

**Situs : MIDDLE RD**

**Map ID: 03-002-00-011-01**

**LUC: 399**

Card: 1 of 3

Tax Year: 2023

Printed: April 1, 2024

**CURRENT OWNER**  
RESERVE ENVIRONMENTAL SERVICES INC  
5841 WOODMAN AVE  
ASHTABULA OH 44004  
  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 002-00 011-01  
Class I  
Living Units  
Neighborhood 8310C  
Alternate Id  
District  
Zoning



**Property Notes**  
Note Codes:

**Land Information**

Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 5.0000	E-Economic	5-Shape Or Siz -25	37,500
3-Residual	AC 6.9000			6,900

Total Acres: 11.9      Legal Acres: 11.9

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	15,540	44,400	44,400	0	0
<b>Building</b>	119,630	341,800	341,800	0	0
<b>Total</b>	135,170	386,200	386,200	0	0

**Manual Override Reason**  
**Base Date of Value**  
**Value Flag** 5-COST SUPPRESS INI      **Effective Date of Value**

**Entrance Information**

Date	ID	Entry Code	Source
04/23/13	RBT	7-Vacant	3-Other

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

**Property Factors**  
**Topo:** 2-Level  
**Utilities:** 6-All  
**Street/Road:** 0-Paved  
**Traffic:** 3-Nominal  
**Location:** 5-Secondary Strip  
**Spot Loc:**

**Legal Description**  
**Parcel TieBack:**      **Addl.TieBack:** N  
**Legal Descriptions:**  
11 & 14

*Inspection Witnessed By* \_\_\_\_\_

Situs : MIDDLE RD	Parcel Id: 03-002-00-011-01	LUC: 399	Card: 1 of 3	Tax Year: 2023	Printed: April 1, 2024
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Building Information	
Year Built/Eff Year	1991 /
Building #	1
Structure Type	401-Mfg/Processing
Identical Units	1
Total Units	
Grade	C-2
# Covered Parking	
# Uncovered Parking	
DBA	RESERVE ENVIRO. SERV.

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	3,180	166	082-Multi-Use Offic	10	08-Metal, S:	4-Pre-Engineered St	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	
2	01	01	4,020	254	044-Utility Shop	20	08-Metal, S:	4-Pre-Engineered St	100	2-Normal	1-Hot Air	0-None	2-Normal	3	3	
3	02	02	720	36	082-Multi-Use Offic	10	08-Metal, S:	4-Pre-Engineered St	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	
4	02	02	2,460	122	044-Utility Shop	10	08-Metal, S:	4-Pre-Engineered St	100	2-Normal	1-Hot Air	0-None	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	3,180	082-Multi-Use Office	60		89,590
2	4,020	044-Utility Shop	60		72,790
3	720	082-Multi-Use Office	60		19,200
4	2,460	044-Utility Shop	60		47,840

Outbuilding Data													
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value	
1	SH9-Office	1984	6	12	72	C	1		P	P		1,100	
2	RG1-Det Garage	1985	20	30	600	C	1		P	P		2,600	
3	RS1-Frame Shed	1985	12	20	240	C	1		F	F		400	
4	RS1-Frame Shed	1988	7	12	84	C	1		F	F		300	
6	WA1-Fence Chlk	1984	10	6,000	60,000	C	1		F	F		16,500	
7	Cl1-Asph Pave	1984			150,000	C	1		P	P		12,000	

