

Situs : 4228 CLAY ST

Map ID: 22-001-00-013-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 02/05/24

CURRENT OWNER
DURRANT DONNA LYNNE
4228 CLAY STREET
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 001-00 013-00
Class Residential
Living Units 1
Neighborhood 47500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
17 W

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2000		0			
A	S	13000	3.6300	60	0	5	-15	31,290
A	H	13000	1.0000	100	0			16,900
								48,190

Total Acres: 4.83 Legal Acres: 4.83 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	16,870	48,200	48,200	0	0
Building	53,830	153,800	153,800	0	0
Total	70,700	202,000	202,000	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	37,100	109,900	147,000
2021	37,100	109,900	147,000
2022	37,100	109,900	147,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/02/98		2-Land And Building	U-Not Validated		ET-Temp Exempt	DURRANT DENNIS H &

Entrance Information

Date	ID	Entry Code	Source
01/27/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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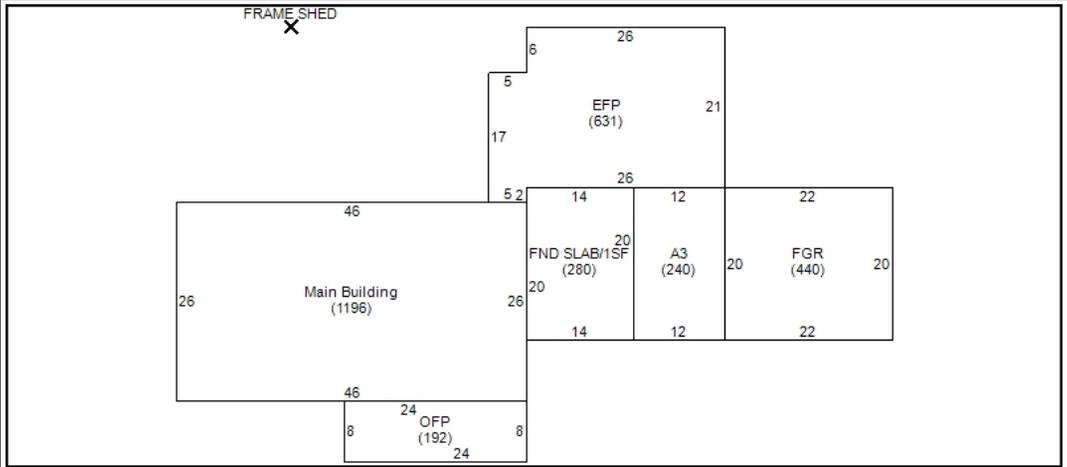
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Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1960	Half Baths 0
Eff Year Built 1970	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
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 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
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					1,196						
1		EFP			631						24,300
2	SLB	1SF			280						13,700
3	SLB	1SF			240						11,800
4		OFF			192						4,000
5		FGR			440						9,600

Dwelling Computations

Base Price	78,940	% Good	60
Plumbing	1,400	Market Adj	
Basement	20,450	Functional	
Heating	3,590	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.4
Subtotal	108,580	Additions	38,100
Ground Floor Area	1,196	Dwelling Value	153,800
Total Living Area	1,716		

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
2	RS1-Frame Sh	1960		10x10	100	C	1		S				

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

Number	Code	Status	Comment
1	FLD	RV	20020307 CG C#01 - MH ON PROPERTY
2	FLD	NC	20030828 JP C#01 - 8-8-03:GARAGE CONVERT INTO LIVING SPACE & NEW GARAGE 100%
3	FLD	NC	20030828 JP C#01 - FOR 1-1-03
4	FLD	RV	20080530 CG C#01 - 5/23/07 CORRECT REAR EFP SIZE & AREAS "C", "D" & "F"
5	FLD	RV	20080530 CG C#01 - FOR REVAL

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