

Situs : 961 E MAIN (USR 20) ST

Map ID: 20-024-00-020-01

LUC: 403

Card: 1 of 4

Tax Year: 2023

Printed: March 27, 2024

CURRENT OWNER
GENEVA LTD AND OHIO LIMITED PARTNERSHIP
Field Review Flag:

GENERAL INFORMATION	
Routing No.	024-00 020-01
Class	C-Commercial
Living Units	34
Neighborhood	7260C
Alternate Id	
District	
Zoning	



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 3.8500	5-Shape Or Siz	-10	121,280
0-Right Of Way	AC .1670			
Total Acres: 4.017		Legal Acres: 4.017		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	42,460	121,300	121,300	121,300	0
Building	307,580	878,800	878,800	328,367	0
Total	350,040	1,000,100	1,000,100	449,667	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
03/20/13	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

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:
SEC 1 -- 16
Addl.TieBack: N

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	2000 /
Building #	1
Structure Type	210-Affordable Hsg
Identical Units	3
Total Units	8
Grade	C-1
# Covered Parking	
# Uncovered Parking	
DBA	VILLAS OF GENEVA APARTME

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
1	01	01		5,184	348	011-Apts (4-18 Uni	9	06-Masonry	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	5,184	011-Apts (4-18 Units)		70	141,530

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
3	CI2-Conc Pave	2000			20,000	C	1		A	A		26,000

Situs : 961 E MAIN (USR 20) ST

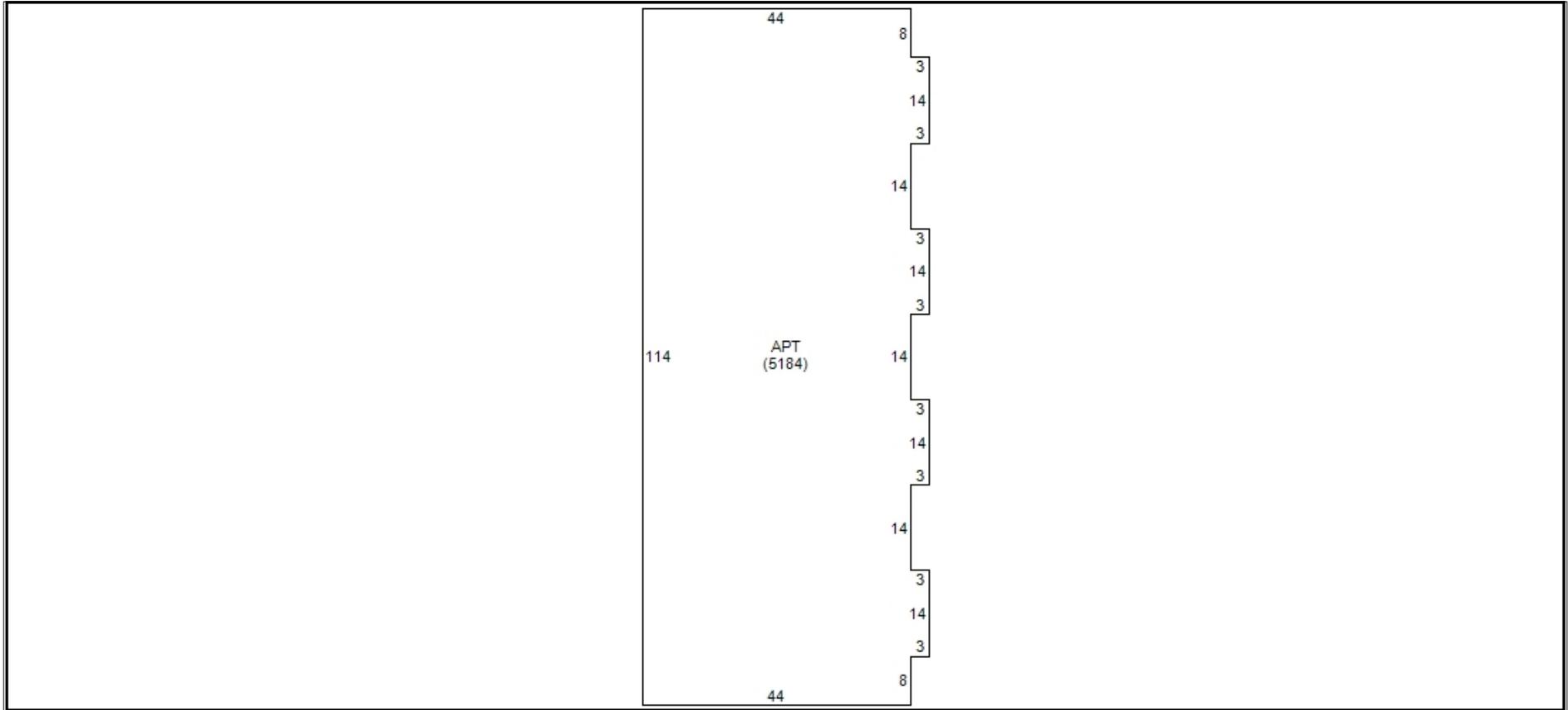
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Additional Property Photos