Situs : MIDDLE RD

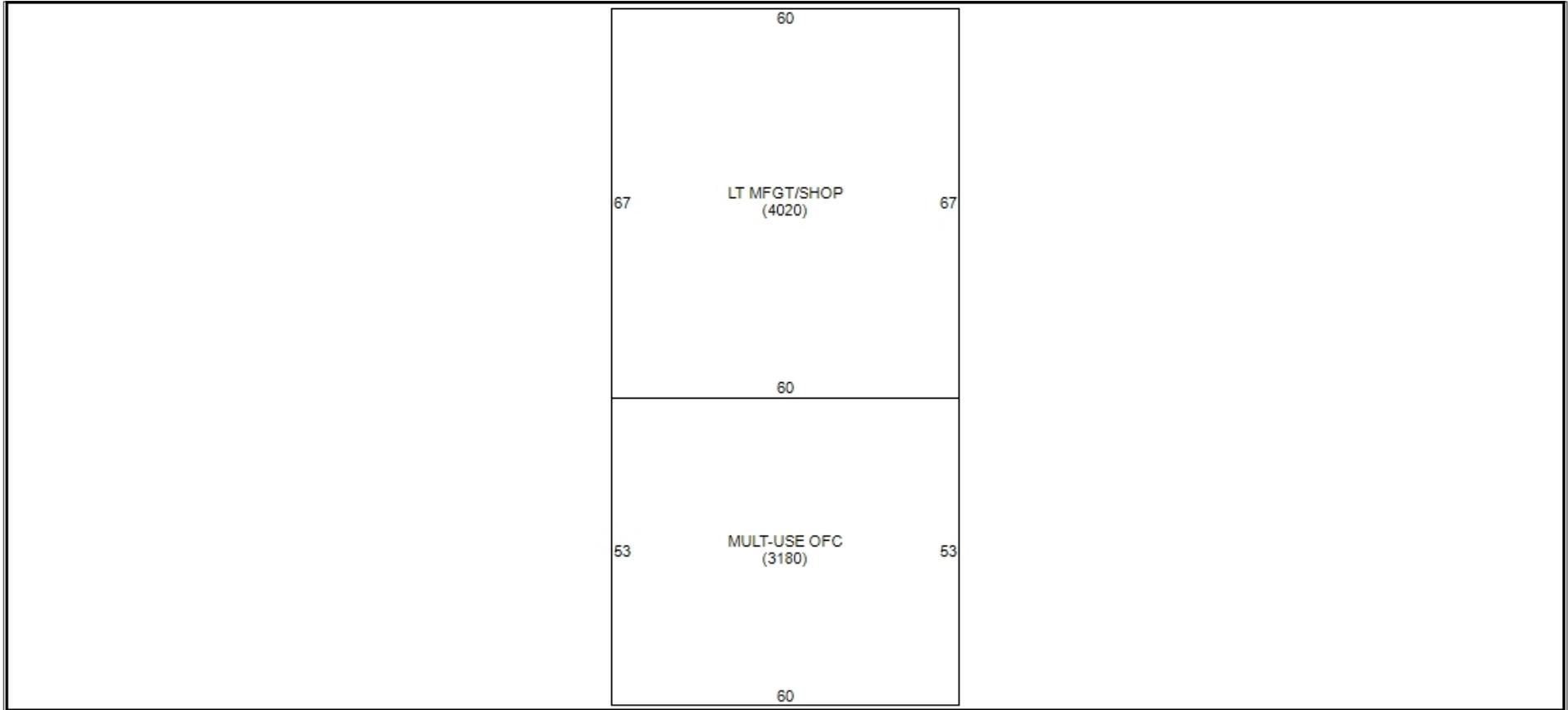
Parcel Id: 03-002-00-011-01

LUC: 399

Card: 1 of 3

Tax Year: 2023

Printed: April 1, 2024



Additional Property Photos



030010000100 11/18/2012



030010000100 11/18/2012



030010000100 11/18/2012

Situs : MIDDLE RD

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LUC: 399

Card: 1 of 3

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**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
23	S	001 23-Multi Use Office	0	3,900	7.50		29,250	10		0	26,330	30			7,899	7,899	18,430
28	S	001 28-Utility Shop	0	17,647	4.00		70,590	10		0	63,530	18			11,435	11,435	52,100

**Apartment Detail - Building 1 of 3**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

**Building Cost Detail - Building 1 of 3**

<b>Total Gross Building Area</b>	10,380
<b>Replace, Cost New Less Depr</b>	229,420
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	229,420
<b>NBHD Fact</b>	1.0000
<b>Value per SF</b>	22.10

