

Situs : 3315 N RIDGE RD E

Map ID: 03-052-00-004-00

LUC: 427

Card: 1 of 8

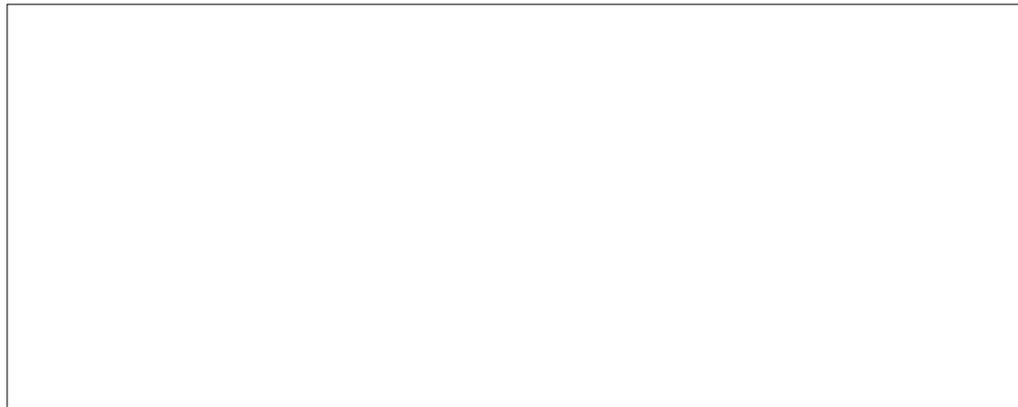
Tax Year: 2024

Printed: March 5, 2025

CURRENT OWNER
SURE FIRE GROUP LLC
2334 LAKE AVE
ASHTABULA OH 44004

Field Review Flag:

GENERAL INFORMATION
Routing No. 052-00 004-00
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	AC 42.2330	E-Economic	-50	1,578,930	
3-Residual	AC 19.6370			39,270	
Total Acres: 61.87		Legal Acres: 61.87			

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	566,370	1,618,200	1,618,200	1,618,200	0
Building	650,200	1,857,700	1,857,700	29,135,133	0
Total	1,216,570	3,475,900	3,475,900	30,753,333	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
06/07/19	RB	1-Entry Gained	3-Other
09/18/14	DWS	1-Entry Gained	3-Other
06/14/13	RBT	6-Occupant Not Home	3-Other
08/10/12	DWS	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
04/11/21	C20200097	105,000	COM BLDG	The City Church (Inside Mall)	Close Permit
11/18/19	C20190068	0	ALTER	Commerical Addition/Alteration	Close Permit
08/02/19	C20190066	3,500	ALTER	Commerical Addition/Alteration	Close Permit
01/31/19	C20180125	750,000	ALTER	Commerical Addition/Alteration	Close Permit
12/17/18	C20180116	75,000	ALTER	Commercial New Structure	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
06/09/21		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

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 5-Secondary Strip
Spot Loc:

Legal Description
Parcel TieBack:
Legal Descriptions: ASH MALL PLAT LOT #4 RESIDUE PARCEL 1
Addl.TieBack: N

Inspection Witnessed By _____

Situs : 3315 N RIDGE RD E

Parcel Id: 03-052-00-004-00

LUC: 427

Card: 1 of 8

Tax Year: 2024

Printed: March 5, 2025

Building Information	
Year Built/Eff Year	1992 /
Building #	1
Structure Type	346-Department Sto
Identical Units	1
Total Units	
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	JCPENNY CO #300

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
1	SS1-Sprinkler Sys Wet		51,267		1	1							

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	01	01		51,267	4,500	032-Department S	20	03-Concrete	2-Fire Resistent	100	2-Normal	1-Hot Air	1-Central	2-Normal	2	2	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	51,267	032-Department Store	55		219,430

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
2	Cl1-Asph Pave	1992			*****	C	1		S F			53,400

Situs : 3315 N RIDGE RD E

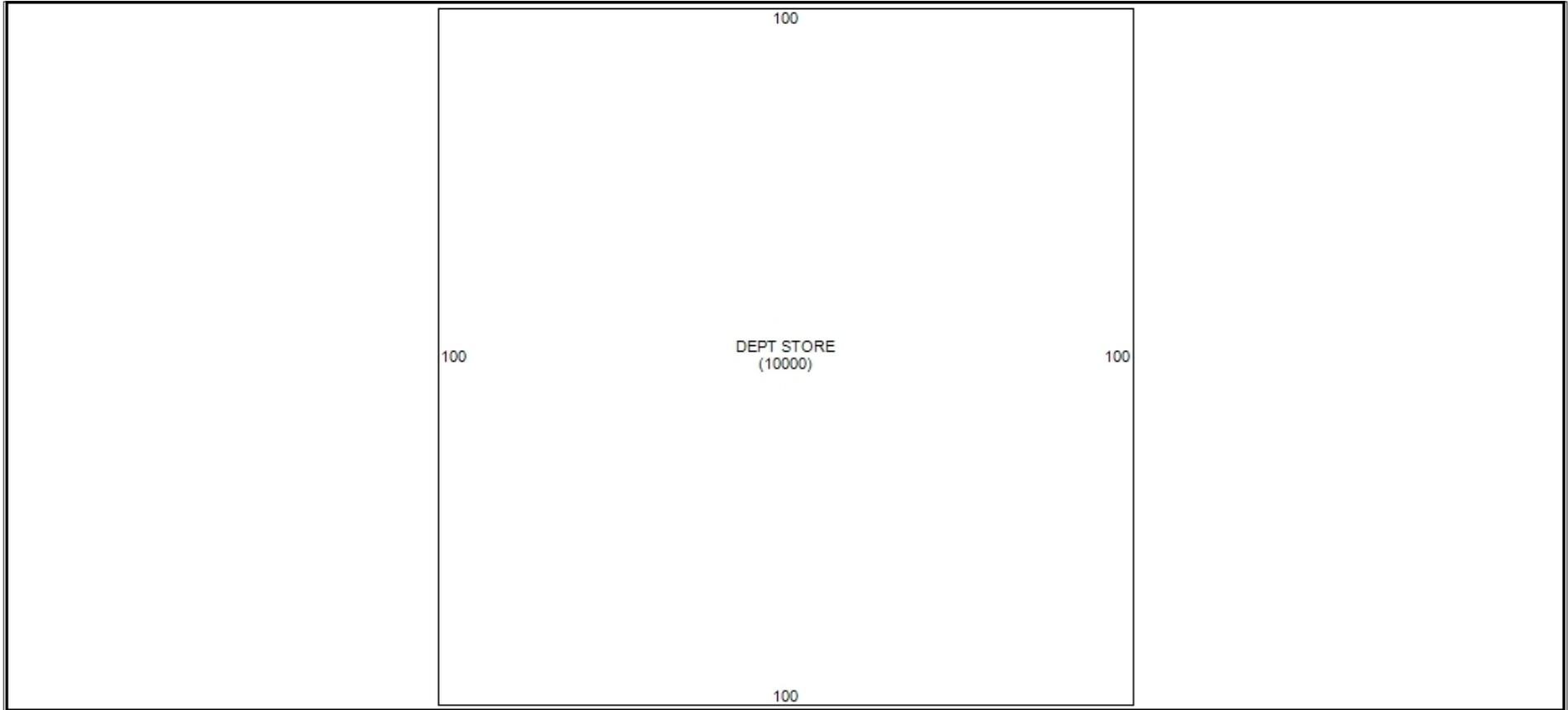
Parcel Id: 03-052-00-004-00

LUC: 427

Card: 1 of 8

Tax Year: 2024

Printed: March 5, 2025



Additional Property Photos

Situs : 3315 N RIDGE RD E

Parcel Id: 03-052-00-004-00

LUC: 427

Card: 1 of 8

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
00	S	00-No Income	0	96,253	0.00					0							
05	S	05-Mall Shops	0	180,923	8.00		1,447,380	15	400	0	1,230,270	25	160		307,568	307,568	922,700
09	S	09-Dept Store-Mall	0	204,156	6.00	80	1,224,940	20	250	0	979,950	10	400		97,995	97,995	881,960
19	S	19-Discount Stores	0	180,307	7.50	85	1,352,300	10	500	0	1,217,070	10	400		121,707	121,707	1,095,360
24	S	24-Multi Use Sales	0	21,967	6.00		131,800	15	300	0	112,030	20	200		22,406	22,406	89,620

