

Subject Property - 5600 Jefferson Ave

5600 Jefferson Ave

Details
Parcel: 051140018800
Sale date: 09-OCT-2019
Transfer type: Auditor's deed / foreclosure context
Use: Subject property reference page
Role in packet: Property being challenged

PARID: 051140018800
 NBHD: 80000
 BULANOVA LLC

JUR: 04
 ROLL: RP
 5600 JEFFERSON AVE

Sales Summary						
Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
09-OCT-2019		4039	F-FORECLOSURE	2-LAND AND BUILDING	AU-AUDITORS DEED	
16-JUL-2004	\$0	2721	U-NOT VALIDATED	2-LAND AND BUILDING	ET-Temp Exempt	0117 6867
29-SEP-2000	\$50,000	4120	U-NOT VALIDATED	2-LAND AND BUILDING	WD-GENERAL WARRANTY DEED	0117 6867
14-DEC-1999	\$0	5118	U-NOT VALIDATED	2-LAND AND BUILDING	ET-Temp Exempt	0081 5536

Sales History	1 of 4
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Sale Date	09-OCT-2019
Sale Price	
Contract Price	
Sale Type	2-LAND AND BUILDING
Deed Transfer #	4039
Book / Page	/
Source	3-OTHER - DEED OR OTHER SOURCE
Seller	CANTER TRAVIS A CHRISTINA F
Buyer	BULANOVA LLC
Instrument Type	AU-AUDITORS DEED
Validity	F-FORECLOSURE
State Code	-
# of Parcels	1
Total Appraised	\$31,600
Note1	
Note2	
Sale Key	154285

Comp 1 - 5722 Jefferson Ave

5722 Jefferson Ave

Details

Parcel: 051140009500

Sale price: \$20,000

Sale date: 05-SEP-2024

Validity: U - Not validated

Role: Primary same-street comp

PARID: 051140009500
NBHD: 80000
ASHER RONALD G

JUR: 04
ROLL: RP
5722 JEFFERSON AVE

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
05-SEP-2024	\$20,000	3251	U-NOT VALIDATED	2-LAND AND BUILDING	WD-GENERAL WARRANTY DEED	
09-APR-2024	\$22,000	1176	L-LAND CONTRACT OR UNUSUAL FINANCING	2-LAND AND BUILDING	WD-GENERAL WARRANTY DEED	

Sales History

1 of 2

Sale Date	05-SEP-2024
Sale Price	\$20,000
Contract Price	20000
Sale Type	2-LAND AND BUILDING
Deed Transfer #	3251
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	WEAVER JENNIE MAE
Buyer	ASHER RONALD G ASHER MEGAN
Instrument Type	WD-GENERAL WARRANTY DEED
Validity	U-NOT VALIDATED
State Code	-
# of Parcels	1
Total Appraised	\$31,100
Note1	
Note2	
Sale Key	189239

Comp 2 - 5504 Jefferson Ave

5504 Jefferson Ave

Details

Parcel: 051140018000

Sale price: \$17,500

Sale date: 22-OCT-2025

Validity: U - Not validated

Role: Primary same-street comp

PARID: 051140018000
 NBHD: 80000
 CMF CONSULTING & INVESTMENTS LLC

JUR: 04
 ROLL: RP
 5504 JEFFERSON AVE

Sales Summary						
Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
22-OCT-2025	\$17,500	3947	U-NOT VALIDATED	2-LAND AND BUILDING	WD-GENERAL WARRANTY DEED	
01-OCT-2007	\$60,000	3475	U-NOT VALIDATED	2-LAND AND BUILDING	WD-GENERAL WARRANTY DEED	0052 4329
19-JUN-2001	\$38,000	2308	U-NOT VALIDATED	1-LAND ONLY	WD-GENERAL WARRANTY DEED	0052 4329
24-JAN-2001	\$50,000	285	U-NOT VALIDATED	2-LAND AND BUILDING	SD-SHERIFFS DEED	0052 4329

Sales History		1 of 4
Sale Date	22-OCT-2025	
Sale Price	\$17,500	
Contract Price		
Sale Type	2-LAND AND BUILDING	
Deed Transfer #	3947	
Book / Page	/	
Source	3-OTHER - DEED OR OTHER SOURCE	
Seller	DYKES RALPH E SR	
Buyer	CMF CONSULTING & INVESTMENTS LLC	
Instrument Type	WD-GENERAL WARRANTY DEED	
Validity	U-NOT VALIDATED	
State Code	-	
# of Parcels	1	
Total Appraised	\$83,900	
Note1		
Note2		
Sale Key	196683	

