

**Situs : LUCAS AVE**

**Map ID: 48-019-10-347-00**

**LUC: 500**

**Card: 1 of 1**

**Tax Year: 2024**

**Printed: 03/10/25**

**CURRENT OWNER**  
KALVI LEXINGTON  
NIKEL BRENN  
6112 LUCAS AVE  
ASHTABULA OH 44004  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 019-10 347-00  
Class Residential  
Living Units 1  
Neighborhood 68400  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
12 S M -54 LYNNHURST

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	200	49 340		1.18	5	-5	14,280
								14,280
Total Acres: .3825				Legal Acres: 0.40		NBHD Fact: 1.3000		

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	5,010	14,300	14,300	0	0
<b>Building</b>	0	0	0	0	0
<b>Total</b>	5,010	14,300	14,300	0	0

**Manual Override Reason**  
Base Date of Value  
Effective Date of Value  
**Value Flag** 1-COST APPROACH

**Current Value**

Year	Land	Building	Total Value
2021	11,000		11,000
2022	11,000		11,000
2023	14,300		14,300

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/23/24	54,400	2-Land And Building	N-Not Open Market / Not Arm'S Leng		WD-Warranty Deed	KALVI LEXINGTON
09/13/21	70,000	2-Land And Building	M-Sale Involving Multiple Parcels		GW-General Warranty	ERNST TILA M
01/15/16	37,500	2-Land And Building	M-Sale Involving Multiple Parcels	604/ 1447	FD-Fiduciary Deed	HARRIS WALTER C TRUSTEE
03/16/00		1-Land Only	I-Error In Description	0035/2059	ET-Temp Exempt	HARRIS WALTER V

**Entrance Information**

Date	ID	Entry Code	Source
01/23/14	DWP	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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**Dwelling Information**

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design <sup>0</sup>
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
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**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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**Condominium / Mobile Home Information**

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

**Misc & Gross Bulding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

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**Comments**

Number	Code	Status	Comment
1	FLD	RV	20020221 JV C#01 - 1/10/02 EST - DET GARAGE (MISSED) PICKED UP AT REVIEW
2	OFC	HI	20030113 DC C#01 - GAR PICKED UP ON WRONG PCL- MOVED TO 48-019-10-348-00

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