

Situs : 5 EAST ASHTABULA ST	Map ID: 26-021-00-062-01	LUC: 422	Card: 1 of 1	Tax Year: 2024	Printed: March 21, 2025
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CURRENT OWNER	GENERAL INFORMATION
TRISINA LLC 8565 SOUTH EASTERN AVENUE SUITE 150 LAS VEGAS NV 89123	Routing No. 021-00 062-01 Class C-Commercial Living Units Neighborhood 5400C Alternate Id District Zoning
Field Review Flag:	



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	30,709		307,090
Total Acres: .705 Legal Acres: .705				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	107,490	307,100	307,100	307,100	0
Building	330,230	943,500	943,500	-88,337	0
Total	437,720	1,250,600	1,250,600	218,763	0
Manual Override Reason Base Date of Value Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
07/18/18	JP	1-Entry Gained	3-Other
06/06/13	DWS	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
04/07/17	C20170013	150,000		Commerical Addition/Alteration	Close Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/23/22	2,150,685	2-Land And Building	Z-Validated Multiple Parcels		LD-Limited Warranty Deed	RAX OHPA OWNER LLC
01/05/16	1,894,465	2-Land And Building	U-Not Validated	603/ 2429	LD-Limited Warranty Deed	SPP OHPA RAD FUND LLC
04/07/14			R-Related Individuals Or Corporation:		ET-Temp Exempt	JEFFERSON (CHESTNUT ST)
04/07/14	1,517,680		U-Not Validated	563/ 348	LD-Limited Warranty Deed	JEFFERSON (CHESTNUT ST) I LLC

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

Legal Description
Parcel TieBack: 260210006300 Legal Descriptions: 41 & 43 ASHTABULA ST
Addl.TieBack: N

Inspection Witnessed By _____



COMMERCIAL PROPERTY RECORD CARD

ASHTABULA COUNTY

Situs : 5 EAST ASHTABULA ST

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Building Information			Building Other Features															
Year Built/Eff Year	1996 / 2000		Line	Type	+/-	Meas1	Meas2	#	Stp	IU	Line	Type	+/-	Meas1	Meas2	#	Stp	IU
Building #	1		1	CP6-Canopy Roof/Slab		228		1		1								
Structure Type	373-Retail Single Oc		1	CP6-Canopy Roof/Slab		14		20		1								
Identical Units	1		1	SS1-Sprinkler Sys Wet		10,400		1		1								
Total Units																		
Grade	A-1																	
# Covered Parking																		
# Uncovered Parking																		
DBA	RITE AID																	

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		10,400	420	029-Chain Drug St	20	04-Brick & C	2-Fire Resistent	100	2-Normal	1-Hot Air	1-Central	2-Normal	4 4	

Interior/Exterior Valuation Detail						Outbuilding Data													
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD	Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy	Fun	MA	%Comp	Value
1	10,400	029-Chain Drug Store	75		923,460	1	Cl1-Asph Pave	1996			20,000	C	1		A	A			20,000