Apartment Detail - Building 1 of 8

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 8

Total Gross Building Area	51,267
Replace, Cost New Less Depr	219,430
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	219,430
NBHD Fact	1.0000
Value per SF	4.28

Notes - Building 1 of 8

--

Income Summary (Includes all Building on Parcel)

Total Net Income	2,989,640
Capitalization Rate	0.105000
Sub total	30,753,333
Residual Land Value	
Final Income Value	30,753,333
Total Gross Rent Area	587,353
Total Gross Building Area	683,606

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3315 N RIDGE RD E

Parcel Id: 03-052-00-004-00

LUC: 427

Card: 1 of 8

Tax Year: 2024

Printed: March 5, 2025

Comments

Number	Code	Status	Comment
1	FLD	NC	20020312 CG C#02 - ADDN/REMOD TO KMART 100% 1-1-01, CG 10-23-01.
2	FLD	RV	20021010 JM C#01 - MALL PAVING SIZE = 1,100,000 SQ FT
3	FLD	BP	20040122 KO C#01 - 12-22-03:BP#'S 021823, 031342, 030263, 021796, 030163 FOR
4	FLD	BP	20040122 KO C#01 - RENOV/ALTERATION TO MASTER CUTS, KINGS JEWELERY, JP
5	FLD	BP	20040122 KO C#01 - ROBINSON, AND KAY JEWELERS. NVC'04, REFILED
6	FLD	BP	20041214 KO C#01 - 12-13-04:BP#040515,040191 (PAC SUN) ALTER AND SPRINKLER,
7	FLD	BP	20041214 KO C#01 - NVC 1-1-05. ALSO BP#040542 (SHOE SHOW) SPRINKLER, NVC
8	FLD	BP	20041214 KO C#01 - FOR 1-1-05
9	FLD	BP	20051223 KO C#01 - 10-31-05:BP#050665,050666,050474,050145,050261,050163,
10	FLD	BP	20051223 KO C#01 - 050372,050294,050037,050048-ALTER, CHG TENANTS. 5 OF 8 IS
11	FLD	BP	20051223 KO C#01 - STEVE&BARRY'S, NVC 1-1-06
12	FLD	NC	20071122 DC C#01 - 10/9/06 ALTERATIONS TO LITTLE JAPAN & OLD NAVY 100%
13	FLD	NC	20071122 DC C#01 - FOR 1/1/07 - NO N/C FOR KOHL'S DEPT. STORE AS OF DATE CHECK
14	FLD	NC	20071122 DC C#01 - 2008 - NVC
15	FLD	RV	20080228 SR C#02 - 2/4/08 PER MALL OFC K-MART IS 159845 S.F. LEASING
16	FLD	RV	20080228 SR C#05 - 2/4/08 PER MALL OFC STEVE & BARRY'S IS 76889 S.F. LEASING
17	FLD	RV	20080228 SR C#07 - 2/4/08 PER MALL OFC NON-ANCHOR LEASEABLE AREA IS 224120 S.F.
18	FLD	RV	20080228 SR C#08 - 2/4/08 PER MALL OFC DUNHAM'S IS 20442 S.F. LEASEABLE
19	FLD	RV	20080228 SR C#07 - VAC (79%) ANCHOR'S (TO INCLUDE OUT LOTS) IS 439395 S.F.
20	FLD	RV	20080228 SR C#07 - WITH 178088 S.F. VAC (41%)
23	FLD	NC	20090512 CG C#01 - 5/11/09 EST - MINOR INT ALTRS NVC 1/1/09
24	FLD	NC	09/27/2010-BP#090258-EST-MINOR ALTRFOR TEN-010110
25	FLD	MI	12-16-11:BP#110799-KIOSK CHG, NVC 1-1-12.
27	FLD	NC	9-21-12 CLOSE PERMIT 110217 REHAB 100% COMP FOR 1-1-12
30	FLD	DC	REV14 - IND REPORT - ADD 6 BLDGS & OBYS & SKETCHES
31	FLD	DC	IND REPORT - ROOF NEEDS CARE (1992) - VACANT - ALL MAINTAINED AS (WHITE BOX
32	FLD	DC	CONDITION) - NO STRUCTURE PROBLEMS
36	FLD	NC	9-18-14 DWS- CLOSE ALL PERMITS - INT ALTERATIONS ONLY - NVC - 100% 1/1/14
39	FLD	DC	HABITAT FOR HUMANITY OCCUPYING DILLARDS OLD HOME STORE, NVC FOR 16
40	FLD	DC	CARD 4 LINE 2 BUILD OUT FOR UNIVERSITY HOSPITAL, 18000SF AREA
41	FLD	DC	ADJUSTED CARD 7 FOR PERCENT GOOD BASED ON VACANCY
42	FLD	DC	6-7-19, PER SCOTT HUGGINS, INT RENOV OF 2166 SF IN OLD EYEGLASS SPACE 100% FOR
43	FLD	DC	19, INT RENOV 22555SF FOR UNIV HOSPITAL & 18000SF FOR PLANET FITNESS, 50% FOR
44	FLD	DC	1-19, RECHECK 2020 REMOVE PV ON CARD 4 LINES 3 AND 4. NVC FO4 1-1-19.
46	FLD	RV	2020 SALE OF 14 PCLS 02/11/20 CONSIDERED IN VALUATION.
56	FLD	NC	10/2/20 SY PLANET FITNESS 100% 1-1-20 (CARD 4)

Situs : 3315 N RIDGE RD E

Parcel Id: 03-052-00-004-00

LUC: 427

Card: 1 of 8

Tax Year: 2024

Printed: March 5, 2025

PAGE LEFT BLANK INTENTIONALLY

Situs : 3315 N RIDGE RD E

Map ID: 03-052-00-004-00

LUC: 427

Card: 2 of 8

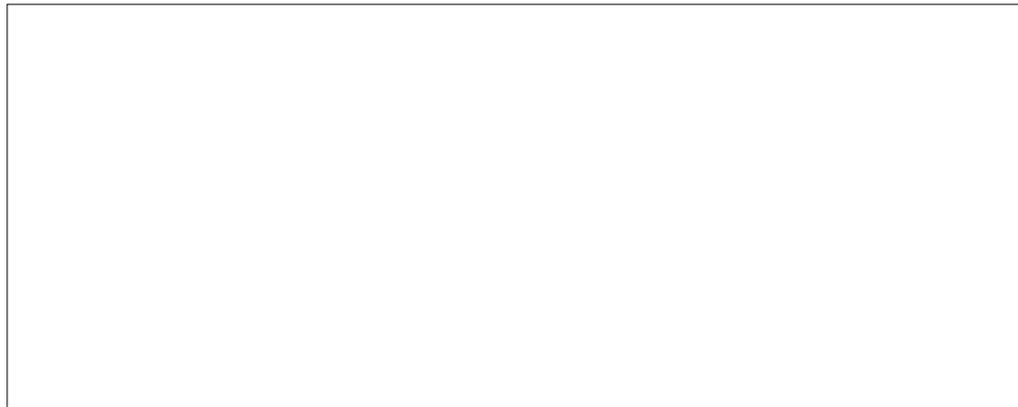
Tax Year: 2024

Printed: March 5, 2025

CURRENT OWNER
SURE FIRE GROUP LLC
2334 LAKE AVE
ASHTABULA OH 44004

Field Review Flag:

