

Situs : 839 GROVE ST

Map ID: 12-230-00-045-00

LUC: 510

Card: 1 of 2

Tax Year: 2024

Printed: 02/03/25

CURRENT OWNER
TAYLOR RENEE M
MURCHISON JOHN CAMERON DAVID
839 GROVE ST
CONNEAUT OH 44030

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 230-00 045-00
Class Residential
Living Units 1
Neighborhood 87600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
16

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	200	100 295		0	5		30,160
								30,160

Total Acres: .6772 Legal Acres: 0.69 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,570	30,200	30,200	0	0
Building	122,330	349,500	349,500	0	0
Total	132,900	379,700	379,700	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
2021	18,600	56,300	74,900
2022	18,600	56,300	74,900
2023	24,100	233,100	257,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/09/22	R20220041	425,000	DWLG	Per Owner Dwg 70% For 1-1-2:	Close Permit
04/15/22	R20220028		DEMO		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/13/12			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	TAYLOR RENEE M
03/23/05	87,000	2-Land And Building	U-Not Validated	0329/2523	WD-Warranty Deed	HOWLAND RICHARD E
07/21/97	62,000	2-Land And Building	U-Not Validated	0096/9892	WD-Warranty Deed	ROBERTS JANELLE
04/24/97		2-Land And Building	U-Not Validated	0037/2759	ET-Temp Exempt	DURICK JOHN F

Entrance Information

Date	ID	Entry Code	Source
11/19/13	MJB	6-Occupant Not Home	3-Other
09/21/23	AE	6-Occupant Not Home	3-Other

Property Notes

Note Codes:
AN-Appraiser'S Note

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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
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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
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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
6	FLD		PER OWNER'S 2.5% CARD: 4 BEDS, 3.5 BATHS, FIREPLACE 1-1-24.
4	OFC	RV	CHNG COMPLETION TO 100%
5	OFC	BP	ADD REAMINING VALUE FOR 24, CLOSE PERMIT.
2	FLD		PER OWNER'S POST CARD (SEE DOCS) DWG HAS 80% FINISHED BASEMENT AREA. STATES DWG
3	FLD		WAS ONLY 70% COMPLETE FOR 1-1-23.; RECK24 BUT NO FLDCHECK NEEDED.
1	FLD	BO	OLD DWG REMOVED, NEW DWG 100% FOR 23

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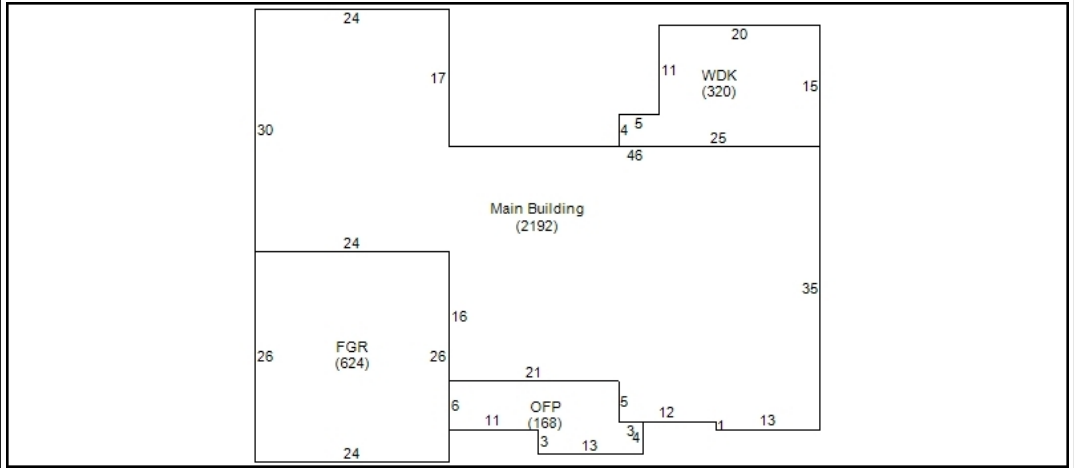
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Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms
Story Height 1	Bedrooms 4
Construction Style 1-Wood/Vinyl	Family Rooms
Year Built 2022	Full Baths 3
Eff Year Built	Half Baths 1
Year Remodeled	Addl. Fixtures
	Total Fixtures 14
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area 1753
Heat Fuel Type System	Fin Bsmt Liv Area
Attic 0-None	WBFP Stacks 1
Phy. Condition A-Average Condition	WBFP Openings 1
Int vs Ext Cond Well / Septic 0	WBFP Add'l Stry
	Prefab Fireplace
	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B-1	Cost & Design 0
CDU AV-AVERAGE	Functional Economic
% Good Ovr	NBHD Fact 1.35
% Complete 100	
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					2,192						
1			WDK		320						4,200
2			FGR		624						15,700
3			OFF		168						4,100

Dwelling Computations

Base Price	142,170	% Good	95
Plumbing	14,500	Market Adj	
Basement	36,830	Functional	
Heating	6,470	Economic	
Attic	0	% Complete	100
Other Features	48,546	C&D Factor	
		Adj Factor	1.35
Subtotal	248,520	Additions	22,800
Ground Floor Area	2,192		
Total Living Area	2,192	Dwelling Value	349,490
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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