

**Situs : 4617 MAIN AVE**

**Map ID: 05-208-00-010-00**

**LUC: 420**

Card: 1 of 1

Tax Year: 2024

Printed: February 13, 2025

**CURRENT OWNER**  
PARK PLACE NON-PROFIT CENTER CO  
PO BOX 2300  
ASHTABULA OH 44005-2300  
  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 208-00 010-00  
Class C-Commercial  
Living Units  
Neighborhood 8000C  
Alternate Id  
District  
Zoning



**Property Notes**  
CHECK FOR INTERIOR REHAB Note Codes:

Land Information						
Type	Size	Influence Factors	Infl %	Value		
1-Primary Site	SF	3,484 E-Economic 6-Status	-10	7,530		
Total Acres: .08		Legal Acres: .08				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	2,630	7,500	7,500	7,500	0
<b>Building</b>	5,670	16,200	16,200	94,864	0
<b>Total</b>	8,300	23,700	23,700	102,364	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
08/10/21	SY	4-Unoccupied	3-Other
10/02/20	SY	4-Unoccupied	3-Other
07/18/19	SR	4-Unoccupied	3-Other
05/08/13	RBT	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
10/18/24	C2024-010€	30,000	DEMO	Demolition	Open Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/30/21	12,000	2-Land And Building	U-Not Validated		GW-General Warranty	ROMANO INVESTMENT HOLDINGS LLC
12/22/17		2-Land And Building	E-Exempt Conveyance (Sale Price O		SD-Sheriff Deed	TUCKER REAL ESTATE HOLDINGS LLC
02/19/16		2-Land And Building	M-Sale Involving Multiple Parcels		QC-Quit Claim	TUCKER BOBBY J
02/06/04	35,000	2-Land And Building	U-Not Validated	0107/9433	WD-Warranty Deed	SAR-REE INC

**Property Factors**  
**Topo:** 2-Level  
**Utilities:** 6-All  
**Street/Road:** 0-Paved  
**Traffic:** 3-Nominal  
**Location:** 1-Central Business Dist  
**Spot Loc:**

**Legal Description**  
**Parcel TieBack:**  
**Legal Descriptions:**  
 96 TOWN  
**Addl.TieBack:** N

Inspection Witnessed By \_\_\_\_\_

Situs : 4617 MAIN AVE

Parcel Id: 05-208-00-010-00

LUC: 420

Card: 1 of 1

Tax Year: 2024

Printed: February 13, 2025

Building Information	
Year Built/Eff Year	1900 /
Building #	1
Structure Type	371-Downtown Row
Identical Units	1
Total Units	
Grade	C-2
# Covered Parking	
# Uncovered Parking	
DBA	VAC OFFICE

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																	
Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	B1	B1		3,036	310	084-Multi Use Stor	8	04-Brick & C	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	0-None	2-Normal	1	1	
2	01	01		3,036	310	083-Multi Use Retz	14	04-Brick & C	2-Fire Resistent	100	2-Normal	1-Hot Air	0-None	2-Normal	1	1	
3	02	02		920	126	082-Multi-Use Offic	12	04-Brick & C	2-Fire Resistent	100	2-Normal	1-Hot Air	0-None	2-Normal	1	1	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	3,036	084-Multi Use Storage	15		3,420
2	3,036	083-Multi Use Retail	15		9,280
3	920	082-Multi-Use Office	15		3,460

