

Situs : 6152 HILLDOM RD

Map ID: 31-028-00-009-02

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

CURRENT OWNER
SIMMONS FRANK A
6152 HILLDOM RD
CONNEAUT OH 44030

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 028-00 009-02
Class A
Living Units 1
Neighborhood 60000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback:
Legal Descriptions:
LOT 3 SEC 28

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2442		0			
A	S	9000	3.8557	58	0			26,160
A	H	9000	1.0000	100	0			11,700
								37,860

Total Acres: 5.0999 Legal Acres: 5.10 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	13,270	37,900	37,900	0	0
Building	41,270	117,900	117,900	0	0
Total	54,540	155,800	155,800	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

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/14/24		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim Deed	SIMMONS FRANK A

Entrance Information

Date	ID	Entry Code	Source

Property Notes
Note Codes:

Situs : 6152 HILLDOM RD

Parcel Id: 31-028-00-009-02

LUC: 101

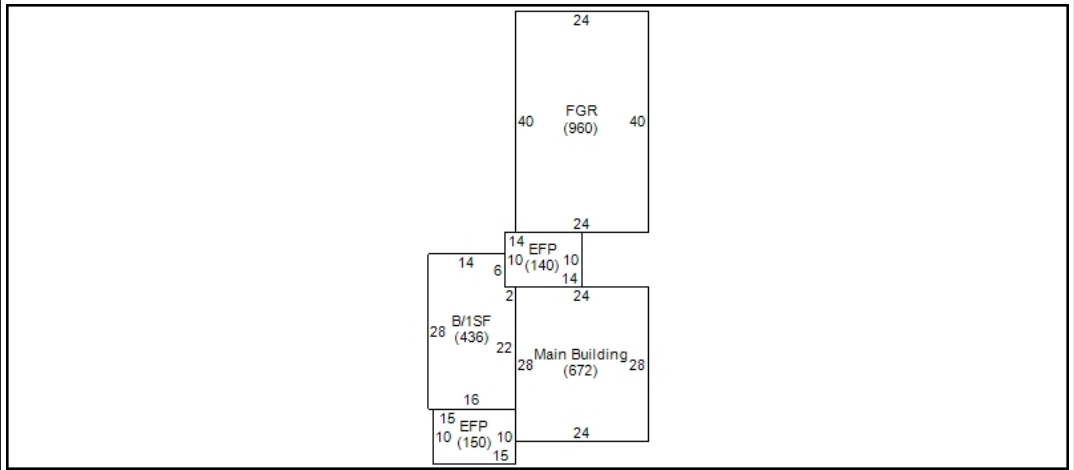
Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1920	Half Baths 0
Eff Year Built 1950	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 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	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 AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
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					672						
1		EFP			150						5,500
2	BSM	1SF			436						25,000
3		EFP			140						5,100
4		FGR			960						20,000

Dwelling Computations

Base Price	87,010	% Good	45
Plumbing	1,300	Market Adj	
Basement	13,310	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	101,620	Additions	25,100
Ground Floor Area	672		
Total Living Area	1,780	Dwelling Value	106,080

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	1900		10x18	180	C	1		S				200
2	RG1-Det Garag	1975		24x30	720	C	1		A				11,500
3	RS1-Frame Shr	1940		16x12	192	C	1		S				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 : 6152 HILLDOM RD

Parcel Id: 31-028-00-009-02

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

Comments

Number	Code	Status	Comment
2	FLD	RV	P/U AP1 AE 11/10/25
1	OFC	NS	SPLIT OUT 5.0999 FROM 31-028-00-009-00 CONV#479 2/14/2024

Situs : 6152 HILLDOM RD

Parcel Id: 31-028-00-009-02

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

PAGE LEFT BLANK INTENTIONALLY