

**Situs : 107 S CHESTNUT (SR 46) (SR 307) ST**

**Map ID: 26-020-00-106-00**

**LUC: 422**

Card: 1 of 1

Tax Year: 2023

Printed: March 20, 2024

**CURRENT OWNER**  
DISCOUNT DRUG MART INC  
211 COMMERCE DR  
MEDINA OH 44256  
  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 020-00 106-00  
Class C-Commercial  
Living Units 1  
Neighborhood 5400C  
Alternate Id  
District  
Zoning



**Property Notes**  
REVIEW PARCEL TO ADD NEW CONSTRUCTION COMPLETE FOR 2021 Note Codes:

**Land Information**

Type	Size	Influence Factors	Infl %	Value
1-Primary Site	SF 89,037	5-Shape Or Siz	-20	712,300

Total Acres: 2.044      Legal Acres: 2.044

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	249,310	712,300	712,300	712,300	0
<b>Building</b>	693,810	1,982,300	1,982,300	-230,967	0
<b>Total</b>	943,120	2,694,600	2,694,600	481,333	0

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** 1-COST APPROACH

**Entrance Information**

Date	ID	Entry Code	Source
08/05/21	SY	6-Occupant Not Home	3-Other
10/07/20	SY	3-Info At Door	1-Owner

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
03/10/20	C20190078	0		Commerical Addition/Alteration	Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/31/13	2,325,000	2-Land And Building	N-Not Open Market / Not Arm'S Leng		WD-Warranty Deed	JEFFERSON 107 LLC
07/06/07	2,900,000	2-Land And Building	U-Not Validated	0116/1836	WD-Warranty Deed	107 SOUTH CHESTNUT LLC
08/31/01		1-Land Only	I-Error In Description	0116/1836	ET-Temp Exempt	BULL RUN PROPERTIES LLC
10/05/99		2-Land And Building	I-Error In Description	0103/4238	ET-Temp Exempt	BULL RUN PROPERTIES LLC

**Property Factors**  
**Topo:** 2-Level      6-Flat  
**Utilities:** 6-All  
**Street/Road:** 0-Paved  
**Traffic:** 3-Nominal  
**Location:** 1-Central Business Dist  
**Spot Loc:**

**Legal Description**  
**Parcel TieBack:**      **Addl.TieBack:** N  
**Legal Descriptions:**  
35 ERIE ST  
37 & 39 ERIE ST

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

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Building Information	
Year Built/Eff Year	2000 /
Building #	1
Structure Type	376-Chain Drug Stoi
Identical Units	1
Total Units	
Grade	B+1
# Covered Parking	
# Uncovered Parking	
DBA	DRUG MART

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
1	SS1-Sprinkler Sys Wet		23,886		1	1							
1	CP5-Canopy Only		1,272		1	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		23,886	637	029-Chain Drug St	16	03-Concrete	2-Fire Resistent	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	
2	1	1		6,214	470	034-Retail Store	16	03-Concrete	2-Fire Resistent	100	0-None	1-Hot Air	1-Central	2-Normal	3	3	100

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	23,886	029-Chain Drug Store	70		1,577,530
2	6,214	034-Retail Store	70	100	354,780

Outbuilding Data												
Line	Type	Yr BIt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	Cl1-Asph Pave	2020			50,000	C	1		A	A		50,000