GENERAL INFORMATION
Routing No. 052-00 004-00
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	AC 42.2330	E-Economic	-50	1,578,930	
3-Residual	AC 19.6370			39,270	
Total Acres: 61.87		Legal Acres: 61.87			

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	566,370	1,618,200	1,618,200	1,618,200	0
Building	650,200	1,857,700	1,857,700	29,135,133	0
Total	1,216,570	3,475,900	3,475,900	30,753,333	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
06/07/19	RB	1-Entry Gained	3-Other
09/18/14	DWS	1-Entry Gained	3-Other
06/14/13	RBT	6-Occupant Not Home	3-Other
08/10/12	DWS	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
04/11/21	C20200097	105,000	COM BLDG	The City Church (Inside Mall)	Close Permit
11/18/19	C20190068	0	ALTER	Commerical Addition/Alteration	Close Permit
08/02/19	C20190066	3,500	ALTER	Commerical Addition/Alteration	Close Permit
01/31/19	C20180125	750,000	ALTER	Commerical Addition/Alteration	Close Permit
12/17/18	C20180116	75,000	ALTER	Commercial New Structure	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
06/09/21		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

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 5-Secondary Strip
Spot Loc:

Legal Description
Parcel TieBack:
Legal Descriptions: ASH MALL PLAT LOT #4 RESIDUE PARCEL 1
Addl.TieBack: N

Situs : 3315 N RIDGE RD E

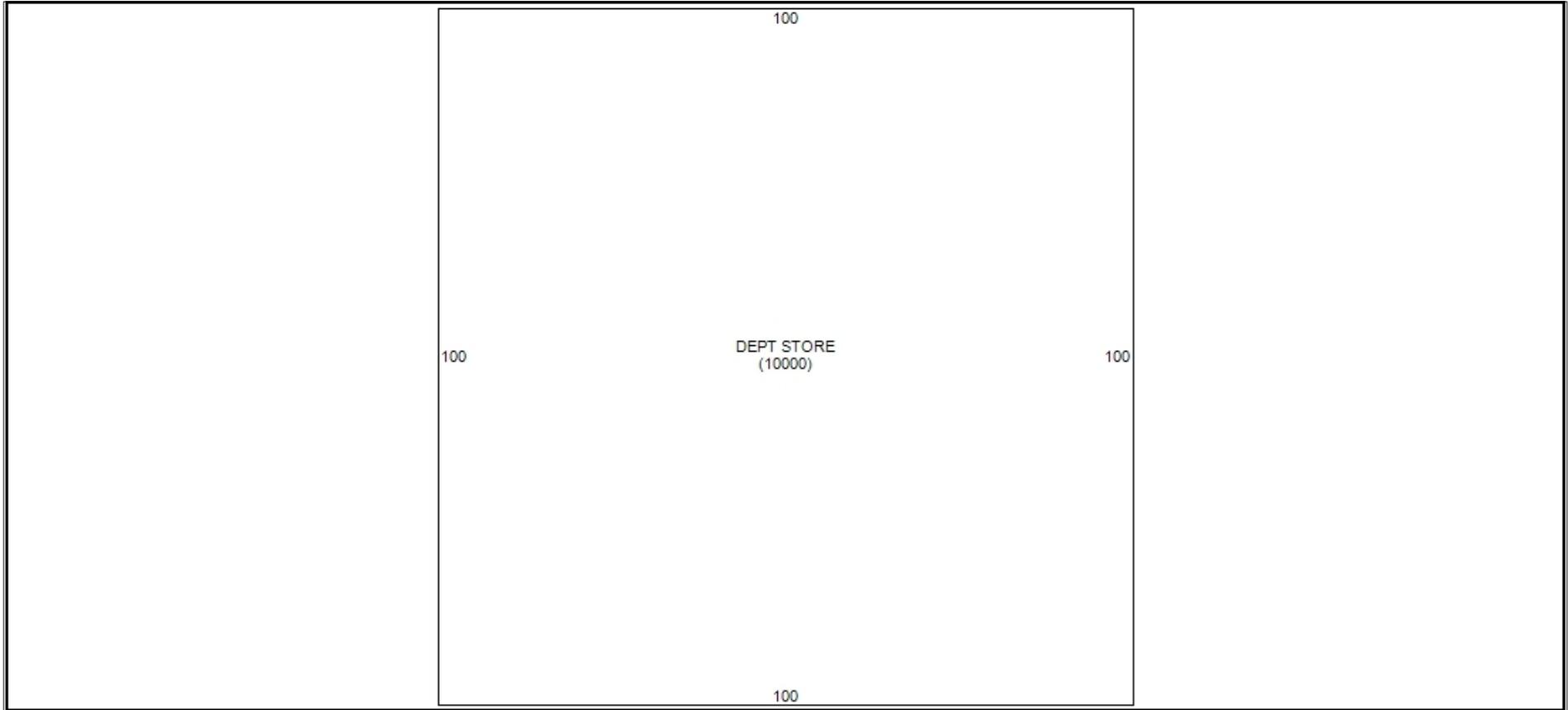
Parcel Id: 03-052-00-004-00

LUC: 427

Card: 2 of 8

Tax Year: 2024

Printed: March 5, 2025



Additional Property Photos

Situs : 3315 N RIDGE RD E

Parcel Id: 03-052-00-004-00

LUC: 427

Card: 2 of 8

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
00	S	001 00-No Income	0	96,253	0.00					0							
05	S	001 05-Mall Shops	0	180,923	8.00		1,447,380	15	400	0	1,230,270	25	160		307,568	307,568	922,700
09	S	001 09-Dept Store-Mall	0	204,156	6.00	80	1,224,940	20	250	0	979,950	10	400		97,995	97,995	881,960
19	S	001 19-Discount Stores	0	180,307	7.50	85	1,352,300	10	500	0	1,217,070	10	400		121,707	121,707	1,095,360
24	S	001 24-Multi Use Sales	0	21,967	6.00		131,800	15	300	0	112,030	20	200		22,406	22,406	89,620

Apartment Detail - Building 2 of 8

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 2 of 8

Total Gross Building Area	76,000
Replace, Cost New Less Depr	95,370
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	95,370
NBHD Fact	1.0000
Value per SF	1.25

Notes - Building 2 of 8

--

Income Summary (Includes all Building on Parcel)

Total Net Income	2,989,640
Capitalization Rate	0.105000
Sub total	30,753,333
Residual Land Value	
Final Income Value	30,753,333
Total Gross Rent Area	587,353
Total Gross Building Area	683,606

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3315 N RIDGE RD E

Map ID: 03-052-00-004-00

LUC: 427

Card: 3 of 8

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. 052-00 004-00
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	AC 42.2330	E-Economic	-50	1,578,930	
3-Residual	AC 19.6370			39,270	
Total Acres: 61.87		Legal Acres: 61.87			