200240002001 10/21/2012



200240002001 10/21/2012

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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
23	S	001 23-Multi Use Office	0	802	7.50		6,020	10		0	5,420	30			1,626	1,626	3,790
27	A	001 27-Apts 4-18 Units	40	29,504	0.00	150	201,600	10		0	181,440	35	155		63,504	63,504	117,940

Apartment Detail - Building 1 of 4

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apts (4-18 Units)	8	1	1\0	0	24	4,800	115,200

Building Cost Detail - Building 1 of 4

Total Gross Building Area	15,552
Replace, Cost New Less Depr	141,530
Percent Complete	100
Number of Identical Units	3
Economic Condition Factor	
Final Building Value	424,590
NBHD Fact	1.0000
Value per SF	27.30

Notes - Building 1 of 4

--

Income Summary (Includes all Building on Parcel)

Total Net Income	121,730
Capitalization Rate	
Sub total	449,667
Residual Land Value	
Final Income Value	449,667
Total Gross Rent Area	30,306
Total Gross Building Area	30,306

Misc & Gross Buidling Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments			
Number	Code	Status	Comment
1	FLD	NC	20081010 RB C#01 - 10/8/08 ALTERATION TO PORCHES AND ENCLOSE STAIRWELLS TO
2	FLD	NC	20081010 RB C#02 - LINE #2 IS ATTACHED STGE SHED AREA OF ONE OF 2 STORY BLDGS.
3	FLD	NC	20081010 RB C#01 - BLDG (CARD 2)
4	FLD	NC	20081010 RB C#02 - LINE #3 IS LAUNDRY ROOM AREA OF OTHER 2 STORY BLDG
5	FLD	DC	REV14 ADDED 3 APT BLDG ADDED SKTCH - CHG LVG UNIT
7	FLD	RV	REV20 40-UNITS, COMPLEX HAS A COMBINATION OF LIHTC (34-UNITS), USDA SECTION 521
8	FLD	RV	AND HUD, (24) 1BR/1BATH, 615SF @ \$520-\$672/MO., (16) 2BR/1BATH, 671SF @
9	FLD	RV	\$570-\$772/MO., RENT INC. WATER/SEWER & TRASH

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Situs : 961 E MAIN (USR 20) ST

Map ID: 20-024-00-020-01

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Tax Year: 2023

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CURRENT OWNER
GENEVA LTD AND OHIO LIMITED PARTNERSHIP
Field Review Flag:

GENERAL INFORMATION	
Routing No.	024-00 020-01
Class	C-Commercial
Living Units	34
Neighborhood	7260C
Alternate Id	
District	
Zoning	

Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 3.8500	5-Shape Or Siz	-10	121,280
0-Right Of Way	AC .1670			
Total Acres: 4.017		Legal Acres: 4.017		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	42,460	121,300	121,300	121,300	0
Building	307,580	878,800	878,800	328,367	0
Total	350,040	1,000,100	1,000,100	449,667	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
03/20/13	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

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:
SEC 1 -- 16
Addl.TieBack: N

Inspection Witnessed By _____

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Parcel Id: 20-024-00-020-01
LUC: 403

Card: 2 of 4

Tax Year: 2023

Printed: March 27, 2024

Building Information		Building Other Features													
Year Built/Eff Year	2000 /	Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
Building #	2	1	RS3-Utility Bldg-Brk/Stn		75		1	1							
Structure Type	210-Affordable Hsg	1	PR2-Porch, Enclosed		180		1	2							
Identical Units	1	2	PR2-Porch, Enclosed		180		1	2							
Total Units	8	1	PR1-Porch, Open		28		1	4							
Grade	C-1	2	PR1-Porch, Open		28		1	4							
# Covered Parking															
# Uncovered Parking															
DBA															