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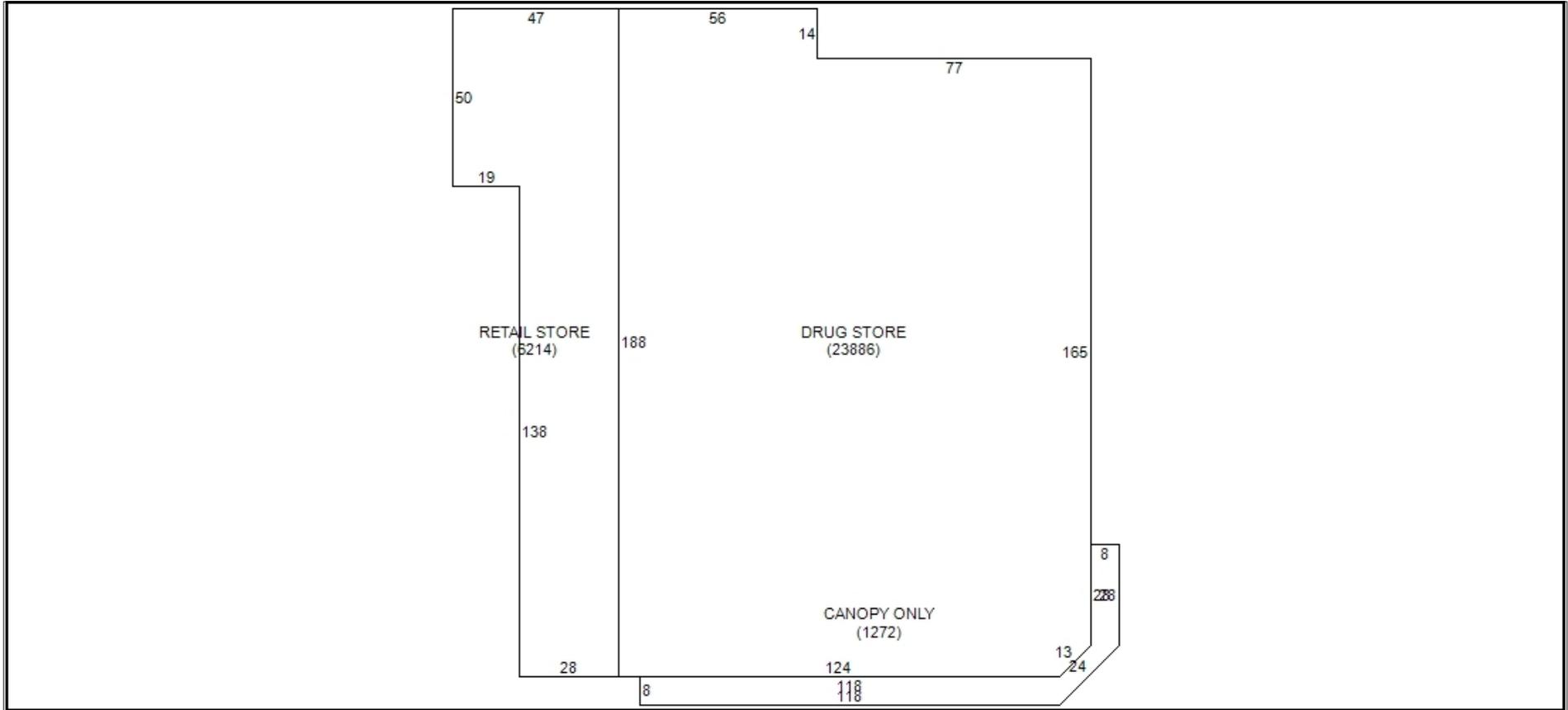
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Additional Property Photos



260200010600 09/14/2012

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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
03	S	001	03-General Retail (Strip)	0	6,214	7.50	46,610	10		0	41,950	20			8,390	8,390	33,560
31	S	001	31-Chain Drug Store	0	23,886	12.00	286,630	5		0	272,300	5			13,615	13,615	258,690

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

**Building Cost Detail - Building 1 of 1**

<b>Total Gross Building Area</b>	30,100
<b>Replace, Cost New Less Depr</b>	1,932,310
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	1,932,310
<b>NBHD Fact</b>	1.0000
<b>Value per SF</b>	64.20

**Notes - Building 1 of 1**

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

<b>Total Net Income</b>	292,250
<b>Capitalization Rate</b>	
<b>Sub total</b>	481,333
<b>Residual Land Value</b>	
<b>Final Income Value</b>	481,333
<b>Total Gross Rent Area</b>	30,100
<b>Total Gross Building Area</b>	30,100

**Misc & Gross Buidling Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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**Comments**

Number	Code	Status	Comment
4	FLD	BO	20001216 KO C#01 - 12/17/99-REMOVED ALL BLDNGS FOR 1/1/00.
8	FLD	RV	20080928 SR C#01 - VERIFIED SALE W/OWNER 9/28/07 CEASRE NOCE
12	FLD	NC	10-7-20, SY, NEW ADDITION ON SOUTH SIDE LESS THAN 50% FOR 20, 100% FOR 21,
13	FLD		NEW ADDN 100% 1-1-21.

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