**Notes - Building 1 of 3**

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**Income Summary (Includes all Building on Parcel)**

<b>Total Gross Rent Area</b>	21,547
<b>Total Gross Building Area</b>	21,547

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

Situs : MIDDLE RD

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LUC: 399

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Comments			
Number	Code	Status	Comment
2	FLD	DC	REV14 - CHG TO PROP/LOC FACTORS
3	FLD		20010611 CG C#01 - BLDG #2 IS SCALES OFFICE, #5 IS PUMP HSE
4	FLD		20080228 SR C#01 - 2/18/08 PER GIS IF CORRECT BLDG'S PHYSICALLY SIT ON
5	FLD		20080228 SR C#01 - 03-002-00-011-01
6	FLD		REV14 - CHG PROP & LOC FACTS, INT/EXT, OBY - RMV FTR PB1 CARD 1
7	FLD		REV14 - CHG BLDG & INT/EXT CARDS 2 & 3
8	FLD	RV	2020 (CARD 2) BLDG VP COND AND (CARD 3) BLDG POOR COND.
9	FLD	RV	2020 BLDGS MOVED HERE FROM 03-001-00-001-00.

Situs : MIDDLE RD

Parcel Id: 03-002-00-011-01

LUC: 399

Card: 1 of 3

Tax Year: 2023

Printed: April 1, 2024

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Situs : MIDDLE RD

Parcel Id: 03-002-00-011-01

LUC: 399

Card: 2 of 3

Tax Year: 2023

Printed: April 1, 2024

Building Information	
Year Built/Eff Year	1994 /
Building #	2
Structure Type	401-Mfg/Processing
Identical Units	1
Total Units	
Grade	C-2
# Covered Parking	
# Uncovered Parking	
DBA	POLISHING TREATMENT

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																	
Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01		3,551	240	044-Utility Shop	18	08-Metal, S	4-Pre-Engineered St	100	2-Normal	2-Hot Water/	0-None	2-Normal	0	0	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	3,551	044-Utility Shop		1	1,540

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value

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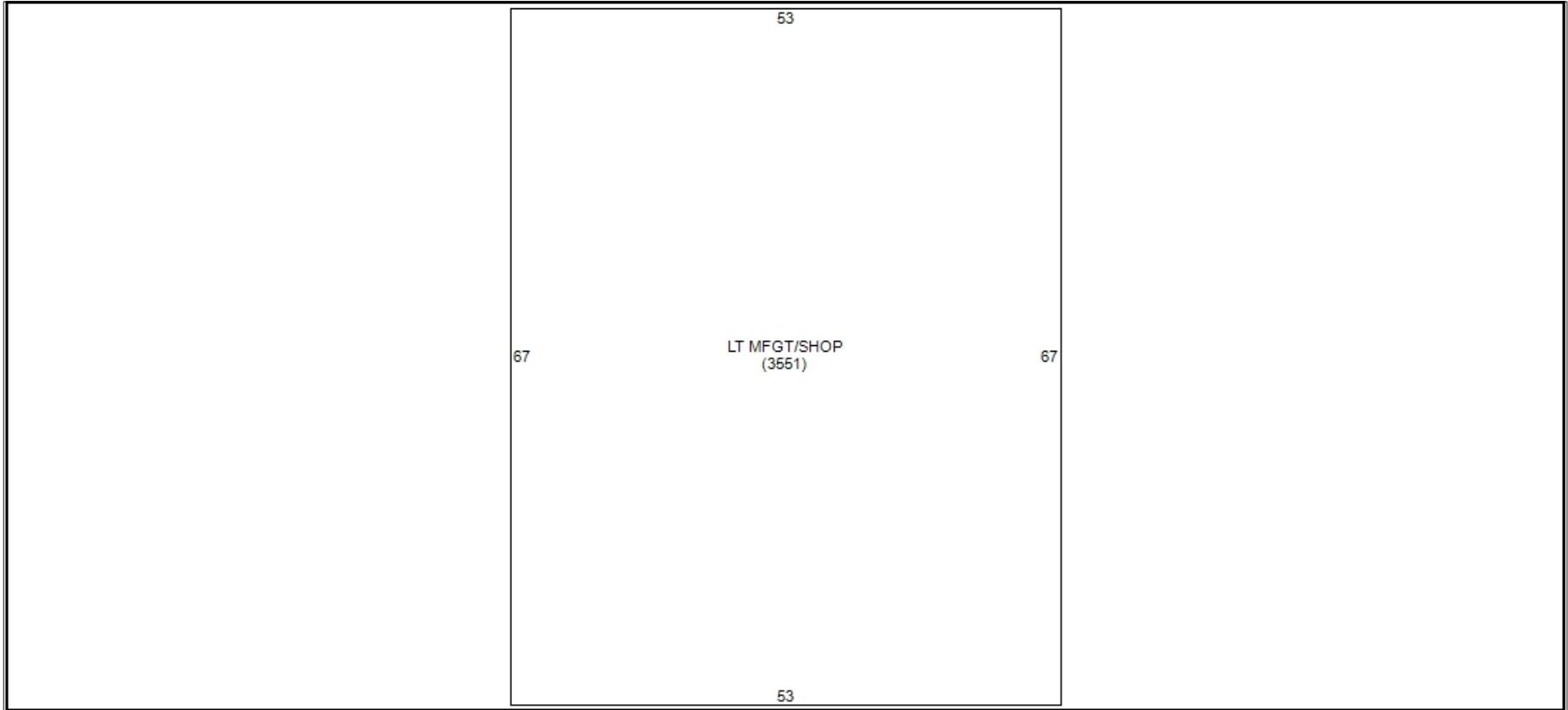
Parcel Id: 03-002-00-011-01

