

Situs : 413 STATE ROUTE 85

Map ID: 02-018-00-025-00

LUC: 454

Card: 1 of 2

Tax Year: 2024

Printed: February 18, 2025

CURRENT OWNER
WHIRLWIND PROPERTIES INC
Field Review Flag:

GENERAL INFORMATION	
Routing No.	018-00 025-00
Class	C-Commercial
Living Units	
Neighborhood	3400C
Alternate Id	
District	
Zoning	



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 1.8400			64,400
0-Right Of Way	AC .2300			
Total Acres: 2.07		Legal Acres: 2.07		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	22,540	64,400	64,400	64,400	0
Building	247,590	707,400	707,400	288,817	0
Total	270,130	771,800	771,800	353,217	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
07/24/13	DWS	1-Entry Gained	1-Owner

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
06/27/12	120733	1,900,000	C/I BLDG	Dealership	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

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

Legal Description	
Parcel TieBack:	Addl.TieBack: N
Legal Descriptions: 35ANNEXED FROM TWP	

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	1988 /
Building #	1
Structure Type	332-Auto Service Ga
Identical Units	1
Total Units	1
Grade	C-2
# Covered Parking	
# Uncovered Parking	
DBA	SERVICE GARAGE

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		2,816	240	047-Auto Service/f	12	02-Frame	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	2,816	047-Auto Service/Parts	55		75,570

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	Cl1-Asph Pave	1988			90,000	C	1		A	A		72,000

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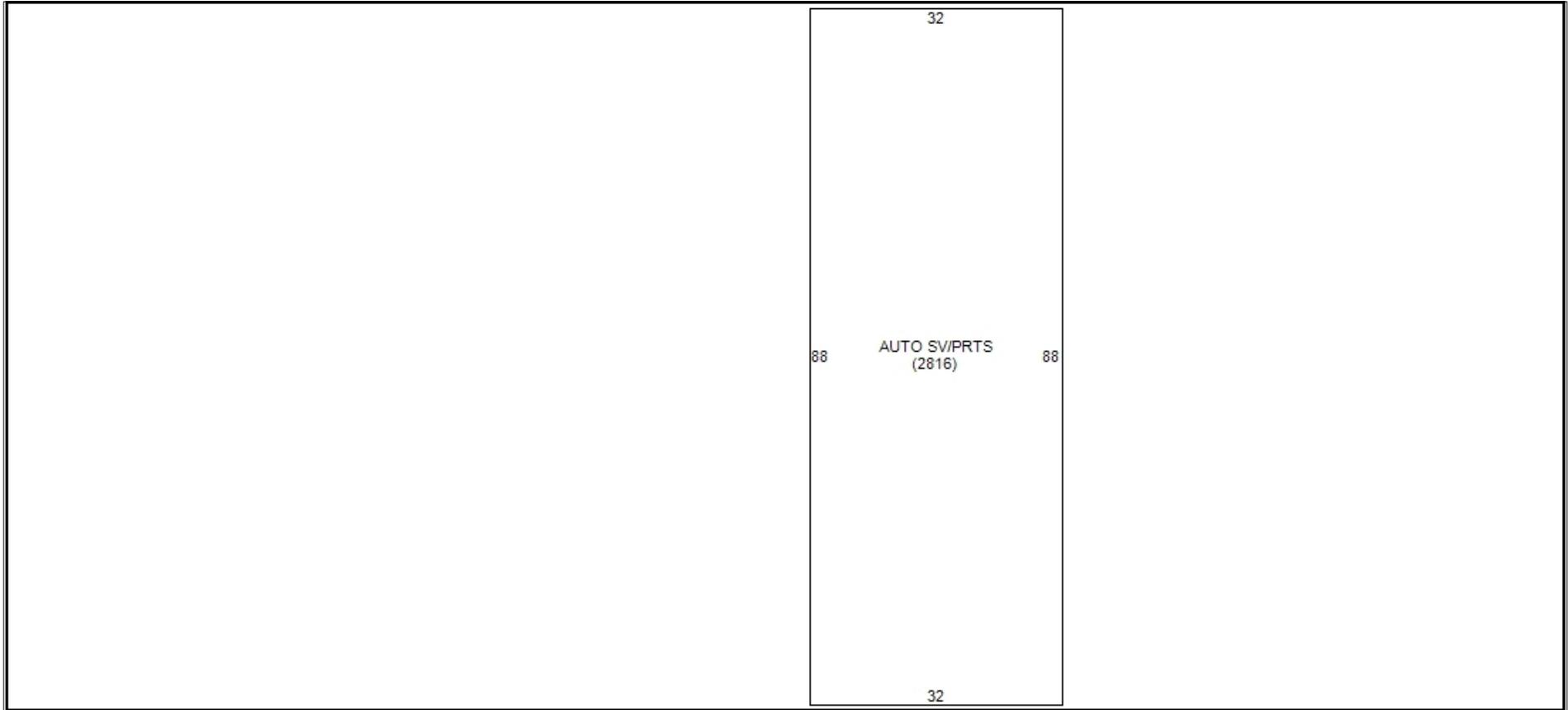
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Additional Property Photos



