

Situs : 2133 LAKE (SR 531) RD E

Map ID: 03-000-00-140-00

LUC: 489

Card: 1 of 1

Tax Year: 2023

Printed: February 14, 2024

CURRENT OWNER
ASHTABULA INDUSTRIAL PARK LLC
500 SENECA STREET SUITE 504
BUFFALO NY 14204

Field Review Flag:

GENERAL INFORMATION
Routing No. 000-00 140-00
Class C-Commercial
Living Units
Neighborhood 8310C
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 42.6000	E-Economic	-50	736,580
4-Undeveloped	AC 50.0030	9-Shape And S	-50	470,030
4-Undeveloped	AC 12.0000	1-Topography 9-Shape And S	-50	210,000
Total Acres: 104.603		Legal Acres: 104.603		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	495,810	1,416,600	1,416,600	0	0
Building	1,182,620	3,378,900	3,378,900	0	0
Total	1,678,430	4,795,500	4,795,500	0	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	5-COST SUPPRESS INI				

Entrance Information			
Date	ID	Entry Code	Source
07/02/13	RBT	2-Entry Refused	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
11/29/23	C20230115	1,755,000	DEMO		Open Permit
03/29/16	16-00199				Close Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/05/23		4-Easement Only	E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	ASHTABULA INDUSTRIAL PARK LLC
05/31/22	10	2-Land And Building	U-Not Validated		WD-Warranty Deed	FIRSTENERGY GENERATION CORP
05/12/22		4-Easement Only	E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	FIRSTENERGY GENERATION CORP
05/17/21		4-Easement Only	E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	FIRSTENERGY GENERATION CORP

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 8-Industrial Site
Spot Loc:

Legal Description
Parcel TieBack:
Legal Descriptions:
 ASHTABULA PLANT
 PWR CON-HARMON-MCCL
 LAKE & STATE ROADS
Addl.TieBack: N

Inspection Witnessed By _____

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Building Information		Building Other Features											
Year Built/Eff Year	1930 /	Line Type	+/-	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
Building #	1												
Structure Type	401-Mfg/Processing												
Identical Units	1												
Total Units													
Grade	C												
# Covered Parking													
# Uncovered Parking													
DBA	FIRST ENERGY PLANTS A & B												

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	B2	B2	5,880	340	084-Multi Use Stor	12	00-None	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	1	1	
2	B1	B1	5,880	340	084-Multi Use Stor	12	00-None	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	1	1	
3	01	01	5,880	340	041-Mini-Warehou	18	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	1	1	
4	02	06	5,880	340	041-Mini-Warehou	18	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	1	1	
5	B2	B2	6,930	233	084-Multi Use Stor	12	00-None	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	1	1	
6	B1	B1	6,930	233	084-Multi Use Stor	12	00-None	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	1	1	
7	01	01	6,930	233	041-Mini-Warehou	18	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	1	1	
8	02	05	6,930	233	041-Mini-Warehou	18	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	1	1	
9	B1	B1	24,112	438	084-Multi Use Stor	12	00-None	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	1	1	
10	01	01	24,112	438	041-Mini-Warehou	99	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	1	1	
11	B1	B1	33,450	746	084-Multi Use Stor	12	00-None	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	1	1	
12	01	01	33,450	746	041-Mini-Warehou	25	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	2	2	
13	02	05	33,450	746	041-Mini-Warehou	25	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	2	2	
14	B1	B1	10,430	323	084-Multi Use Stor	12	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	2	2	
15	01	01	10,430	323	041-Mini-Warehou	25	01-Brick Ve	2-Fire Resistant	100	2-Normal	2-Hot Water/!	0-None	2-Normal	1	1	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	5,880	084-Multi Use Storage	15		12,460
2	5,880	084-Multi Use Storage	15		12,460
3	5,880	041-Mini-Warehouse	15		19,970
4	5,880	041-Mini-Warehouse	15		91,020
5	6,930	084-Multi Use Storage	15		14,680
6	6,930	084-Multi Use Storage	15		14,680
7	6,930	041-Mini-Warehouse	15		20,830
8	6,930	041-Mini-Warehouse	15		75,010
9	24,112	084-Multi Use Storage	15		51,090
10	24,112	041-Mini-Warehouse	15		98,340
11	33,450	084-Multi Use Storage	15		70,870
12	33,450	041-Mini-Warehouse	20		264,320
13	33,450	041-Mini-Warehouse	20		950,250
14	10,430	084-Multi Use Storage	20		58,930
15	10,430	041-Mini-Warehouse	15		32,940

