

Situs : 5055 N RIDGE RD W

Map ID: 48-015-00-009-00

LUC: 401

Card: 1 of 1

Tax Year: 2023

Printed: February 16, 2024

CURRENT OWNER
THIS TOO REALTIES LLC
2921 CHAPEL ROAD
ASHTABULA OH 44004

Field Review Flag:

GENERAL INFORMATION
Routing No. 015-00 009-00
Class C-Commercial
Living Units 7
Neighborhood 6840C
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	SF 36,155			36,160
Total Acres: .83		Legal Acres: .838		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	12,670	36,200	36,200	0	0
Building	25,380	72,500	72,500	0	0
Total	38,050	108,700	108,700	0	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
07/18/16	JA	6-Occupant Not Home	3-Other
09/18/14	MJB	6-Occupant Not Home	3-Other
01/22/14	DWS	6-Occupant Not Home	3-Other
01/15/14	DAA	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
11/18/21	C20210103	200,000	COM BLDG	New Structure	Open Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/20/23	135,000	2-Land And Building	0-Validated Sale		WD-Warranty Deed	THIS TOO REALTIES LLC
12/19/19	140,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	M.S. & R. PROPERTIES LLC
11/09/18	22,210	2-Land And Building	U-Not Validated		SW-Special Warranty	US BANK NATIONAL ASSOCIATION
08/29/18	27,500	2-Land And Building	F-Foreclosure	666/ 1097	DE-Deed	SASSLER SHIRLEY I

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 5-Secondary Strip
Spot Loc: 6-Flat

Legal Description
Parcel TieBack:
Legal Descriptions: 34 & 35
Addl.TieBack: N

Inspection Witnessed By _____

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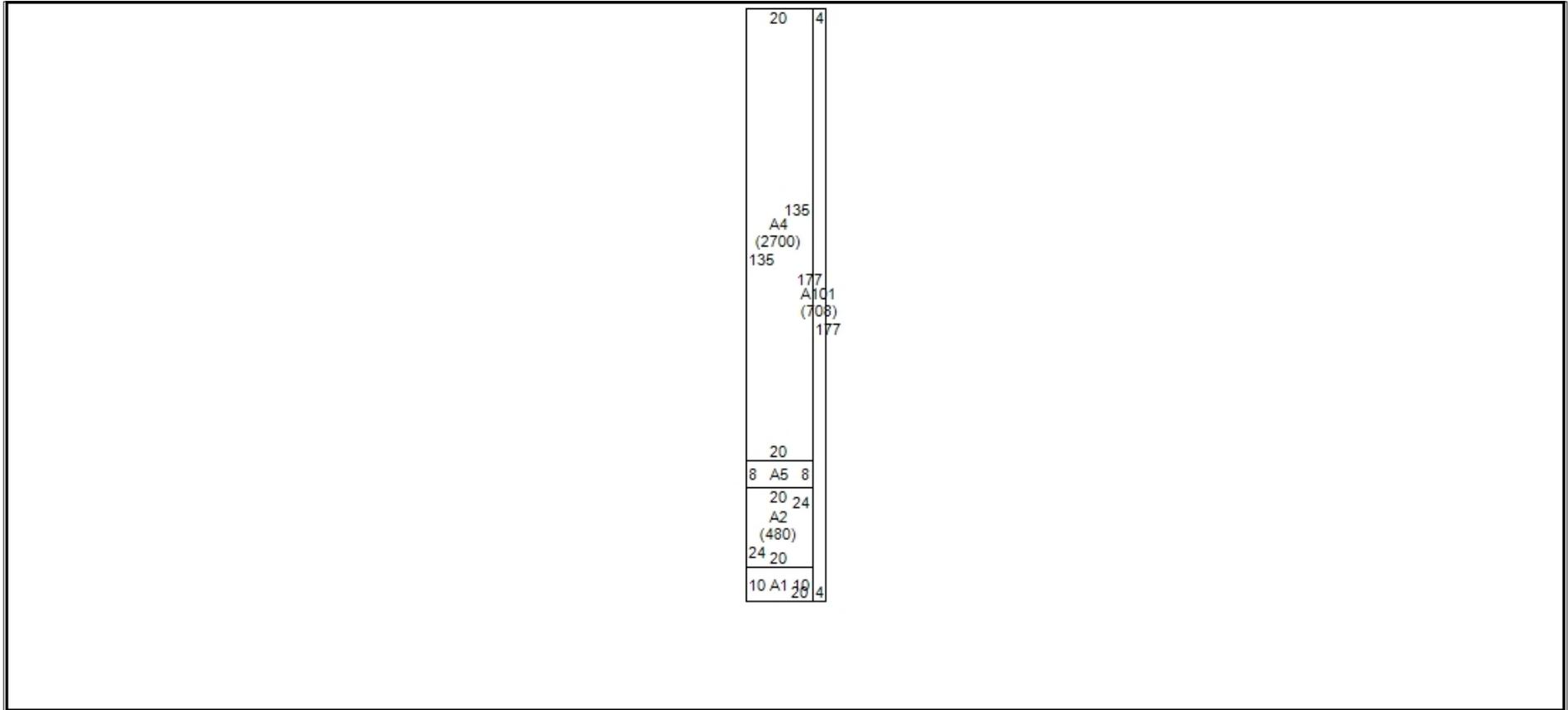
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20	4
135	
A4	
(2700)	
135	
177	
A101	
(708)	
177	
20	
8 A5 8	
20 24	
A2	
(480)	
24 20	
10 A1 20	4

Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod	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
01	A	001	01-Multi Use Apartment	1	1,320		175	5,700	20	50	0	4,560	35			1,596	1,596	2,960
08	S	001	08-Mini Warehouse	0	2,700	5.00	110	13,500	18	225	0	11,070	18			1,993	1,993	9,080

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	081 081-Multi-Use Apartment:	1	3	2\0		1	5,700	5,700

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,020
Replace, Cost New Less Depr	72,470
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	72,470
NBHD Fact	1.0000
Value per SF	18.03

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	12,040
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	4,020
Total Gross Building Area	4,020

Misc & Gross Buidling Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments

Number	Code	Status	Comment
1	FLD	NC	19990720 CG C#01 - DWLG WITH ATTACHED APTS. BELONGS ON THIS PARCEL, (PER OWNER)
2	FLD	NC	19990720 CG C#01 - FROM RTG# 10 SEE LINE ITEM #2 FOR OLD APTS - NOW STGE ONLY -
3	FLD	NC	19990720 CG C#01 - TO BE TORN DOWN (CG 7-19-99)
4	FLD	DC	20010508 C#01 - FORMER MOTEL 10X134 SEC VACATED VP COND
5	FLD	BO	20050610 KO C#01 - 6-9-05:BP#050303-OLD STGE BLDS RAZED 100% 1-1-05
6	FLD	RV	20081108 CG C#01 - 10/15/07 ID #2 = OLD APTS ATT TO REAR OF DWLG, STILL HERE
7	FLD	RV	20081108 CG C#01 - VP CONDITION
8	FLD	RV	20140122 DWS. CHG TO COM, EFF APT BLDG ATTACHED TO HOME, LINE #4 APPEARS TO BE
9	FLD	RV	IN PROCESS OF REMODEL, RECHECK 14 FOR COMPLETION.
10	FLD	DC	REV14 CHG LUC, LVG UNITS, NBHD. CHG RES DWLG TO COM BLDG 1. RMV RES, OBY MV3
11	FLD	NC	9-18-14 MJB- NO REHAB ON REAR UNITS 1/1/14. NVC. RECK 2015
12	FLD	MI	NO REHAB TO REAR UNITS, NVC 1-1-16. NO RECHECK NEEDED.
13	FLD	RV	REV 2019 1320SF APT TOTAL REHAB 2018 RENT 850/M. OLD HOTEL CONVERT TO SELF STG.
14	FLD	RV	REV 2019 CONT.--CORRECTED OVERALL SIZE. F/S ASK \$144000

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