

Situs : 3315 N RIDGE RD E

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

LUC: 400

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. 052-00 002-03 |
| Class C-Commercial |
| Living Units |
| Neighborhood 8300C |
| Alternate Id |
| District |
| Zoning |

| Property Notes |
|----------------|
| Note Codes: |

| Land Information | | | | | |
|--------------------|------------|-------------------|--------------------|---------|--|
| Type | Size | Influence Factors | Infl % | Value | |
| 1-Primary Site | SF 126,847 | 6-Status | -50 | 253,690 | |
| Total Acres: 2.912 | | | Legal Acres: 2.912 | | |

| Assessment Information | | | | | |
|--------------------------------|-----------------|-----------|---------|--------|--------|
| | Assessed | Appraised | Cost | Income | Market |
| Land | 88,800 | 253,700 | 253,700 | 0 | 0 |
| Building | 0 | 0 | 0 | 0 | 0 |
| Total | 88,800 | 253,700 | 253,700 | 0 | 0 |
| Manual Override Reason | | | | | |
| Base Date of Value | | | | | |
| Effective Date of Value | | | | | |
| Value Flag | 1-COST APPROACH | | | | |

| Entrance Information | | | |
|----------------------|-----|------------|---------|
| Date | ID | Entry Code | Source |
| 10/23/13 | SH | 7-Vacant | 3-Other |
| 04/17/13 | RBT | 7-Vacant | 3-Other |

| Permit Information | | | | | |
|--------------------|--------|-------|---------|------|--------|
| Date Issued | Number | Price | Purpose | Note | Status |
| | | | | | |

| 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 |
| 06/09/21 | | 4-Easement Only | M-Sale Involving Multiple Parcels | | 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 |

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

| Legal Description | |
|---|------------------------|
| Parcel TieBack: | Addl.TieBack: N |
| Legal Descriptions: ASH MALL PLAT LOT 2-6 | |

Inspection Witnessed By _____

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| 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 |
| | | | | | | | | | | | | |

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Additional Property Photos

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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

| | |
|----------------------------------|------|
| Total Gross Building Area | |
| 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)

| |
|----------------------------------|
| Total Gross Rent Area |
| Total Gross Building Area |

Misc & Gross Bulding Values

| | |
|------------------|---------------------|
| Misc Building No | Misc Adjusted Value |
| Gross Building: | |

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| Comments | | | |
|----------|------|--------|---|
| Number | Code | Status | Comment |
| 1 | FLD | NC | 19990714 CG C#01 - 5/17/99-PICKED CARWASH & PAVING-0% 1/1/99-CK'00. |
| 2 | FLD | BP | 20001216 JP C#01 - 12/15/99-BP#P972200 FOR CARWASH & PAVING-100% 1/1/00. |
| 3 | FLD | DC | 20010507 CG C#01 - CAR WASH - 3 BAYS SELF SERVE , 1 BAY AUTO, LUBE X-PRESS PP |
| 4 | FLD | NC | 20080228 SR C#01 - 1/31/08 RAZED ALL IMP'S |
| 10 | FLD | DC | REV14 - CHG NBHD/P & L FACTORS/LAND |
| 11 | FLD | DC | REV14 CHG LOC FACTS |

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