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Card: 2 of 3

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Situs : MIDDLE RD

Parcel Id: 03-002-00-011-01

LUC: 399

Card: 2 of 3

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**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
23	S	001	23-Multi Use Office	0	3,900	7.50	29,250	10		0	26,330	30			7,899	7,899	18,430
28	S	001	28-Utility Shop	0	17,647	4.00	70,590	10		0	63,530	18			11,435	11,435	52,100

**Apartment Detail - Building 2 of 3**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

**Building Cost Detail - Building 2 of 3**

<b>Total Gross Building Area</b>	3,551
<b>Replace, Cost New Less Depr</b>	1,540
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	1,540
<b>NBHD Fact</b>	1.0000
<b>Value per SF</b>	0.43

**Notes - Building 2 of 3**

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**Income Summary (Includes all Building on Parcel)**

<b>Total Gross Rent Area</b>	21,547
<b>Total Gross Building Area</b>	21,547

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	



Situs : MIDDLE RD

Parcel Id: 03-002-00-011-01

LUC: 399

Card: 3 of 3

Tax Year: 2023

Printed: April 1, 2024

Building Information	
Year Built/Eff Year	1994 /
Building #	3
Structure Type	401-Mfg/Processing
Identical Units	1
Total Units	
Grade	C-2
# Covered Parking	
# Uncovered Parking	
DBA	FILTER PRESS
	BLDG

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	3,808	248	044-Utility Shop	20	08-Metal, S:	4-Pre-Engineered St	100	2-Normal	1-Hot Air	0-None	2-Normal	1	1	
2	02	02	3,808	248	044-Utility Shop	16	08-Metal, S:	4-Pre-Engineered St	100	2-Normal	2-Hot Water/	0-None	2-Normal	1	1	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	3,808	044-Utility Shop	50		41,380
2	3,808	044-Utility Shop	50		36,580