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	AX1-Pre E Bldg		90	100	9,000	C	1		F	F		36,300
2	BGV-Comm Gv				2,310	C	1		F	F		16,000

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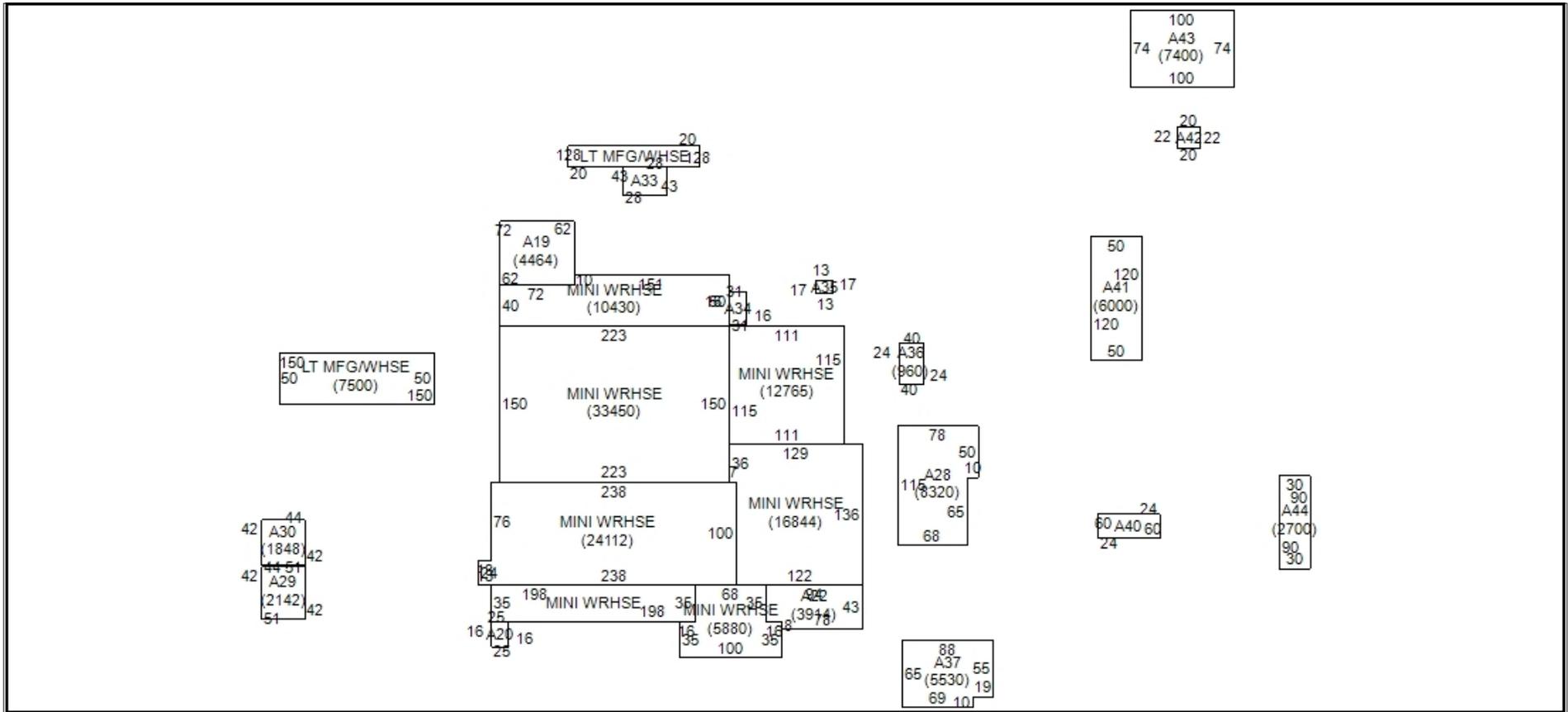
Parcel Id: 03-000-00-140-00

