

**Situs : 409 MAIN (SR 85) ST E**

**Map ID: 02-013-20-132-00**

**LUC: 454**

Card: 1 of 1

Tax Year: 2024

Printed: February 18, 2025

CURRENT OWNER
WHIRLWIND PROPERTIES INC
Field Review Flag:

GENERAL INFORMATION	
Routing No.	013-20 132-00
Class	C-Commercial
Living Units	1
Neighborhood	3400C
Alternate Id	
District	
Zoning	



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC	.9100		31,850
Total Acres: .91		Legal Acres: .91		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	11,170	31,900	31,900	31,900	0
<b>Building</b>	54,780	156,500	156,500	96,274	0
<b>Total</b>	65,950	188,400	188,400	128,174	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

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/11/02	1,250,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	RUGALA JOHN J
03/11/02		2-Land And Building	U-Not Validated		ET-Temp Exempt	RUGALA JOHN J

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

Legal Description	
<b>Parcel TieBack:</b>	<b>Addl.TieBack:</b> N
<b>Legal Descriptions:</b> 25 S E	

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

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Building Information	
Year Built/Eff Year	1987 /
Building #	1
Structure Type	332-Auto Service Gr
Identical Units	1
Total Units	
Grade	C-2
# Covered Parking	
# Uncovered Parking	
DBA	STATELINE AUTO BODY SHOP

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	7,800	356	047-Auto Service/f	14	03-Concrete	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	0-None	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	7,800	047-Auto Service/Parts		55	156,510

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

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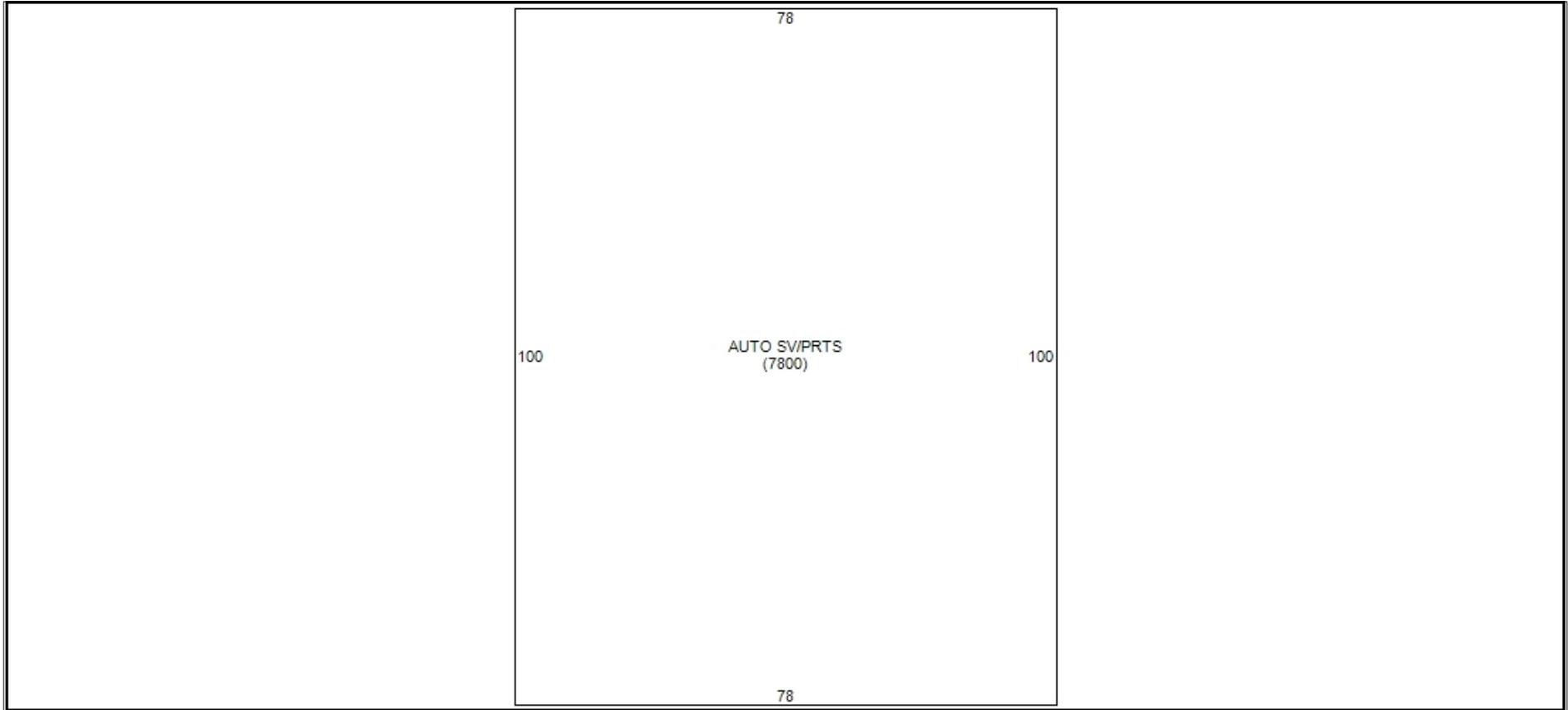
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**Additional Property Photos**

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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
14	S	001 14-Auto Service Garage	0	7,800	5.50	70	30,030	10		0	27,030	20			5,406	5,406	21,620

**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	7,800
Replace, Cost New Less Depr	156,510
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	156,510
NBHD Fact	1.0000
Value per SF	20.07

**Notes - Building 1 of 1**

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

Total Net Income	21,620
Capitalization Rate	0.115000
Sub total	128,174
Residual Land Value	
Final Income Value	128,174
Total Gross Rent Area	7,800
Total Gross Building Area	7,800

**Misc & Gross Buiding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

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<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	FLD	DC	20010423 C#01 - RP MFG HM USED AS USED CAR SALES OFC
2	FLD	DC	REVAL14: MINIMAL PAVING ON THIS PCL

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