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value

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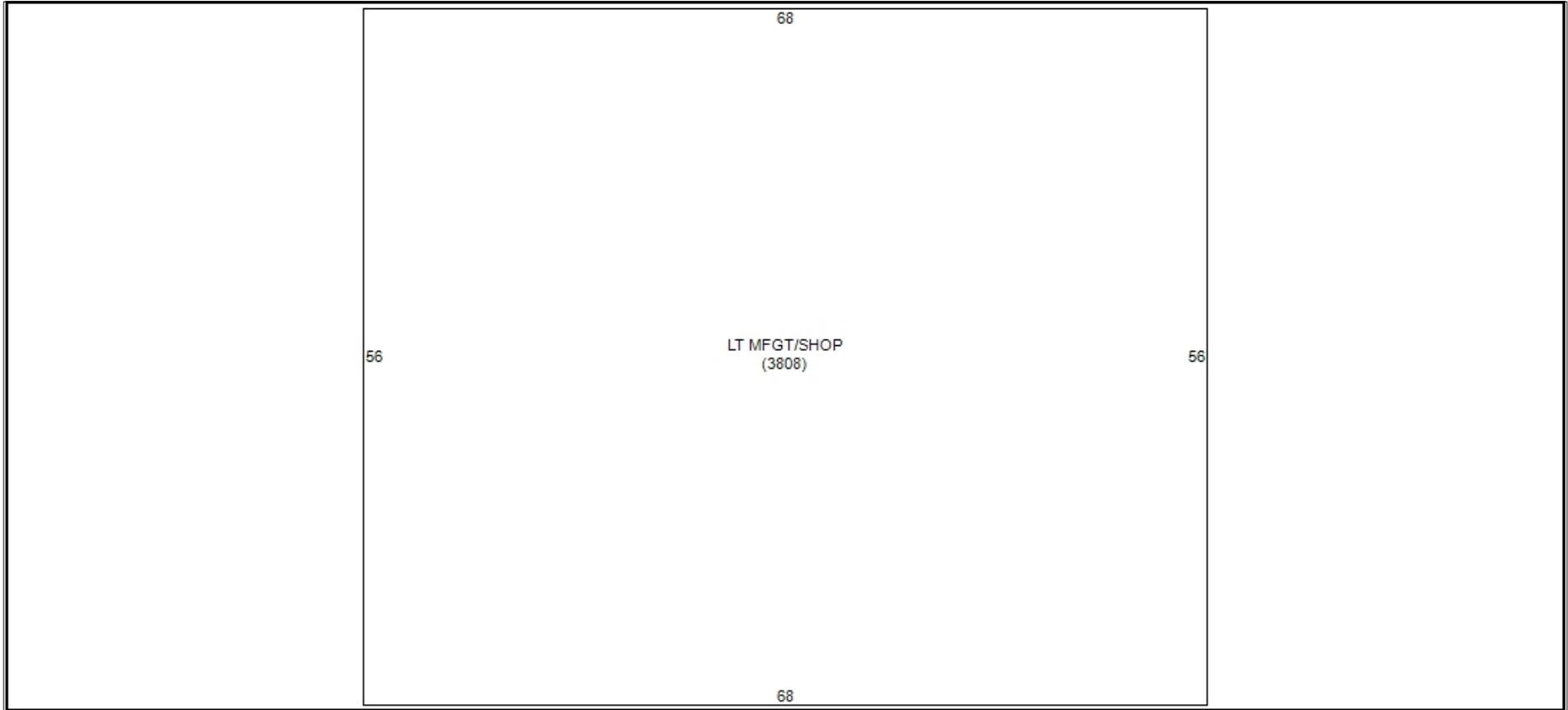
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23	S	001	23-Multi Use Office	0	3,900	7.50	29,250	10		0	26,330	30			7,899	7,899	18,430
28	S	001	28-Utility Shop	0	17,647	4.00	70,590	10		0	63,530	18			11,435	11,435	52,100

**Apartment Detail - Building 3 of 3**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

**Building Cost Detail - Building 3 of 3**

<b>Total Gross Building Area</b>	7,616
<b>Replace, Cost New Less Depr</b>	77,960
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	77,960
<b>NBHD Fact</b>	1.0000
<b>Value per SF</b>	10.24

**Notes - Building 3 of 3**

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**Income Summary (Includes all Building on Parcel)**

<b>Total Gross Rent Area</b>	21,547
<b>Total Gross Building Area</b>	21,547

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	