

Situs : 4904 THORNHILL DR

Map ID: 46-028-00-141-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
DONOVAN CAROLYN A
4904 THORNHILL DR
ROME OH 44085

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 028-00 141-00
Class Residential
Living Units 1
Neighborhood 25100
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: Y
Legal Descriptions:
L-3 GRAND RIVERACRES NO 1

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	20000	.2400	185	0			11,540
								11,540

Total Acres: .24 Legal Acres: 0.24 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,030	11,500	11,500	0	0
Building	50,610	144,600	144,600	0	0
Total	54,640	156,100	156,100	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	8,900	107,100	116,000
2021	8,900	107,100	116,000
2022	8,900	107,100	116,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/01/01	23,000	2-Land And Building	U-Not Validated	0091/5637	QC-Quit Claim	DONOVAN CAROLYN A

Entrance Information

Date	ID	Entry Code	Source

Property Notes
Note Codes:

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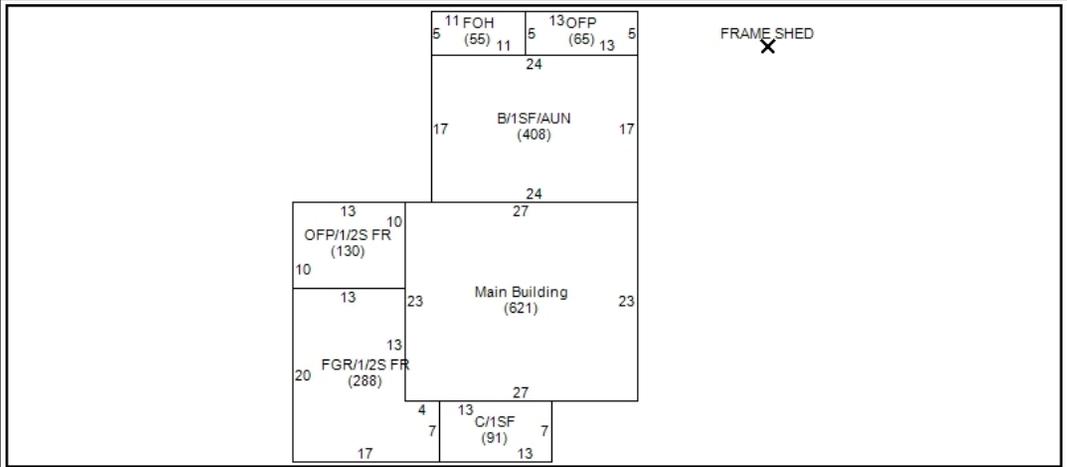
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 08-Cape Cod	Full Baths 2
Year Built 1945	Half Baths 0
Eff Year Built 1960	Addl. Fixtures 0
Year Remodeled 1989	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level J-1/2 Bsmt 1/2 Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition G-Good Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	Misc 1 Desc
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU GD-GOOD	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					621						
1	BSM	1SF	AUN		408						26,300
2			FOH		55						2,600
3			OFP		65						1,400
4			OFP	HSF	130						5,800
5			FGR	HSF	288						13,100
6	CSP	1SF			91						4,800
7			WDK		204						2,300

Dwelling Computations

Base Price	76,890	% Good	65
Plumbing	5,600	Market Adj	
Basement	10,760	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.35
Subtotal	97,450	Additions	36,600
Ground Floor Area	621	Dwelling Value	144,630
Total Living Area	1,695		
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1111		0x0		1	C	1		S			

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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Number	Code	Status	Comment
1	FLD	DC	19960119 C#01 - PROP. FOR SALE CENTURY 21.SHED P.P

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