

Situs : N RIDGE RD E

Map ID: 03-052-00-004-02

LUC: 427

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. 052-00 004-02
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	AC 4.7600	E-Economic	-50	178,500
Total Acres: 4.76		Legal Acres: 4.762		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	62,480	178,500	178,500	0	0
Building	17,500	50,000	50,000	0	0
Total	79,980	228,500	228,500	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	5-Notes	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
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 3-Business Cluster
Spot Loc: 6-Flat

Legal Description
Parcel TieBack:
Legal Descriptions:
ASH MALL PLAT PT #4-2DILLARDS PARKING
RESUBDIVISION
Addl.TieBack: N

Inspection Witnessed By _____

Situs : N RIDGE RD E

Parcel Id: 03-052-00-004-02

LUC: 427

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	1992			200,000	C	1		F	F			50,000

Situs : N RIDGE RD E

Parcel Id: 03-052-00-004-02

LUC: 427

Card: 1 of 1

Tax Year: 2024

Printed: March 5, 2025



Additional Property Photos

Situs : N RIDGE RD E

Parcel Id: 03-052-00-004-02

LUC: 427

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

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:	

Situs : N RIDGE RD E

Parcel Id: 03-052-00-004-02

LUC: 427

Card: 1 of 1

Tax Year: 2024

Printed: March 5, 2025

Comments

Number	Code	Status	Comment
1	FLD	RV	19990811 C#01 - ABATEMENT EXPIRED 1-1-97.
6	FLD	DC	REV14 CHG LOC FACTS, OBY/PART OF PARKING LOT FOR 03-052-00-004-01

Situs : N RIDGE RD E

Parcel Id: 03-052-00-004-02

LUC: 427

Card: 1 of 1

Tax Year: 2024

Printed: March 5, 2025

PAGE LEFT BLANK INTENTIONALLY