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value

Situs : 4617 MAIN AVE

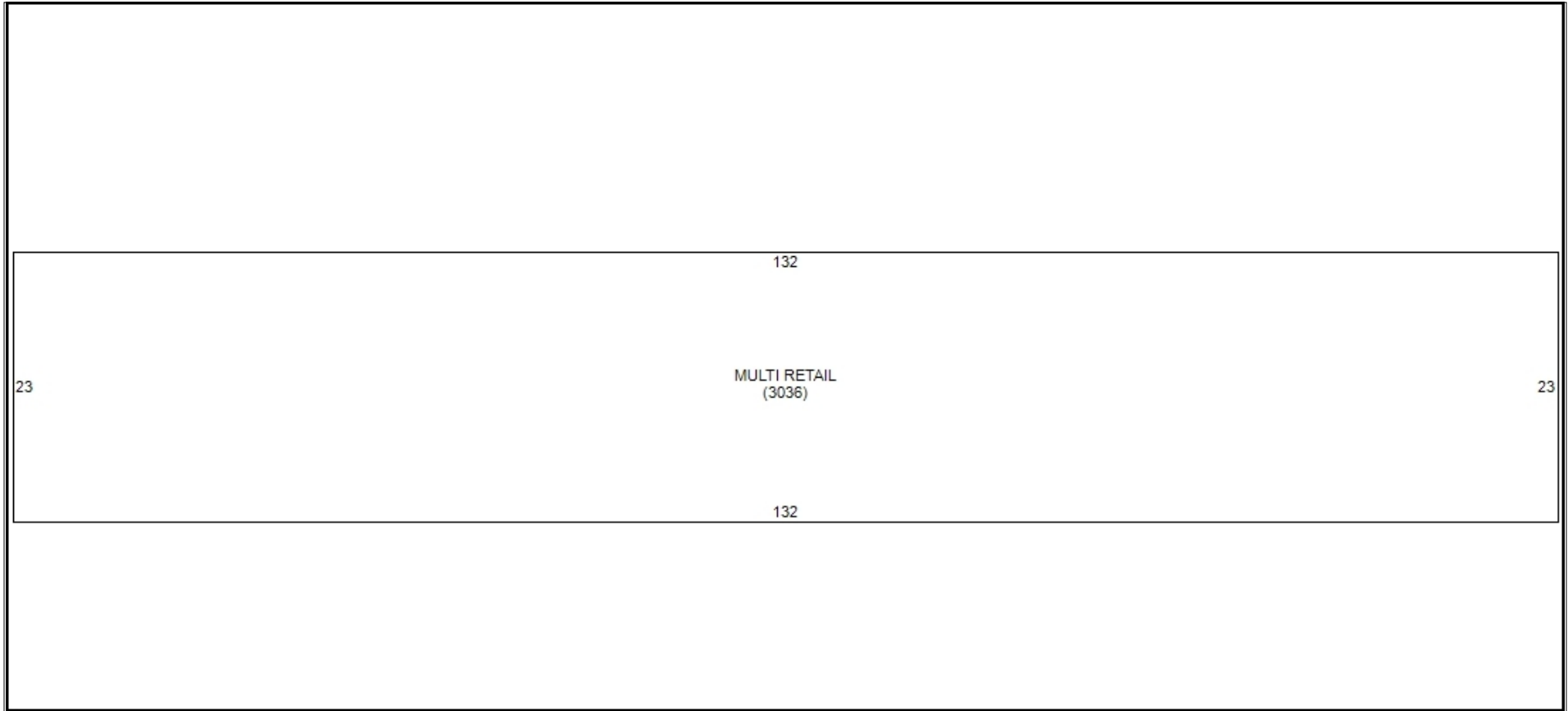
Parcel Id: 05-208-00-010-00

LUC: 420

Card: 1 of 1

Tax Year: 2024

Printed: February 13, 2025



132

MULTI RETAIL  
(3036)

132

23

23

Additional Property Photos

Situs : 4617 MAIN AVE

Parcel Id: 05-208-00-010-00

LUC: 420

Card: 1 of 1

Tax Year: 2024

Printed: February 13, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
23	S	001 23-Multi Use Office	0	920	7.50		6,900	10		0	6,210	30			1,863	1,863	4,350
24	S	001 24-Multi Use Sales	0	3,036	6.00		18,220	15		0	15,490	20			3,098	3,098	12,390
25	S	001 25-Multi Use Storage	0	3,036	3.50		10,630	15		0	9,040	15			1,356	1,356	7,680

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

**Building Cost Detail - Building 1 of 1**

Total Gross Building Area	6,992
Replace, Cost New Less Depr	16,160
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	16,160
NBHD Fact	1.0000
Value per SF	2.31

**Notes - Building 1 of 1**

--

**Income Summary (Includes all Building on Parcel)**

Total Net Income	24,420
Capitalization Rate	0.110000
Sub total	102,364
Residual Land Value	
Final Income Value	102,364
Total Gross Rent Area	6,992
Total Gross Building Area	6,992

**Misc & Gross Blding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

**Situs : 4617 MAIN AVE**

**Parcel Id: 05-208-00-010-00**

**LUC: 420**

Card: 1 of 1

Tax Year: 2024

Printed: February 13, 2025

Comments			
Number	Code	Status	Comment
1	FLD	DC	20010816 JM C#01 - 2ND FLR SEE LINE ITEM
2	FLD	DC	REV14-CHGD LUC-PROP FAC-LOC FAC-COM BLDGS-INT/EXT INFO-REMOVE PB1
6	FLD	DC	7-19, SR NO CHANGE, NO RECHECK
7	FLD	RV	REV20 BUILDING VACANT, POOR CONDITION & IN NEED OF REHAB @ REVIEW, 2017 TRANSFER
8	FLD	RV	FOR \$12,264 VIA A SHERIFF SALE
9	FLD	RV	10/2/20,SY,BLDG VACANT
10	FLD		BLD VAC.AND POOR COND. NVC 1-1-21 NO RECK.

Situs : 4617 MAIN AVE

Parcel Id: 05-208-00-010-00

LUC: 420

Card: 1 of 1

Tax Year: 2024

Printed: February 13, 2025

PAGE LEFT BLANK INTENTIONALLY