

**Situs : 5521 MAIN AVE**

**Map ID: 05-204-00-087-00**

**LUC: 429**

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

CURRENT OWNER
SEDMAK LOUIS
Field Review Flag:

GENERAL INFORMATION	
Routing No.	204-00 087-00
Class	C-Commercial
Living Units	
Neighborhood	8000C
Alternate Id	
District	
Zoning	



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	59,468 E-Economic	5-Shape Or Siz -10	80,280
Total Acres: 1.3652		Legal Acres: 1.3652		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	28,110	80,300	80,300	80,300	0
<b>Building</b>	37,240	106,400	106,400	109,319	0
<b>Total</b>	65,350	186,700	186,700	189,619	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
05/06/13	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
05/18/23	63,450	2-Land And Building	M-Sale Involving Multiple Parcels		WD-Warranty Deed	SEDMAK KATHRYN K
04/05/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		CT-Certificate Of Transfer	SEDMAK LOUIS
01/02/04	115,000	2-Land And Building	U-Not Validated	0102/6911	WD-Warranty Deed	WEBB CHARLES
10/25/01		2-Land And Building	U-Not Validated	0102/6911	ET-Temp Exempt	WEBB CHARLES

Property Factors
<b>Topo:</b> 2-Level
<b>Utilities:</b> 6-All
<b>Street/Road:</b> 0-Paved
<b>Traffic:</b> 3-Nominal
<b>Location:</b> 4-Major Strip
<b>Spot Loc:</b>

Legal Description
<b>Parcel TieBack:</b>
<b>Legal Descriptions:</b>
2 E M
<b>Addl.TieBack:</b> N

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

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Building Information	
Year Built/Eff Year	1927 /
Building #	1
Structure Type	373-Retail Single Oc
Identical Units	1
Total Units	
Grade	C-2
# Covered Parking	
# Uncovered Parking	
DBA	THE CHALK BOX FITNESS

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		12,844	630	083-Multi Use Ret:	14	04-Brick & C	2-Fire Resistent	100	2-Normal	1-Hot Air	1-Central	2-Normal	2	2	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	12,844	083-Multi Use Retail		20	106,410

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

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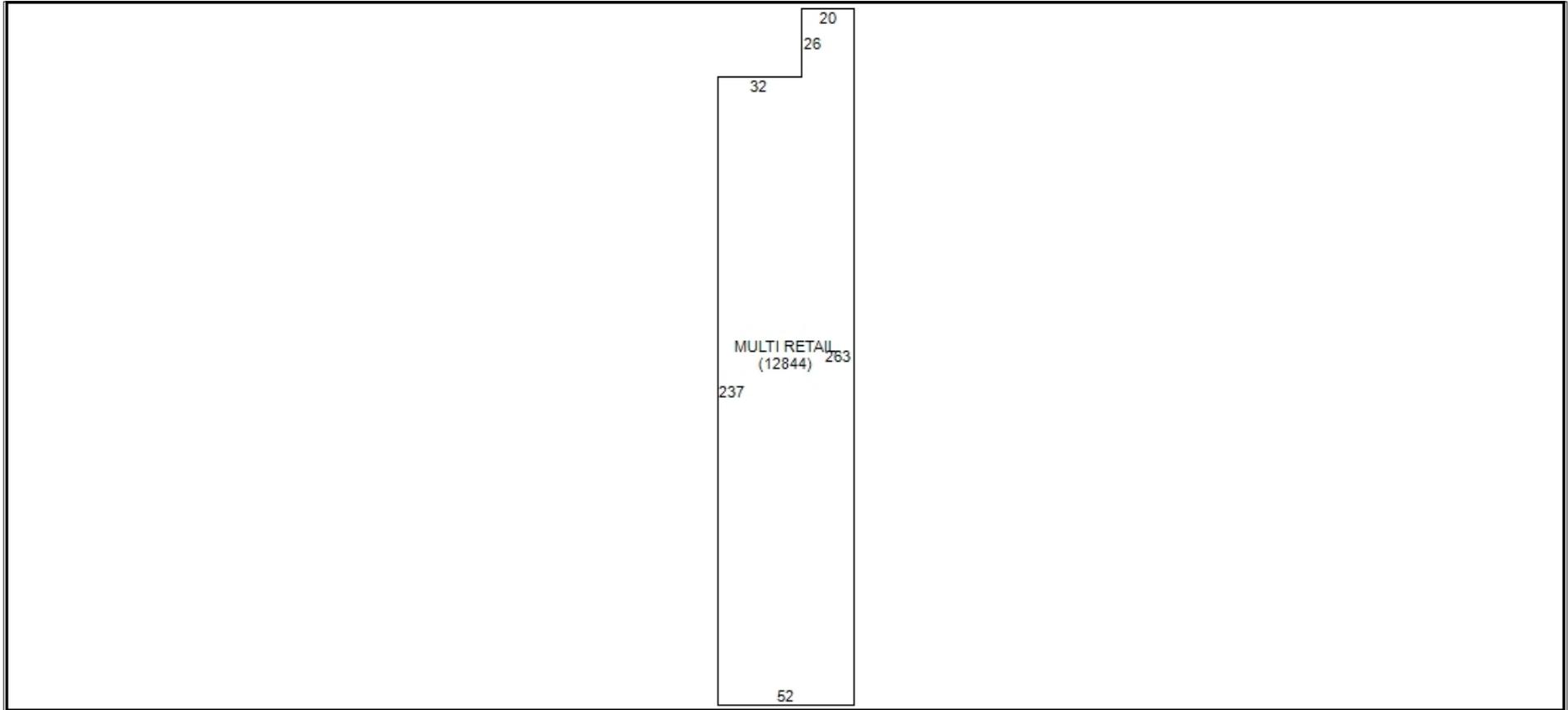
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Additional Property Photos

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**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
24	S	001 24-Multi Use Sales	0	12,844	6.00	50	77,060	15	165	0	65,500	20	150		13,100	13,100	52,400

**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	12,844
Replace, Cost New Less Depr	106,410
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	106,410
NBHD Fact	1.0000
Value per SF	8.28

**Notes - Building 1 of 1**

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

Total Net Income	52,400
Capitalization Rate	0.105000
Sub total	189,619
Residual Land Value	
Final Income Value	189,619
Total Gross Rent Area	12,844
Total Gross Building Area	12,844

**Misc & Gross Blding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

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**Comments**

Number	Code	Status	Comment
1	FLD	DC	20010709 JM C#01 - MEZZ AREA NO VALUE ORIGINAL CONST AS AUTO SALES AND SERVICE
2	FLD	DC	20010709 JM C#01 - ARCHED ROOF ON STEEL TRUSSES
3	FLD	RV	20020327 JM C#01 - ADV. FOR SALE 2-02.
4	FLD	DC	REV14 - CHG P & L FACTORS/LAND/BLDG INFO - ADD TIEBACK

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