

**Situs : N RIDGE RD E**

**Map ID: 03-052-00-003-02**

**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. 052-00 003-02  
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 346,650	5-Shape Or Siz 6-Status	-30	606,640

Total Acres: 7.958      Legal Acres: 7.958

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	212,310	606,600	606,600	0	0
<b>Building</b>	0	0	0	0	0
<b>Total</b>	212,310	606,600	606,600	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
10/22/13	SH	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:** 1-Heavy  
**Location:** 4-Major Strip  
**Spot Loc:**

**Legal Description**  
  
**Parcel TieBack:**      **Addl.TieBack:** N  
**Legal Descriptions:**  
 ASH MALL PLAT PT #3 RESUBDIVISION

*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
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**Apartment Detail - Building 1 of 1**

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

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

<b>Total Gross Rent Area</b>
<b>Total Gross Building Area</b>

**Misc & Gross Bulding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

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**Comments**

Number	Code	Status	Comment
6	FLD	DC	REV14 CHG PROP & LOC FACTS

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