

Situs : 517 W 58TH ST

Map ID: 05-114-00-055-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/11/24

CURRENT OWNER
EQUITY REAL ESTATE HOLDINGS LLL
7466 AUBURN ROAD
CONCORD OH 44077

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 114-00 055-00
Class Residential
Living Units 1
Neighborhood 80000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
2-15 JONES2009

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	125	65 175		1.07	5	-10	10,170
								10,170

Total Acres: .2611 Legal Acres: 0.23 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,570	10,200	10,200	0	0
Building	18,240	52,100	52,100	0	0
Total	21,810	62,300	62,300	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	7,800	41,700	49,500
2021	7,800	41,700	49,500
2022	7,800	41,700	49,500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/08/24	40,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	EQUITY REAL ESTATE HOLDINGS LLL
05/27/22	400,000	2-Land And Building	M-Sale Involving Multiple Parcels		WD-Warranty Deed	ARUTA PROPERTIES LIMITED
03/05/01		2-Land And Building	U-Not Validated	0078/8109	ET-Temp Exempt	ARUTA FRANK
10/21/99	27,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	DASHER ROBERT T

Entrance Information

Date	ID	Entry Code	Source
10/29/13	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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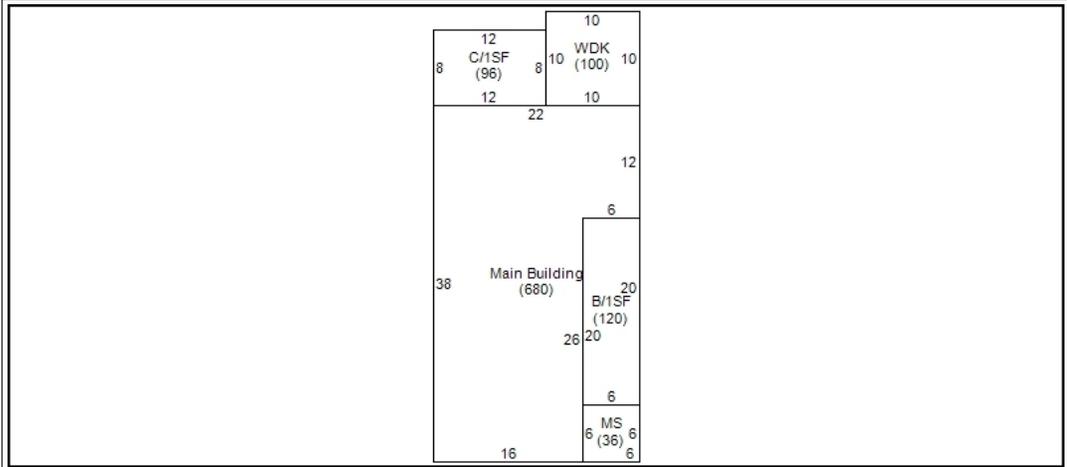
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1900	Half Baths 0
Eff Year Built 1950	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
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	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-2	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 95
% Complete 100	NBHD Fact 1.25
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					680						
1	BSM	1SF			120						6,500
2		MS			36						400
3		WDK			100						1,000
4	CSP	1SF			96						4,500

Dwelling Computations

Base Price	83,040	% Good	40
Plumbing	1,300	Market Adj	
Basement	12,710	Functional	
Heating	0	Economic	95
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.25
Subtotal	97,050	Additions	4,800
Ground Floor Area	680		
Total Living Area	1,576	Dwelling Value	52,130

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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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:	

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Comments

Number	Code	Status	Comment
1	FLD	BP	20041213 KO C#01 - 12-13-04:BP#12394-NEW SIDING AND CHG 'C' TO 6X6 STOOP
2	FLD	BP	20041213 KO C#01 - FOR 1-1-05

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