

Situs : 4713 KNICKERBOCKER CIR

Map ID: 42-023-00-101-00

LUC: 510

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. 023-00 101-00
Class Residential
Living Units 1
Neighborhood 65300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
31 & 32 SLEEPY HOLLOW

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	11500	.7100	130	0			13,800
								13,800

Total Acres: .71 Legal Acres: 0.71 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,830	13,800	13,800	0	0
Building	31,920	91,200	91,200	0	0
Total	36,750	105,000	105,000	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	10,600	67,600	78,200
2021	10,600	67,600	78,200
2022	10,600	67,600	78,200

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 THOMAS

Entrance Information

Date	ID	Entry Code	Source
12/03/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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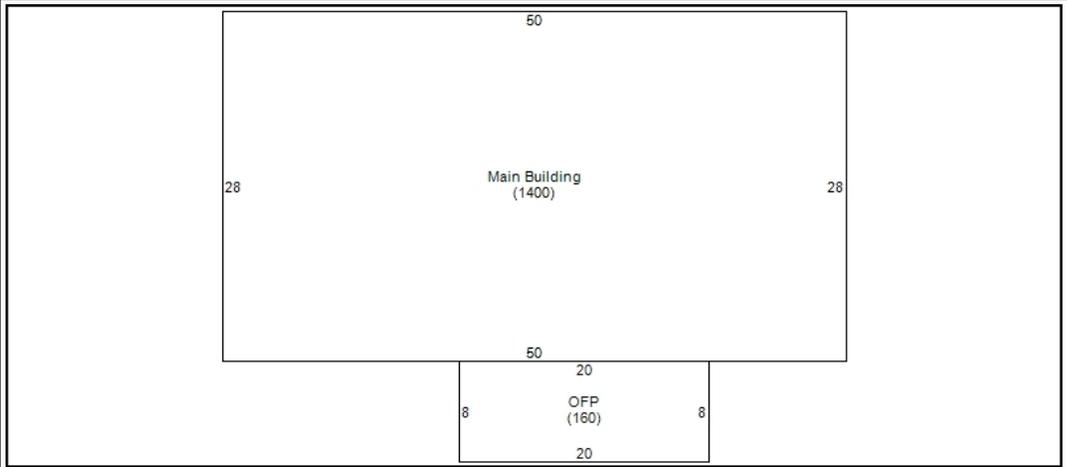
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Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 01-Raised Ranch/Bi-Level	Full Baths 2
Year Built 1974	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area 800
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 3	Prefab Add'l Stry
Bsmt Gar # Cars 2	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU FR-FAIR	Functional
% Good Ovr	Economic 80
% 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					1,400						
1		OFF			160						3,400
3		WDK			256						2,900

Dwelling Computations

Base Price	88,280	% Good	55
Plumbing	5,600	Market Adj	
Basement	22,870	Functional	
Heating	0	Economic	80
Attic	0	% Complete	100
Other Features	19,460	C&D Factor	
		Adj Factor	1.35
Subtotal	136,210	Additions	2,800
Ground Floor Area	1,400		
Total Living Area	1,400	Dwelling Value	91,220

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
2	OFC		ADJUSTED CDU BASED ON HOUSE CONDITIONS. RENT SUPPORTS NEW VALUE.

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