

**Situs : 4652 SOUTH RIDGE (SR 84) RD E**

**Map ID: 17-026-00-039-00**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

**CURRENT OWNER**  
JACKSON EVERETT III  
4652 SOUTH RIDGE EAST  
GENEVA OH 44041  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 026-00 039-00  
Class Residential  
Living Units 1  
Neighborhood 70000  
District  
Zoning  
Alternate Id



**Legal Description**  
Parcel Tieback: Addl. Tieback: N  
Legal Descriptions:  
SEC 1--9

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3857		0			
A	S	14500	.7258	78	0	5	-10	9,600
A	H	14500	1.0000	100	0			18,850
								28,450

Total Acres: 2.1115      Legal Acres: 2.11      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	9,980	28,500	28,500	0	0
<b>Building</b>	16,700	47,700	47,700	0	0
<b>Total</b>	26,680	76,200	76,200	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	25,600	35,400	61,000
2021	25,600	35,400	61,000
2022	25,600	35,400	61,000

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/18/23	115,000	2-Land And Building	0-Validated Sale		GW-General Warranty	JACKSON EVERETT III
05/09/03	72,000	2-Land And Building	U-Not Validated	0040/5672	EX-Executors Deed	ALEXANDER LESLIE JACK

**Entrance Information**

Date	ID	Entry Code	Source
01/13/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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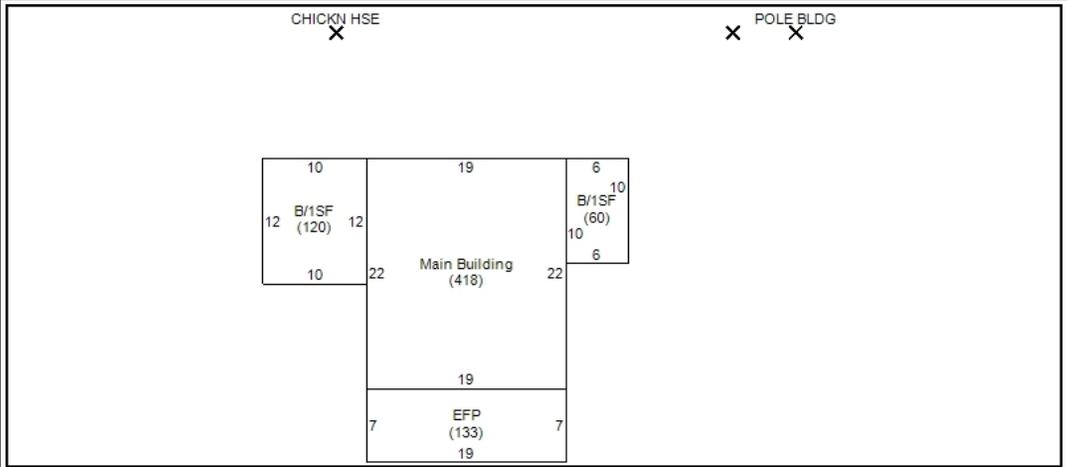
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 2
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1928	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1950	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<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> 3-Attic 3/4 Finished	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> F-Fair Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 2	<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-2	<b>Cost &amp; Design</b> 0
<b>CDU</b> FR-FAIR	<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					418						
1		EFP			133						4,600
2	BSM	1SF			120						6,500
3	BSM	1SF			60						3,300
4		WDK			156						1,600

**Dwelling Computations**

<b>Base Price</b>	37,160	<b>% Good</b>	40
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	9,630	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	8,930	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.35
<b>Subtotal</b>	57,020	<b>Additions</b>	6,300
<b>Ground Floor Area</b>	418		
<b>Total Living Area</b>	765	<b>Dwelling Value</b>	43,610

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1928		14x20	280	D	1		F				1,800
2	AP1-Pole Bldg	1928		14x20	280	D	1		F				1,100
4	AH1-Chickn Hs	1928		18x30	540	C	1		P				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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**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	OFC	SS	NEW SURVEY FROM 2.5AC TO 2.1115AC CONV#2694 7/18/2023

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