

**Situs : 931 PROSPECT (USR 20) RD**

**Map ID: 05-305-00-097-00**

**LUC: 528**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
SARELL THOMAS J  
SARELL RITA L  
4525 MAIN AVE  
ASHTABULA OH 44004  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 305-00 097-00  
Class Residential  
Living Units 2  
Neighborhood 80800  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
1 N OF PROS 39 41  
43 45 47 GEO HUBBARD

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
S	1	2	20,038	155	0	4	-75	13,020
								13,020
Total Acres: .46				Legal Acres: 0.46		NBHD Fact: 1.3000		

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	4,550	13,000	13,000	0	0
<b>Building</b>	17,990	51,400	51,400	0	0
<b>Total</b>	22,540	64,400	64,400	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

**Current Value**

Year	Land	Building	Total Value
2020	10,000	38,100	48,100
2021	10,000	38,100	48,100
2022	10,000	38,100	48,100

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/01/10			U-Not Validated		ET-Temp Exempt	SARELL RITA

**Entrance Information**

Date	ID	Entry Code	Source
10/31/13	DAA	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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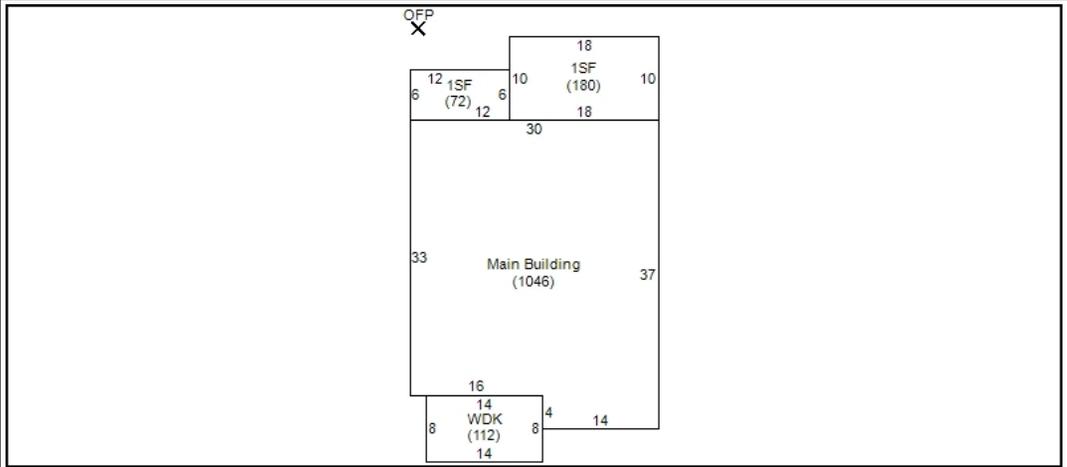
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 10
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 5
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 1
<b>Style</b> 11-Duplex	<b>Full Baths</b> 2
<b>Year Built</b> 1910	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1950	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 1997	<b>Total Fixtures</b> 9
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<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> 1-Unfin	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<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> LC-Liv Units Converted	<b>Misc 2 Qty</b> 1
<b>Grade</b> C	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 85
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.35
<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					1,046						
1		1SF			72						3,500
2		1SF			180						8,600
3		WDK			112						1,300
4		OFF			24						500
5		1SF			16						800

**Dwelling Computations**

<b>Base Price</b> 121,860	<b>% Good</b> 25
<b>Plumbing</b> 5,600	<b>Market Adj</b>
<b>Basement</b> 18,640	<b>Functional</b>
<b>Heating</b> 0	<b>Economic</b> 85
<b>Attic</b> 6,000	<b>% Complete</b> 100
<b>Other Features</b> 8,300	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1.35
<b>Subtotal</b> 160,400	<b>Additions</b> 3,100
<b>Ground Floor Area</b> 1,046	
<b>Total Living Area</b> 2,360	<b>Dwelling Value</b> 50,210

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	1910		14x22	308	E	1		F				1,200

**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>	

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<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
5	FLD	DC	REV14 NO CHANGE
1	FLD	BP	19981202 KO C#01 - 11/25/97-BP#08506 & 08730 FOR OFF/GAR ALTER W/SIDING.CHNGD
2	FLD	BP	19981202 KO C#01 - DEPR FROM 91% TO 86% & CHNGD VALUE ON GAR FROM 500 TO 1000
3	FLD	BP	19981202 KO C#01 - FOR 1/1/98.

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