

Situs : 3917 RESOLUTION AVE

Map ID: 03-013-00-037-05

LUC: 403

Card: 1 of 1

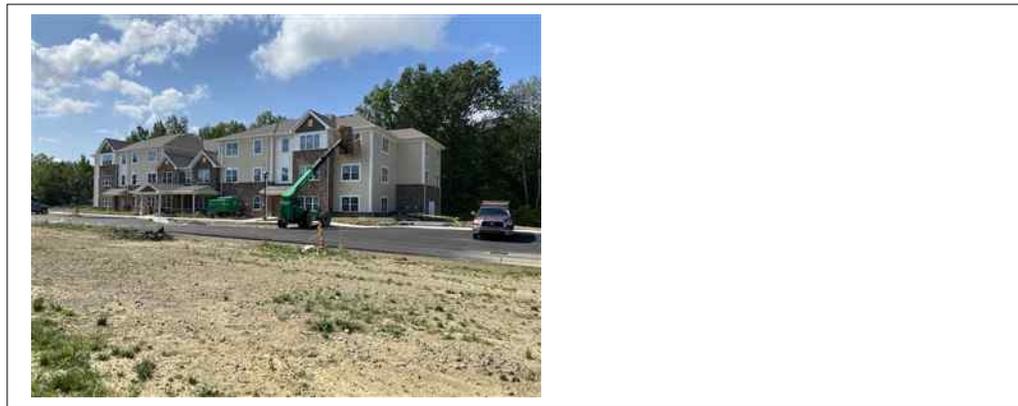
Tax Year: 2024

Printed: March 31, 2025

CURRENT OWNER
RESOLUTION SENIOR LP
PO BOX 2676
COLUMBUS OH 43216

Field Review Flag:

GENERAL INFORMATION
Routing No.
Class C-Commercial
Living Units
Neighborhood 8390C
Alternate Id
District
Zoning



Property Notes
RE-DO LAND 1-1-23 NEW APTS <50% 1-1-23 RE CK 24
Note Codes:
AN-Appraiser'S Note

Land Information

Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 5.0001			116,000

Total Acres: 5.0001 Legal Acres: 5.0001

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	40,600	116,000	116,000	0	0
Building	589,440	1,684,100	1,684,100	0	0
Total	630,040	1,800,100	1,800,100	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
06/21/24	MJR	3-Info At Door	3-Other
09/14/23	MJR	3-Info At Door	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
08/02/22	C-2022-003	2,800,400	COM BLDG	Apartments	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/16/23		4-Easement Only	E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	RESOLUTION SENIOR LP
01/30/23		4-Easement Only	E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	RESOLUTION SENIOR LP
08/18/22		4-Easement Only	E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	NEW HOPE PENTECOSTAL CHURCH OF
08/18/22	191,250	1-Land Only	U-Not Validated		GW-General Warranty	NEW HOPE PENTECOSTAL CHURCH OF

Property Factors
Topo:
Utilities:
Street/Road:
Traffic:
Location:
Spot Loc:

Legal Description
Parcel TieBack:
Legal Descriptions:
Addl.TieBack:

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	2023 /
Building #	1
Structure Type	212-Apartments Cor
Identical Units	1
Total Units	
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	RESOLUTION

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
1	PR1-Porch, Open		48	1		1							
2	PR1-Porch, Open		402	1		1							
1	PR1-Porch, Open		48	1		1							
1	EL2-Elevator Electric Pas		2,500	150		1							
1	SS1-Sprinkler Sys Wet		1	25,083		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	03	8,070	518	013-Apts/Lihtc (Ov	10	02-Frame	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	1-Central	2-Normal	3 3	100	
2	01	02	873	124	013-Apts/Lihtc (Ov	10	02-Frame	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	1-Central	2-Normal	3 3	100	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	8,070	013-Apts/Lihtc (Over 18 l	95	100	1,534,170
2	873	013-Apts/Lihtc (Over 18 l	95	100	123,900

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	CI2-Conc Pave	2023			20,000	C	1					26,000

