

**Situs : 7173 RIDGE AVE**

**Map ID: 28-041-20-282-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
BELL LARRY G  
PO BOX 121  
N KINGSVILLE OH 44068  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 041-20 282-00  
Class Residential  
Living Units 1  
Neighborhood 86103  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
B-34 KINGS ON LAKE

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	35	34 100		.82			1,270
								1,270

Total Acres: .0781      Legal Acres: 0.08      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	460	1,300	1,300	0	0
<b>Building</b>	2,450	7,000	7,000	0	0
<b>Total</b>	2,910	8,300	8,300	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	1,000	6,700	7,700
2021	1,000	6,700	7,700
2022	1,000	6,700	7,700

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/05/23		2-Land And Building	F-Foreclosure		SD-Sheriff Deed	BELL LARRY G

**Entrance Information**

Date	ID	Entry Code	Source
11/22/13	DAA	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 7173 RIDGE AVE

Parcel Id: 28-041-20-282-00

LUC: 510

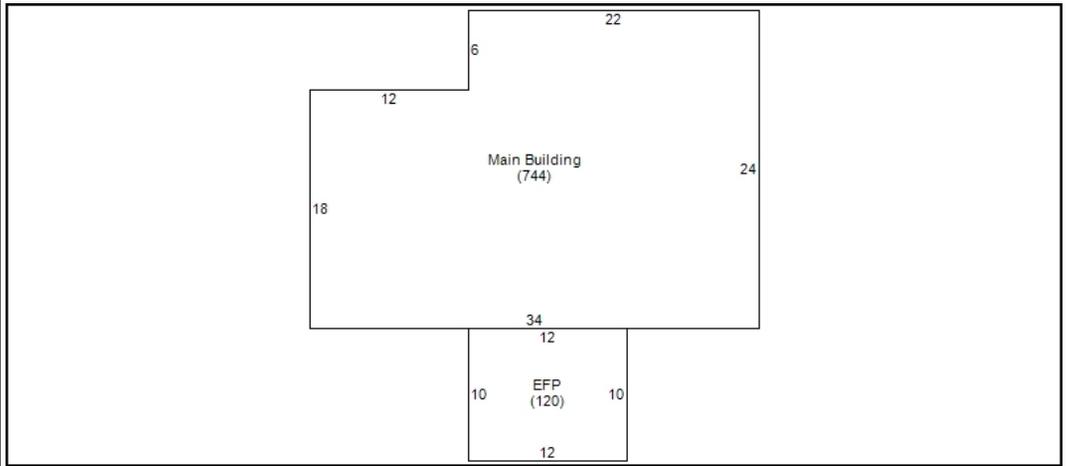
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 2
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 19-Cabin/Cottage	<b>Full Baths</b> 1
<b>Year Built</b> 1954	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> D-Full Crawl	<b>T3 Rec Rm Area</b>
<b>Heating</b> 2-Basic	<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> P-Poor Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<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	<b>Cost &amp; Design</b> 0
<b>CDU</b> V--VERY POOR -	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.05
<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					744						
1		EFP			120						3,700

**Dwelling Computations**

<b>Base Price</b>	46,060	<b>% Good</b>	10
<b>Plumbing</b>	1,100	<b>Market Adj</b>	
<b>Basement</b>	4,370	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.05
<b>Subtotal</b>	51,530	<b>Additions</b>	400
<b>Ground Floor Area</b>	744	<b>Dwelling Value</b>	6,980
<b>Total Living Area</b>	744		

Dwelling Notes

**Outbuilding Data**

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

**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>	