

Situs : 4859 DIBBLE RD

Map ID: 54-001-00-009-00

LUC: 511

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

CURRENT OWNER
LUTE CHRISTOPHER J
4830 DIBBLE ROAD
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 001-00 009-00
Class Residential
Living Units 1
Neighborhood 62500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
LOT 4 SECTION 1

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.6175		0			
A	S	9500	3.0015	62	0			22,980
A	H	9500	1.0000	100	0			12,350
								35,330

Total Acres: 4.619 Legal Acres: 4.62 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	12,360	35,300	35,300	0	0
Building	27,480	78,500	78,500	0	0
Total	39,840	113,800	113,800	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	20,800	51,100	71,900
2023	35,300	78,500	113,800
2024	35,300	78,500	113,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/29/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim Deed	LUTE CHRISTOPHER J
08/24/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim Deed	LUTE LAURETTA A
03/08/17	8,000	2-Land And Building	R-Related Individuals Or Corporation:	631/ 1349	QC-Quit Claim Deed	LUTE LAURETTA A
03/08/17		2-Land And Building	E-Exempt Conveyance (Sale Price O	631/ 1349	QC-Quit Claim Deed	LUTE LAURETTA A

Entrance Information

Date	ID	Entry Code	Source
01/06/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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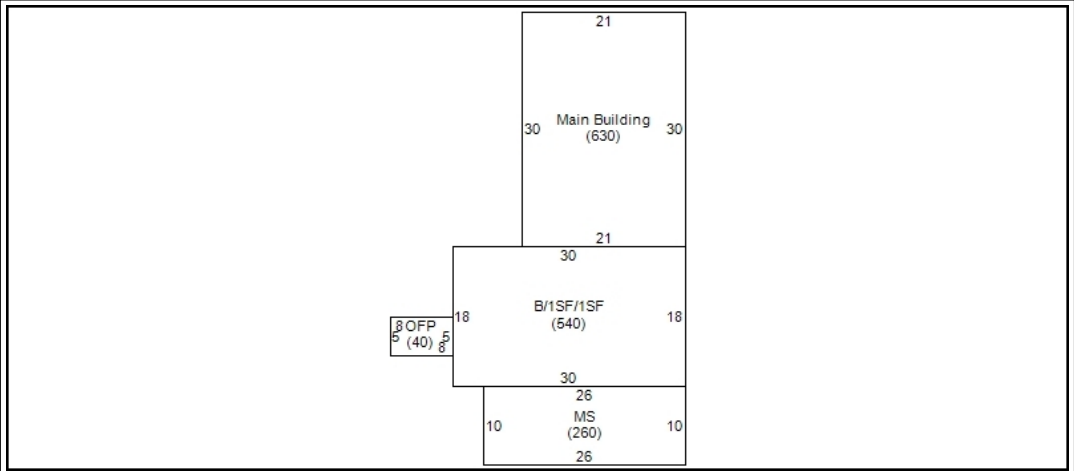
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Dwelling Information

Valuation Method D	Total Rooms 8
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1900	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 M-3/4 Bsmt 1/4 Crawl	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					630						
1			OFF		40						800
2		BSM	1SF	1SF	540						48,000
3			MS		260						2,800
4			WDK		256						2,800

Dwelling Computations

Base Price 49,450	% Good 40
Plumbing 1,300	Market Adj
Basement 11,810	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 62,560	Additions 21,700
Ground Floor Area 630	
Total Living Area 1,710	Dwelling Value 71,600

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
3	AB1-Bank Barn	1934		36x60	2,160	D	1				P		6,900

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:	

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Comments

Number	Code	Status	Comment
6	OFC	CP	ADDED PARCEL 54-001-00-009-09 CONV# 2438 6/29/2023
5	OFC	CP	1.436 AC SPLIT COMBINED WITH 54-001-00-009-08 CONV#794 3-8-17
4	OFC	SS	NEW SURVEY RESIDUAL 3.183 AC CONV#792 3-8-17
3	OFC	NS	SPLIT OUT 1.436 AC FROM 54-001-00-009-00 CONV#790 3-8-17
1	OFC	LC	19990617 TML C#01 - DROP BY SURVEY FROM 6.695 ACRES TO 4.6237 ACRES ON
2	OFC	LC	19990617 TML C#01 - 6/17/1999 CONVEY # 2231

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