

Situs : 6112 LUCAS AVE

Map ID: 48-019-10-348-00

LUC: 510

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. 019-10 348-00
Class Residential
Living Units 1
Neighborhood 68400
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 12--12 -55
LYNNHURST-

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	200	50 340		1.18	5	-5	14,570
								14,570

Total Acres: .3903 Legal Acres: 0.40 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,110	14,600	14,600	0	0
Building	27,970	79,900	79,900	0	0
Total	33,080	94,500	94,500	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	11,200	61,500	72,700
2022	11,200	61,500	72,700
2023	14,600	79,900	94,500

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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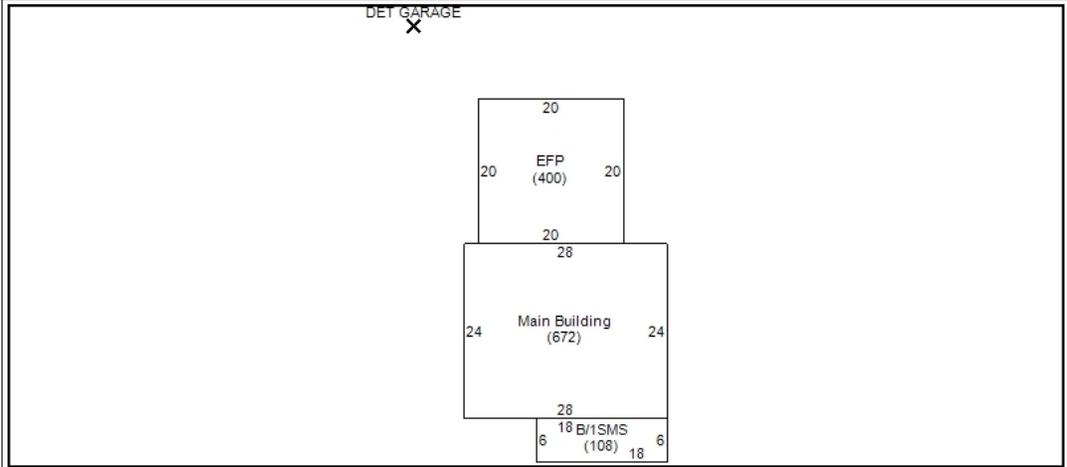
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Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms 0
Story Height 1.5	Bedrooms 2
Construction 94-Fr W/Mas	Family Rooms 0
Style 08-Cape Cod	Full Baths 1
Year Built 1928	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.3
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					672						
1		EFP			400						15,400
2	BSM	1SM			108						7,000
3		1SF			20						1,000

Dwelling Computations

Base Price	85,660	% Good	45
Plumbing	1,400	Market Adj	
Basement	14,010	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.3
Subtotal	105,270	Additions	10,600
Ground Floor Area	672	Dwelling Value	75,390
Total Living Area	1,136		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1111		24x24	576	D	1		A				4,500
2	RG1-Det Garag	2005		12x20	240	E	1		F				

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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Number	Code	Status	Comment
1	FLD	DC	19960612 C#01 - FIREPLACE CLOSED OFF
2	FLD	DC	19960612 C#01 - MAN SAID ALL OF 1/2 STORY UNFINISHED
3	OFC	HI	20030113 DC C#01 - DET GAR PICKED UP ON WRONG PCL- MOVED HERE FROM 48-019-10-
4	OFC	HI	20030113 DC C#01 - 347-00

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