

Situs : 3912 RESOLUTION AVE

Map ID: 03-013-00-037-04

LUC: 403

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

CURRENT OWNER
RESOLUTION FAMILY L.P
115 S HIGH STREET SUITE 200
DUBLIN OH 43017

Field Review Flag:

GENERAL INFORMATION
Routing No.
Class C-Commercial
Living Units
Neighborhood 8390C
Alternate Id
District
Zoning



Property Notes
RE-DO LAND VALUE FOR 1-1-23
Note Codes:
AN-Appraiser'S Note

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 5.0001			116,000
Total Acres: 5.0001		Legal Acres: 5.0001		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	40,600	116,000	116,000	0	0
Building	1,094,450	3,127,000	3,127,000	0	0
Total	1,135,050	3,243,000	3,243,000	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
08/26/22	MJR	3-Info At Door	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
12/28/21	C20200116	5,340,000	COM BLDG		Close Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/30/23		4-Easement Only	E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	RESOLUTION FAMILY L.P
10/08/21		4-Easement Only	E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	RESOLUTION FAMILY L.P
04/15/21	170,000	1-Land Only	U-Not Validated		GW-General Warranty	NEW HOPE PENTECOSTAL CHURCH OF ,
04/07/21		2-Land And Building	R-Related Individuals Or Corporation:		WD-Warranty Deed	JESUS ONLY PENTECOSTAL

Property Factors
Topo:
Utilities:
Street/Road:
Traffic:
Location:
Spot Loc:

Legal Description
Parcel TieBack:
Legal Descriptions:
LOT 11 AND 12 SEC 2

Addl.TieBack:

Inspection Witnessed By _____

Situs : 3912 RESOLUTION AVE

Parcel Id: 03-013-00-037-04

LUC: 403

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

Building Information	
Year Built/Eff Year	2022 /
Building #	1
Structure Type	212-Apartments Cor
Identical Units	1
Total Units	51
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	RESOLUTION APTS

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
1	PR1-Porch, Open		6	9		1	2	SS1-Sprinkler Sys Wet		1	2,085		1
2	EE1-Enclosed Entry		8	8		1	3	SS1-Sprinkler Sys Wet		1	2,157		1
3	PR1-Porch, Open		7	8		1	4	SS1-Sprinkler Sys Wet		1	52		1
3	PR1-Porch, Open		4	9		1	1	EL2-Elevator Electric Pas		2,500	150	3	1
1	PR1-Porch, Open		1	258		1							
1	EE1-Enclosed Entry		4	9		1							
1	SS1-Sprinkler Sys Wet		1	13,818		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	03	13,818	694	011-Apts (4-18 Uni	9	02-Frame	1-Wood Frame/Joist	100	2-Normal	3-Unit Heat	1-Central	2-Normal	3	3	
2	01	02	2,085	206	011-Apts (4-18 Uni	9	02-Frame	1-Wood Frame/Joist	100	2-Normal	3-Unit Heat	1-Central	2-Normal	3	3	
3	01	02	2,157	218	011-Apts (4-18 Uni	9	02-Frame	1-Wood Frame/Joist	100	2-Normal	3-Unit Heat	1-Central	2-Normal	3	3	
4	01	01	52	34	011-Apts (4-18 Uni	9	02-Frame	1-Wood Frame/Joist	100	2-Normal	3-Unit Heat	1-Central	2-Normal	3	3	100

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	13,818	011-Apts (4-18 Units)	95		2,527,380
2	2,085	011-Apts (4-18 Units)	95		268,670
3	2,157	011-Apts (4-18 Units)	95		278,040
4	52	011-Apts (4-18 Units)	95	100	5,860

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	Cl1-Asph Pave	2022	1	47,000	47,000	C	1		A	A		47,000

