

**Situs : 4616 NEW LONDON RD**

**Map ID: 17-019-00-042-00**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

**CURRENT OWNER**  
LEWIS ROLAND A  
FREEMAN P LEWIS  
4616 NEW LONDON RD  
GENEVA OH 44041  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 019-00 042-00  
Class Residential  
Living Units 1  
Neighborhood 70300  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
SEC 1--34 N & 35

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1800		0			
A	S	12500	5.2450	55	0	5	-30	32,810
A	H	12500	1.0000	100	0			16,250
								49,060

Total Acres: 6.425      Legal Acres: 6.43      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	17,190	49,100	49,100	0	0
<b>Building</b>	62,550	178,700	178,700	0	0
<b>Total</b>	79,740	227,800	227,800	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	37,700	132,400	170,100
2021	37,700	132,400	170,100
2022	37,700	132,400	170,100

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/18/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		JE-Judgement Entry	LEWIS ROLAND A
12/18/23	173,976	2-Land And Building	F-Foreclosure		PS-Private Seller Official De	LEWIS ROLAND A
06/24/10	156,000		U-Not Validated		WD-Warranty Deed	MONNOLLY GEORGE F
05/12/03	128,458	2-Land And Building	U-Not Validated	0216/0138	SD-Sheriff Deed	MONNOLLY GEORGE F

**Entrance Information**

Date	ID	Entry Code	Source
01/08/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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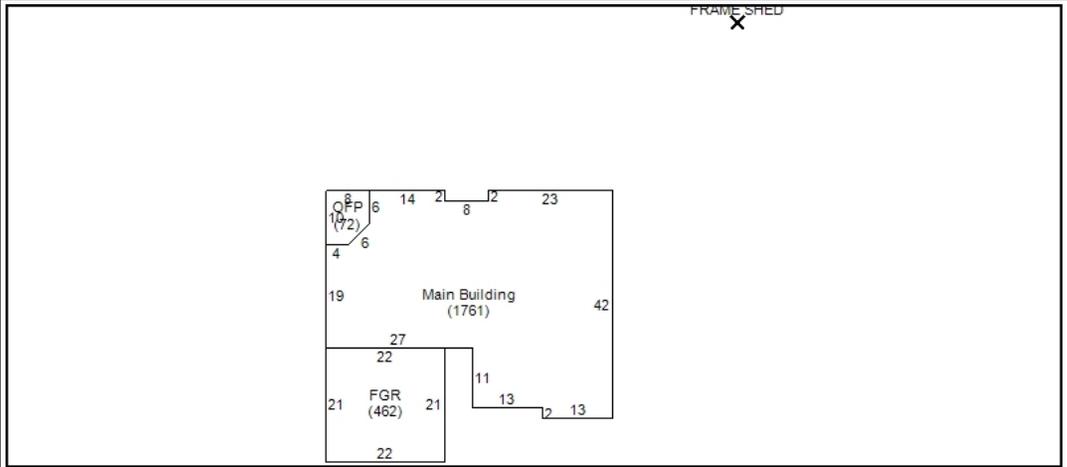
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 1997	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<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> 4-Heat Pump	<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> 0-None	<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> 3	<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>	<b>Misc 2 Qty</b>
<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> 100
<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					1,761						
1		FGR			462						10,100
2		OFF			72						1,500
3		WDK			25						300
4		FBY			12						600

**Dwelling Computations**

<b>Base Price</b>	104,570	<b>% Good</b>	80
<b>Plumbing</b>	5,600	<b>Market Adj</b>	
<b>Basement</b>	27,090	<b>Functional</b>	
<b>Heating</b>	4,760	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.35
<b>Subtotal</b>	142,020	<b>Additions</b>	10,000
<b>Ground Floor Area</b>	1,761		
<b>Total Living Area</b>	1,773	<b>Dwelling Value</b>	178,740
<b>Dwelling Notes</b>			

**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**

<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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**Comments**

Number	Code	Status	Comment
1	OFC	LC	19970709 PJV C#01 - SPLIT 7.00 AC TO 17-019-00-042-04 04/15/97
2	OFC	LC	19970709 PJV C#01 - SPLIT 7.00 AC TO 17-019-00-042-05 04/15/97
3	OFC	LC	19970709 PJV C#01 - DROP AC TO 6.425 PER SURVEY
4	FLD	BP	19980630 JP C#01 - 6/26/98-BP#P970688 FOR NEW DWG-100% 1/1/98.

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