

Situs : 4546 NORTH RIDGE (USR 20) RD E

Map ID: 17-027-10-076-01

LUC: 419

Card: 1 of 1

Tax Year: 2023

Printed: March 11, 2024

CURRENT OWNER
DRIFTWOOD INSPIRATIONS CORP
PO BOX 69
GENEVA OH 44041

Field Review Flag:

GENERAL INFORMATION
Routing No. 027-10 076-01
Class C-Commercial
Living Units
Neighborhood 7000C
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC .5970	5-Shape Or Siz	42	25,430
Total Acres: .597		Legal Acres: .597		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	8,890	25,400	25,400	25,400	0
Building	71,650	204,700	204,700	195,600	0
Total	80,540	230,100	230,100	221,000	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
04/17/13	DWS	1-Entry Gained	2-Tenant
04/11/13	RBT	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
09/06/12	121059	19,000	SPKLR		Close Permit
08/14/12	120946	65,000	TEN REFIT	Group Home	Close Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/01/12	232,600	2-Land And Building	0-Validated Sale		WD-Warranty Deed	MILLER JAMES & YVONNE
02/03/05		2-Land And Building	U-Not Validated	0053/4783	WD-Warranty Deed	

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

Legal Description
Parcel TieBack:
Legal Descriptions:
 PART LT 19 SEC 1
Addl.TieBack: N

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1878 / 1965
Building #	1
Structure Type	105-Mixed Residenti
Identical Units	1
Total Units	1
Grade	B+2
# Covered Parking	
# Uncovered Parking	
DBA	GROUP HOME / WORKSHOP

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
2	PR1-Porch, Open		96	1	1								
2	PR1-Porch, Open		112	1	1								
2	PR1-Porch, Open		72	1	1								
2	PR1-Porch, Open		60	1	1								

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	01	01	1,493	184	023-Dormitory	7	00-None	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	0-None	2-Normal	3	3	
2	01	01	650	102	023-Dormitory	10	01-Brick Ve	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	
3	02	02	1,493	184	023-Dormitory	10	01-Brick Ve	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	
4	B1	B1	1,493	184	084-Multi Use Stor	8	00-None	1-Wood Frame/Joist		2-Normal	1-Hot Air	0-None	2-Normal	3	3	
5	B1	B1	650	102	084-Multi Use Stor	8	00-None	1-Wood Frame/Joist		2-Normal	1-Hot Air	0-None	2-Normal	3	3	
6	02	02	572	96	023-Dormitory	9	01-Brick Ve	1-Wood Frame/Joist		2-Normal	1-Hot Air	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	1,493	023-Dormitory	35		51,800
2	650	023-Dormitory	35		33,320
3	1,493	023-Dormitory	35		62,120
4	1,493	084-Multi Use Storage	35		22,060
5	650	084-Multi Use Storage	35		9,600
6	572	023-Dormitory	35		24,830

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	Cl1-Asph Pave	2004			1,000	C	1		A	A		1,000