020180002500 05/16/2013



020180002500 05/16/2013

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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
04	S	001 04-Low Rise Ofc (Unde	0	3,780	9.00	120	40,820	10		0	36,740	30			11,022	11,022	25,720
14	S	001 14-Auto Service Garage	0	13,416	5.50	120	88,550	10		0	79,700	20			15,940	15,940	63,760
23	S	001 23-Multi Use Office	0	1,992	7.50	120	17,930	10		0	16,140	30			4,842	4,842	11,300

Apartment Detail - Building 1 of 2

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 2

Total Gross Building Area	2,816
Replace, Cost New Less Depr	75,570
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	75,570
NBHD Fact	1.0000
Value per SF	26.84

Notes - Building 1 of 2

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Income Summary (Includes all Building on Parcel)

Total Net Income	100,780
Capitalization Rate	0.115000
Sub total	353,217
Residual Land Value	
Final Income Value	353,217
Total Gross Rent Area	19,188
Total Gross Building Area	19,188

Misc & Gross Buiding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 413 STATE ROUTE 85**Parcel Id: 02-018-00-025-00****LUC: 454****Card: 1 of 2****Tax Year: 2024****Printed: February 18, 2025****Comments**

Number	Code	Status	Comment
1	FLD	NC	NC13 CLSD PERMIT, NO PLANS TO BUILD, NO RECK

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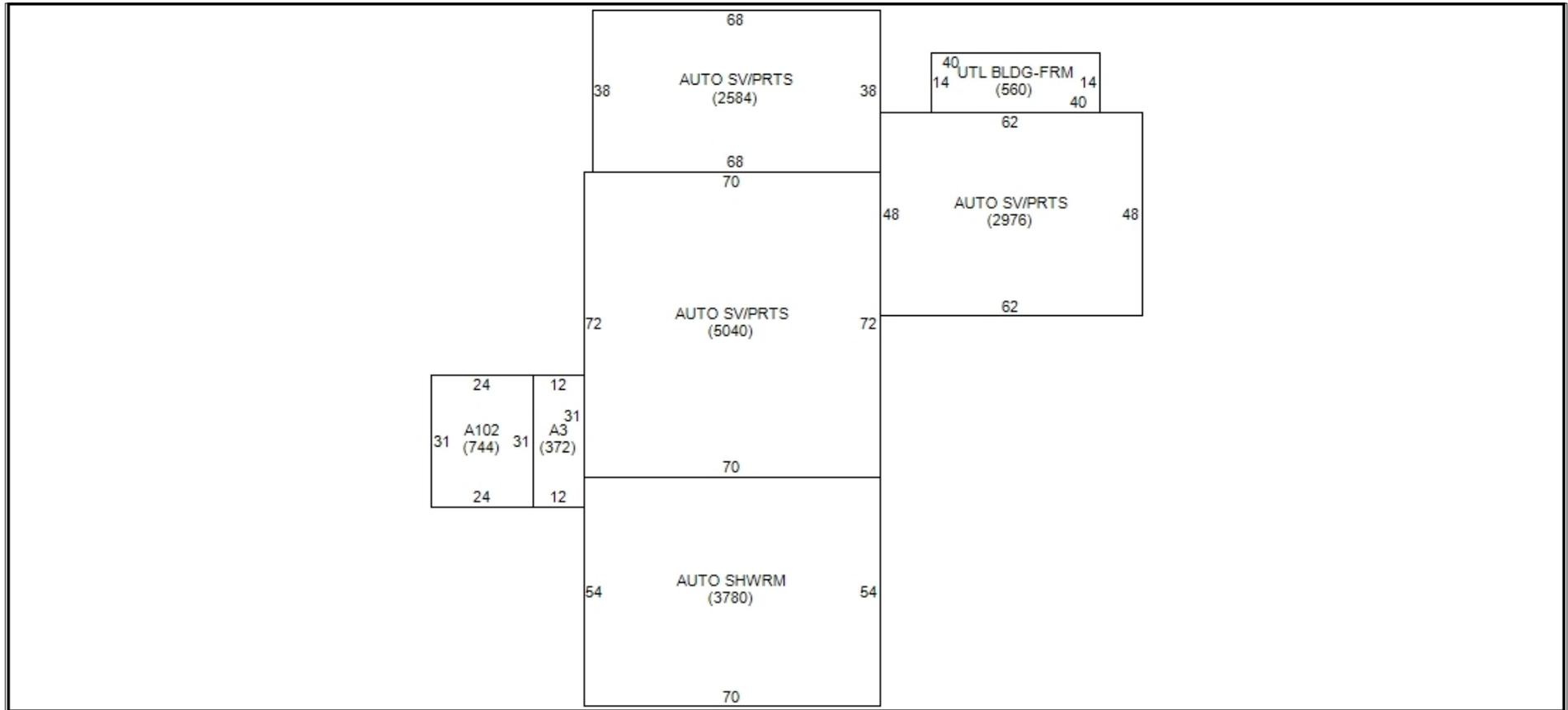
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Apartment Detail - Building 2 of 2

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 2 of 2

Total Gross Building Area	16,372
Replace, Cost New Less Depr	559,800
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	559,800
NBHD Fact	1.0000
Value per SF	34.19

Notes - Building 2 of 2

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Total Net Income	100,780
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