

**Situs : RIDGE AVE**

**Map ID: 28-041-30-300-00**

**LUC: 599**

**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:

**GENERAL INFORMATION**  
Routing No. 041-30 300-00  
Class Residential  
Living Units 0  
Neighborhood 86103  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
C-13 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
<b>Land</b>	460	1,300	1,300	0	0
<b>Building</b>	1,260	3,600	3,600	0	0
<b>Total</b>	1,720	4,900	4,900	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	2,400	3,400
2021	1,000	2,400	3,400
2022	1,000	2,400	3,400

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/30/20		1-Land Only	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
09/15/23	AE	6-Occupant Not Home	3-Other

**Property Notes**  
CHG COND OF GAR TO AV 1-1-23  
Note Codes:  
AN-Appraiser'S Note

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**Dwelling Information**

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design <sup>0</sup>
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
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**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1950		10x20	200	D	1		P				
2	RG1-Det Garag	1994		24x40	960	C	1		A	A			3,600

**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**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
3	FLD	NC	9/15/23 AE CHANGE COND OF GAR TO AV FOR 1-1-23
1	FLD	DC	REV14 N/C

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