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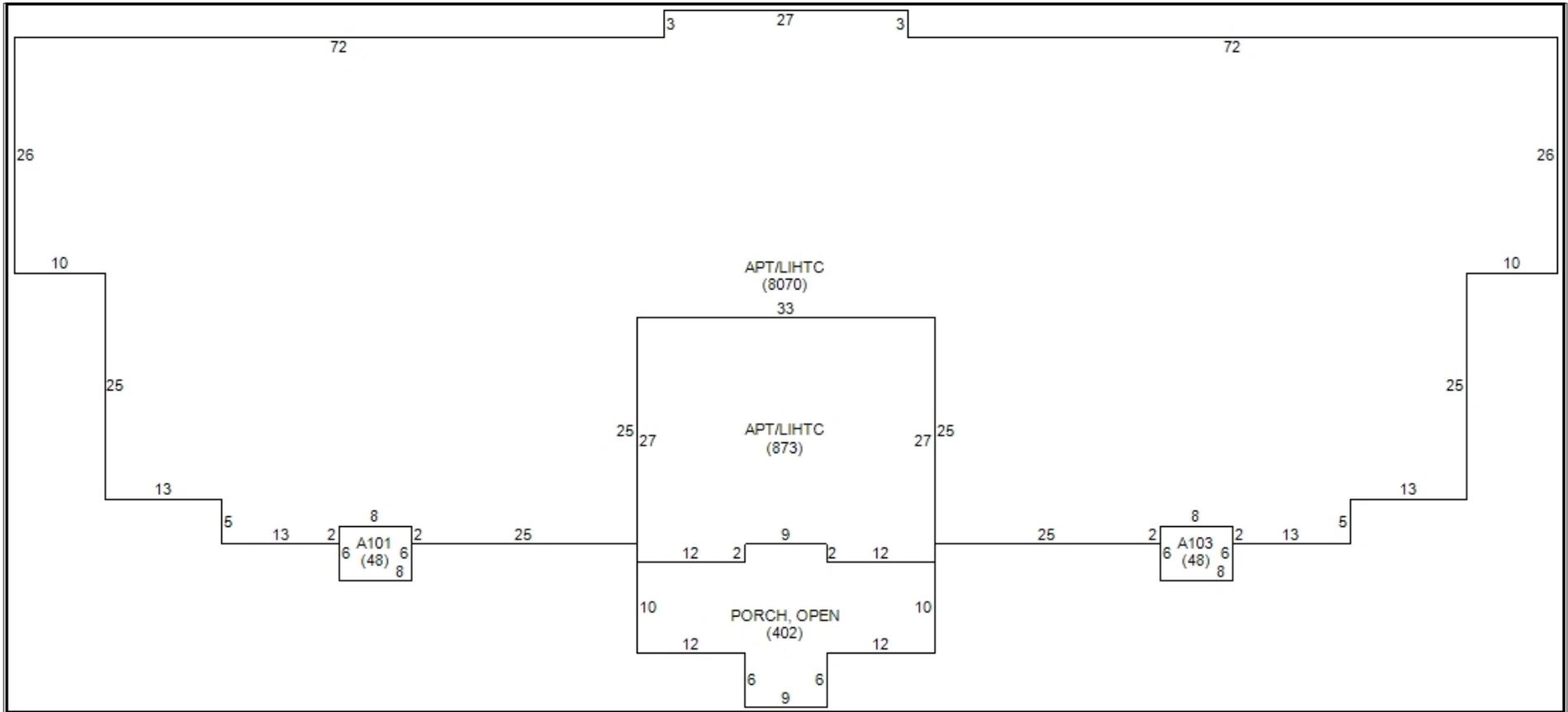
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Additional Property Photos

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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
18	A	001 18->18 Apt Unit Comple	0	25,956	0.00			10		0		50					

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	25,956
Replace, Cost New Less Depr	1,658,070
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,658,070
NBHD Fact	1.0000
Value per SF	63.88

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Gross Rent Area	25,956
Total Gross Building Area	25,956

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Number	Code	Status	Comment
5	FLD	NC	9/14/23 MJR APT <50% 1-1-23 AND 60% NOW. RE CK 24
6	FLD	NC	BUILDING 100% FOR 24, 28 UNITS 20 1-BEDROOMS, 8 ,2- BEDROOMS

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