

**Situs : 248 W MAIN (USR 20) RD**

**Map ID: 12-326-00-035-00**

**LUC: 518**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/06/24**

**CURRENT OWNER**  
FRANK RICHARD I  
FRANK CATHERINE A  
248 WEST MAIN RD  
CONNEAUT OH 44030  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 326-00 035-00  
Class Residential  
Living Units 1  
Neighborhood 88400  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
T 14 SEC 2--12

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	18000	1.1378	78	0	4	-20	13,290
A	0	0	.0700		0			
A	H	18000	1.0000	100	0			23,400
								36,690

Total Acres: 2.2078      Legal Acres: 2.21      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	12,850	36,700	36,700	0	0
<b>Building</b>	52,780	150,800	150,800	0	0
<b>Total</b>	65,630	187,500	187,500	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	28,200	107,800	136,000
2021	28,200	107,800	136,000
2022	28,200	107,800	136,000

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/22/14		2-Land And Building	M-Sale Involving Multiple Parcels		SV-Survivorship	FRANK FRED L
10/15/13			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	FRANK FRED L
02/17/00		1-Land Only	I-Error In Description		ET-Temp Exempt	FRANK FRED L &

**Entrance Information**

Date	ID	Entry Code	Source
12/02/13	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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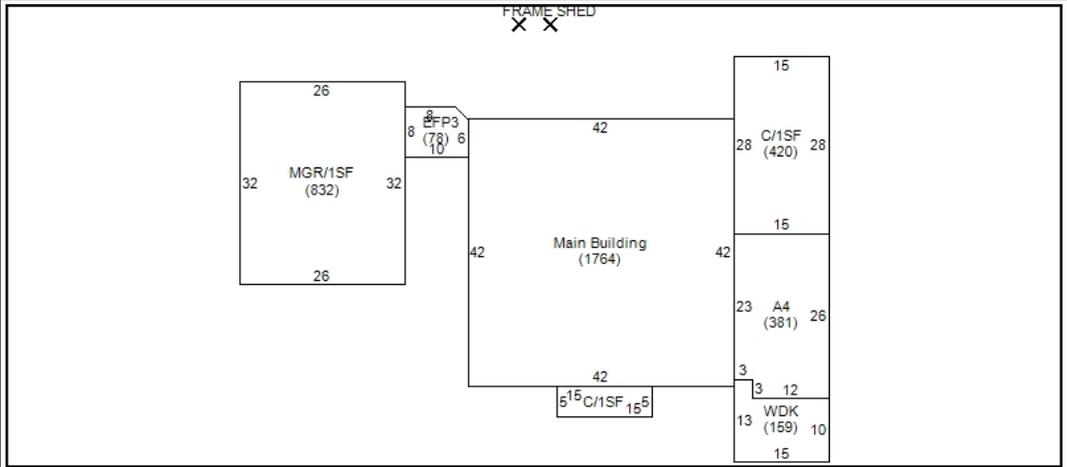
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 7
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 1953	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1960	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 9
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> A-1/4 Crawl	<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> 1
<b>Attic</b> 0-None	<b>WBFP Openings</b> 1
<b>Phy. Condition</b> A-Average 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> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<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					1,764						
1			EFP		78						3,000
2			MGR	1SF	832						48,000
3		CSP	1SF		420						22,100
4		SLB	1SF		381						18,300
5			WDK		159						1,800
6		CSP	1SF		75						3,900

**Dwelling Computations**

<b>Base Price</b>	104,730	<b>% Good</b>	50
<b>Plumbing</b>	5,600	<b>Market Adj</b>	
<b>Basement</b>	3,050	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,200	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	117,580	<b>Additions</b>	48,700
<b>Ground Floor Area</b>	1,764		
<b>Total Living Area</b>	3,472	<b>Dwelling Value</b>	150,500

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1960		8x12	96	C	1		S				100
2	RS1-Frame Sh	1988		8x10	80	C	1		S				200

**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>
5	OFC	CP	ADDED 12-326-00-033-00 & 12-326-00-034-00 CONV#3477 10-22-14
4	OFC	MI	EASEMENT DEED VOL 552-1959 OCT 15-13 #3582
1	FLD	DC	19960513 C#01 - AREA ABOVE GARAGE HAS NO HEAT OR PLUMBING. SEE SKETCH.
2	FLD	RV	19960830 C#01 - +10%-SECOND FLOOR USE AND SIZE OF HOUSE-NO HEAT,PLUMBING,
3	FLD	RV	19960830 C#01 - INTERIOR HALF-FINISHED,OTHER HALF IS STORAGE.

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