

**Situs : 4007 WEST AVE**

**Map ID: 05-308-00-020-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/03/24**

CURRENT OWNER	
ASHTABULA HOMES II LLC	
CAUV Field Review Flag:	

GENERAL INFORMATION	
Routing No.	308-00 020-00
Class	Residential
Living Units	1
Neighborhood	80800
District	
Zoning	
Alternate Id	



Legal Description	
<b>Parcel Tieback:</b>	<b>Addl. Tieback: N</b>
<b>Legal Descriptions:</b> 1 S M	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	115	50 125		.92	5	-5	6,530
								6,530
Total Acres: .1435				Legal Acres: 0.12		NBHD Fact: 1.3000		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	2,280	6,500	6,500	0	0
<b>Building</b>	20,160	57,600	57,600	0	0
<b>Total</b>	22,440	64,100	64,100	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
2020	5,000	36,200	41,200
2021	5,000	36,200	41,200
2022	5,000	36,200	41,200

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/31/03	3,000	2-Land And Building	U-Not Validated	0088/0972	WD-Warranty Deed	NEO DEVELOPMENT CORP

Entrance Information			
Date	ID	Entry Code	Source
10/30/13	DAA	6-Occupant Not Home	3-Other
08/29/14	DAA	3-Info At Door	2-Tenant

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

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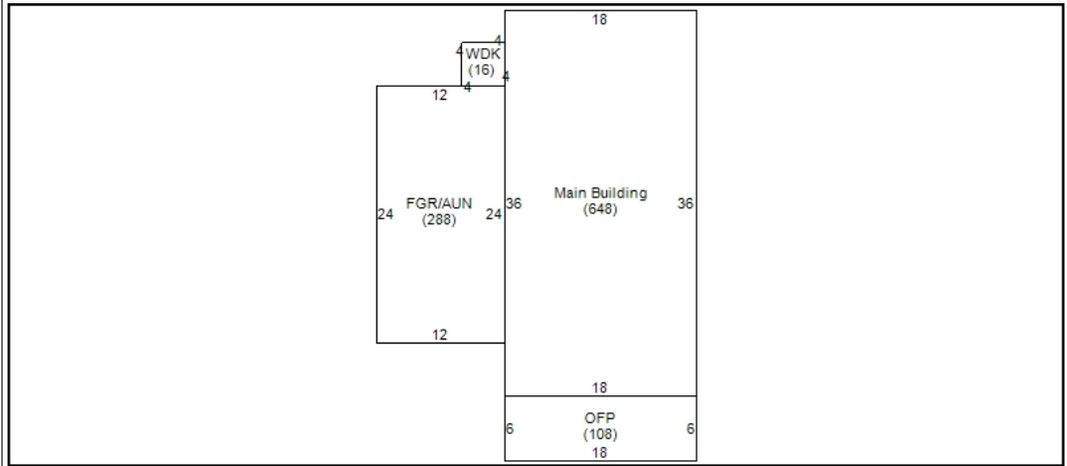
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 7
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 4
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 07-Colonial	<b>Full Baths</b> 1
<b>Year Built</b> 2004	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 8
<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> 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> 65
<b>% Complete</b>	<b>NBHD Fact</b> 1.35
<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					648						
1			OFF		108						2,000
2			FGR	AUN	288						6,700
3			WDK		16						200

**Dwelling Computations**

<b>Base Price</b>	80,630	<b>% Good</b>	60
<b>Plumbing</b>	3,800	<b>Market Adj</b>	
<b>Basement</b>	12,340	<b>Functional</b>	
<b>Heating</b>	3,670	<b>Economic</b>	65
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.35
<b>Subtotal</b>	100,440	<b>Additions</b>	3,500
<b>Ground Floor Area</b>	648	<b>Dwelling Value</b>	57,590
<b>Total Living Area</b>	1,296		

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**

<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**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
9	FLD	NC	1/1/14 DAA- CHG HEATING TO 3, GR TO D+2, CDU TO AV. NO RECK
1	FLD	BP	20050713 KO C#01 - 7-7-05:BP#12557-NEW DWG/ATT.GAR 100% 1-1-05

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