

Situs : R N RIDGE RD R		Map ID: 03-052-00-005-00		LUC: 400		Card: 1 of 1		Tax Year: 2024		Printed: March 5, 2025	
CURRENT OWNER				GENERAL INFORMATION							
SURE FIRE GROUP LLC 2334 LAKE AVE ASHTABULA OH 44004				Routing No. 052-00 005-00 Class C-Commercial Living Units Neighborhood 8300C Alternate Id District Zoning							
Field Review Flag:											
Property Notes											
Note Codes:											
Land Information											
Type	Size	Influence Factors	Infl %	Value							
4-Undeveloped	AC	94.0180	4-Location / Su 9-Shape And S -50	141,030							
Total Acres: 94.018 Legal Acres: 94.018											
Assessment Information											
	Assessed	Appraised	Cost	Income	Market						
Land	49,350	141,000	141,000	0	0						
Building	0	0	0	0	0						
Total	49,350	141,000	141,000	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								
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 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					
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 #5											

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Additional Property Photos



COMMERCIAL PROPERTY RECORD CARD

ASHTABULA COUNTY

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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 Blding Values	
Misc Building No Gross Building:	Misc Adjusted Value



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Comments

Number	Code	Status	Comment
2	FLD	DC	20010507 CG C#01 - LAND BEHIND MALL
8	FLD	DC	REV14 CHG LOC FACTS

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