

Situs : 7200 RIDGE AVE

Map ID: 28-041-30-299-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
CARTER DIANA J
WISER SHAUN M
3324 LATIMER AVENUE
ASHTABULA OH 44004

CAUV
Field Review Flag: R-INTERIOR REMOD/RENC

GENERAL INFORMATION
Routing No. 041-30 299-00
Class Residential
Living Units 1
Neighborhood 86103
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
C-14 KINGS ON LAKE

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	35	35 100		.82			1,310
								1,310

Total Acres: .0803 Legal Acres: 0.08 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	460	1,300	1,300	0	0
Building	8,190	23,400	23,400	0	0
Total	8,650	24,700	24,700	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	7,000	8,000
2021	1,000	7,000	8,000
2022	1,000	7,500	8,500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
10/02/23	N/A		REMOD	Int/Ext Remod	Recheck Next Year

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/30/20		2-Land And Building	M-Sale Involving Multiple Parcels		WD-Warranty Deed	SECRETARY OF HOUSING & URBAN DEV
01/06/20		2-Land And Building	M-Sale Involving Multiple Parcels		LD-Limited Warranty Deed	BANK OF AMERICA NA
02/24/16	20,000	2-Land And Building	F-Foreclosure	606/ 2180	SD-Sheriff Deed	REED JEFFERY A
09/23/08	75,190	2-Land And Building	U-Not Validated	0239/1105	WD-Warranty Deed	ASHLEY CONNIE JO

Entrance Information

Date	ID	Entry Code	Source
11/22/13	DAA	6-Occupant Not Home	3-Other
09/12/22	AE	6-Occupant Not Home	3-Other
09/15/23	AE	6-Occupant Not Home	3-Other

Property Notes
NEW WINDOWS & SOME REMOD 1-1-23
RE CK 24 FOR MORE IMPROVEMENTS

Note Codes:
AN-Appraiser'S Note

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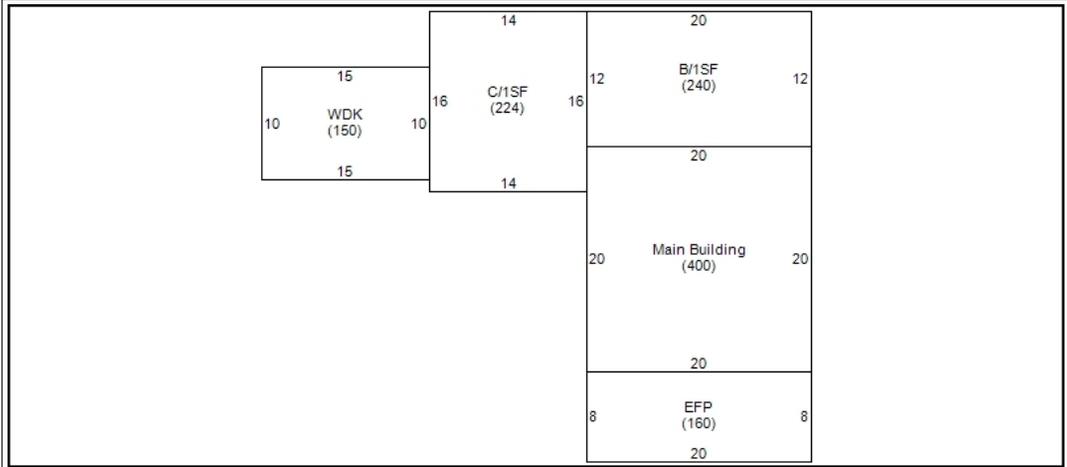
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Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 06-Bungalow	Full Baths 1
Year Built 1930	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition F-Fair Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D	Cost & Design 0
CDU FR-FAIR	Functional
% Good Ovr	Economic
% Complete	NBHD Fact 1.05
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					400						
1		EFP			160						4,900
2	CSP	1SF			224						9,400
3	BSM	1SF			240						11,600
4		WDK			150	2021					1,400

Dwelling Computations

Base Price	32,270	% Good	30
Plumbing	1,100	Market Adj	
Basement	3,060	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1.05
Subtotal	36,430	Additions	9,000
Ground Floor Area	400	Dwelling Value	23,440
Total Living Area	864		

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

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments

Number	Code	Status	Comment
6	FLD	NC	NO CHG TO REHAB 1-1-22, ADDED DECK. RECK'23 FOR REHAB. *DET.GARAGES ARE LISTED
7	FLD	NC	ON 300-00.
8	FLD	NC	9/15/23 AE NEW WINDWS 1-1-23 RE CK 24 FOR MORE REMOD
5	FLD	RV	REMOD, NO CHANGE, <50% FOR 1-21.CHECK 22 FOR COMPLETION.
2	FLD	RV	REV 2020 REHAB <50% 1/1/2020 RE CK 2021 MOLD THROUGHOUT NEW OWNER PUTTING
3	FLD	RV	ALL NEW DRYWALL IN
1	FLD	DC	19960403 C#01 - BSMT A LITTLE UNDER 6'.

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