

Situs : 1500 CHAMBERLAIN BLVD	Map ID: 12-128-00-043-00	LUC: 340	Card: 1 of 1	Tax Year: 2024	Printed: March 18, 2025
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CURRENT OWNER	GENERAL INFORMATION
SPIRIT REALTY LP 2727 NORTH HARWOOD SUITE 300 DALLAS TX 75201	Routing No. 128-00 043-00 Class I Living Units Neighborhood 8840C Alternate Id District Zoning
Field Review Flag:	



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site AC	9.4870			142,310
0-Right Of Way AC	.5330			
Total Acres: 10.02 Legal Acres: 10.02				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	49,810	142,300	142,300	142,300	0
Building	4,489,700	12,827,700	2,307,800	3,205,800	0
Total	4,539,510	12,970,000	2,450,100	3,348,100	0
Manual Override Reason Base Date of Value Effective Date of Value					
Value Flag	3-OVERRIDE				

Entrance Information			
Date	ID	Entry Code	Source
08/12/21	SY	3-Info At Door	3-Other
09/25/13	SH	6-Occupant Not Home	3-Other
06/04/13	RBT	3-Info At Door	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
09/22/20	C20200085	573,243		Commercial Roof/Replacement (Close Permit	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/24/22	13,000,000	2-Land And Building	M-Sale Involving Multiple Parcels		LD-Limited Warranty Deed	INDUSTRIAL ATTITUDE LLC
07/06/17	7,700,000	2-Land And Building	M-Sale Involving Multiple Parcels	639/ 1430	LD-Limited Warranty Deed	ATTITUDE LIMITED
12/26/97	600,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	CRAWFORD EDWARD F

Property Factors
Topo: 2-Level Utilities: 6-All Street/Road: 0-Paved Traffic: 3-Nominal Location: 8-Industrial Site Spot Loc:

Legal Description
Parcel TieBack: 121280004100 Legal Descriptions: 1 THRU 8 SEAWAY Addl.TieBack: N

Inspection Witnessed By _____

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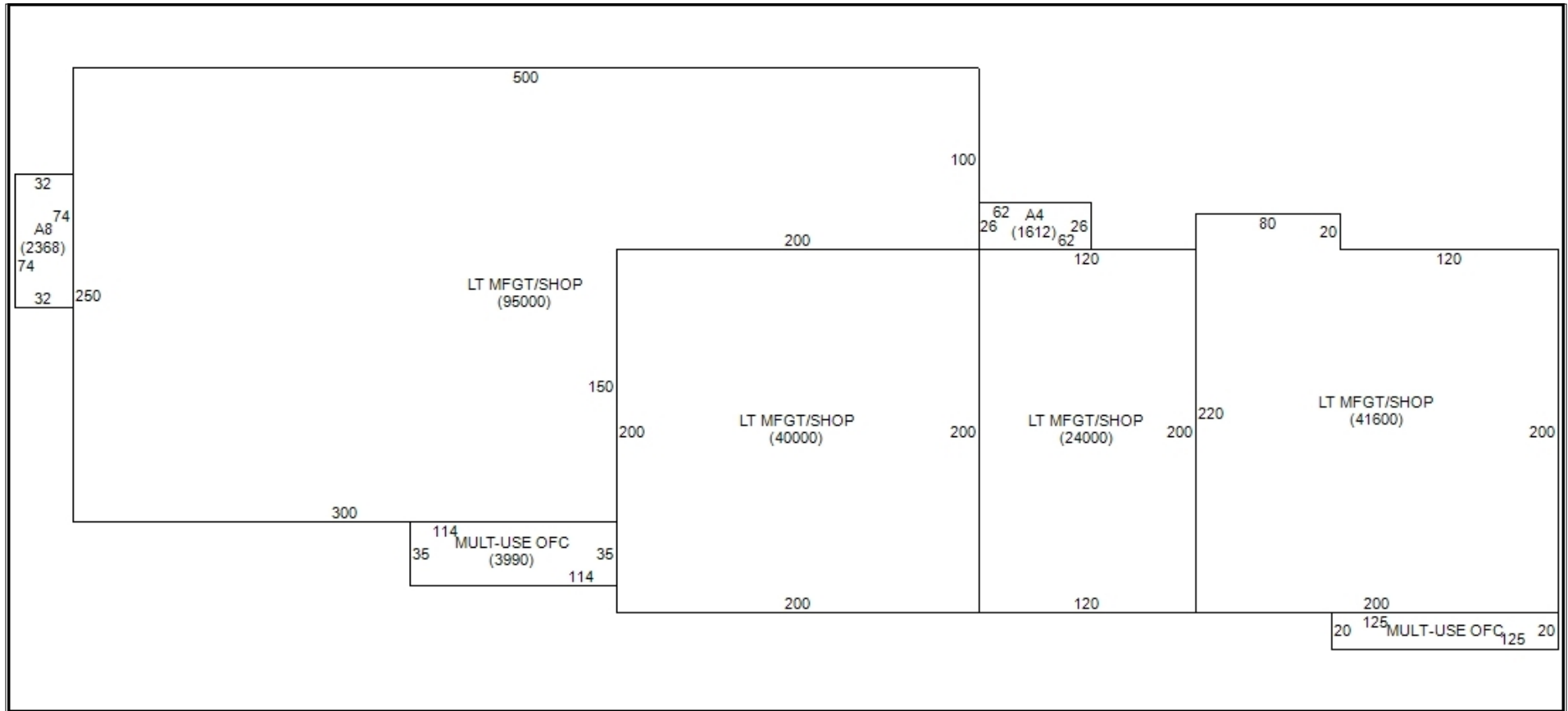
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Additional Property Photos