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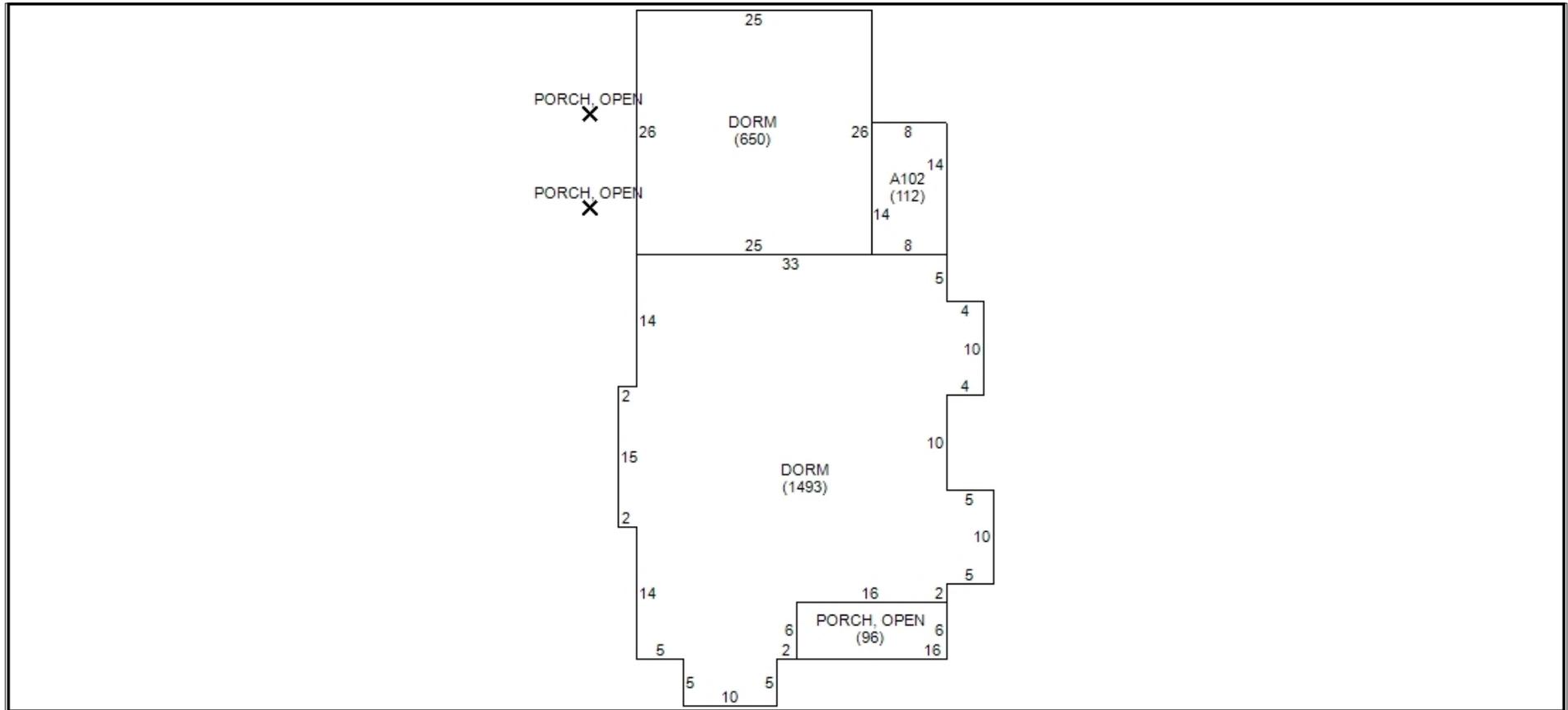
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Additional Property Photos

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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
18	A	001 18->18 Apt Unit Comple	0	4,208	0.00			10		0		50					
25	S	002 25-Multi Use Storage	0	2,143	0.00					0							

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	6,351
Replace, Cost New Less Depr	203,730
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	203,730
NBHD Fact	1.0000
Value per SF	32.08

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.100000
Sub total	221,000
Residual Land Value	
Final Income Value	221,000
Total Gross Rent Area	6,351
Total Gross Building Area	6,351

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments			
Number	Code	Status	Comment
3	FLD	BP	20050909 CG C#01 - 9-1-05:BP#030671-EXT.REHAB TO DWG-NOW COMM. OFFICE SPACE
4	FLD	BP	20050909 CG C#01 - (3UNITS)-(2 DOWN/1UP)-2 UNITS STILL VACANT, EST 75%1-1-05
5	FLD	BP	20050909 CG C#01 - RECHECK'06 FOR MORE TENANTS AND COMPL.
6	FLD	NC	20060215 JP C#01 - 11-21-05:REHAB COMPLETE FOR 1-1-06
7	FLD	NC	4-17-13 DWS-CHG LUC/CLS PERMIT/MOVE PERMIT FROM 076-00/CHG RES CARD TO COM CARD
8	FLD	NC	RMV RES/BOTH FLRS GROUP HOME & WORKSHOP/SS1 COMP 9/12
9	FLD	DC	REV14 CHG P & L FACTS, BLDG INFO, INT/EXT, FTRS, OBY, SKETCH

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