

**Situs : 717 MAPLE ST**

**Map ID: 12-106-00-071-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/26/24**

**CURRENT OWNER**  
GROSS NORMAN A &  
FAYE R  
717 MAPLE AVE  
CONNEAUT OH 44030  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 106-00 071-00  
Class Residential  
Living Units 1  
Neighborhood 88100  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
1-4 WINSOR

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	110	60 123		.91	5	-5	7,420
								7,420

Total Acres: .1694      Legal Acres: 0.17      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	2,590	7,400	7,400	0	0
<b>Building</b>	9,280	26,500	26,500	0	0
<b>Total</b>	11,870	33,900	33,900	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	5,700	32,700	38,400
2021	5,700	32,700	38,400
2022	5,700	20,400	26,100

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/19/23	26,100	2-Land And Building	U-Not Validated		WD-Warranty Deed	GROSS NORMAN A &

**Entrance Information**

Date	ID	Entry Code	Source
11/13/13	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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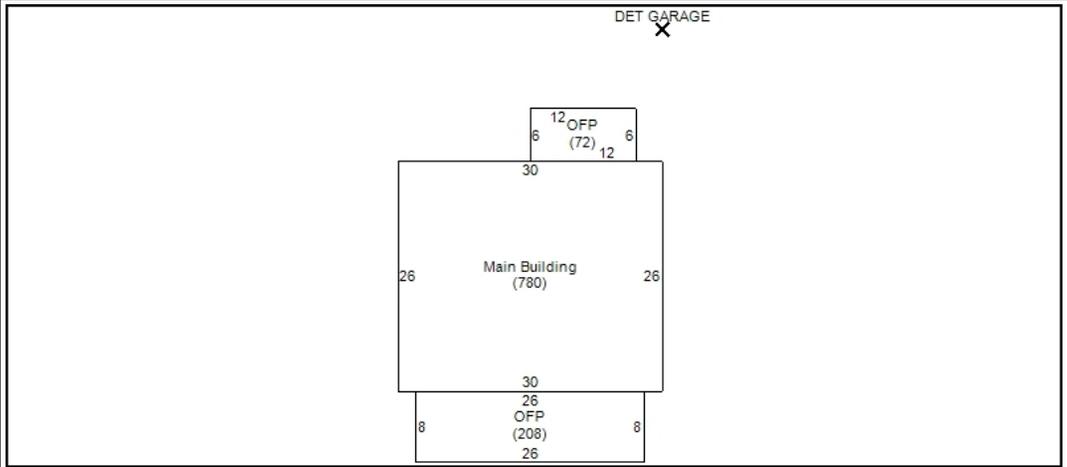
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1900	<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> 4-Full Basement	<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> P-Poor 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> PR-POOR	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.3
<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					780						
1		OFF			208						4,400
2		OFF			72						1,500

**Dwelling Computations**

<b>Base Price</b>	100,450	<b>% Good</b>	15
<b>Plumbing</b>	1,400	<b>Market Adj</b>	
<b>Basement</b>	15,370	<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>	1.3
<b>Subtotal</b>	117,220	<b>Additions</b>	900
<b>Ground Floor Area</b>	780		
<b>Total Living Area</b>	1,560	<b>Dwelling Value</b>	24,020

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1920		16x20	320	C	1		F				2,500

**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>	

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**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
3	FLD	HI	SITE VISIT, 10-4-22, HOME UNOCCUPIED, SEVERAL AREAS OF DIFFERED CONDITIONS,
4	FLD	HI	FOUNDATION AREAS, NORTHWEST CORNER, WINDOW SILL ROT, POSSIBLE FRAMING FATIGUE
5	FLD	HI	DUE TO INTERIOR WALL REMOVAL. ELECTRICAL ,STILL KNOB & TUBE WITH DATED BREAKER
6	FLD	HI	BOXES.
1	FLD	DC	19960513 C#01 - HOUSE & GARAGE NEED PAINTED BAD. THE STRUCTURE ISN'T IN
2	FLD	DC	19960513 C#01 - THAT BAD OF SHAPE THOUGH. 2/16/96.

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