121280004300 10/23/2012



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COMMERCIAL PROPERTY RECORD CARD

ASHTABULA COUNTY

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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Mod Type	Inc Mod	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
07	S	001	07-Light Mfg-Whse-Strc	0	2,368	3.50	70	8,290	10	200	0	7,460	15			1,119	1,119	6,340
11	S	001	11-Enclosures	0	2,330	2.00		4,660	20		0	3,730	15			560	560	3,170
23	S	001	23-Multi Use Office	0	6,490	7.50	70	48,680	10	200	0	43,810	30			13,143	13,143	30,670
28	S	001	28-Utility Shop	0	202,212	4.00	70	808,850	10	200	0	727,970	18			131,035	131,035	596,940

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	213,400
Replace, Cost New Less Depr	2,228,350
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	2,228,350
NBHD Fact	1.0000
Value per SF	10.44

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	637,120
Capitalization Rate	0.100000
Sub total	3,348,100
Residual Land Value	
Final Income Value	3,348,100
Total Gross Rent Area	213,400
Total Gross Building Area	213,400

Misc & Gross Buidling Values	
Misc Building No	Misc Adjusted Value
Gross Building:	

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Number	Code	Status	Comment
1	FLD	NC	19990716 C#01 - 20 X 24 2 STY ENCL IN ABATED ADDN-100% NAV 01/01/1999
2	FLD	NC	19990716 C#01 - CG 05/13/1999
3	FLD	RV	19990825 C#01 - SEE INDUSTRIAL REPORT-CRAWFORD CONTAINER CORPORATION.
6	FLD	NC	20080617 RB C#01 - 11/3/08 (DENNIS OSBORNE) 1 STY PRE-ENG MTL ADDNS (32X74)
7	FLD	NC	20080617 RB C#01 - TO BLDG 5 & (26X62) TO BLDG #3 100% 1/1/08
8	FLD	DC	REV14 - NVC - CORRECT OBY CODE 98 TO Z98
9	FLD	DC	REV14 - NO SPRINKLERS - MULTI-USE PROPERTY (TENANTS) - FINISHED AREA = 8820 SF
10	FLD	DC	REV14 - ADD BLDG/OBYS
11	FLD	DC	REV14 - INDUSTRIAL REPORT - CHG PROP & LOC FACTS - ADD BLDG/OBY'S/SKETCH
14	FLD		NEW ROOF MEMBRANE, NVC 1-1-21.

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