

Situs : LAKE AVE

Map ID: 68-412-00-004-03

LUC: 400

Card: 1 of 1

Tax Year: 2023

Printed: March 21, 2024

| CURRENT OWNER |
|---------------------|
| NEO DEVELOPMENT INC |
| Field Review Flag: |

| GENERAL INFORMATION |
|---------------------------|
| Routing No. 412-00 004-03 |
| Class C-Commercial |
| Living Units |
| Neighborhood 8050C |
| Alternate Id |
| District |
| Zoning |

| Property Notes |
|----------------|
| Note Codes: |

| Land Information | | | | | |
|--------------------|------|--------------------|----------------|--------------------|--------|
| Type | Size | Influence Factors | Infl % | Value | |
| 4-Undeveloped | SF | 21,780 | 5-Shape Or Siz | 5-Shape Or Siz -25 | 24,500 |
| 4-Undeveloped | AC | 1.2850 | | | 3,640 |
| Total Acres: 1.785 | | Legal Acres: 1.785 | | | |

| Assessment Information | | | | | |
|--------------------------------|-----------------|-----------|--------|--------|--------|
| | Assessed | Appraised | Cost | Income | Market |
| Land | 9,840 | 28,100 | 28,100 | 0 | 0 |
| Building | 0 | 0 | 0 | 0 | 0 |
| Total | 9,840 | 28,100 | 28,100 | 0 | 0 |
| Manual Override Reason | | | | | |
| Base Date of Value | | | | | |
| Effective Date of Value | | | | | |
| Value Flag | 1-COST APPROACH | | | | |

| Entrance Information | | | |
|----------------------|----|------------|---------|
| Date | ID | Entry Code | Source |
| 09/26/13 | SH | 7-Vacant | 3-Other |

| Permit Information | | | | | |
|--------------------|--------|-------|---------|------|--------|
| Date Issued | Number | Price | Purpose | Note | Status |
| | | | | | |

| Sales/Ownership History | | | | | | |
|-------------------------|--------|-------------|-----------------|----------------|------------------|---------------------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
| 01/19/06 | 12,000 | 1-Land Only | U-Not Validated | 0046/0579 | WD-Warranty Deed | RNR LAND CO LIMITED |

| Property Factors |
|--|
| Topo: 3-Above 4-Steep |
| Utilities: 7-Well |
| Street/Road: 6-Alley And Sidewalk |
| Traffic: 3-Nominal |
| Location: 6-Secondary Strip |
| Spot Loc: |

| Legal Description |
|----------------------------|
| Parcel TieBack: |
| Legal Descriptions: |
| SEC 3 -- 3 & 4 |
| Addl.TieBack: N |

Inspection Witnessed By _____

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| Building Information | |
|----------------------|---|
| Year Built/Eff Year | / |
| Building # | |
| Structure Type | |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | | | | | |
|-------------------------|------|-----|-------|-------|-------|----|------|------|-----|-------|-------|-------|----|
| Line | Type | +/- | Meas1 | Meas2 | # Stp | IU | Line | Type | +/- | Meas1 | Meas2 | # Stp | IU |
| | | | | | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | |

| Interior/Exterior Valuation Detail | | | | | |
|------------------------------------|------|----------|--------|--------|-----------------|
| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
| | | | | | |

| Outbuilding Data | | | | | | | | | | | | |
|------------------|------|--------|-------|-------|------|----|-----|-------|---------|----|-------|-------|
| Line | Type | Yr Blt | Meas1 | Meas2 | Area | Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
| | | | | | | | | | | | | |

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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 |
|-------------|----------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
|-------------|----------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|

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 | |
| Replace, Cost New Less Depr | |
| Percent Complete | 100 |
| Number of Identical Units | |
| Economic Condition Factor | |
| Final Building Value | |
| NBHD Fact | |
| Value per SF | 0.00 |

Notes - Building 1 of 1

| |
|--|
| |
|--|

Income Summary (Includes all Building on Parcel)

| |
|----------------------------------|
| Total Gross Rent Area |
| Total Gross Building Area |

Misc & Gross Bulding Values

| | |
|------------------|---------------------|
| Misc Building No | Misc Adjusted Value |
| Gross Building: | |

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| Number | Code | Status | Comment |
|---------------|-------------|---------------|----------------------------------|
| 1 | FLD | RV | 20021104 C#01 - LOCATION UNKNOWN |
| 3 | FLD | DC | REV14 - CHNG P&L FAC - NVC |

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