

Situs : 599 W MAIN (USR 20) ST

Map ID: 20-002-00-028-00

LUC: 447

Card: 1 of 1

Tax Year: 2023

Printed: March 11, 2024

CURRENT OWNER
599 WEST MAIN CORPORATION
PO BOX 69
GENEVA OH 44041

Field Review Flag:

GENERAL INFORMATION
Routing No. 002-00 028-00
Class C-Commercial
Living Units 42
Neighborhood 7250C
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	SF 25,265	E-Economic	-10	34,110
Total Acres: .58		Legal Acres: .58		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	11,940	34,100	34,100	34,100	0
Building	124,460	355,600	355,600	36,852	0
Total	136,400	389,700	389,700	70,952	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
07/09/13	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
12/23/13			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	599 WEST MAIN CORPORATION
02/21/13	215,000	2-Land And Building	M-Sale Involving Multiple Parcels		GW-General Warranty	AUSTIN JOHN S
08/08/03		2-Land And Building	I-Error In Description	0262/1913	ET-Temp Exempt	AUSTIN JOHN S

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

Legal Description
Parcel TieBack: 200020002900
Legal Descriptions: 1 N OF MAIN
Addl.TieBack: N

Inspection Witnessed By _____

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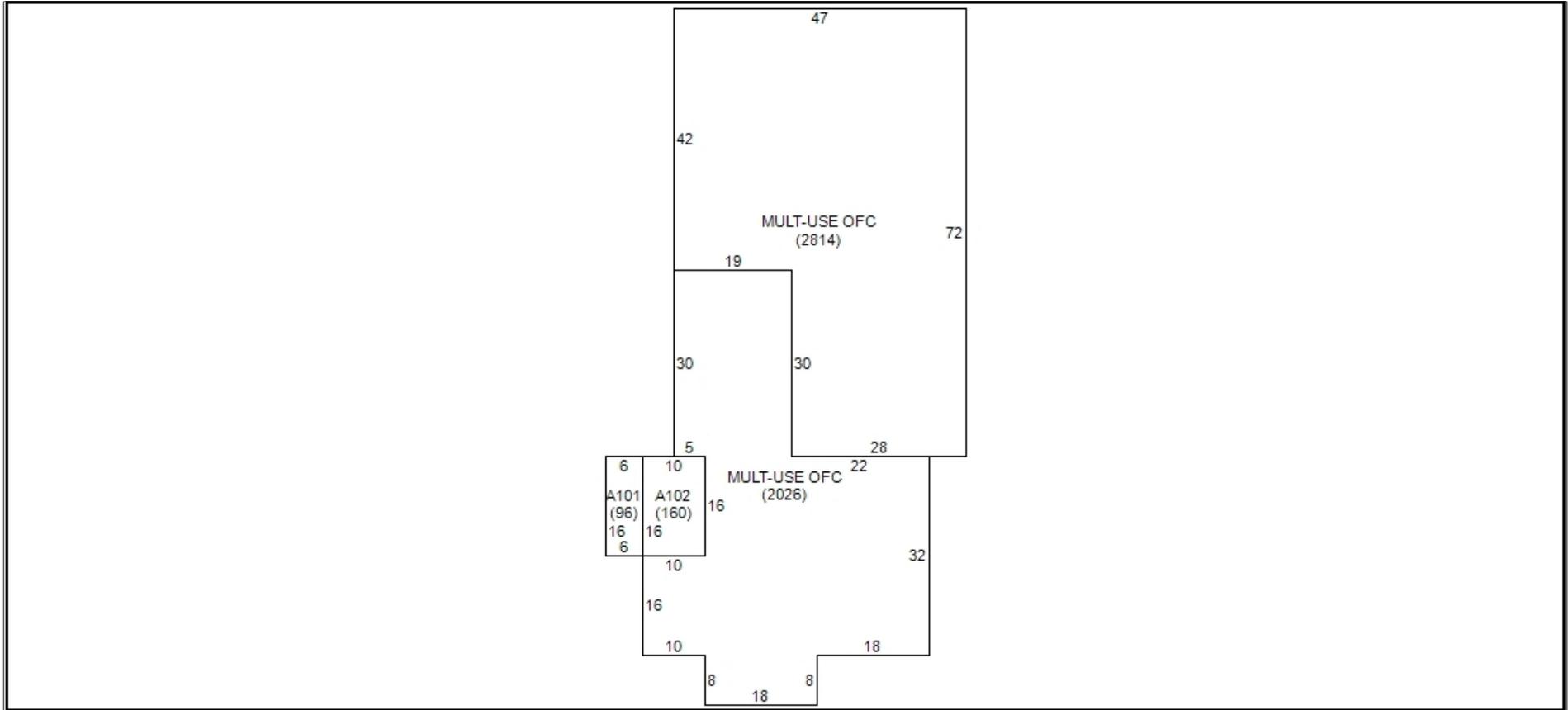
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Additional Property Photos

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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
23	S	001 23-Multi Use Office	0	9,680	7.50		72,600	10		0	65,340	30			19,602	19,602	45,740
25	S	002 25-Multi Use Storage	0	2,026	0.00					0							

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	11,706
Replace, Cost New Less Depr	355,620
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	355,620
NBHD Fact	1.0000
Value per SF	30.38

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	45,740
Capitalization Rate	
Sub total	70,952
Residual Land Value	
Final Income Value	70,952
Total Gross Rent Area	11,706
Total Gross Building Area	11,706

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments			
Number	Code	Status	Comment
1	FLD	DC	20010423 C#01 - 42 BED N. HOME
2	FLD	RV	20081026 SR C#01 - BLDG ON CARD 2 (589 W.MAIN) BELONGS ON RTG #29 PER GIS
4	FLD	DC	REV14 - CHG LVG UNIT - ADD TIEBACK & BLDG 1
6	FLD	RV	REV20 PER EMPL BUILDING IS ALL OFFICE

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