



190 S Ridge Rd E, Geneva, OH 44041, Ashtabula County

APN: 200290001500 CLIP: 7463881335

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	2	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	3,134	38,768	1932	SFR	

OWNER INFORMATION			
Owner Name	Lundi James R	Tax Billing Zip	44041
Owner Name 2	Lundi Barbara K	Tax Billing Zip+4	9301
Tax Billing Address	190 S Ridge Rd E	Owner Occupied	Yes
Tax Billing City & State	Geneva, OH		

COMMUNITY INSIGHTS			
Median Home Value	\$200,151	School District	GENEVA AREA CITY
Median Home Value Rating	3 / 10	Family Friendly Score	59 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	87 / 100	Walkable Score	50 / 100
Total Incidents (1 yr)	26	Q1 Home Price Forecast	\$208,927
Standardized Test Rank	52 / 100	Last 2 Yr Home Appreciation	17%

LOCATION INFORMATION			
School District Name	Geneva Area Csd	Township	Geneva City
Subdivision	Geneva	Flood Zone Code	X
Zip Code	44041	Within 250 Feet of Multiple Flood Zone	No
Census Tract	9.00	Flood Zone Panel	39007C0137D
Traffic	Nominal	Flood Zone Date	12/18/2007
Waterfront Influence	Type Unknown	Building Number	R01

TAX INFORMATION			
Formatted PID	200290001500	Tax Area	20
Parcel ID	200290001500	Tax Appraisal Area	20
Exemption(s)	Homestead	Lot Number	16
% Improved	86%		
Legal Description	2 WALTERS ALLOT		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$99,830	\$72,140	\$72,140
Assessed Value - Land	\$14,180	\$10,920	\$10,920
Assessed Value - Improved	\$85,650	\$61,220	\$61,220
YOY Assessed Change (\$)	\$27,690	\$0	
YOY Assessed Change (%)	38.38%	0%	
Market Value - Total	\$285,200	\$206,100	\$206,100
Market Value - Land	\$40,500	\$31,200	\$31,200
Market Value - Improved	\$244,700	\$174,900	\$174,900
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$3,293		
2022	\$3,109	-\$183	-5.57%
2023	\$4,382	\$1,272	40.92%

CHARACTERISTICS			
Universal Land Use	SFR	Cooling Type	Heat Pump
Style	Tudor	Heat Type	Heat Pump
Lot Frontage	129	Fuel Type	Gas
Lot Depth	276	Porch	Open Frame Porch
Lot Area	38,768	Patio Type	Patio
Lot Acres	0.89	Garage Type	Garage
Building Sq Ft	3,134	Garage Capacity	2
Above Gnd Sq Ft	3,134	Garage Sq Ft	420
Basement Type	Full	Exterior	Frame/Masonry

Bsmt Finish	Unfinished
Stories	1.5
Condition	Good
Total Rooms	6
Bedrooms	2
Total Baths	2
Full Baths	2
Bath Fixtures	9
Fireplaces	1
Water	Public

Year Built	1932
Effective Year Built	1932
Topography	On Street
Other Rooms	Dining Room, Family Room
Electric Service Type	Type Unknown
No. of Porches	1
Porch 1 Area	48
Porch Type	Open Frame Porch
Patio/Deck 1 Area	284

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Four Side Closed Mtl Pole Bldg	S	360	18	20	2005

Feature Type	Value
Four Side Closed Mtl Pole Bldg	\$6,200
Building Description	Building Size
Patio	284
Basement	128
1s Masonry	128
Porch Open Frame	48
Gar Masonry/Brick	420
1/2s Frame	420

SELL SCORE

Rating	Moderate	Value As Of	2024-03-10 06:11:01
Sell Score	534		

ESTIMATED VALUE

RealAVM™	\$280,300	Confidence Score	60
RealAVM™ Range	\$235,500 - \$325,100	Forecast Standard Deviation	16
Value As Of	03/04/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	1859	Cap Rate	4.7%
Estimated Value High	2537	Forecast Standard Deviation (FSD)	0.36
Estimated Value Low	1181		

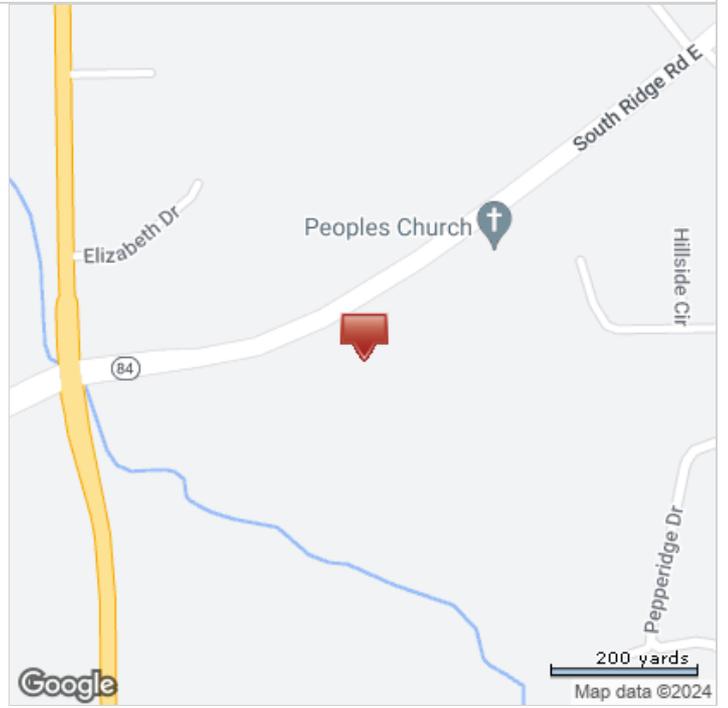
(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

MORTGAGE HISTORY

Mortgage Date	07/18/2017	12/02/2010	08/13/2008	05/17/2001
Mortgage Amount	\$20,000	\$21,613	\$10,000	\$75,000
Borrower Name	Lundi James R	Lundi James R	Lundi James R	Lundi James R
Borrower Name 2	Lundi Barbara K	Lundi Barbara K	Lundi Barbara K	Lundi Barbara K
Mortgage Lender	Andover Bk	Keybank Nat'l	Firstmerit Bk Na	Firstmerit Bk Na
Mortgage Code	Conventional	Conventional	Conventional	Conventional
Mortgage Int Rate Type	Adjustable Int Rate Loan			
Mortgage Term	10	5		
Mortgage Term Code	Years	Years		
Mortgage Type	Refi	Refi	Refi	Refi
Title Company	Chicago Title Agency		First American Equity Loan Svc	
Mortgage Doc #	640-692	486-610	439-1217	8604

PROPERTY MAP



*Lot Dimensions are Estimated