

Situs : 113 WEST ST

Map ID: 20-001-00-016-00

LUC: 510

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER
TIRADO JOSEE J
4534 LAKE RD EAST #56
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 001-00 016-00
Class Residential
Living Units 1
Neighborhood 72500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
16 N W

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|------|---------|-------|------|---------|-------|--------|
| F | 1 | 280 | 100 233 | | 1.12 | 3 | -40 | 24,460 |
| | | | | | | | | 24,460 |

Total Acres: .5349 Legal Acres: 0.54 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|-----------------|----------|-----------|---------|--------|--------|
| Land | 8,580 | 24,500 | 24,500 | 0 | 0 |
| Building | 41,550 | 118,700 | 118,700 | 0 | 0 |
| Total | 50,130 | 143,200 | 143,200 | 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 |
|------|--------|----------|-------------|
| 2022 | 12,500 | 6,800 | 19,300 |
| 2023 | 16,300 | 8,400 | 24,700 |
| 2024 | 32,600 | 8,400 | 41,000 |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|------------|--------|----------|---------------------------|--------------|
| 10/06/23 | N/A | | DWLG | Possible New Dwg; Reck24. | Close Permit |
| 09/27/23 | R-2020-009 | 10,000 | DWLG | | Close Permit |
| 05/26/21 | R20210046 | 9,500 | MISC OBY | | Close Permit |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|--------|---------------------|------------------------------------|----------------|----------------------------|------------------|
| 05/30/19 | 7,200 | 2-Land And Building | N-Not Open Market / Not Arm'S Leng | | WD-General Warranty Deec | PERKINS ROBERT W |
| 07/28/10 | 15,000 | | M-Sale Involving Multiple Parcels | | LW-Limited Specialty Warra | CIMINO DONALD M |
| 12/22/09 | | | N-Not Open Market / Not Arm'S Leng | 0466/2249 | ET-Temp Exempt | PATRICK EDNA |
| 06/04/04 | | 2-Land And Building | U-Not Validated | 0299/2110 | ET-Temp Exempt | PATRICK EDNA L |

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|---------------------|---------|
| 01/08/14 | MJB | 6-Occupant Not Home | 3-Other |
| 09/23/22 | CC | 6-Occupant Not Home | 3-Other |
| 09/25/23 | CC | 6-Occupant Not Home | 3-Other |

Property Notes
Note Codes:

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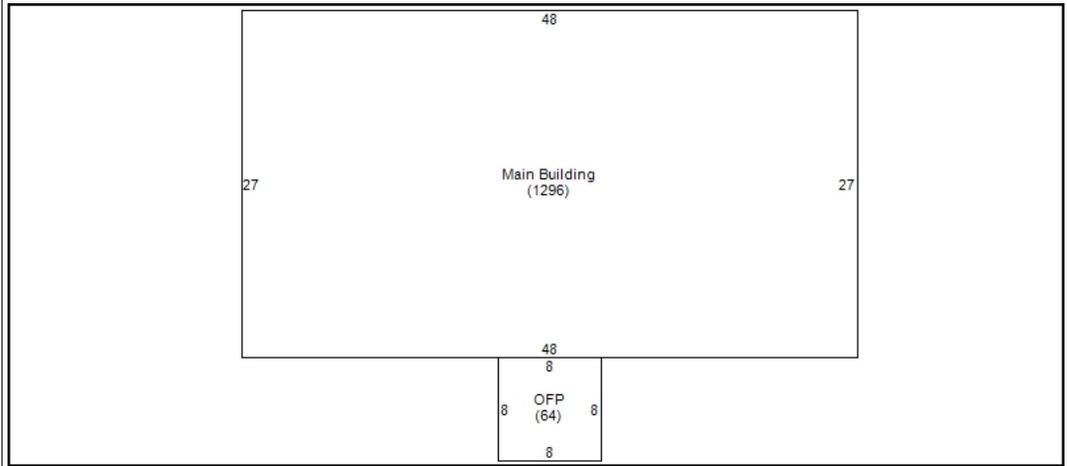
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Dwelling Information

