

**Situs : 4805 NORTH BEND RD**

**Map ID: 48-008-00-008-00**

**LUC: 101**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 02/18/26**

**CURRENT OWNER**  
CUMMINGS WILLIAM E III  
4805 NORTH BEND ROAD  
ASHTABULA OH 44004

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CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 008-00 008-00  
Class A  
Living Units 1  
Neighborhood 68801  
District  
Zoning  
Alternate Id



**Legal Description**  
Parcel Tieback: Addl. Tieback: N  
Legal Descriptions:  
6

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2100		0			
A	S	13500	10.7900	40	0	1	-35	49,230
A	H	13500	1.0000	100	0			17,550
								66,780

Total Acres: 12      Legal Acres: 12.00      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	23,380	66,800	66,800	0	0
<b>Building</b>	23,100	66,000	66,000	0	0
<b>Total</b>	46,480	132,800	132,800	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	51,400	47,300	98,700
2023	66,800	66,000	132,800
2024	66,800	66,000	132,800

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/02/99		2-Land And Building	U-Not Validated	0088/1125	ET-Temp Exempt	CUMMINGS WILLIAM E III

**Entrance Information**

Date	ID	Entry Code	Source
08/14/13	DAA	6-Occupant Not Home	3-Other
01/13/14	DAA	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

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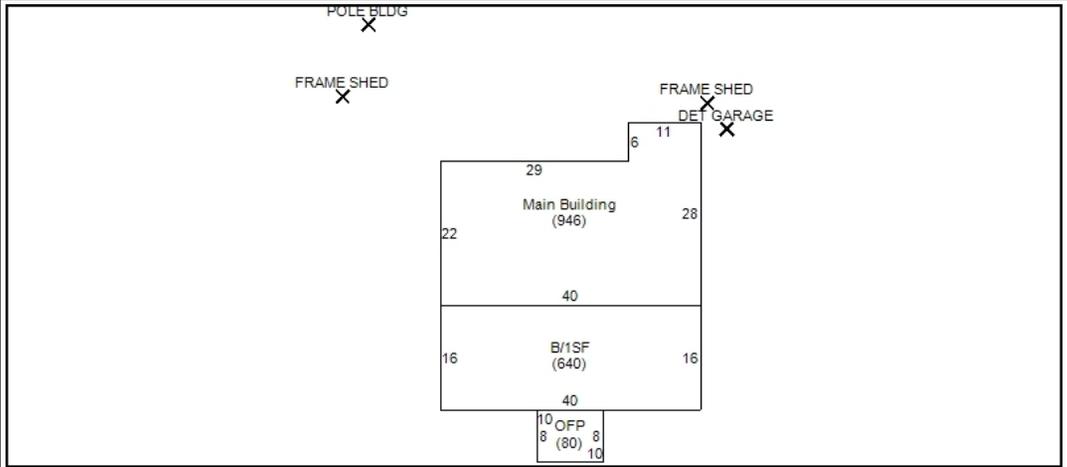
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<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> 03-Ranch	<b>Full Baths</b> 1
<b>Year Built</b> 1930	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 1980	<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> 2-Basic	<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> 1
<b>Attic</b> 0-None	<b>WBFP Openings</b> 1
<b>Phy. Condition</b> F-Fair Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 2	<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-2	<b>Cost &amp; Design</b> 0
<b>CDU</b> FR-FAIR	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<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					946						
1	BSM	1SF			640						34,800
2		OFF			80						1,500
3		OFF			25						500

**Dwelling Computations**

<b>Base Price</b>	60,520	<b>% Good</b>	35
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	15,670	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	3,800	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	81,290	<b>Additions</b>	12,900
<b>Ground Floor Area</b>	946		
<b>Total Living Area</b>	1,586	<b>Dwelling Value</b>	61,820

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	1931		24x24	576	D	1		P				2,100
2	RS1-Frame Shr	1930		14x15	210	D	1		P				200
5	AP4-Pole Bldg	1910		30x48	1,440	D	1		P				1,500
6	RS1-Frame Shr	1931		12x26	312	D	1		P				400

**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>
1	FLD	DC	19960610 C#01 - #06 HALF WAY DOWN VP LOOKS LIKE THEY ARE IN THE PROCESS
2	FLD	DC	19960610 C#01 - OF REMODELING IT. BACK OF WOODS
3	FLD	RV	19960822 C#01 - CHECK 1997
4	FLD	RV	19970414 KO C#01 - 4/8/97-REMODELING=NCV.

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