

Situs : 561 BLAINE ST

Map ID: 20-018-00-064-00

LUC: 510

Card: 1 of 1

Tax Year: 2025

Printed: 02/23/26

CURRENT OWNER
SHATTO SCOTT MORSE
561 BLAINE ST
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 018-00 064-00
Class Residential
Living Units 1
Neighborhood 72600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
1 SUB 18

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	300	50 162		1.04			20,280
								20,280

Total Acres: .186 Legal Acres: 0.19 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,110	20,300	20,300	0	0
Building	18,310	52,300	52,300	0	0
Total	25,420	72,600	72,600	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	15,600	43,500	59,100
2023	20,300	52,300	72,600
2024	20,300	52,300	72,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/21/16		2-Land And Building	E-Exempt Conveyance (Sale Price O		LW-Limited Specialty Warr	FEDERAL HOME LOAN MORTGAGE CORP
10/16/15		2-Land And Building	F-Foreclosure	598/ 2359	SD-Sheriffs Deed	YENYO JEFFREY M
06/30/97	61,500	2-Land And Building	U-Not Validated	0096/6830	SV-Survivorship Deed	SHADDUCK ZACKERY T

Entrance Information

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

Property Notes
Note Codes:

Situs : 561 BLAINE ST

Parcel Id: 20-018-00-064-00

LUC: 510

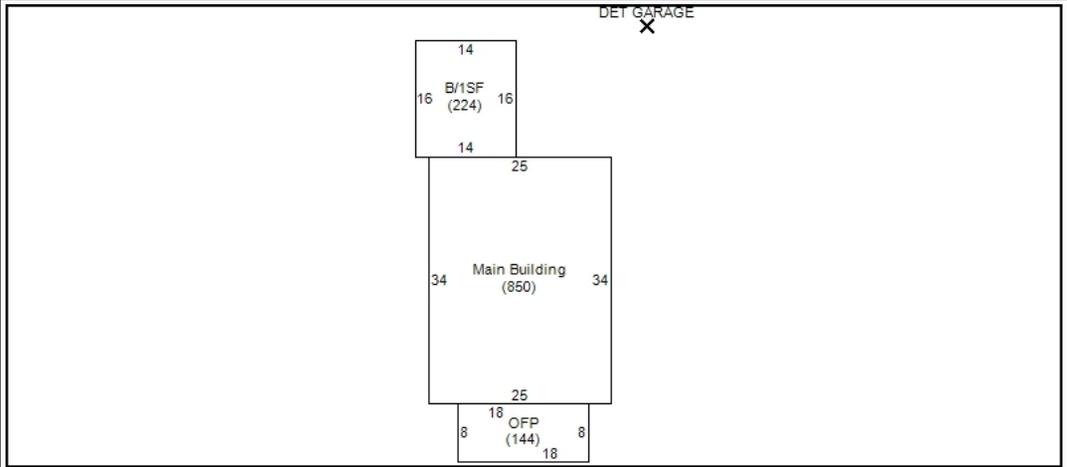
Card: 1 of 1

Tax Year: 2025

Printed: 02/23/26

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 06-Bungalow	Full Baths 1
Year Built 1920	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 0
Attic 4-Attic Fully Finished	WBFP Openings 0
Phy. Condition F-Fair 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-1	Cost & Design 0
CDU FR-FAIR	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.2
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					850						
1			OFF		144						2,900
2	BSM	1SF			224						12,900

Dwelling Computations

Base Price	59,590	% Good	40
Plumbing	1,300	Market Adj	
Basement	15,440	Functional	
Heating	0	Economic	100
Attic	14,310	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.2
Subtotal	90,640	Additions	6,400
Ground Floor Area	850		
Total Living Area	1,414	Dwelling Value	51,170

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	1930		12x20	240	C	1		P				1,100

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:	

Situs : 561 BLAINE ST

Parcel Id: 20-018-00-064-00

LUC: 510

Card: 1 of 1

Tax Year: 2025

Printed: 02/23/26

Comments

Number	Code	Status	Comment
1	OFC	SS	NEW SURVEY .16 AC TO .186 AC CONV#194 1-21-16

Situs : 561 BLAINE ST

Parcel Id: 20-018-00-064-00

LUC: 510

Card: 1 of 1

Tax Year: 2025

Printed: 02/23/26

PAGE LEFT BLANK INTENTIONALLY