

Situs : 3901 RESOLUTION AVE

Map ID: 03-013-00-037-03

LUC: 401

Card: 1 of 1

Tax Year: 2023

Printed: March 21, 2024

CURRENT OWNER
JESUS ONLY PENTECOSTAL CHURCH
Field Review Flag:

GENERAL INFORMATION	
Routing No.	013-00 037-03
Class	C-Commercial
Living Units	18
Neighborhood	8390C
Alternate Id	
District	
Zoning	



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 1.7090			59,820
Total Acres: 1.709		Legal Acres: 1.709		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	20,930	59,800	59,800	59,800	0
Building	0	0	543,200	223,200	0
Total	20,930	59,800	603,000	283,000	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	3-OVERRIDE				

Entrance Information			
Date	ID	Entry Code	Source
04/17/13	RBT	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
04/17/07		2-Land And Building	U-Not Validated	0048/6375	ET-Temp Exempt	RIDGEVIEW TERRACE INC

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

Legal Description
Parcel TieBack:
Legal Descriptions:
TERRA QUEST SUBDIVISION LOT 3
Addl.TieBack: N

Inspection Witnessed By _____

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Building Information		Building Other Features													
Year Built/Eff Year	2005 /	Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
Building #	1	1	PR1-Porch, Open		9	19		1							
Structure Type	211-Apartments 4-18	1	PR1-Porch, Open		12	22		1							
Identical Units	1	1	EL2-Elevator Electric Pas		2,500	150	2	1							
Total Units	18														
Grade	C														
# Covered Parking															
# Uncovered Parking															
DBA	TERRA QUEST/ 18 UNIT														

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	7,589	414	011-Apts (4-18 Uni	9	04-Brick & C	1-Wood Frame/Joist	100	2-Normal	3-Unit Heat	2-Unit	2-Normal	3	3	
2	02	02	8,044	439	011-Apts (4-18 Uni	9	02-Frame	1-Wood Frame/Joist	100	2-Normal	3-Unit Heat	2-Unit	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	7,589	011-Apts (4-18 Units)	75		285,900
2	8,044	011-Apts (4-18 Units)	75		247,310

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	CI1-Asph Pave	2005			10,000	C	1		A	A		10,000

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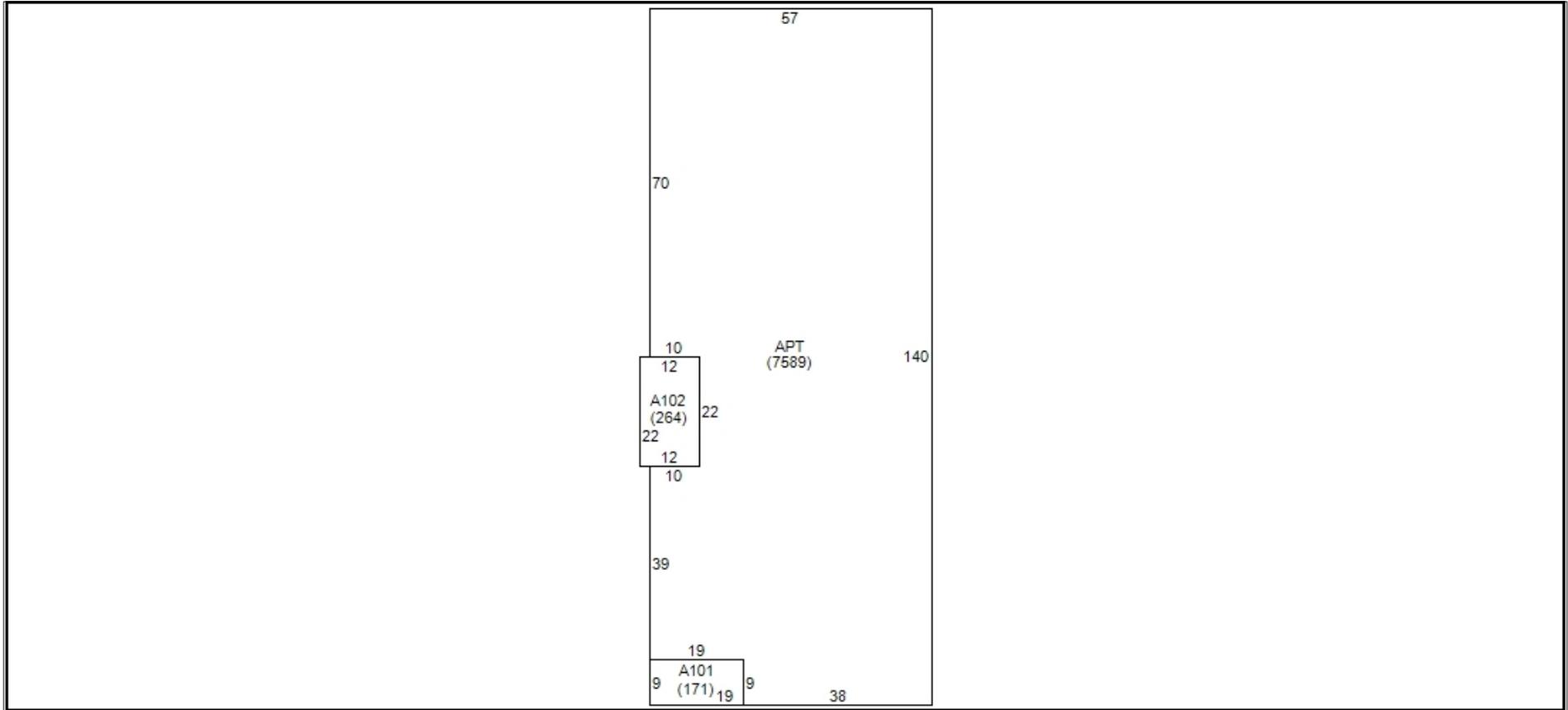
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Additional Property Photos

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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
27	A	001 27-Apts 4-18 Units	18	15,633	0.00	140	86,400	10		0	77,760	35			27,216	27,216	50,540

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apts (4-18 Units)	18	1	1\0		18	4,800	86,400

Building Cost Detail - Building 1 of 1

Total Gross Building Area	15,633
Replace, Cost New Less Depr	533,210
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	533,210
NBHD Fact	1.0000
Value per SF	34.11

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	50,540
Capitalization Rate	0.120000
Sub total	283,000
Residual Land Value	
Final Income Value	283,000
Total Gross Rent Area	15,633
Total Gross Building Area	15,633

Misc & Gross Buidling Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments			
Number	Code	Status	Comment
1	FLD	NC	20070919 CG C#01 - 9/19/07 EST BLDG STILL UC FOR 1/1/07 NVC FOR 1/1/07
2	FLD	NC	20070919 CG C#01 - RECHECK'08 BLDG FV
3	FLD	NC	20080228 SR C#01 - 2/4/08 BLDG CONST AND OCC 100% FOR 1/1/08
4	FLD	RV	20080806 CG C#01 - 8/6/08 TIF 100% (2006 - 2035) KEEP SMDA VALUE AT 100%,
5	FLD	RV	20080806 CG C#01 - TIF WILL BE WORKED IN COUNTY SIDE PER ROCK BENSON.
6	FLD	DC	REV14 - CHG LVG UNIT, PROP & LOC FACTS, BLDG, INT/EXT, OBY - ADD COM APTS LINE 1
7	FLD	RV	SEE PCL 037-76 FOR IMPROVEMENT VALUE

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