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	566,370	1,618,200	1,618,200	1,618,200	0
Building	650,200	1,857,700	1,857,700	29,135,133	0
Total	1,216,570	3,475,900	3,475,900	30,753,333	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
06/07/19	RB	1-Entry Gained	3-Other
09/18/14	DWS	1-Entry Gained	3-Other
06/14/13	RBT	6-Occupant Not Home	3-Other
08/10/12	DWS	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
04/11/21	C20200097	105,000	COM BLDG	The City Church (Inside Mall)	Close Permit
11/18/19	C20190068	0	ALTER	Commerical Addition/Alteration	Close Permit
08/02/19	C20190066	3,500	ALTER	Commerical Addition/Alteration	Close Permit
01/31/19	C20180125	750,000	ALTER	Commerical Addition/Alteration	Close Permit
12/17/18	C20180116	75,000	ALTER	Commercial New Structure	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 O		ET-Temp Exempt	ASHTABULA MALL REALTY HOLDING LLC
06/09/21		4-Easement Only	E-Exempt Conveyance (Sale Price O		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

Property Factors

Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 5-Secondary Strip
Spot Loc:

Legal Description

Parcel TieBack:
Legal Descriptions:
 ASH MALL PLAT LOT #4 RESIDUE PARCEL 1
Addl.TieBack: N

Situs : 3315 N RIDGE RD E

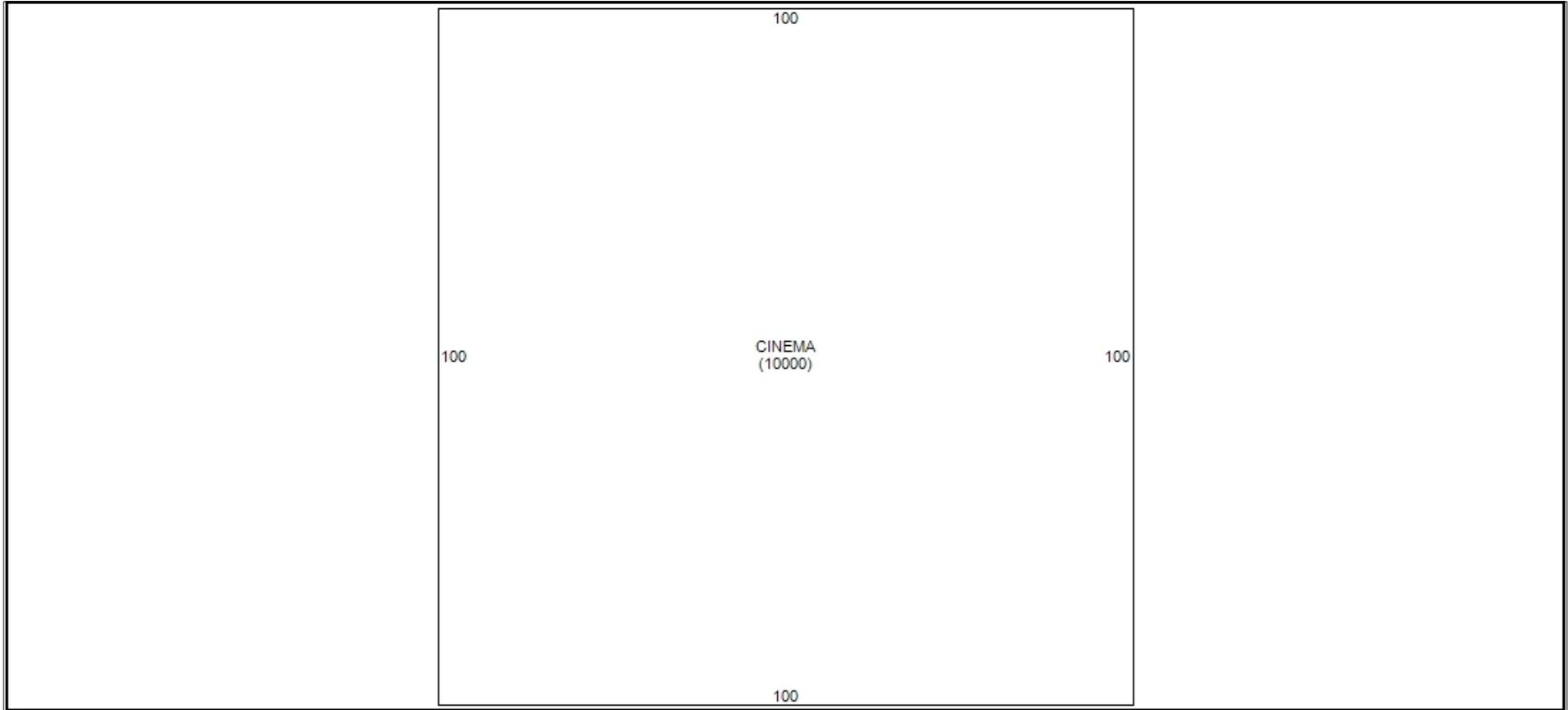
Parcel Id: 03-052-00-004-00

LUC: 427

Card: 3 of 8

Tax Year: 2024

Printed: March 5, 2025



Additional Property Photos

Situs : 3315 N RIDGE RD E

Parcel Id: 03-052-00-004-00

LUC: 427

Card: 3 of 8

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
00	S	00-No Income	0	96,253	0.00					0							
05	S	05-Mall Shops	0	180,923	8.00		1,447,380	15	400	0	1,230,270	25	160		307,568	307,568	922,700
09	S	09-Dept Store-Mall	0	204,156	6.00	80	1,224,940	20	250	0	979,950	10	400		97,995	97,995	881,960
19	S	19-Discount Stores	0	180,307	7.50	85	1,352,300	10	500	0	1,217,070	10	400		121,707	121,707	1,095,360
24	S	24-Multi Use Sales	0	21,967	6.00		131,800	15	300	0	112,030	20	200		22,406	22,406	89,620

Apartment Detail - Building 3 of 8

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 3 of 8

Total Gross Building Area	21,967
Replace, Cost New Less Depr	145,640
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	145,640
NBHD Fact	1.0000
Value per SF	6.63

Notes - Building 3 of 8

--

Income Summary (Includes all Building on Parcel)

Total Net Income	2,989,640
Capitalization Rate	0.105000
Sub total	30,753,333
Residual Land Value	
Final Income Value	30,753,333
Total Gross Rent Area	587,353
Total Gross Building Area	683,606

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3315 N RIDGE RD E

Map ID: 03-052-00-004-00

LUC: 427

Card: 5 of 8

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. 052-00 004-00
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	AC 42.2330	E-Economic	-50	1,578,930
3-Residual	AC 19.6370			39,270

Total Acres: 61.87 Legal Acres: 61.87

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	566,370	1,618,200	1,618,200	1,618,200	0
Building	650,200	1,857,700	1,857,700	29,135,133	0
Total	1,216,570	3,475,900	3,475,900	30,753,333	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
06/07/19	RB	1-Entry Gained	3-Other
09/18/14	DWS	1-Entry Gained	3-Other
06/14/13	RBT	6-Occupant Not Home	3-Other
08/10/12	DWS	6-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/11/21	C20200097	105,000	COM BLDG	The City Church (Inside Mall)	Close Permit
11/18/19	C20190068	0	ALTER	Commerical Addition/Alteration	Close Permit
08/02/19	C20190066	3,500	ALTER	Commerical Addition/Alteration	Close Permit
01/31/19	C20180125	750,000	ALTER	Commerical Addition/Alteration	Close Permit
12/17/18	C20180116	75,000	ALTER	Commercial New Structure	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
06/09/21		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

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 5-Secondary Strip
Spot Loc:

Legal Description
Parcel TieBack: **Addl.TieBack:** N
Legal Descriptions:
ASH MALL PLAT LOT #4 RESIDUE PARCEL 1