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	3,395	264	011-Apts (4-18 Uni	9	06-Masonry	1-Wood Frame/Joist	100	2-Normal	3-Unit Heat	2-Unit	2-Normal	3	3	
2	02	02	3,395	264	011-Apts (4-18 Uni	9	06-Masonry	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	3,395	011-Apts (4-18 Units)	70		102,160
2	3,395	011-Apts (4-18 Units)	70		97,770

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	RS1-Frame Shed	1988	8	10	80	C	1		A	A		300

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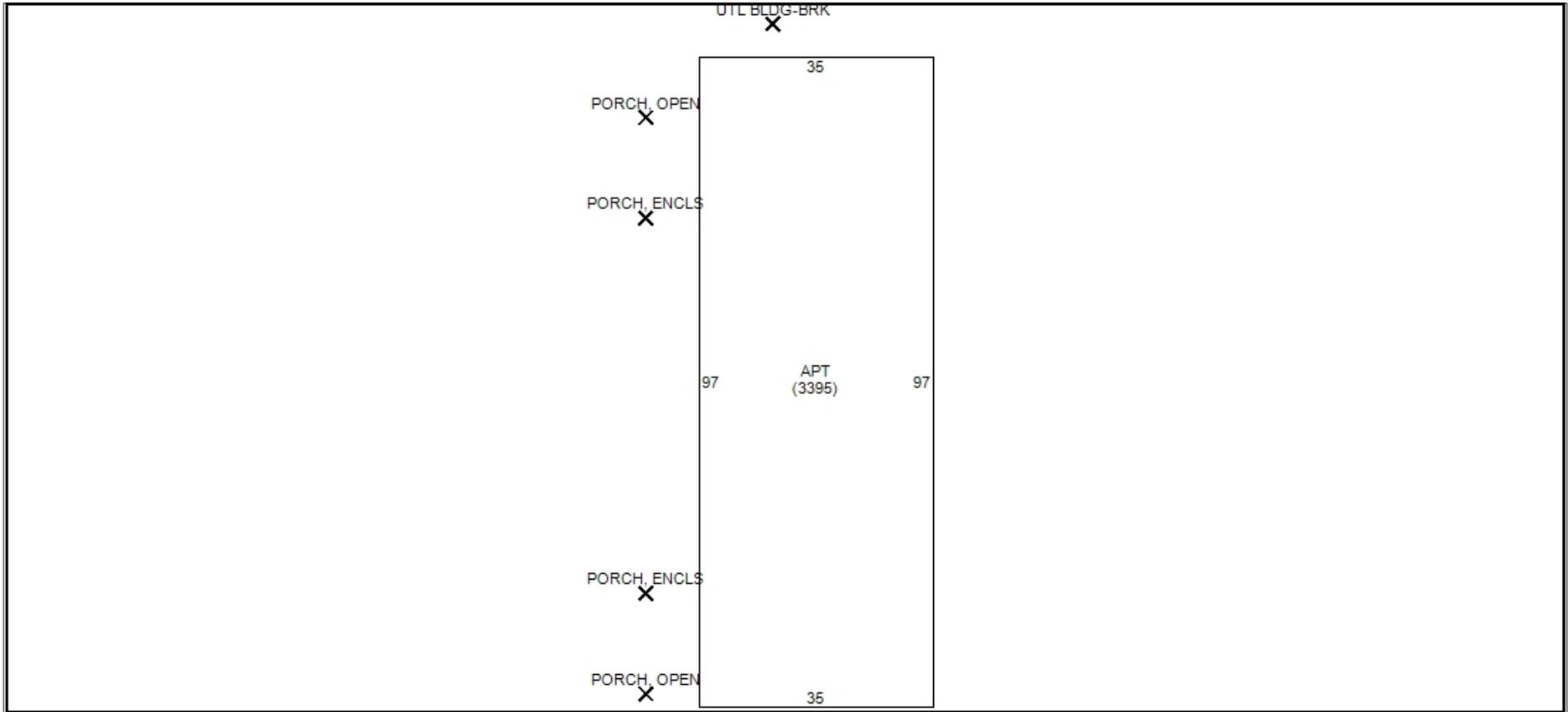
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Additional Property Photos



