

**Situs : 190 SOUTH RIDGE (SR 84) RD E**

**Map ID: 20-029-00-015-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/19/24**

**CURRENT OWNER**  
LUNDI JAMES R  
BARBARA K  
190 SOUTH RIDGE EAST  
GENEVA OH 44041  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 029-00 015-00  
Class Residential  
Living Units 1  
Neighborhood 73000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
2 WALTERS ALLOT

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	280	129 276		1.15	1	-25	40,500
								40,500
Total Acres: .8174				Legal Acres: 0.89		NBHD Fact: 1.3000		

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	14,180	40,500	40,500	0	0
<b>Building</b>	85,650	244,700	244,700	0	0
<b>Total</b>	99,830	285,200	285,200	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	31,200	174,900	206,100
2021	31,200	174,900	206,100
2022	31,200	174,900	206,100

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

**Entrance Information**

Date	ID	Entry Code	Source
01/24/14	MJB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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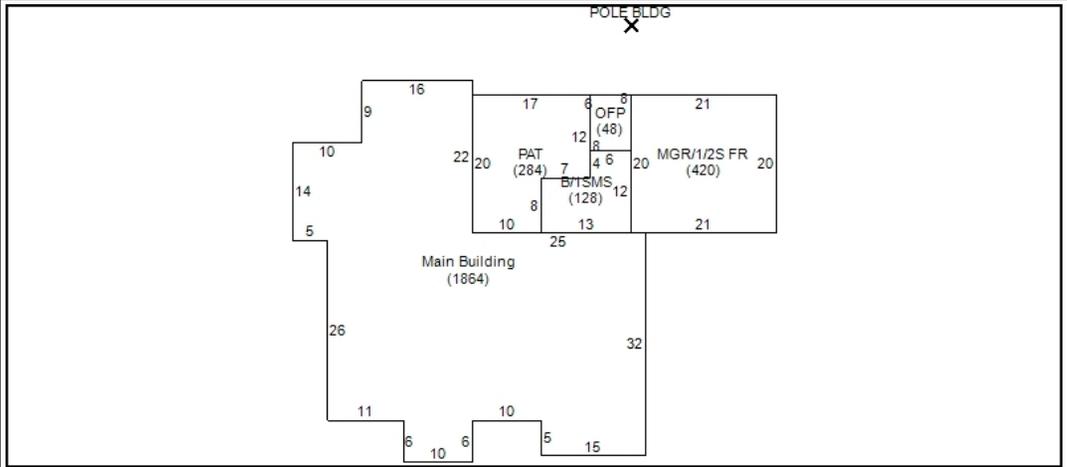
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1.5	<b>Bedrooms</b> 2
<b>Construction</b> 94-Fr W/Mas	<b>Family Rooms</b> 1
<b>Style</b> 16-Tudor	<b>Full Baths</b> 2
<b>Year Built</b> 1932	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1970	<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> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 4-Heat Pump	<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> G-Good 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+1	<b>Cost &amp; Design</b> 0
<b>CDU</b> GD-GOOD	<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					1,864						
1			PAT		284						1,000
2		BSM	1SM		128						8,900
3			OFP		48						1,100
4			MGR	HSF	420						21,700

**Dwelling Computations**

<b>Base Price</b>	181,490	<b>% Good</b>	65
<b>Plumbing</b>	5,900	<b>Market Adj</b>	
<b>Basement</b>	29,690	<b>Functional</b>	
<b>Heating</b>	7,780	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,400	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	229,260	<b>Additions</b>	21,300
<b>Ground Floor Area</b>	1,864		
<b>Total Living Area</b>	3,134	<b>Dwelling Value</b>	238,490

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	2005		18x20	360	C	1		A				6,200

**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 Blding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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**Comments**

Number	Code	Status	Comment
1	FLD	DC	19960531 C#01 - LOFT OVER GARAGE; STORAGE ONLY - POOR COND
2	FLD	BP	20060313 JP C#01 - 3-6-06:BP#041382-POLEBARN 100% 1-1-06. OLD SHED GONE

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