

**Situs : 1235 W 58TH ST**

**Map ID: 05-104-00-001-04**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2024**

**Printed: 04/01/24**

CURRENT OWNER	
ASHTABULA HOMES II LLC	
CAUV Field Review Flag:	

GENERAL INFORMATION	
Routing No.	104-00 001-04
Class	Residential
Living Units	1
Neighborhood	80000
District	
Zoning	
Alternate Id	



Legal Description	
<b>Parcel Tieback:</b>	<b>Addl. Tieback: N</b>
<b>Legal Descriptions:</b> PART OF LOT 26 & 28NATHAN STRONG PLAT	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	5000	0	0	0			6,500
								6,500
<b>Total Acres:</b>				<b>Legal Acres:</b> 0.14		<b>NBHD Fact:</b> 1.3000		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	2,280	6,500	6,500	0	0
<b>Building</b>	16,310	46,600	46,600	0	0
<b>Total</b>	18,590	53,100	53,100	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Current Value			
Year	Land	Building	Total Value
2021	5,000	36,200	41,200
2022	5,000	36,200	41,200
2023	6,500	46,600	53,100

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/16/04		1-Land Only	U-Not Validated	0188/0181	ET-Temp Exempt	

Entrance Information			
Date	ID	Entry Code	Source
08/25/14	DAA	6-Occupant Not Home	3-Other

Property Notes	
REMOVE VALUE O/R 1-1-23	Note Codes: AN-Appraiser'S Note

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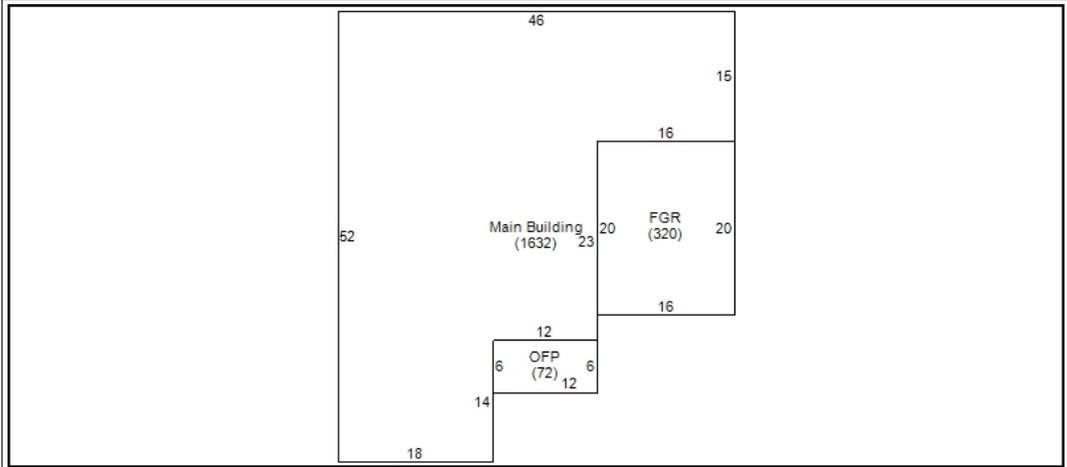
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 4
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 0
<b>Year Built</b> 2004	<b>Half Baths</b> 2
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 4
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 0-No Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 3-Central A/C	<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> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<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> D+2	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 50
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.25
<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					1,632						
1			OFF		72						1,400
2			FGR		320						6,300

**Dwelling Computations**

<b>Base Price</b> 88,920	<b>% Good</b> 75
<b>Plumbing</b> -1,300	<b>Market Adj</b>
<b>Basement</b> 0	<b>Functional</b>
<b>Heating</b> 4,050	<b>Economic</b> 50
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1.25
<b>Subtotal</b> 91,670	<b>Additions</b> 2,900
<b>Ground Floor Area</b> 1,632	
<b>Total Living Area</b> 1,632	<b>Dwelling Value</b> 46,610
<b>Dwelling Notes</b>	

**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**

<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**

Number	Code	Status	Comment
11	FLD	NC	1/1/14 DAA- CHG STYLE TO RANCH, HEATING TO 3, & GR TO D+2. NO RECK
1	OFC	NS	20040915 SLS C#01 - SPLIT FROM PARCEL 05-104-00-001-00
2	FLD	BP	20050616 KO C#01 - 6-13-05:BP#12625-NEW DWG/ATT.GAR 100% 1-1-05

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