

Situs : 6269 S MAIN (SR 193) ST

Map ID: 28-027-00-086-00

LUC: 444

Card: 1 of 1

Tax Year: 2025

Printed: March 3, 2026

**CURRENT OWNER**  
 STAR BANK  
 4521 MAIN AVE  
 ASHTABULA OH 44004  
 Field Review Flag:

**GENERAL INFORMATION**  
 Routing No. 027-00 086-00  
 Class C-Commercial  
 Living Units  
 Neighborhood 8600C  
 Alternate Id  
 District  
 Zoning



**Property Notes**  
 Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
2-Secondary Site	SF	28,468	1-Topography 9-Shape And S -5	20,280
1-Primary Site	SF	36,000		54,000
Total Acres: 1.4799		Legal Acres: 1.48		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	26,010	74,300	74,300	74,300	0
Building	77,040	220,100	220,100	364,283	0
<b>Total</b>	<b>103,050</b>	<b>294,400</b>	<b>294,400</b>	<b>438,583</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
03/27/13	DWS	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/21/25	92,000	2-Land And Building	Z-Validated Multiple Parcels		QC-Quit Claim Deed	STAR BANK
07/10/98	108,505	2-Land And Building	U-Not Validated		WD-General Warranty Deec	COMMERCIAL BANK

**Property Factors**  
 Topo: 2-Level  
 Utilities: 6-All  
 Street/Road: 0-Paved  
 Traffic: 3-Nominal  
 Location: 6-Secondary Strip  
 Spot Loc:  
 6-Flat  
 7-Low And Swampy

**Legal Description**  
 Parcel TieBack: 280270008700  
 Legal Descriptions: 28 M  
 Addl.TieBack: N

Inspection Witnessed By \_\_\_\_\_

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Building Information	
Year Built/Eff Year	1970 / 1980
Building #	1
Structure Type	351-Bank
Identical Units	1
Total Units	
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	US BANK

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
1	BC1-Bank Canopy-Drive I		22	20		1							
1	CP6-Canopy Roof/Slab		6	10		1							
1	CP6-Canopy Roof/Slab		6	12		1							

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		3,426	238	051-Bank/Savings	10	01-Brick Ven	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	3,426	051-Bank/Savings Inst		50	200,110

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	Cl1-Asph Pave	1970			20,000	C	1		A	A		20,000

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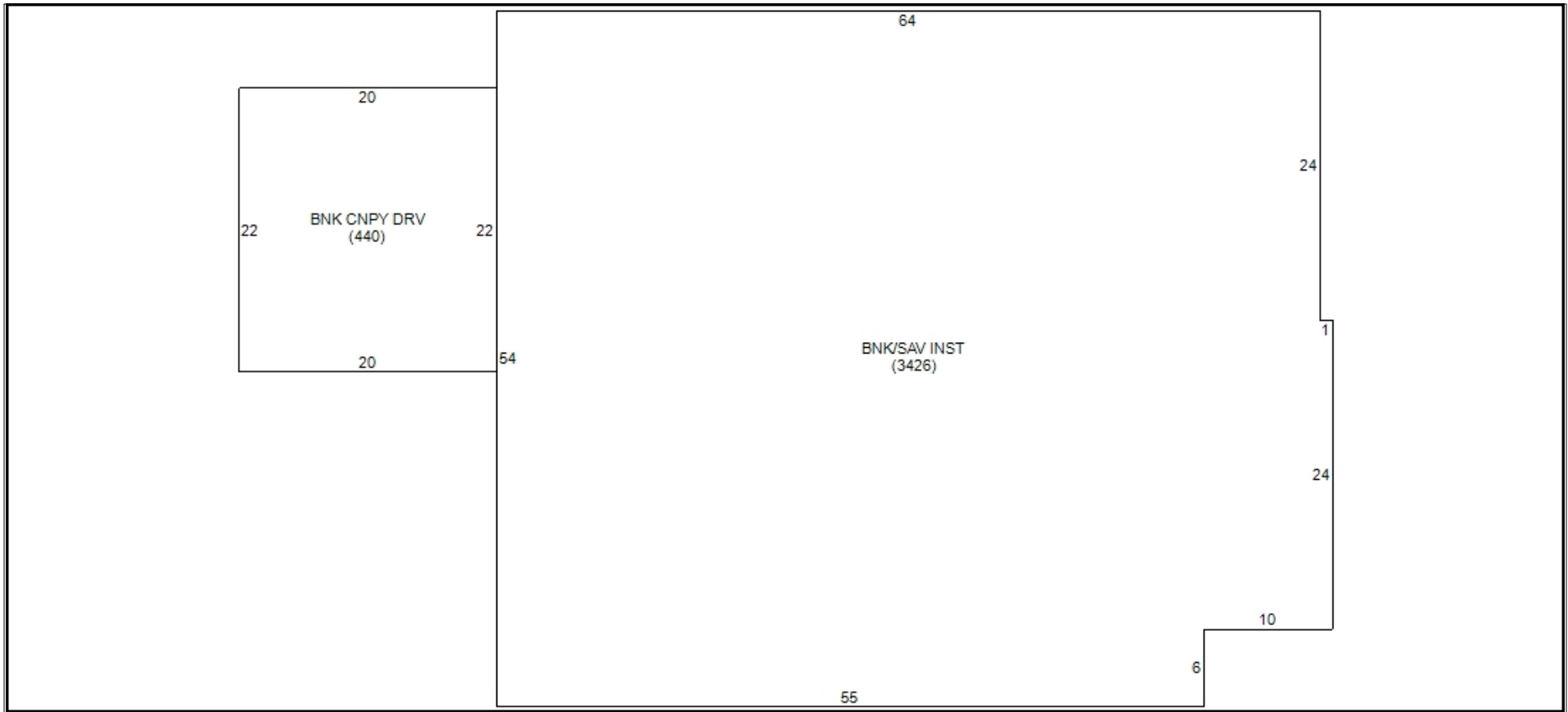
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Additional Property Photos

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**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	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
15	S	001 15-Banks/Credit Unions	0	3,426	15.00	70	35,970	5	200	0	32,370	10			3,237	3,237	29,130

**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	3,426
Replace, Cost New Less Depr	200,110
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	200,110
NBHD Fact	1.0000
Value per SF	58.41

**Notes - Building 1 of 1**

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**Income Summary (Includes all Building on Parcel)**

Total Net Income	29,130
Capitalization Rate	0.120000
Sub total	438,583
Residual Land Value	
Final Income Value	438,583
Total Gross Rent Area	3,426
Total Gross Building Area	3,426

**Misc & Gross Buidling Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

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<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	FLD	RV	20080226 C#01 - PERMIT FOR ELEC -NVC- 1/1/08
2	FLD	DC	REV14 - CHG LOC FACTS - REMOVE FTR PB1 - ADD TIEBACK

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