Situs : 5 EAST ASHTABULA ST

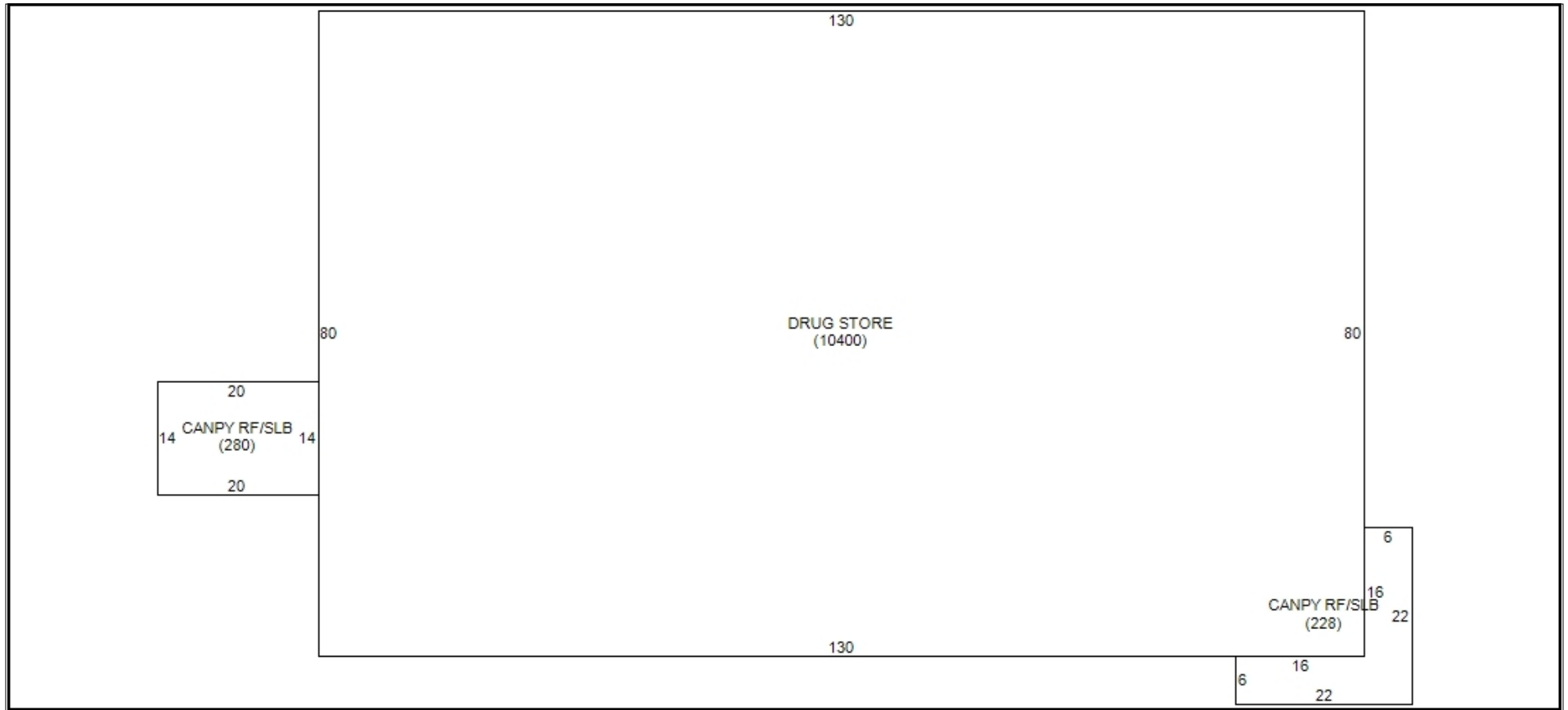
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Additional Property Photos



260210006201 09/12/2012



COMMERCIAL PROPERTY RECORD CARD

ASHTABULA COUNTY

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Income Detail (Includes all Buildings on Parcel)

Use Grp	Mod Type	Inc Mod	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
31	S	001	31-Chain Drug Store	0	10,400	12.00	130	162,240	5		0	154,130	5			7,707	7,707	146,420

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	10,400
Replace, Cost New Less Depr	923,460
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	923,460
NBHD Fact	1.0000
Value per SF	88.79

Notes - Building 1 of 1

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Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Income Summary (Includes all Building on Parcel)

Total Net Income	146,420
Capitalization Rate	
Sub total	218,763
Residual Land Value	
Final Income Value	218,763
Total Gross Rent Area	10,400
Total Gross Building Area	10,400

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Comments

Number	Code	Status	Comment
1	FLD	DC	REV14 CORRD COM DAT, INT/EXT, & OBY REMVD PLMBG FIXTR, ADD TIEBACK
3	FLD	BP	INT/EXT REMOD, NVC 1-1-18.
4	FLD	RV	REV20 SITE INC PCL 26-021-00-063-00
5	FLD	RV	REV 25 CORRETED SIZE OF BLDG F/S 1.2 MILL RENT 13.88NNN

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