Inspection Witnessed By _____

Situs : 3315 N RIDGE RD E

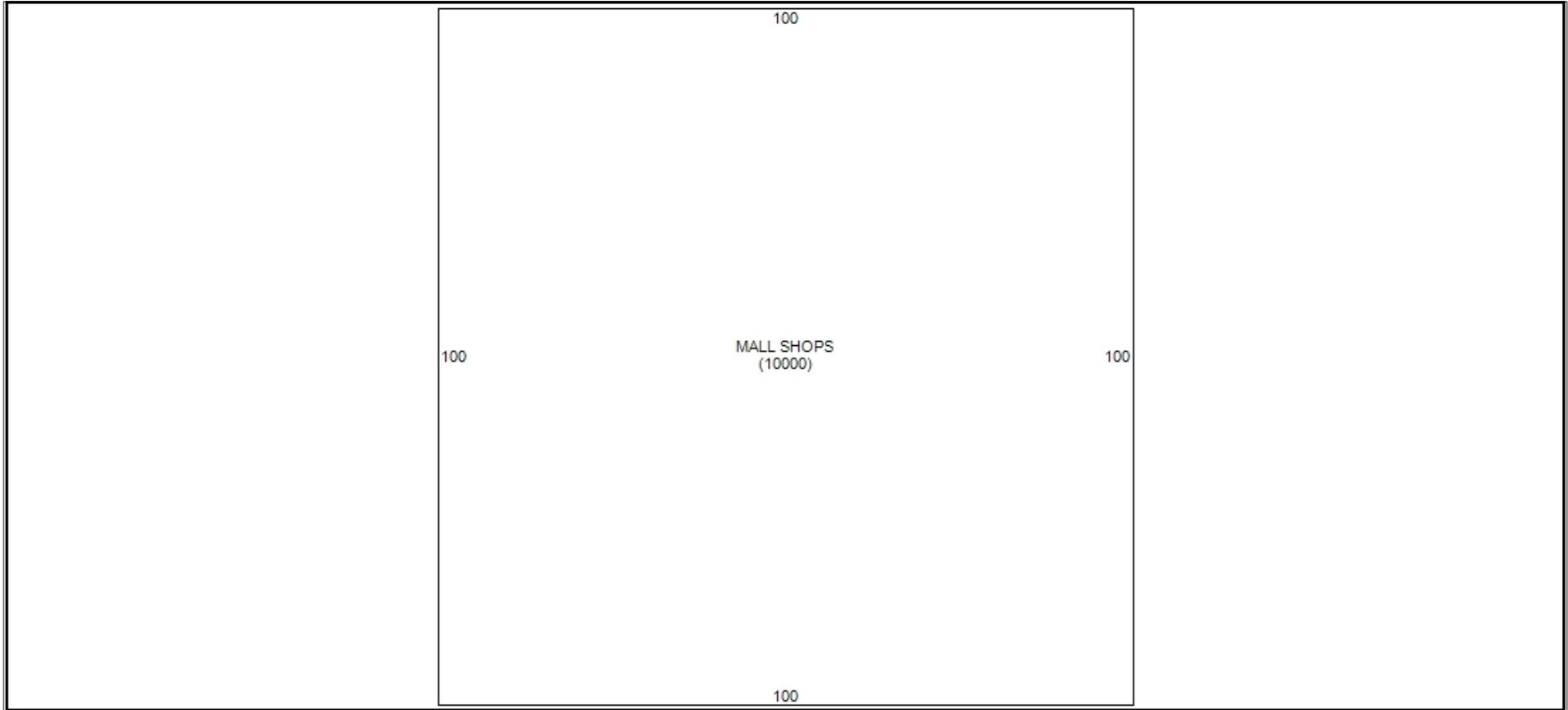
Parcel Id: 03-052-00-004-00

LUC: 427

Card: 5 of 8

Tax Year: 2024

Printed: March 5, 2025



Additional Property Photos

Situs : 3315 N RIDGE RD E

Parcel Id: 03-052-00-004-00

LUC: 427

Card: 5 of 8

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
00	S	00-No Income	0	96,253	0.00					0							
05	S	05-Mall Shops	0	180,923	8.00		1,447,380	15	400	0	1,230,270	25	160		307,568	307,568	922,700
09	S	09-Dept Store-Mall	0	204,156	6.00	80	1,224,940	20	250	0	979,950	10	400		97,995	97,995	881,960
19	S	19-Discount Stores	0	180,307	7.50	85	1,352,300	10	500	0	1,217,070	10	400		121,707	121,707	1,095,360
24	S	24-Multi Use Sales	0	21,967	6.00		131,800	15	300	0	112,030	20	200		22,406	22,406	89,620

Apartment Detail - Building 5 of 8

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 5 of 8

Total Gross Building Area	277,176
Replace, Cost New Less Depr	969,120
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	969,120
NBHD Fact	1.0000
Value per SF	3.50

Notes - Building 5 of 8

--

Income Summary (Includes all Building on Parcel)

Total Net Income	2,989,640
Capitalization Rate	0.105000
Sub total	30,753,333
Residual Land Value	
Final Income Value	30,753,333
Total Gross Rent Area	587,353
Total Gross Building Area	683,606

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3315 N RIDGE RD E

Map ID: 03-052-00-004-00

LUC: 427

Card: 6 of 8

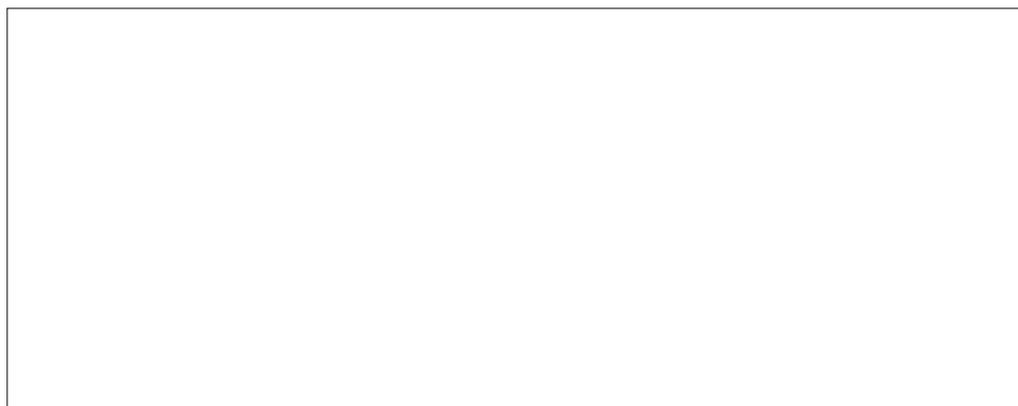
Tax Year: 2024

Printed: March 5, 2025

CURRENT OWNER
SURE FIRE GROUP LLC
2334 LAKE AVE
ASHTABULA OH 44004

Field Review Flag:

GENERAL INFORMATION
Routing No. 052-00 004-00
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	AC 42.2330	E-Economic	-50	1,578,930
3-Residual	AC 19.6370			39,270