LUC: 489

Card: 1 of 1

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Additional Property Photos



030000014000 09/23/2012



030000014000 09/23/2012

Situs : 2133 LAKE (SR 531) RD E

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LUC: 489

Card: 1 of 1

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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
07	S	001 07-Light Mfg-Whse-Strc	0	47,971	3.50		167,900	10		0	151,110	15			22,667	22,667	128,440
08	S	001 08-Mini Warehouse	0	405,049	5.00		2,025,250	18		0	1,660,710	18			298,928	298,928	1,361,780
23	S	001 23-Multi Use Office	0	400	7.50		3,000	10		0	2,700	30			810	810	1,890
25	S	001 25-Multi Use Storage	0	136,063	3.50		476,220	15		0	404,790	15			60,719	60,719	344,070

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	589,483
Replace, Cost New Less Depr	3,326,560
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	3,326,560
NBHD Fact	1.0000
Value per SF	5.64

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	1,836,180
Capitalization Rate	0.100000
Sub total	9,863,700
Residual Land Value	
Final Income Value	9,863,700
Total Gross Rent Area	589,483
Total Gross Building Area	589,483

Misc & Gross Buidling Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 2133 LAKE (SR 531) RD E

Parcel Id: 03-000-00-140-00

LUC: 489

Card: 1 of 1

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Interior/Exterior Information - continued...

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	ExtWall	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy	Fun	%Comp	%Rent	%Good	Use Value/RCNLD
16	02	02	10,430	323	041-Mini-Ware	74	01-Brick	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	1	1			15	44,010
17	B2	B2	4,464	196	084-Multi Use	12	00-None	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	1	1			15	9,460
18	B1	B1	4,464	196	084-Multi Use	12	00-None	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	1	1			15	9,460
19	01	01	4,464	196	041-Mini-Ware	72	01-Brick	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	1	1			15	23,640
20	01	01	400	66	082-Multi-Use	10	01-Brick	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	1	1			15	2,600
21	B1	B1	3,914	121	084-Multi Use	12	00-None	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	1	1			15	8,290
22	01	01	3,914	121	041-Mini-Ware	40	01-Brick	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	1	1			15	13,980
23	B1	B1	16,844	258	084-Multi Use	12	00-None	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	1	1			15	35,690
24	01	01	16,844	258	041-Mini-Ware	99	01-Brick	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	1	1			15	64,370
25	B1	B1	12,765	452	084-Multi Use	12	00-None	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	1	1			15	27,050
26	01	01	12,765	452	041-Mini-Ware	22	01-Brick	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	2	2			20	107,630
27	02	07	12,765	452	041-Mini-Ware	22	01-Brick	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	2	2			20	584,530
28	01	01	8,320	386	041-Mini-Ware	36	07-Meta	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	2	2			20	80,240
29	01	04	2,142	186	045-Light Mfg/	63	01-Brick	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	1	1			15	19,380
30	01	01	1,848	130	045-Light Mfg/	18	01-Brick	2-Fire Resister	100	2-Normal	2-Hot Wa 0-None	2-Normal	2-Normal	1	1			15	2,090

Comments

Number	Code	Status	Comment
1	FLD	RV	19990805 C#01 - SEE INDUSTRIAL REPORT.
2	FLD	DC	20010611 C#01 - 03-014-00-002-00
3	FLD	RV	20020927 EY C#01 - LAND A2 = SUBSTATION SITE ON SOUTH SIDE LAKE RD
9	FLD	NC	20090602 CG C#01 - 5/28/09 COAL DUMP BLDG 100% 1/1/09, ALSO ADD SMALL STGE
10	FLD	NC	20090602 CG C#01 - BLDG (MISSED)
14	FLD	DC	REV14 - IND REPORT - POWER PLANT - PLANT IS DATED - SOME BLDGS ARE DUPLICATED
15	FLD	DC	#12 & #26/27 - CHG PROP & LOC FACTS/LAND - ADD BLDG 1/SKETCH
18	FLD	BO	PER REVIEW OF PICTOMETRY & SITE VISIT FROM OUTSIDE OF FENCING LINE 46 & 28 HAVE
19	FLD	BO	BEEN REMOVED FOR TX YR 17

Situs : 2133 LAKE (SR 531) RD E

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