| | |
|---|----------------------------|
| Valuation Method D | Total Rooms 5 |
| Override Model | Dining Rooms |
| Story Height 1 | Bedrooms 2 |
| Construction 1-Wood/Vinyl | Family Rooms |
| Style 18-Mfd Or Modular Dbl Wic | Full Baths 2 |
| Year Built 2023 | Half Baths |
| Eff Year Built | Addl. Fixtures |
| Year Remodeled | Total Fixtures 9 |
| Kitchen Remod | Unfinished Area |
| Bath Remod | T2 Rec Rm Area |
| Lower Level 4-Full Basement | T3 Rec Rm Area |
| Heating 3-Central A/C | T4 Rec Rm Area |
| Heat Fuel Type | Fin Bsmt Liv Area |
| System | WBFP Stacks |
| Attic 0-None | WBFP Openings |
| Phy. Condition A-Average Condition | WBFP Add'l Stry |
| Int vs Ext Cond | Prefab Fireplace |
| Well / Septic 2 | Prefab Add'l Stry |
| Bsmt Gar # Cars | |
| Misc 1 Desc | Misc 1 Qty |
| Misc 2 Desc | Misc 2 Qty |
| Grade D-1 | Cost & Design 0 |
| CDU AV-AVERAGE | Functional |
| % Good Ovr | Economic |
| % Complete 100 | NBHD Fact 1.25 |
| 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 | | | | | 1,296 | | | | | | |
| 1 | | OFP | | | 64 | | | | | | 900 |

Dwelling Computations

| | |
|--------------------------------|-------------------------------|
| Base Price 58,470 | % Good 99 |
| Plumbing 3,900 | Market Adj |
| Basement 15,150 | Functional |
| Heating 2,660 | Economic |
| Attic 0 | % Complete 100 |
| Other Features 0 | C&D Factor |
| | Adj Factor 1.25 |
| Subtotal 80,180 | Additions 900 |
| Ground Floor Area 1,296 | |
| Total Living Area 1,296 | Dwelling Value 110,280 |
| Dwelling Notes | |

Outbuilding Data

| Ln | Code/Desc | Yr Blt | Eff Yr | Size | Area | Gr | Qty | ModCd | PC | FN | MA | %Comp | Value |
|----|---------------|--------|--------|-------|------|----|-----|-------|----|----|----|-------|-------|
| 2 | RG1-Det Garag | 2021 | | 20x36 | 720 | E | 1 | | A | | | 100 | 8,400 |
| 3 | RS1-Frame Shr | 2021 | | x | | C | 1 | | S | | | | |
| 4 | RS1-Frame Shr | 2023 | | x | | | 1 | | | | | | |

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 |
|---------------|-------------|---------------|--|
| 9 | FLD | | CORRECTION TO LAND FOR LACK OF UTILITY TO BE IN LINE WITH SIMILAR NEARBY |
| 10 | FLD | | PROPERTIES. DWG 100% 1-1-25. |
| 8 | FLD | BP | CK 25 FOR COMPLETION<50% FOR 24 |
| 7 | FLD | | PER AERIAL PHOTO ON 12-8-23, FOUNDATION HAS BEEN STARTED. |
| 6 | FLD | | POSSIBLE NEW DWG; RECK24. |
| 4 | FLD | | MH RAZED. NEW METAL DET.GAR AND PP SHED 100% 1-1-22. LG HOLE DUG OUT IN FRONT OF |
| 5 | FLD | | GAR; POSSIBLE NEW DWG. RECK'23 FOR POSSIBLE DWG. |
| 3 | FLD | RV | REV 2020 OLD, VP PP MH ON SITE, GAR RAZED FOR REVAL |
| 2 | OFC | CP | ADDED PARCEL 20-001-00-015-00 CONV 1877 5/30/2019 |
| 1 | OFC | DC | REV20 - PER COSTAR FOR SALE AT \$15,000, INC PCL -015-00 |

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