

**Situs : 442 SECOND ST**

**Map ID: 20-021-00-104-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2024**

**Printed: 03/31/25**

**CURRENT OWNER**  
FOWLER DEBORAH L  
442 SECOND ST  
GENEVA OH 44041  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 021-00 104-00  
Class Residential  
Living Units 1  
Neighborhood 72700  
District  
Zoning  
Alternate Id



**Legal Description**  
Parcel Tieback: Addl. Tieback: N  
Legal Descriptions:  
47 ELMWOOD SUB

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	270	50 165		1.05			18,430
								18,430

Total Acres: .1894      Legal Acres: 0.19      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	6,440	18,400	18,400	0	0
Building	28,490	81,400	81,400	0	0
<b>Total</b>	<b>34,930</b>	<b>99,800</b>	<b>99,800</b>	<b>0</b>	<b>0</b>

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

**Current Value**

Year	Land	Building	Total Value
2021	14,200	60,300	74,500
2022	14,200	60,300	74,500
2023	18,400	81,400	99,800

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
12/10/18	R20180126	12,000		Residential Addition/Alteration	Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/29/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		CT-Certificate Of Transfer	FOWLER WILLIAM C

**Entrance Information**

Date	ID	Entry Code	Source
01/15/14	MJB	6-Occupant Not Home	3-Other
10/23/20	MJR	3-Info At Door	1-Owner

**Property Notes**  
Note Codes:

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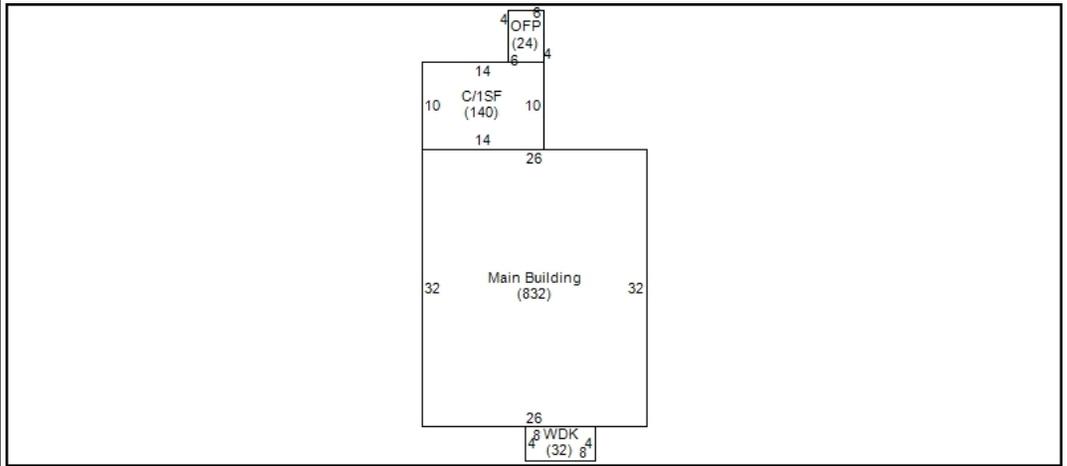
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 08-Cape Cod	<b>Full Baths</b> 1
<b>Year Built</b> 1950	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1960	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 1999	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 4-Heat Pump	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 4-Attic Fully Finished	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.35
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					832						
1			WDK		32						300
2		CSP	1SF		140						7,100
3			FBY		8						400
4			OFF		24						500

**Dwelling Computations**

<b>Base Price</b> 58,770	<b>% Good</b> 60
<b>Plumbing</b> 1,300	<b>Market Adj</b>
<b>Basement</b> 15,220	<b>Functional</b>
<b>Heating</b> 2,670	<b>Economic</b> 100
<b>Attic</b> 14,120	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1.35
<b>Subtotal</b> 92,080	<b>Additions</b> 5,000
<b>Ground Floor Area</b> 832	
<b>Total Living Area</b> 1,313	<b>Dwelling Value</b> 81,350

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1111		0x0		1	C	1		S			

**Condominium / Mobile Home Information**

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

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
2	FLD		NEW ROOF, RAILNGS, WIRING, FURN, 1-1-20. CORR DECK TO OFF.
1	FLD	BP	20001206 JP C#01 - 11/30/99-BP#P990988 FOR ADDN-100% 1/1/00.

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