Total Acres: 61.87 Legal Acres: 61.87

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	566,370	1,618,200	1,618,200	1,618,200	0
Building	650,200	1,857,700	1,857,700	29,135,133	0
Total	1,216,570	3,475,900	3,475,900	30,753,333	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
06/07/19	RB	1-Entry Gained	3-Other
09/18/14	DWS	1-Entry Gained	3-Other
06/14/13	RBT	6-Occupant Not Home	3-Other
08/10/12	DWS	6-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/11/21	C20200097	105,000	COM BLDG	The City Church (Inside Mall)	Close Permit
11/18/19	C20190068	0	ALTER	Commerical Addition/Alteration	Close Permit
08/02/19	C20190066	3,500	ALTER	Commerical Addition/Alteration	Close Permit
01/31/19	C20180125	750,000	ALTER	Commerical Addition/Alteration	Close Permit
12/17/18	C20180116	75,000	ALTER	Commercial New Structure	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 O		ET-Temp Exempt	ASHTABULA MALL REALTY HOLDING LLC
06/09/21		4-Easement Only	E-Exempt Conveyance (Sale Price O		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

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 5-Secondary Strip
Spot Loc:

Legal Description
Parcel TieBack: **Addl.TieBack:** N
Legal Descriptions:
ASH MALL PLAT LOT #4 RESIDUE PARCEL 1

Inspection Witnessed By _____

Situs : 3315 N RIDGE RD E

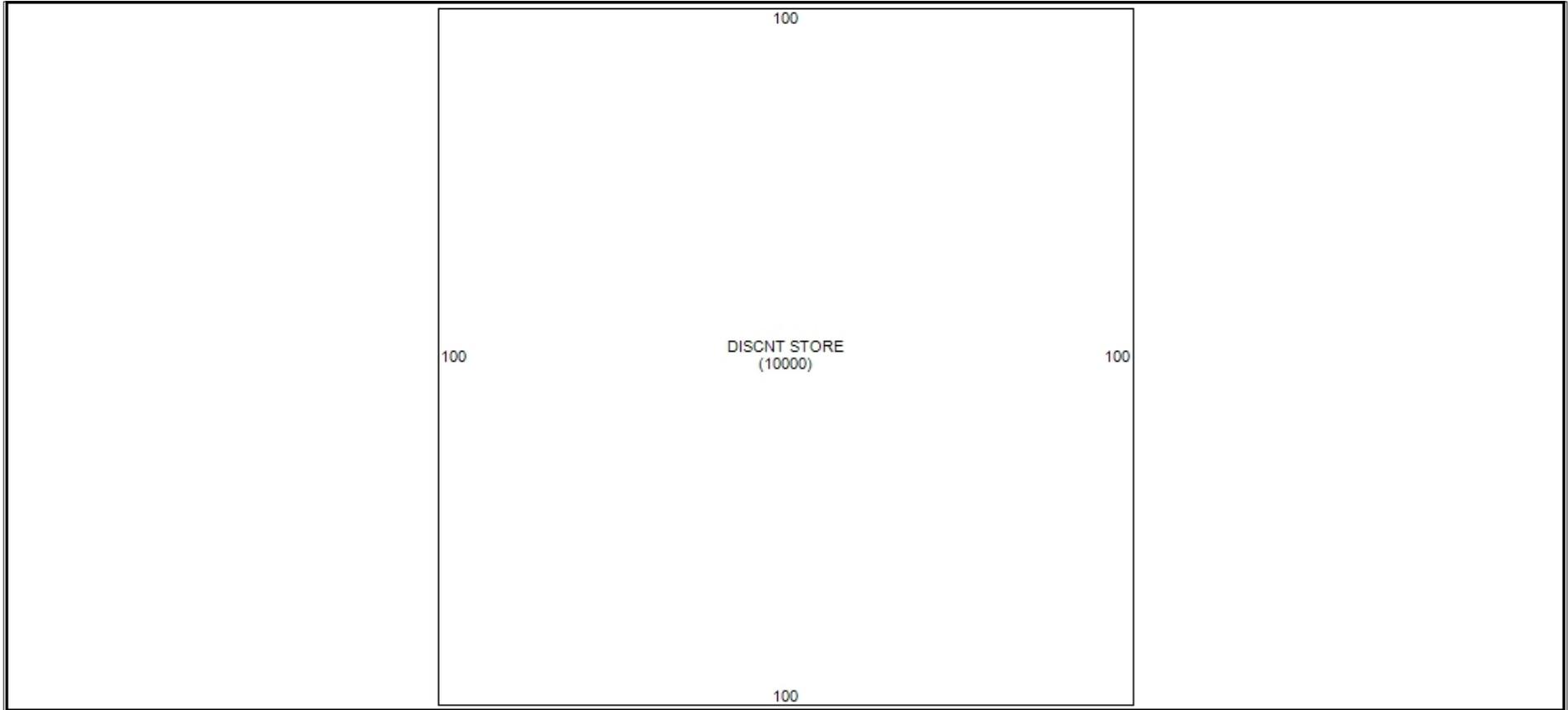
Parcel Id: 03-052-00-004-00

LUC: 427

Card: 6 of 8

Tax Year: 2024

Printed: March 5, 2025



Additional Property Photos

Situs : 3315 N RIDGE RD E

Parcel Id: 03-052-00-004-00

LUC: 427

Card: 6 of 8

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
00	S	00-No Income	0	96,253	0.00					0							
05	S	05-Mall Shops	0	180,923	8.00		1,447,380	15	400	0	1,230,270	25	160		307,568	307,568	922,700
09	S	09-Dept Store-Mall	0	204,156	6.00	80	1,224,940	20	250	0	979,950	10	400		97,995	97,995	881,960
19	S	19-Discount Stores	0	180,307	7.50	85	1,352,300	10	500	0	1,217,070	10	400		121,707	121,707	1,095,360
24	S	24-Multi Use Sales	0	21,967	6.00		131,800	15	300	0	112,030	20	200		22,406	22,406	89,620

Apartment Detail - Building 6 of 8

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 6 of 8

Total Gross Building Area	20,462
Replace, Cost New Less Depr	92,860
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	92,860
NBHD Fact	1.0000
Value per SF	4.54

Notes - Building 6 of 8

--

Income Summary (Includes all Building on Parcel)

Total Net Income	2,989,640
Capitalization Rate	0.105000
Sub total	30,753,333
Residual Land Value	
Final Income Value	30,753,333
Total Gross Rent Area	587,353
Total Gross Building Area	683,606

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3315 N RIDGE RD E

Map ID: 03-052-00-004-00

LUC: 427

Card: 7 of 8

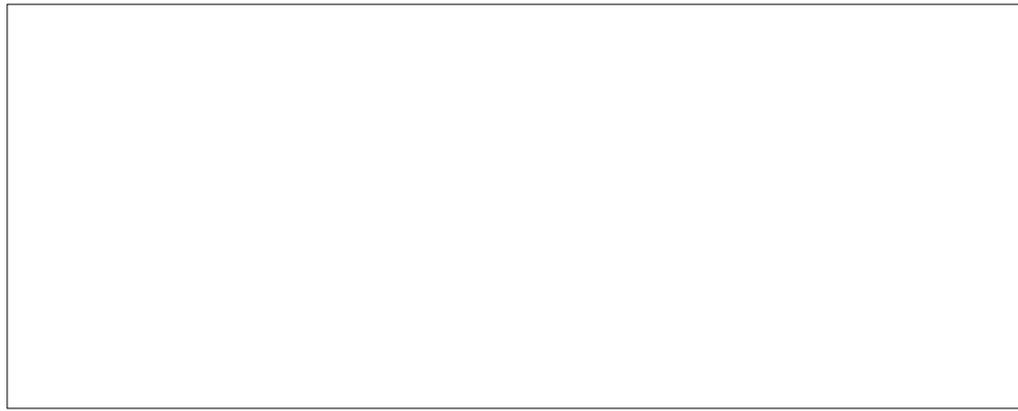
Tax Year: 2024

Printed: March 5, 2025

CURRENT OWNER
SURE FIRE GROUP LLC
2334 LAKE AVE
ASHTABULA OH 44004

Field Review Flag:

GENERAL INFORMATION
Routing No. 052-00 004-00
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	AC 42.2330	E-Economic	-50	1,578,930	
3-Residual	AC 19.6370			39,270	
Total Acres: 61.87		Legal Acres: 61.87			

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	566,370	1,618,200	1,618,200	1,618,200	0
Building	650,200	1,857,700	1,857,700	29,135,133	0
Total	1,216,570	3,475,900	3,475,900	30,753,333	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
06/07/19	RB	1-Entry Gained	3-Other
09/18/14	DWS	1-Entry Gained	3-Other
06/14/13	RBT	6-Occupant Not Home	3-Other
08/10/12	DWS	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
04/11/21	C20200097	105,000	COM BLDG	The City Church (Inside Mall)	Close Permit
11/18/19	C20190068	0	ALTER	Commerical Addition/Alteration	Close Permit
08/02/19	C20190066	3,500	ALTER	Commerical Addition/Alteration	Close Permit
01/31/19	C20180125	750,000	ALTER	Commerical Addition/Alteration	Close Permit
12/17/18	C20180116	75,000	ALTER	Commercial New Structure	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 O		ET-Temp Exempt	ASHTABULA MALL REALTY HOLDING LLC
06/09/21		4-Easement Only	E-Exempt Conveyance (Sale Price O		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

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 5-Secondary Strip
Spot Loc:

Legal Description
Parcel TieBack:
Legal Descriptions:
 ASH MALL PLAT LOT #4 RESIDUE PARCEL 1
Addl.TieBack: N

Inspection Witnessed By _____

Situs : 3315 N RIDGE RD E

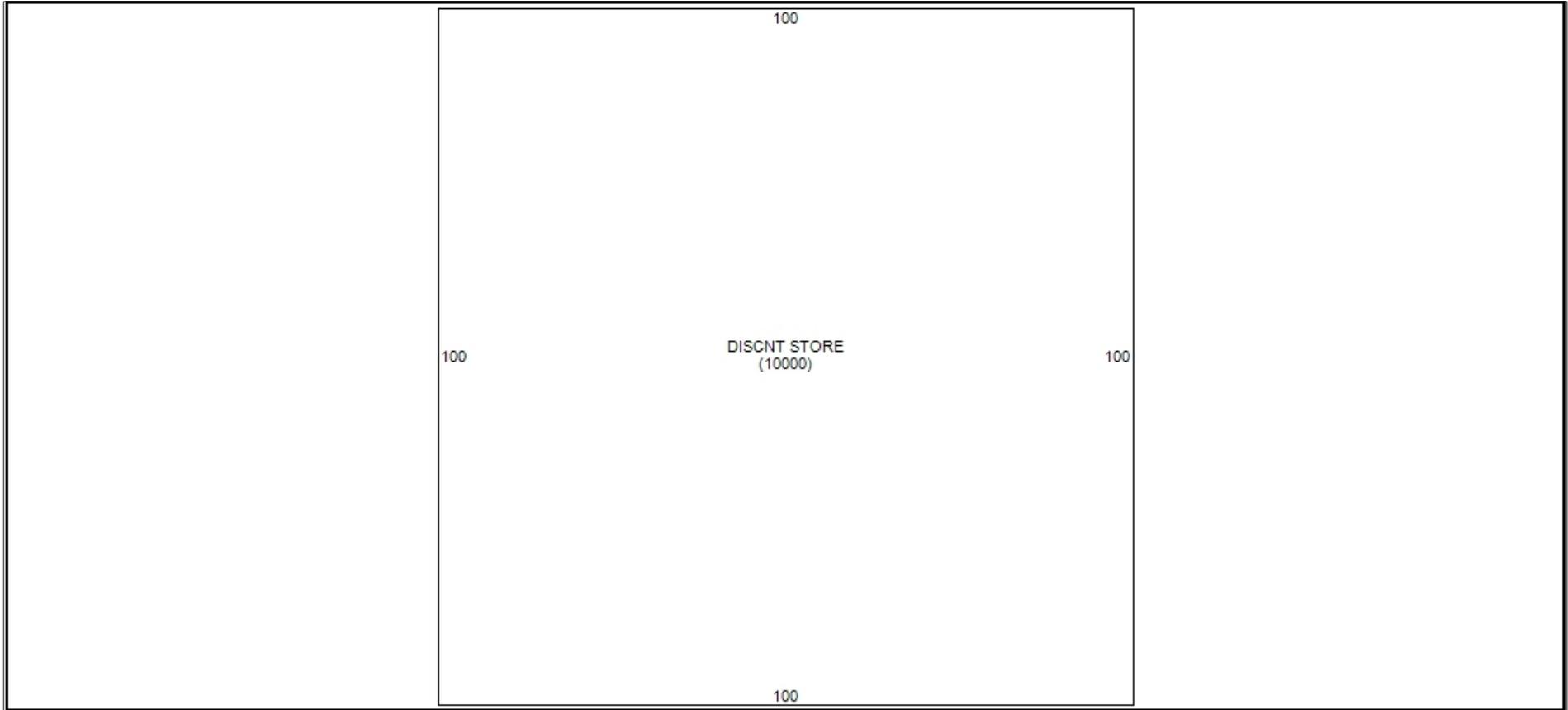
Parcel Id: 03-052-00-004-00

LUC: 427

Card: 7 of 8

Tax Year: 2024

Printed: March 5, 2025



Additional Property Photos

Situs : 3315 N RIDGE RD E	Parcel Id: 03-052-00-004-00	LUC: 427	Card: 7 of 8	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
00	S	00-No Income	0	96,253	0.00					0							
05	S	05-Mall Shops	0	180,923	8.00		1,447,380	15	400	0	1,230,270	25	160		307,568	307,568	922,700
09	S	09-Dept Store-Mall	0	204,156	6.00	80	1,224,940	20	250	0	979,950	10	400		97,995	97,995	881,960
19	S	19-Discount Stores	0	180,307	7.50	85	1,352,300	10	500	0	1,217,070	10	400		121,707	121,707	1,095,360
24	S	24-Multi Use Sales	0	21,967	6.00		131,800	15	300	0	112,030	20	200		22,406	22,406	89,620

Apartment Detail - Building 7 of 8

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 7 of 8

Total Gross Building Area	159,845
Replace, Cost New Less Depr	185,670
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	185,670
NBHD Fact	1.0000
Value per SF	1.16

Notes - Building 7 of 8

--

Income Summary (Includes all Building on Parcel)

Total Net Income	2,989,640
Capitalization Rate	0.105000
Sub total	30,753,333
Residual Land Value	
Final Income Value	30,753,333
Total Gross Rent Area	587,353
Total Gross Building Area	683,606