200240002001 10/21/2012



200240002001 10/21/2012

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Card: 2 of 4

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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	802	7.50		6,020	10		0	5,420	30			1,626	1,626	3,790
27	A	001 27-Apts 4-18 Units	40	29,504	0.00	150	201,600	10		0	181,440	35	155		63,504	63,504	117,940

Apartment Detail - Building 2 of 4

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apts (4-18 Units)	8	1	1\0	0	8	4,800	38,400

Building Cost Detail - Building 2 of 4

Total Gross Building Area	6,790
Replace, Cost New Less Depr	199,930
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	199,930
NBHD Fact	1.0000
Value per SF	29.44

Notes - Building 2 of 4

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Income Summary (Includes all Building on Parcel)

Total Net Income	121,730
Capitalization Rate	
Sub total	449,667
Residual Land Value	
Final Income Value	449,667
Total Gross Rent Area	30,306
Total Gross Building Area	30,306

Misc & Gross Buidling Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 961 E MAIN (USR 20) ST

Map ID: 20-024-00-020-01

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Card: 3 of 4

Tax Year: 2023

Printed: March 27, 2024

CURRENT OWNER
GENEVA LTD AND OHIO LIMITED PARTNERSHIP
Field Review Flag:

GENERAL INFORMATION
Routing No. 024-00 020-01
Class C-Commercial
Living Units 34
Neighborhood 7260C
Alternate Id
District
Zoning

Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 3.8500	5-Shape Or Siz	-10	121,280
0-Right Of Way	AC .1670			
Total Acres: 4.017		Legal Acres: 4.017		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	42,460	121,300	121,300	121,300	0
Building	307,580	878,800	878,800	328,367	0
Total	350,040	1,000,100	1,000,100	449,667	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
03/20/13	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

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:
SEC 1 -- 16
Addl.TieBack: N

Inspection Witnessed By _____

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Parcel Id: 20-024-00-020-01

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Card: 3 of 4

Tax Year: 2023

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Building Information	
Year Built/Eff Year	2000 /
Building #	3
Structure Type	353-Office Bldg L/R
Identical Units	1
Total Units	
Grade	C-1
# 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
1	01	01		802	122	082-Multi-Use Offic	9	06-Masonry	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	802	082-Multi-Use Office		70	30,220

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

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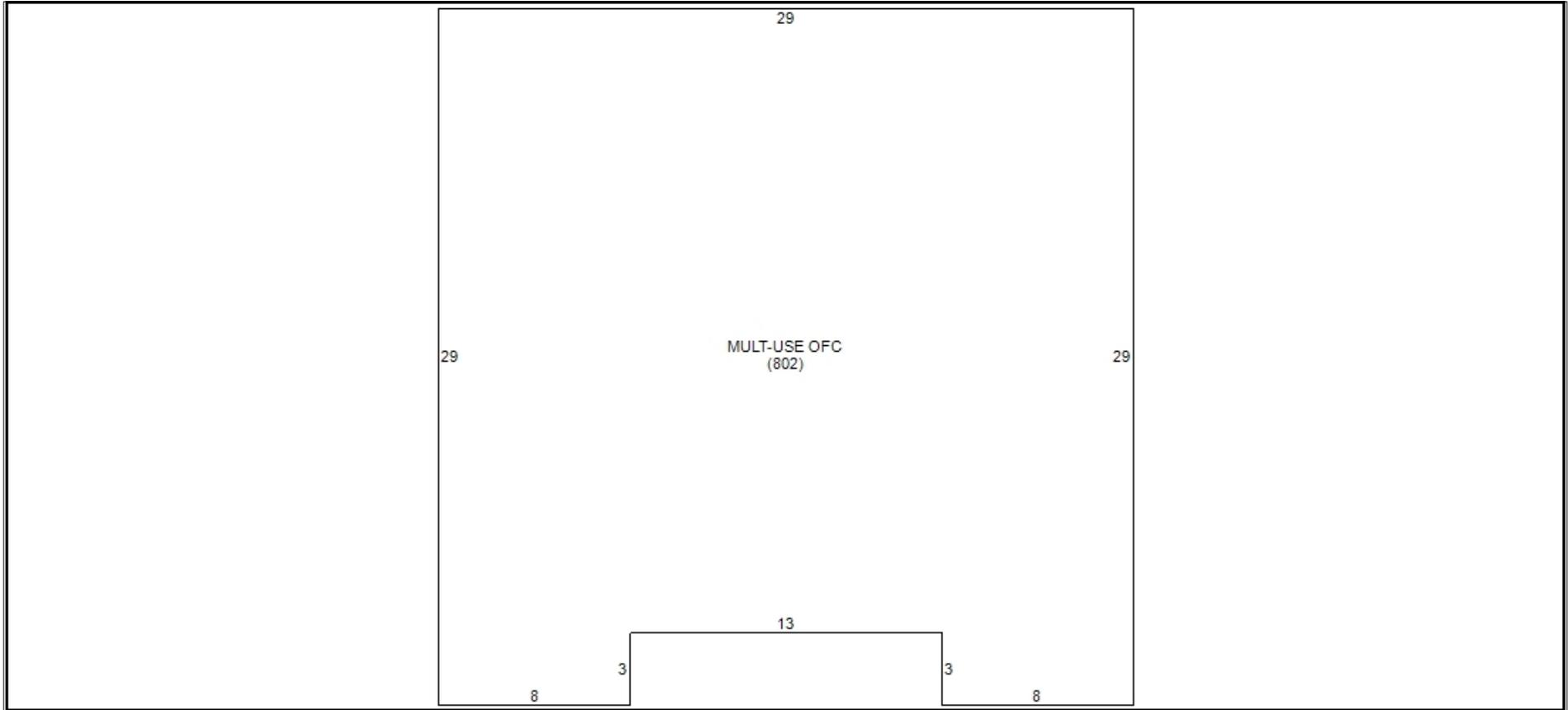
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Additional Property Photos