Comp 3 - 814 W 58th St

814 W 58th St

Details

Parcel: 051110005900

Sale price: \$28,000

Sale date: 29-DEC-2025

Validity: 0 - Validated sale

Role: Validated support comp

PARID: 051110005900
NBHD: 80000
NAGY JANET

JUR: 04
ROLL: RP
814 W 58TH ST

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
29-DEC-2025	\$28,000	4775	0-VALIDATED SALE	2-LAND AND BUILDING	LW-LIMITED SPECIALTY WARRANTY DEED		
11-JUL-2025	\$32,000	2391	F-FORECLOSURE	2-LAND AND BUILDING	PS-PRIVATE SELLING OFFICERS DEED		
12-SEP-2023		3592	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	2-LAND AND BUILDING	QC-QUIT CLAIM DEED		
12-SEP-2023		3591	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	2-LAND AND BUILDING	QC-QUIT CLAIM DEED		
01-JUN-2023		2027	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	2-LAND AND BUILDING	CT-CERTIFICATE OF TRANSFER		
08-DEC-2004	\$59,000	5042	U-NOT VALIDATED	2-LAND AND BUILDING	WD-GENERAL WARRANTY DEED	0121	2285
28-FEB-2000	\$0	743	U-NOT VALIDATED	2-LAND AND BUILDING	ET-Temp Exempt	0038	7216

Sales History

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Sale Date	29-DEC-2025
Sale Price	\$28,000
Contract Price	
Sale Type	2-LAND AND BUILDING
Deed Transfer #	4775
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	US BANK TRUST NATIONAL ASSOCIATION TRUSTEE VRMTG ASSET TRUST
Buyer	NAGY JANET
Instrument Type	LW-LIMITED SPECIALTY WARRANTY DEED
Validity	0-VALIDATED SALE
State Code	-
# of Parcels	1
Total Appraised	\$44,700
Note1	
Note2	
Sale Key	197899

Comp 5 - 6011 Jefferson Ave

6011 Jefferson Ave

Details

Parcel: 051110001000

Sale price: \$7,200

Sale date: 10-JAN-2025

Validity: M - Sale involving multiple parcels

Role: Lower market floor indicator

PARID: 051110001000
NBHD: 80000
WHITE WOODS 77 LLC

JUR: 04
ROLL: RP
6011 JEFFERSON AVE

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
10-JAN-2025	\$7,200	78	M-SALE INVOLVING MULTIPLE PARCELS	2-LAND AND BUILDING	LW-LIMITED SPECIALTY WARRANTY DEED	
11-MAY-2023	\$14,100	1742	F-FORECLOSURE	2-LAND AND BUILDING	SD-SHERIFFS DEED	
29-MAY-2002	\$0	1983	U-NOT VALIDATED	2-LAND AND BUILDING	ET-Temp Exempt	0104 5406
24-JUN-1998	\$28,800	2367	U-NOT VALIDATED	2-LAND AND BUILDING	WD-GENERAL WARRANTY DEED	0064 9057
13-JAN-1998	\$0	136	-	-	ET-Temp Exempt	0064 9057

Sales History

1 of 5

Sale Date	10-JAN-2025
Sale Price	\$7,200
Contract Price	7200
Sale Type	2-LAND AND BUILDING
Deed Transfer #	78
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	KEYBANK NATIONAL ASSOCIATION
Buyer	WHITE WOODS 77 LLC
Instrument Type	LW-LIMITED SPECIALTY WARRANTY DEED
Validity	M-SALE INVOLVING MULTIPLE PARCELS
State Code	-
# of Parcels	2
Total Appraised	\$7,300
Note1	
Note2	
Sale Key	191351

Statement of Justification – 5600 Jefferson Ave

Parcel: 051140018800

The current appraised value of \$55,900 does not reflect the actual condition of the subject property located at 5600 Jefferson Ave, Ashtabula, Ohio.

The structure is not habitable and is currently under reconstruction. The property has been fully gutted and lacks the characteristics of a functional residential dwelling.

The property lacks essential functional systems, including:

No operational plumbing system

No gas service or infrastructure

Electrical system is incomplete with only limited temporary circuits

No insulation present

All windows require full replacement

Front and rear porches are missing

Evidence of water intrusion and structural deterioration

Comparable sales in the immediate area, including properties on Jefferson Avenue, indicate that similar or superior properties have sold within a range of approximately \$17,000 to \$28,000.

The subject property is inferior to these comparable sales due to its non-habitable condition and the substantial work required to make it functional.

Based on the current condition of the property and the comparable market data provided, a value of \$12,000 is reasonable and supported.