

Situs : 6532 SOUTH RIDGE (SR 84) RD W

Map ID: 22-005-00-009-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 04/04/24

CURRENT OWNER
BALL JENNIFER A 6532 S RIDGE W GENEVA OH 44041
CAUV Field Review Flag:

GENERAL INFORMATION	
Routing No.	005-00 009-00
Class	Residential
Living Units	1
Neighborhood	47800
District	
Zoning	
Alternate Id	



220050000900 08/06/2013

Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions: 30 N W	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.0480		0			
A	S	15000	8.2850	46	0	1	-20	59,450
A	H	15000	1.0000	100	0			19,500
								78,950
Total Acres: 9.333		Legal Acres: 9.33		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	27,650	79,000	79,000	0	0
Building	113,020	322,900	322,900	0	0
Total	140,670	401,900	401,900	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	60,700	230,600	291,300
2021	60,700	230,600	291,300
2022	60,700	230,600	291,300

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/01/16		2-Land And Building	E-Exempt Conveyance (Sale Price O	617/ 1145	AF-Affidavit Of Survivorship	BALL WILLIAM A
05/29/01	48,000	1-Land Only	U-Not Validated	0061/3884	WD-Warranty Deed	WOLOSONOVICH MICHAEL

Entrance Information			
Date	ID	Entry Code	Source
01/21/14	WPW	6-Occupant Not Home	3-Other
02/24/20	MB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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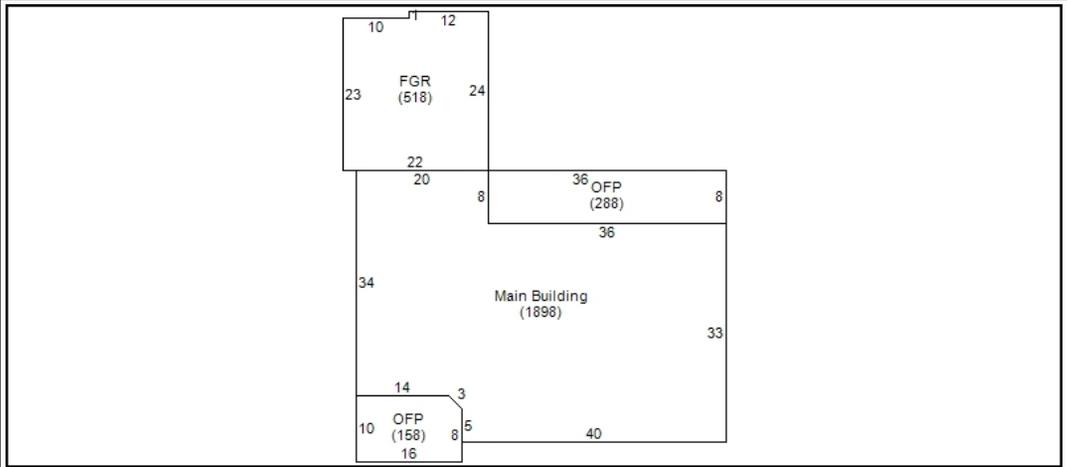
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Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 0
Story Height 1.5	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 0
Style 08-Cape Cod	Full Baths 2
Year Built 2004	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 11
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	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 1.4
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					1,898						
1		OFF			158						3,500
2		FGR			518						11,900
3		OFF			288						6,400

Dwelling Computations

Base Price	173,240	% Good	85
Plumbing	8,800	Market Adj	
Basement	30,100	Functional	
Heating	7,880	Economic	100
Attic	0	% Complete	100
Other Features	4,400	C&D Factor	
		Adj Factor	1.4
Subtotal	224,420	Additions	18,500
Ground Floor Area	1,898		
Total Living Area	2,847	Dwelling Value	302,460

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	2006		28x32	896	D	1	7	A				20,400

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	RV	REV 2020 PICKED UP OMITTED POLE GAR FOR REVAL (SIZE EST PER PICTO- DOG)
1	OFC	LC	20010318 C#01 - ADD .476 AC FROM 22-005-00-007-00 ADD 1.27 AC FROM
2	OFC	LC	20010318 C#01 - 22-005-00-008-00 ADJUST BY SURVEY TO 9.333 AC
3	OFC	LC	20030326 TML C#01 - PER THE STATE OF OHIO .048 ACRES FOR THE PURPOSE
4	OFC	LC	20030326 TML C#01 - OF AN EASEMENT FOR THE HIGHWAY 3/26/2003
5	FLD	BP	20051108 JP C#01 - 11-4-05:BP#040187B-NEW DWG/ATT.GAR 100% 1-1-05
6	FLD	VP	20060323 KO C#01 - 3-23-06:CHG'D TO 2.5 BATH FRO 1-1-05. ADJ 2ND HALF BILL.

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