200240002001 10/21/2012



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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
23	S	001 23-Multi Use Office	0	802	7.50		6,020	10		0	5,420	30			1,626	1,626	3,790
27	A	001 27-Apts 4-18 Units	40	29,504	0.00	150	201,600	10		0	181,440	35	155		63,504	63,504	117,940

Apartment Detail - Building 3 of 4

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 3 of 4

Total Gross Building Area	802
Replace, Cost New Less Depr	30,220
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	30,220
NBHD Fact	1.0000
Value per SF	37.68

Notes - Building 3 of 4

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Income Summary (Includes all Building on Parcel)

Total Net Income	121,730
Capitalization Rate	
Sub total	449,667
Residual Land Value	
Final Income Value	449,667
Total Gross Rent Area	30,306
Total Gross Building Area	30,306

Misc & Gross Buidling Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Field Review Flag:

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Routing No. 024-00 020-01
Class C-Commercial
Living Units 34
Neighborhood 7260C
Alternate Id
District
Zoning

Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 3.8500	5-Shape Or Siz	-10	121,280
0-Right Of Way	AC .1670			
Total Acres: 4.017		Legal Acres: 4.017		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	42,460	121,300	121,300	121,300	0
Building	307,580	878,800	878,800	328,367	0
Total	350,040	1,000,100	1,000,100	449,667	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
03/20/13	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

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:
SEC 1 -- 16
Addl.TieBack: N

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Building Information	
Year Built/Eff Year	2000 / 004
Building #	004
Structure Type	210-Affordable Hsg
Identical Units	1
Total Units	8
Grade	C-1
# 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
1	01	01	3,395	264	011-Apts (4-18 Uni	9	06-Masonry	1-Wood Frame/Joist	100	2-Normal	3-Unit Heat	2-Unit	2-Normal	3	3	
2	02	02	3,395	264	011-Apts (4-18 Uni	9	06-Masonry	1-Wood Frame/Joist	100	2-Normal	3-Unit Heat	2-Unit	2-Normal	3	3	
3	01	01	372	86	011-Apts (4-18 Uni	9	06-Masonry	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	3,395	011-Apts (4-18 Units)	70		94,320
2	3,395	011-Apts (4-18 Units)	70		90,570
3	372	011-Apts (4-18 Units)	70		12,910

