

Situs : 182 GRANDVIEW AVE

Map ID: 12-101-00-048-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
JOHNSON ROBERT
JOHNSON PATRICIA
182 GRANDVIEW AVE
CONNEAUT OH 44030

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 101-00 048-00
Class Residential
Living Units 1
Neighborhood 88200
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
38 PITCHER & YOUNG

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	200	50 150		1			13,000
								13,000

Total Acres: .1722 Legal Acres: 0.17 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,550	13,000	13,000	0	0
Building	28,320	80,900	80,900	0	0
Total	32,870	93,900	93,900	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	10,000	47,900	57,900
2021	10,000	47,900	57,900
2022	10,000	59,900	69,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/19/16	54,700	2-Land And Building	F-Foreclosure	627/ 58	SD-Sheriff Deed	CHROMIK DIANA M
08/29/08	115,500	2-Land And Building	U-Not Validated		WD-Warranty Deed	HAKOLA RICHARD L

Entrance Information

Date	ID	Entry Code	Source
11/19/13	WPW	6-Occupant Not Home	3-Other
08/15/19	MB	3-Info At Door	1-Owner
10/16/20	KJ	6-Occupant Not Home	3-Other

Property Notes
RECHECK 2018. OWNER NOT LIVING THERE NOW PLANS TO NEXT YEAR. Note Codes:

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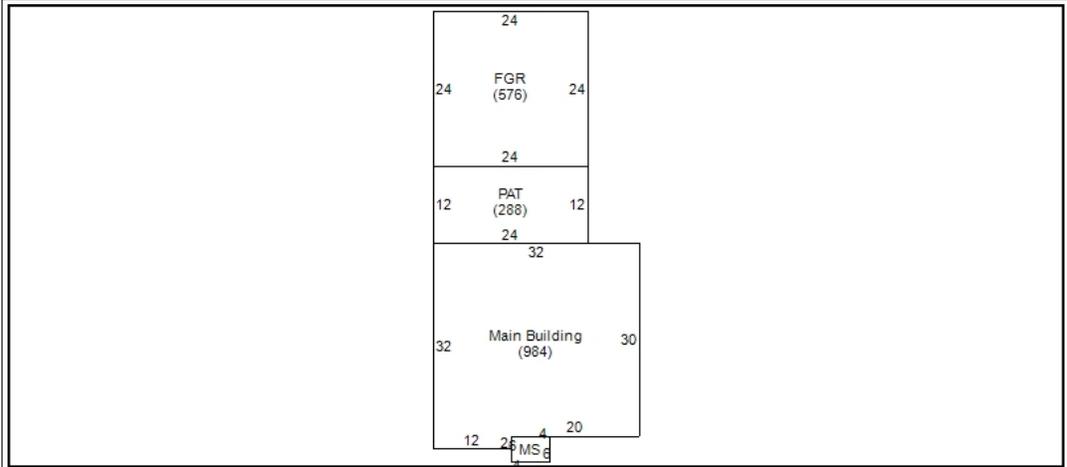
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 08-Cape Cod	Full Baths 1
Year Built 1959	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 8
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
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 3-Attic 3/4 Finished	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU AV-AVERAGE	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					984						
1			PAT		288						1,000
2			FGR		576						12,000
3			MS		24						300

Dwelling Computations

Base Price	65,600	% Good	50
Plumbing	4,000	Market Adj	
Basement	16,990	Functional	
Heating	0	Economic	100
Attic	15,760	% Complete	100
Other Features	4,000	C&D Factor	
		Adj Factor	1.35
Subtotal	106,350	Additions	6,700
Ground Floor Area	984	Dwelling Value	80,870
Total Living Area	1,378		
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
7	FLD		PER OWN, LEAKS FIXED. ADJ COND TO AVG 1-1-22.
6	FLD		NVC 1-1-21; RECK22.
5	FLD		STILL NO WINDOWS, NVC 1-1-20; RECK 2021.
3	FLD		CHG EFP TO PAT, ROOF REPAIR 100%. DWG STILL HAS WATER LEAKS THROUGH CHIMNEY, NO
4	FLD		START ON WINDOWS REPAIRS 1-1-19; RECK 2020.
2	OFC	HI	OWNER INTERVIEW. HOME VACANT LAST TWO YRS. HOLE IN ROOF, CHIMNEY, WINDOW DAMAGE
1	FLD	RV	20020502 JC C#01 - NEW SIDING AND ROOF

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