

Situs : W BEECH (SR 307) ST

Map ID: 26-019-00-074-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
HIGHLAND EAGLE PROPERTIES CO LLC
PO BOX 104
JEFFERSON OH 44047

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 019-00 074-00
Class Residential
Living Units 1
Neighborhood 54200
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
PART OF ASHTABULA ST
LOTS 26, 28

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|--------------------|----|------|---------|-------------------|------|-------------------|-------|--------|
| F | 1 | 225 | 115 284 | | 1.15 | 5 | -15 | 29,590 |
| | | | | | | | | 29,590 |
| Total Acres: .7498 | | | | Legal Acres: 0.75 | | NBHD Fact: 1.3000 | | |

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|-----------------|----------|-----------|--------|--------|--------|
| Land | 10,360 | 29,600 | 29,600 | 0 | 0 |
| Building | 0 | 0 | 0 | 0 | 0 |
| Total | 10,360 | 29,600 | 29,600 | 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 | 23,800 | | 23,800 |
| 2021 | 23,800 | | 23,800 |
| 2022 | 23,800 | | 23,800 |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|--------|---------------------|-----------------------------------|----------------|------------------------------|----------------------------------|
| 11/15/22 | | 1-Land Only | E-Exempt Conveyance (Sale Price O | | GW-General Warranty | HIGHLAND EAGLE PROPERTIES CO LTD |
| 03/17/22 | 30,000 | 2-Land And Building | Z-Validated Multiple Parcels | | DE-Deed | TUSSEL KARL TRUSTEE |
| 03/17/22 | | 2-Land And Building | E-Exempt Conveyance (Sale Price O | | AF-Affidavit Of Survivorship | TUSSEL CLARENCE K JR TRUS |
| 03/17/22 | 30,000 | 1-Land Only | Z-Validated Multiple Parcels | | DE-Deed | HIGHLAND EAGLE PROPERTIES LTD |

Entrance Information

| Date | ID | Entry Code | Source |
|------|----|------------|--------|
| | | | |

Property Notes
Note Codes:

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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 ⁰ |
| 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 |
|------|-----|-----|-----|-----|------|--------|--------|-------|-------|-----|-------|
|------|-----|-----|-----|-----|------|--------|--------|-------|-------|-----|-------|

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 |
|----|-----------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|
|----|-----------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|

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 | OFC | SS | NEW SURVEY FROM 0.75AC TO .750AC CONV#4691 11/15/2022 |

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