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

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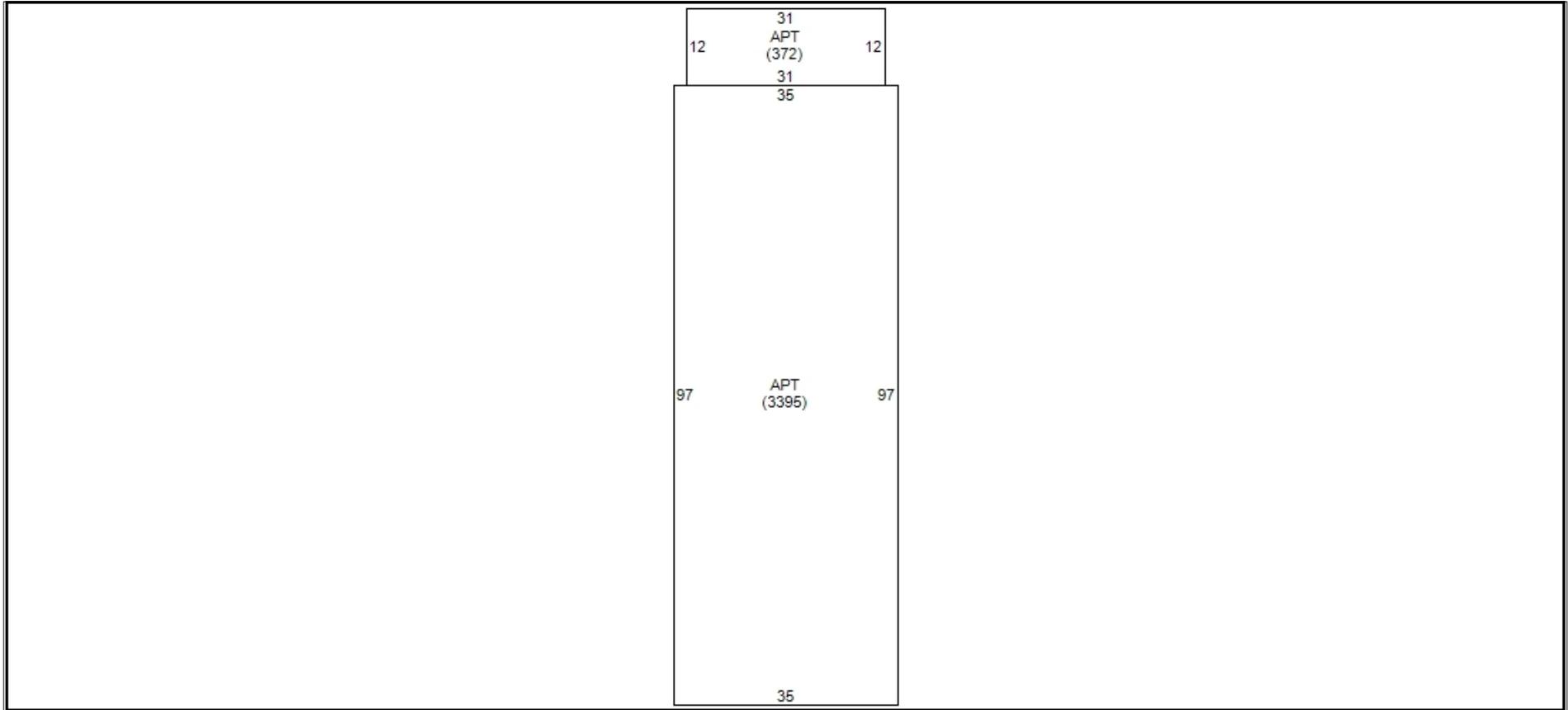
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Additional Property Photos



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200240002001 10/21/2012

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23	S	001 23-Multi Use Office	0	802	7.50		6,020	10		0	5,420	30			1,626	1,626	3,790
27	A	001 27-Apts 4-18 Units	40	29,504	0.00	150	201,600	10		0	181,440	35	155		63,504	63,504	117,940

Apartment Detail - Building 4 of 4

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apts (4-18 Units)	8	2	1	0	8	6,000	48,000

Building Cost Detail - Building 4 of 4

Total Gross Building Area	7,162
Replace, Cost New Less Depr	197,800
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	197,800
NBHD Fact	1.0000
Value per SF	27.62

Notes - Building 4 of 4

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Income Summary (Includes all Building on Parcel)

Total Net Income	121,730
Capitalization Rate	
Sub total	449,667
Residual Land Value	
Final Income Value	449,667
Total Gross Rent Area	30,306
Total Gross Building Area	30,306

Misc & Gross Buidling Values

Misc Building No	Misc Adjusted Value
Gross Building:	