

Situs : 3120 MARKET PL

Map ID: 03-056-00-003-00

LUC: 420

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

CURRENT OWNER
FB ALLENTOWN LLC
Field Review Flag:

GENERAL INFORMATION	
Routing No.	056-00 003-00
Class	C-Commercial
Living Units	
Neighborhood	8300C
Alternate Id	
District	
Zoning	



Property Notes	
BOR 2011-0139 / BTA 2012-4002 NC14 ADD BERKSHIRE HATHAWAY, LABEL SHOPPER. RMV STATE FARM. 2 SUITES VAC 1/1/14. RECK 15 FOR MORE TENANTS	Note Codes: AN-Appraiser'S Note

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	71,395		285,580
Total Acres: 1.639		Legal Acres: 1.639		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	99,960	285,600	285,600	285,600	0
Building	284,310	812,300	812,300	86,495	0
Total	384,270	1,097,900	1,097,900	372,095	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
07/31/19	SR	1-Entry Gained	2-Tenant
08/12/15	DES	3-Info At Door	2-Tenant
09/19/14	MJB	6-Occupant Not Home	3-Other
04/16/13	DWS	1-Entry Gained	2-Tenant

Permit Information						
Date Issued	Number	Price	Purpose	Note	Status	
06/26/18	C20180061	210,000		Commercial New Structure	Close Permit	
08/18/14	140815		REHAB		Close Permit	
05/28/14	140467		ALTER	Interior Improvements	Close Permit	
05/30/12	120625	2,385	SPKLR	Relocate 20 Sprinkler Heads	Close Permit	
04/05/12	120298	148,000	ALTER	Realty Office	Close Permit	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/13/02		1-Land Only	U-Not Validated	0198/0130	ET-Temp Exempt	

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 5-Secondary Strip
Spot Loc:

Legal Description
Parcel TieBack:
Legal Descriptions:
LOT #3 MARKET PLACE SUB
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	SS1-Sprinkler Sys Wet		1	118,468		1							
Structure Type	344-Strip Shopping I	1	CP5-Canopy Only		6	228		1							
Identical Units	1														
Total Units															
Grade	C														
# Covered Parking															
# Uncovered Parking															
DBA	MARKET														
	PLACE/STATE FAR														

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		18,468	618	034-Retail Store	12	04-Brick & C	2-Fire Resistent	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	18,468	034-Retail Store	75		757,320

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	Cl1-Asph Pave	2005			55,000	C	1		A	A		55,000

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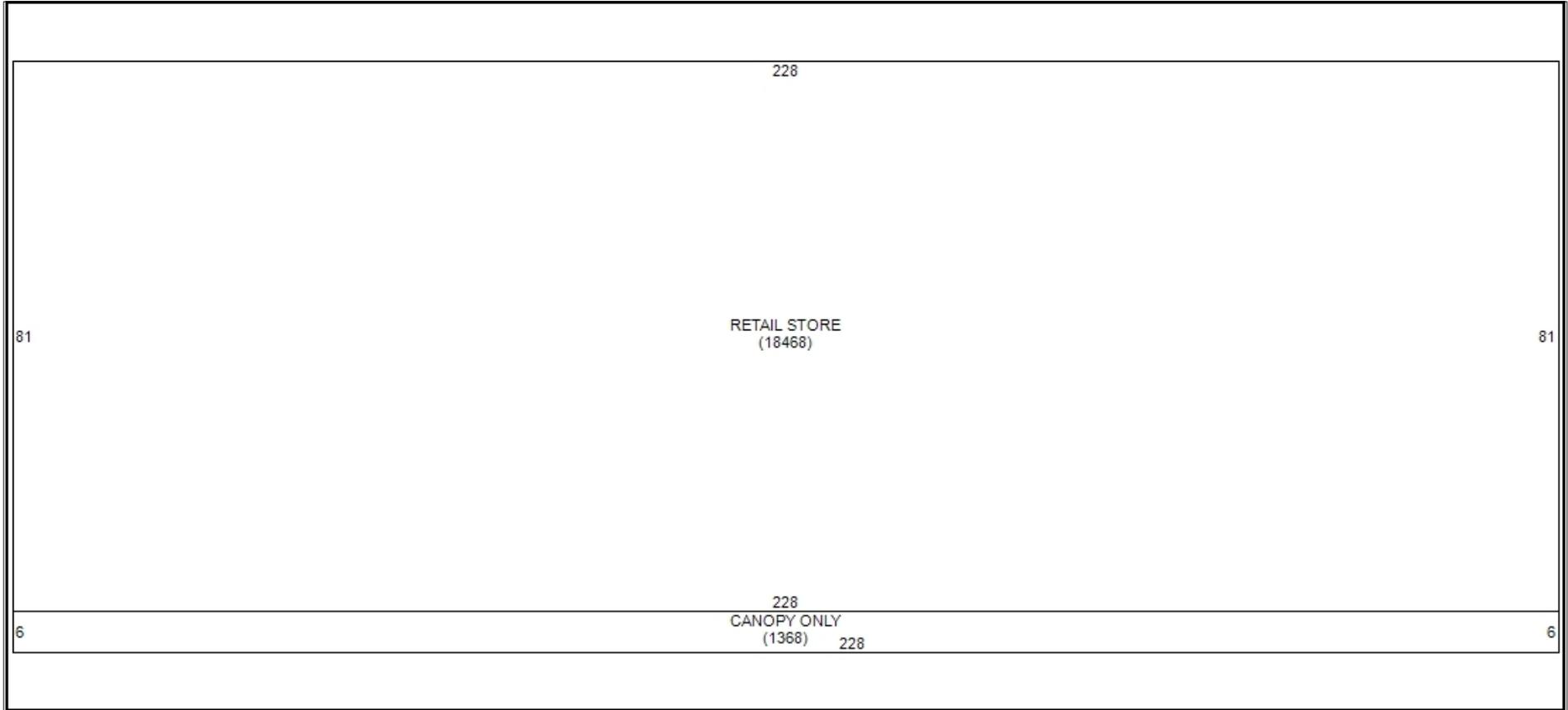
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Additional Property Photos

