

**Situs : 411 E MAIN ST**

**Map ID: 02-013-20-133-00**

**LUC: 430**

Card: 1 of 1

Tax Year: 2024

Printed: February 18, 2025

CURRENT OWNER
WHIRLWIND PROPERTIES INC
Field Review Flag:

GENERAL INFORMATION	
Routing No.	013-20 133-00
Class	C-Commercial
Living Units	1
Neighborhood	3400C
Alternate Id	
District	
Zoning	



Property Notes	
REMOD FOR TENANT 100% 1-1-23	Note Codes: AN-Appraiser'S Note

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 1.6700			58,450
Total Acres: 1.67		Legal Acres: 1.67		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	20,480	58,500	58,500	0	0
<b>Building</b>	28,530	81,500	81,500	0	0
<b>Total</b>	49,010	140,000	140,000	0	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
09/06/23	MJR	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
07/06/22	C-2022-003	30,000	COM BLDG	Tenant Bld Out	Close Permit

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	1997 /
Building #	1
Structure Type	373-Retail Single Oc
Identical Units	1
Total Units	1
Grade	D
# Covered Parking	
# Uncovered Parking	
DBA	LAKESHORE COFFEE CO

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
1	PR1-Porch, Open		6	56		1							
1	MS1-Miscellaneous		4	37		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	01		1,312	176	034-Retail Store	8	07-Metal, Li	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	1,312	034-Retail Store	65		41,480

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	Cl1-Asph Pave	1997			50,000	C	1		A			40,000

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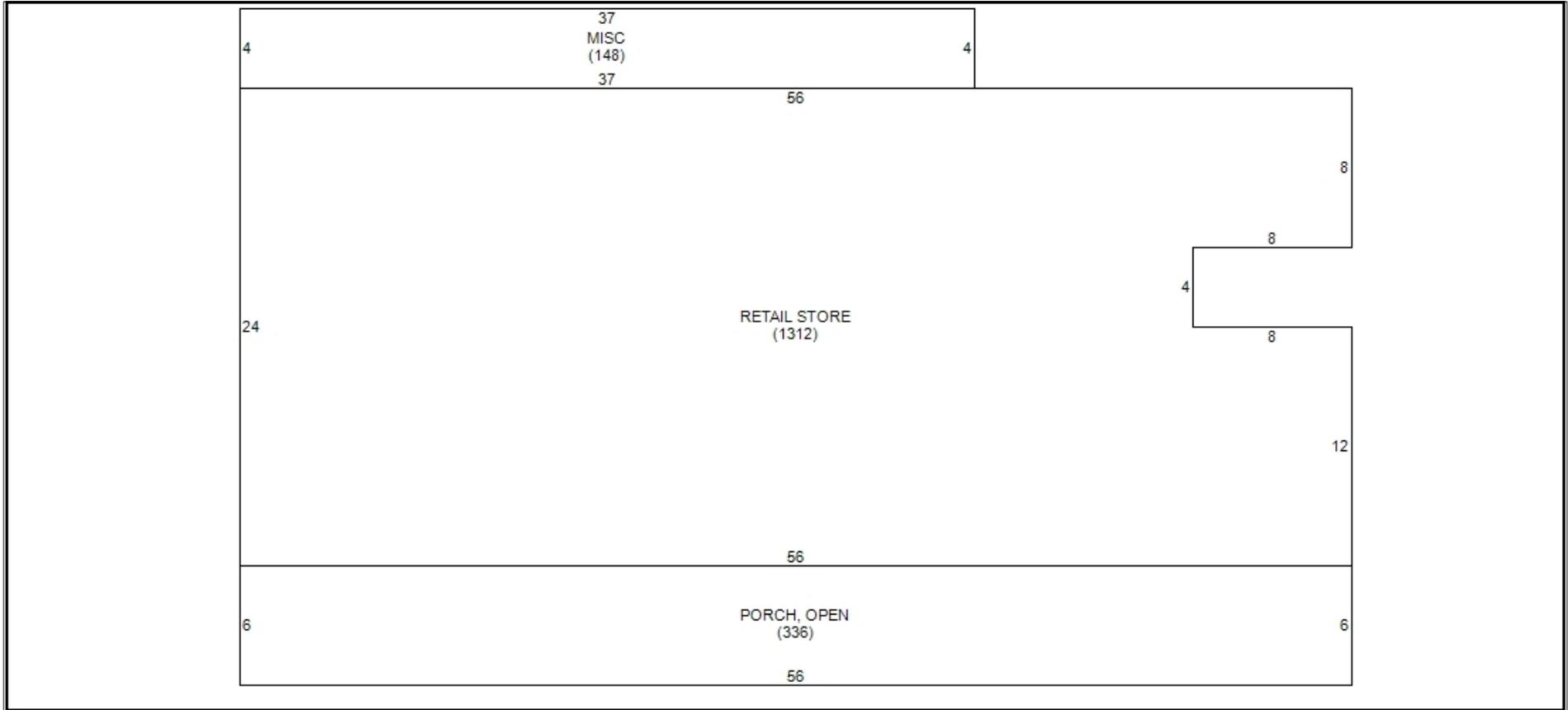
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Additional Property Photos

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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	1,312	7.50		9,840	10		0	8,860	20			1,772	1,772	7,090

**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	1,312
Replace, Cost New Less Depr	41,480
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	41,480
NBHD Fact	1.0000
Value per SF	31.62

**Notes - Building 1 of 1**

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

Total Net Income	7,090
Capitalization Rate	
Sub total	27,583
Residual Land Value	
Final Income Value	
Total Gross Rent Area	1,312
Total Gross Building Area	1,312

**Misc & Gross Buiding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

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**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	FLD	DC	20010423 C#01 - MH-PP USED AS SALES OFC
2	FLD	MI	MISC IS 4X37 RAMP
3	FLD	NC	9/6/23 MJR REMOD FOR TENANT 100% 1-1-23 EST ADJ BLDG USE & LUC

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