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3315 N RIDGE RD E

Map ID: 03-052-00-004-00

LUC: 427

Card: 8 of 8

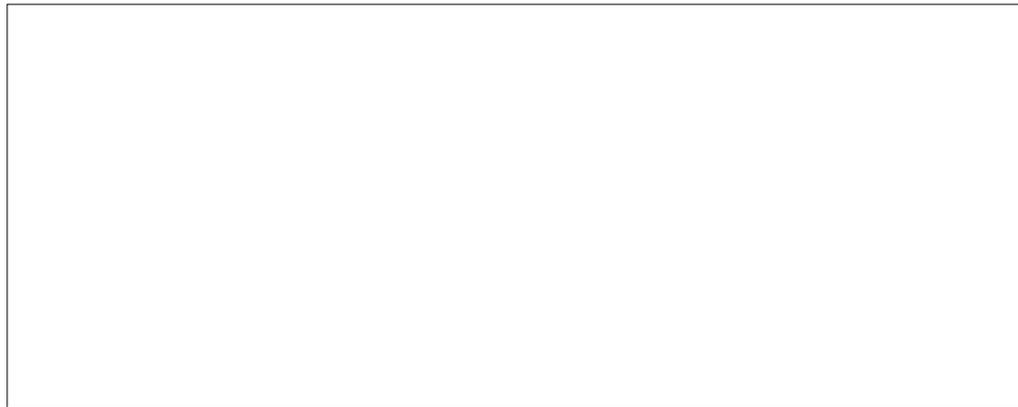
Tax Year: 2024

Printed: March 5, 2025

CURRENT OWNER
SURE FIRE GROUP LLC
2334 LAKE AVE
ASHTABULA OH 44004

Field Review Flag:

GENERAL INFORMATION
Routing No. 052-00 004-00
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	AC 42.2330	E-Economic	-50	1,578,930	
3-Residual	AC 19.6370			39,270	
Total Acres: 61.87		Legal Acres: 61.87			

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	566,370	1,618,200	1,618,200	1,618,200	0
Building	650,200	1,857,700	1,857,700	29,135,133	0
Total	1,216,570	3,475,900	3,475,900	30,753,333	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
06/07/19	RB	1-Entry Gained	3-Other
09/18/14	DWS	1-Entry Gained	3-Other
06/14/13	RBT	6-Occupant Not Home	3-Other
08/10/12	DWS	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
04/11/21	C20200097	105,000	COM BLDG	The City Church (Inside Mall)	Close Permit
11/18/19	C20190068	0	ALTER	Commerical Addition/Alteration	Close Permit
08/02/19	C20190066	3,500	ALTER	Commerical Addition/Alteration	Close Permit
01/31/19	C20180125	750,000	ALTER	Commerical Addition/Alteration	Close Permit
12/17/18	C20180116	75,000	ALTER	Commercial New Structure	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 O		ET-Temp Exempt	ASHTABULA MALL REALTY HOLDING LLC
06/09/21		4-Easement Only	E-Exempt Conveyance (Sale Price O		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

Property Factors

Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 5-Secondary Strip
Spot Loc:

Legal Description

Parcel TieBack:
Legal Descriptions: ASH MALL PLAT LOT #4 RESIDUE PARCEL 1
Addl.TieBack: N

Inspection Witnessed By _____

Situs : 3315 N RIDGE RD E

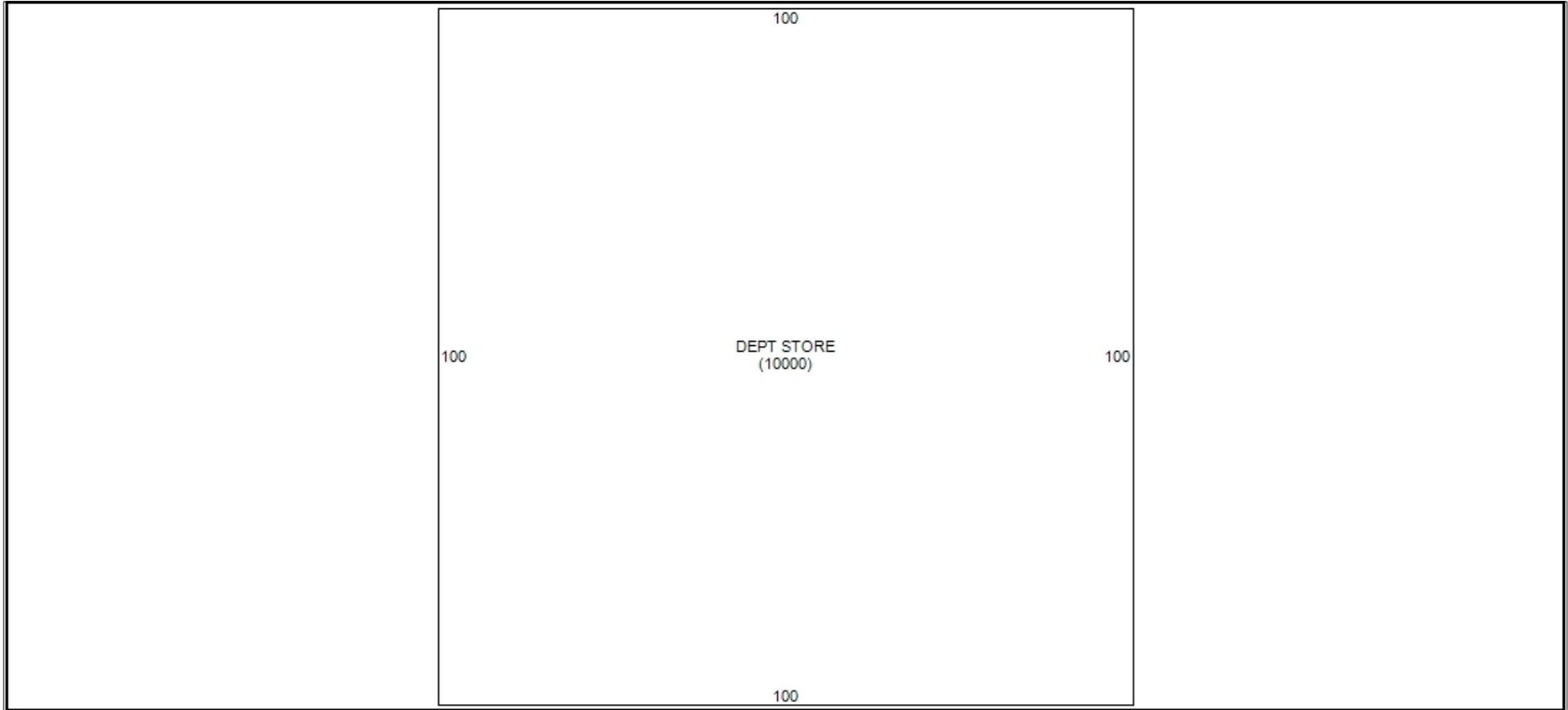
Parcel Id: 03-052-00-004-00

LUC: 427

Card: 8 of 8

Tax Year: 2024

Printed: March 5, 2025



Additional Property Photos

Situs : 3315 N RIDGE RD E

Parcel Id: 03-052-00-004-00

LUC: 427

Card: 8 of 8

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
00	S	00-No Income	0	96,253	0.00					0							
05	S	05-Mall Shops	0	180,923	8.00		1,447,380	15	400	0	1,230,270	25	160		307,568	307,568	922,700
09	S	09-Dept Store-Mall	0	204,156	6.00	80	1,224,940	20	250	0	979,950	10	400		97,995	97,995	881,960
19	S	19-Discount Stores	0	180,307	7.50	85	1,352,300	10	500	0	1,217,070	10	400		121,707	121,707	1,095,360
24	S	24-Multi Use Sales	0	21,967	6.00		131,800	15	300	0	112,030	20	200		22,406	22,406	89,620

Apartment Detail - Building 8 of 8

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 8 of 8

Total Gross Building Area	76,889
Replace, Cost New Less Depr	96,250
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	96,250
NBHD Fact	1.0000
Value per SF	1.25

Notes - Building 8 of 8

--

Income Summary (Includes all Building on Parcel)

Total Net Income	2,989,640
Capitalization Rate	0.105000
Sub total	30,753,333
Residual Land Value	
Final Income Value	30,753,333
Total Gross Rent Area	587,353
Total Gross Building Area	683,606

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	