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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
03	S	001 03-General Retail (Strip	0	18,468	7.50	135	138,510	10	150	0	124,660	20			24,932	24,932	99,730

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	18,468
Replace, Cost New Less Depr	757,320
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	757,320
NBHD Fact	1.0000
Value per SF	41.01

Notes - Building 1 of 1

ELITE EMPLOYMENT CENTER/
PRUDENTIAL - SELECT PROPERTIES/2 VACANTS

Income Summary (Includes all Building on Parcel)

Total Net Income	99,730
Capitalization Rate	0.105000
Sub total	372,095
Residual Land Value	
Final Income Value	372,095
Total Gross Rent Area	18,468
Total Gross Building Area	18,468

Misc & Gross Buidling Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments

Number	Code	Status	Comment
2	FLD	BP	20060126 KO C#01 - 1-5-06:BP#050262-MARKETPLACE RETAIL BLD 50% 1-1-06.
3	FLD	BP	20060126 KO C#01 - RECHECK'07 FOR COMPL AND PAVING(REMOVE OBS.) *99 PARKING
4	FLD	BP	20060126 KO C#01 - SPACES.
5	FLD	NC	20071122 DC C#01 - 10/9/06 EST - BLDG STILL 50% FOR 1/1/06 (EXTERIOR 100%
6	FLD	NC	20071122 DC C#01 - INTERIOR NO START) PAVING 100% FOR 1/1/07 ADD SPRINKLER FOR
7	FLD	NC	20071122 DC C#01 - 1/1/07 CHECK 2008 FOR INT. FINISH
8	FLD	NC	20080303 SR C#01 - 2/6/08 TENANT INT ALT FOR STATE FARM 100% 1/1/08
9	FLD	RV	20080303 SR C#01 - 2/6/08 15552 S.F. VAC UNFIN (40% OBSOL) USED 30 PER S.F.
10	FLD	RV	20080303 SR C#01 - FOR FIN ALLOW
12	FLD	MI	8-17-11:EST-MINOR INT ALTRS TO EXISTING FIN UNIT FOR NEW TEN-STILL ONLY
13	FLD	MI	2 TENS IN BLD. NVC 1-1-11.
21	FLD	NC	NC13 - CLSD PERMITS, CHG INT/EXT & OBY INFO
22	FLD	NC	NC13 ELITE EMPLOYMENT CTR, STATE FARM, PRUDENTIAL-SELECT PROP., 5 SUITES VACANT
24	FLD	DC	REV14 CHG P & L FACTS, BLDG GRADE, INT/EXT, OBY/RMV FTR PB1/5 SUITS STILL VACANT
27	FLD	NC	9-19-14 MJB- ADDED BERKSHIRE HATHAWAY, LABEL SHOPPER, RMV STATE FARM
28	FLD	NC	2 SUITES STILL VACANT 1/1/14. RECK 2015 FOR MORE TENANTS
29	FLD	NC	NVC 1-1-15; RECK 2016 FOR OCCUPANCY. TENANT UPDATE: A-C: LABEL SHOPPER; D-VAC;
30	FLD	NC	E-AFCC; F-BERKSHIRE RE; G-STATEFARM INS; H-ELITE EMP.CENTER.
31	FLD	MI	8-22-16:NO CHG FOR 1-1-16. TENANTS ARE: ELITE EMPLOYMENT CTR, STATE FARM,
32	FLD	MI	BERKSHIRE HATHAWAY, ARMED FORCES CAREER CTR, E&D ARE VACANT, LABEL SHOPPER.
36	FLD	NC	INT RENOV TO OFFICE FOR ELITE EMP(4300SF) 100% FOR 19



COMMERCIAL PROPERTY RECORD CARD

ASHTABULA COUNTY

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