

**Situs : 3201 NORTH RIDGE (USR 20) RD E**

**Map ID: 03-052-00-002-00**

**LUC: 422**

Card: 1 of 1

Tax Year: 2024

Printed: March 5, 2025

CURRENT OWNER
SURE FIRE GROUP LLC 2334 LAKE AVE ASHTABULA OH 44004
Field Review Flag:

GENERAL INFORMATION	
Routing No.	052-00 002-00
Class	C-Commercial
Living Units	
Neighborhood	8300C
Alternate Id	
District	
Zoning	



Property Notes	
NC14 CHG USE TO WAREHOUSE 100% 1/1/14	Note Codes: AN-Appraiser'S Note

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	SF 104,021	E-Economic	9-Shape And S -75	117,020
Total Acres: 2.388		Legal Acres: 2.388		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	40,950	117,000	117,000	117,000	0
<b>Building</b>	810	2,300	2,300	1,304,546	0
<b>Total</b>	41,760	119,300	119,300	1,421,546	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
09/18/14	DWS	6-Occupant Not Home	3-Other
10/23/13	SH	4-Unoccupied	3-Other
04/17/13	RBT	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
02/13/13	130134		ALTER	Change Of Use: Storage	Close Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/23/23	2,500,000	2-Land And Building	M-Sale Involving Multiple Parcels		WD-Warranty Deed	ASHTABULA MALL REALTY HOLDING LLC
02/11/22		4-Easement Only	E-Exempt Conveyance (Sale Price 0		ET-Temp Exempt	ASHTABULA MALL REALTY HOLDING LLC
09/08/20		2-Land And Building	M-Sale Involving Multiple Parcels		ET-Temp Exempt	ASHTABULA MALL REALTY HOLDING LLC
08/31/20		2-Land And Building	M-Sale Involving Multiple Parcels		ET-Temp Exempt	ASHTABULA MALL REALTY HOLDING LLC

Property Factors	
<b>Topo:</b> 2-Level	6-Flat
<b>Utilities:</b> 6-All	
<b>Street/Road:</b> 0-Paved	
<b>Traffic:</b> 3-Nominal	
<b>Location:</b> 3-Business Cluster	
<b>Spot Loc:</b>	

Legal Description	
<b>Parcel TieBack:</b>	<b>Addl.TieBack:</b> N
<b>Legal Descriptions:</b> ASH MALL PLAT LOT 2	

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

Situs : 3201 NORTH RIDGE (USR 20) RD E

Parcel Id: 03-052-00-002-00

LUC: 422

Card: 1 of 1

Tax Year: 2024

Printed: March 5, 2025

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

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

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data													
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy	Fun	MA	%Comp	Value
1	Cl1-Asph Pave	1995			30,000	C	1		F	F			2,300

Situs : 3201 NORTH RIDGE (USR 20) RD E

Parcel Id: 03-052-00-002-00

LUC: 422

Card: 1 of 1

Tax Year: 2024

Printed: March 5, 2025



**Additional Property Photos**

Situs : 3201 NORTH RIDGE (USR 20) RD E

Parcel Id: 03-052-00-002-00

LUC: 422

Card: 1 of 1

Tax Year: 2024

Printed: March 5, 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
-------------	----------	-------------------	-------	----------	-------------	-------------	------------------------	-----------	---------	-------------------	------------------------	-----------------	---------------	-------------	----------------	----------------	----------------------

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
------	----------	----------	------	-------	-------	-------	------	--------

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

<b>Total Gross Building Area</b>	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
NBHD Fact	
Value per SF	0.00

**Notes - Building 1 of 1**

--

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

<b>Total Net Income</b>	
Capitalization Rate	
Sub total	1,421,546
Residual Land Value	
Final Income Value	1,421,546
<b>Total Gross Rent Area</b>	
<b>Total Gross Building Area</b>	

**Misc & Gross Blding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

**Situs : 3201 NORTH RIDGE (USR 20) RD E**

**Parcel Id: 03-052-00-002-00**

**LUC: 422**

Card: 1 of 1

Tax Year: 2024

Printed: March 5, 2025

**Comments**

Number	Code	Status	Comment
1	FLD	DC	20010507 CG C#01 - WHSE FINISH ON INTERIOR
3	FLD	RV	20080228 SR C#01 - 2/4/08 GREEN HSE RAZED VAC SINCE 2001 LEASE ENDED 2 YRS AGO
8	FLD	DC	REV14 - CHG NBHD/P & L FACTORS/BLDG/OBY
9	FLD	DC	REV14 CHG LOC FACTS, INT/EXT, OBY, FTRS, SKETCH/ADD OBY & INT/EXT
13	FLD	NC	9-18-14 DWS- CHANGE USE TO WAREHOUSE 100% 1/1/14

Situs : 3201 NORTH RIDGE (USR 20) RD E

Parcel Id: 03-052-00-002-00

LUC: 422

Card: 1 of 1

Tax Year: 2024

Printed: March 5, 2025

PAGE LEFT BLANK INTENTIONALLY