Situs : 3912 RESOLUTION AVE

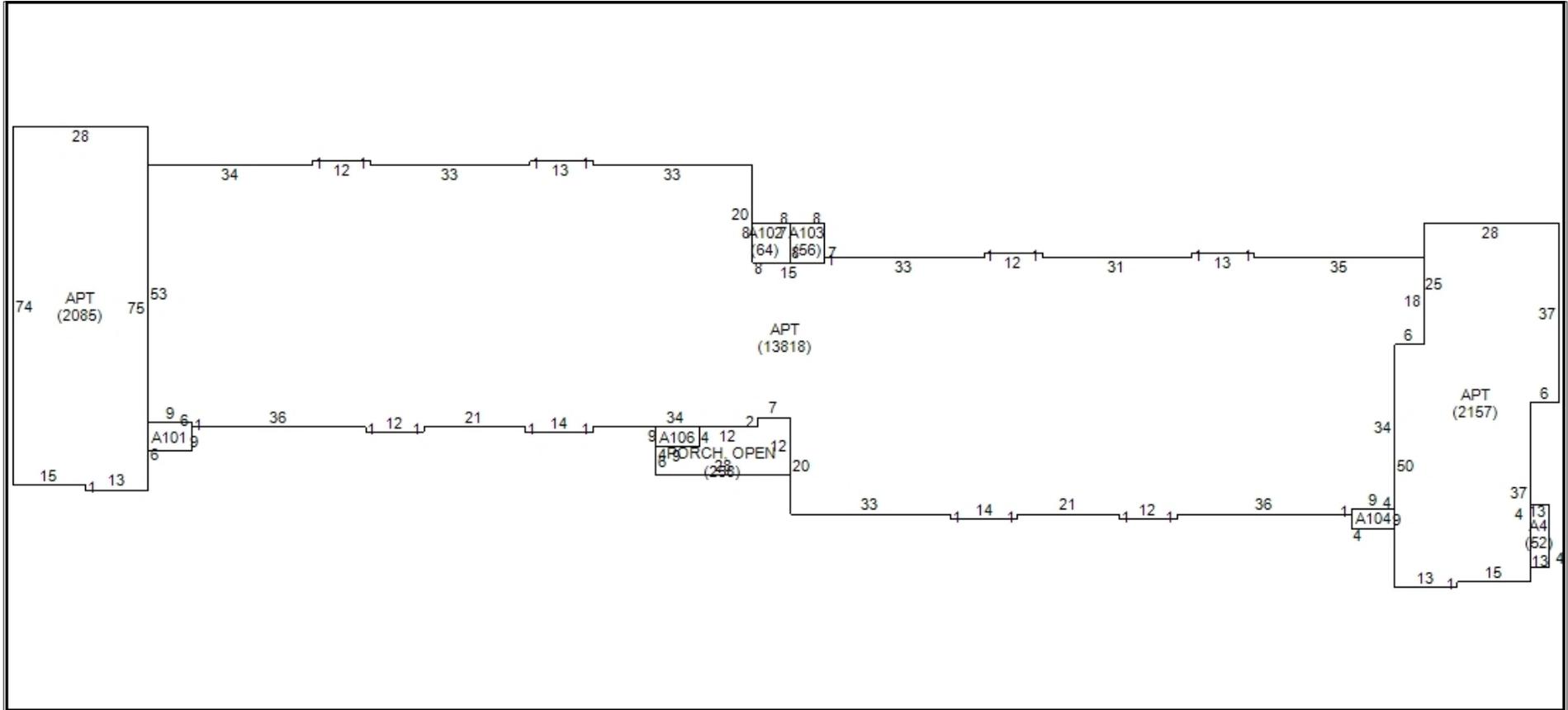
Parcel Id: 03-013-00-037-04

LUC: 403

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024



Additional Property Photos



Situs : 3912 RESOLUTION AVE

Parcel Id: 03-013-00-037-04

LUC: 403

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

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	51	49,990	0.00			10		0		35					

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apts (4-18 Units)	17	1	1 \ 0		17		
2	011 011-Apts (4-18 Units)	26	2	1 \ 0		26		
3	011 011-Apts (4-18 Units)	8	3	2 \ 0		8		

Building Cost Detail - Building 1 of 1

Total Gross Building Area	49,990
Replace, Cost New Less Depr	3,079,950
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	3,079,950
NBHD Fact	1.0000
Value per SF	61.61

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area	49,990
Total Gross Building Area	49,990

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3912 RESOLUTION AVE

Parcel Id: 03-013-00-037-04

LUC: 403

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

Comments			
Number	Code	Status	Comment
6	FLD		NEW 51-UNIT APT BLD<50% 1-1-22 (100%NOW FOR 1-1-23). 17 1-BED/1-BATH @ \$686/MO.,
7	FLD		26 2-BED/1-BATH @\$785/MO., 8 3-BED/2-BATH @ \$900/MO. RECK'23 TO ADD 100% VALUE
8	FLD		AND PAVING AND ADJ.LAND VALUE.
10	FLD		51 UNIT APT BLDG 100% 1-1-23.

Situs : 3912 RESOLUTION AVE

Parcel Id: 03-013-00-037-04

LUC: 403

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

PAGE LEFT BLANK INTENTIONALLY