

Situs : 284 BUFFALO ST

Map ID: 12-114-00-068-00

LUC: 401

Card: 1 of 1

Tax Year: 2023

Printed: 02/21/24

CURRENT OWNER
CONNEAUT PUBLIC LIBRARY BOARD OF TRUSTEES
304 BUFFALO ST
CONNEAUT OH 44030

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 114-00 068-00
Class Commercial
Living Units 4
Neighborhood 8810C
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
241 S W

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
S	1	1.5	3,833	270	0			5,750
								5,750

Total Acres: .088 Legal Acres: 0.09 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,030	5,800	5,800	0	0
Building	19,390	55,400	55,400	0	0
Total	21,420	61,200	61,200	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	5,800	55,400	61,200
2021	5,800	55,400	61,200
2022	5,800	55,400	61,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/26/18	77,500	2-Land And Building	U-Not Validated		WD-Warranty Deed	282-284 MADISON LLC
09/26/18	78,230	2-Land And Building	U-Not Validated		GW-General Warranty	FL REAL ESTATE II
01/06/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	LAKE ERIE INVESTORS

Entrance Information

Date	ID	Entry Code	Source

Property Notes
Note Codes:

Situs : 284 BUFFALO ST

Parcel Id: 12-114-00-068-00

LUC: 401

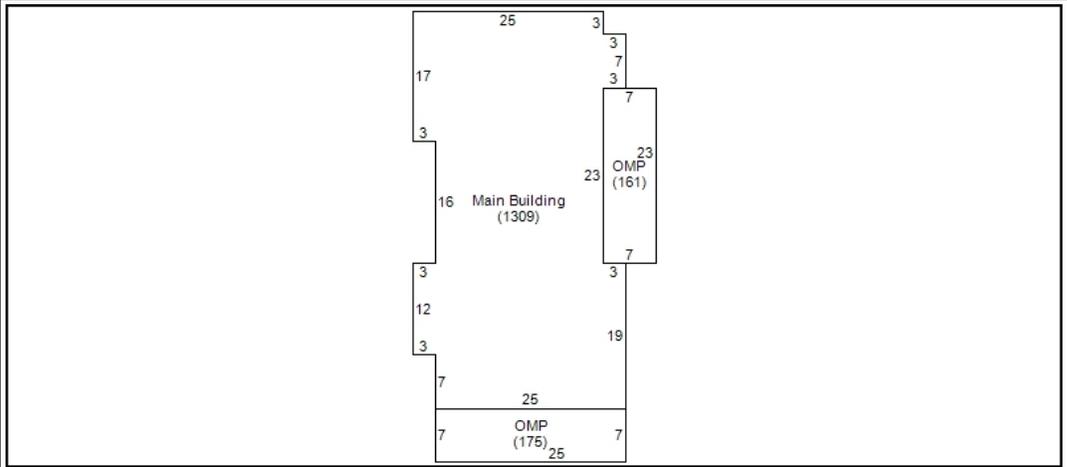
Card: 1 of 1

Tax Year: 2023

Printed: 02/21/24

Dwelling Information

Valuation Method D	Total Rooms 8
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 4
Year Built 1898	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 15
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type 2-Gas	Fin Bsmt Liv Area 0
System 1-Hot Air	WBFP Stacks 0
Attic 1-Unfin	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond 2-Same	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc LC-Liv Units Converted	Misc 2 Qty 3
Grade C	Cost & Design 0
CDU FR-FAIR	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1
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					1,309						
1		OMP			175						4,100
2		OMP			161						3,800
3		1SF			64						3,100

Dwelling Computations

Base Price	142,480	% Good	25
Plumbing	14,000	Market Adj	
Basement	21,800	Functional	
Heating	0	Economic	100
Attic	7,010	% Complete	100
Other Features	24,900	C&D Factor	
		Adj Factor	1
Subtotal	210,190	Additions	2,800
Ground Floor Area	1,309		
Total Living Area	2,682	Dwelling Value	55,350

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

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:	

Situs : 284 BUFFALO ST**Parcel Id: 12-114-00-068-00****LUC: 401****Card: 1 of 1****Tax Year: 2023****Printed: 02/21/24****Comments**

Number	Code	Status	Comment
3	FLD	RV	2019 PURCHASED BY LIBRARY IN SEPT. 2018. APPEARS VAC @ REVIEW.
2	OFC	SS	NEW SURVEY FROM .08 AC TO .088 AC #3645 9/26/18
1	FLD	RV	20020501 JM C#01 - (E) 12000 @ 5.0

Situs : 284 BUFFALO ST

Parcel Id: 12-114-00-068-00

LUC: 401

Card: 1 of 1

Tax Year: 2023

Printed: 02/21/24

PAGE LEFT BLANK INTENTIONALLY