	<b>Additions</b>	29,900
<b>Ground Floor Area</b>	750		
<b>Total Living Area</b>	1,500	<b>Dwelling Value</b>	144,060

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	--------	-------	----	----	----	-------	-------

**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>	

**Situs : 6626 LAKE (SR 531) RD W****Parcel Id: 48-005-00-008-00****LUC: 511****Card: 1 of 2****Tax Year: 2023****Printed: 02/01/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
4	OFC	SS	NEW SURVEY UPDATE NOV 4538 11/8/2019
3	FLD	BP	ADDN ON DWG CARD 1 100% 1-1-19.
1	FLD	BP	ADDN AND REMOD TO DWG ON CARD 2 100% 1-1-18 (ADDN IN 2014).
2	FLD	BP	ADDN TO DWG ON CARD 1 50% 1-1-18; RECK 2019 AND GET ROOM COUNTS.

**Situs : 6626 LAKE (SR 531) RD W**

**Parcel Id: 48-005-00-008-00**

**LUC: 511**

**Card: 1 of 2**

**Tax Year: 2023**

**Printed: 02/01/24**

**PAGE LEFT BLANK INTENTIONALLY**

**Situs : 6626 LAKE (SR 531) RD W**

**Map ID: 48-005-00-008-00**

**LUC: 511**

**Card: 2 of 2**

**Tax Year: 2023**

**Printed: 02/01/24**

**CURRENT OWNER**  
THIS TOO REALTIES INC  
2921 CHAPEL RD  
ASHTABULA OH 44004  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 005-00 008-00  
Class Residential  
Living Units 1  
Neighborhood 68302  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
T 13 SEC 3

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.0734		0			
A	S	35000	.2984	90	0	6	-45	5,380
A	H	35000	1.0000	100	0			45,500
								50,880

Total Acres: 1.3718      Legal Acres: 1.37      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	17,820	50,900	50,900	0	0
<b>Building</b>	60,590	173,100	173,100	0	0
<b>Total</b>	78,410	224,000	224,000	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	39,100	138,500	177,600
2021	39,100	138,500	177,600
2022	39,100	138,500	177,600

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
09/11/17	R20170098	20,000		Residential Addition/Alteration	Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/15/23	180,000	2-Land And Building	0-Validated Sale		WD-Warranty Deed	THIS TOO REALTIES INC
11/08/19		2-Land And Building	R-Related Individuals Or Corporation:		QC-Quit Claim	HUMPHREY JOYCE M
05/05/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	THIS TOO REALTIES INC
01/29/10			U-Not Validated	0468/1896	ET-Temp Exempt	HUMPHREY JOYCE M

**Entrance Information**

Date	ID	Entry Code	Source
01/29/14	DAA	6-Occupant Not Home	3-Other
07/19/18	KJ	6-Occupant Not Home	3-Other
07/26/19	MB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 6626 LAKE (SR 531) RD W

Parcel Id: 48-005-00-008-00

LUC: 511

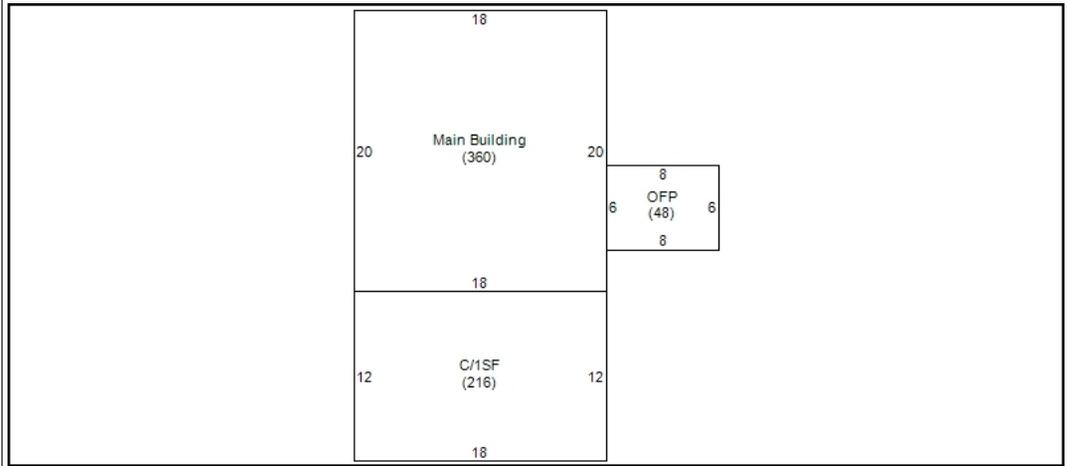
Card: 2 of 2

Tax Year: 2023

Printed: 02/01/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 3
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 1
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 19-Cabin/Cottage	<b>Full Baths</b> 1
<b>Year Built</b> 1941	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> D-Full Crawl	<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> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> D-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> 1.25
<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					360						
1			OFF		48						700
2		CSP	1SF		216	2013					8,000

**Dwelling Computations**

<b>Base Price</b>	26,750	<b>% Good</b>	50
<b>Plumbing</b>	1,000	<b>Market Adj</b>	
<b>Basement</b>	2,540	<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>	1.25
<b>Subtotal</b>	30,290	<b>Additions</b>	8,100
<b>Ground Floor Area</b>	360	<b>Dwelling Value</b>	29,060
<b>Total Living Area</b>	576		

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	--------	-------	----	----	----	-------	-------

**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>	