

Parcel ID: 22-73383

ANITA LOPEZ - LUCAS COUNTY AUDITOR

COMMERCIAL/INDUSTRIAL/APARTMENT

Owner: SUNFOREST COURT PROFESSIONAL SUITE LLC
3949 SUNFOREST CT UNIT 2-W-3

Card 1 of 1
Assr #: 03909100

Market Area: 5003C
DTE #: 00320 - TOLEDO CITY - WASHINGTON L

Tax Year: 2017
LUC: 450 - OFFICE CONDO

GENERAL INFORMATION

Topo: 1-Level Spec Use: 450-Condo Office Bldg
Street: 1 - Paved Traffic: 1-Main
Utilities: 22 - City Water / City Sewer Corner Lot: Yes
Legal: THE TWIN OAKS BUILDING CON DOMINIUM UNIT 2-W-3



ADMINISTRATIVE

| DATE | SOURCE | ENTRY | ADMIN | DATA ENTRY | REVIEWER |
|----------|----------|----------|--------------------------|------------|----------|
| 10/28/16 | 6-Office | 7-Office | 247-Special Project/Data | 212 | 182 |
| 10/03/13 | 6-Office | 7-Office | 240-Bor/Appeal Review | 925 | 670 |

LAND INFORMATION

| TYPE | CODE | FRONT | DEPTH | SQFT | AC | INFL1 | INFL2 |
|------|------|-------|-------|------|----|-------|-------|
|------|------|-------|-------|------|----|-------|-------|

Total SF: Total AC:

PERMITS

| DATE | TAXYR | PERMIT # | PURPOSE | STATUS | % COMP |
|------|-------|----------|---------|--------|--------|
|------|-------|----------|---------|--------|--------|

SALES/TRANSFER HISTORY

| DATE | CONV # | # OF PARCELS | DEED | VALIDITY | TYPE | PRICE |
|----------|----------|--------------|------|------------|---------------------|---------|
| 06/30/08 | 08103910 | 1 | GW | 8 - Unrevd | 2 - Land & Building | 300,000 |
| 04/20/07 | 07202429 | 1 | QC | 8 - Unrevd | 2 - Land & Building | |
| 03/26/91 | 91101415 | 1 | QC | 8 - Unrevd | 2 - Land & Building | 42,700 |

CONDO COMPLEX

| COMPLEX # | COMPLEX NAME | YR DECLARED | # BLDGS | # UNITS |
|-----------|-------------------|-------------|---------|---------|
| 03909100S | THE TWIN OAKS BUI | 1983 | 1 | 11 |

VALUE HISTORY

| 2017 | | | 2016 | | | 2015 | | | 2014 | | | 2013 | | | 2012 | | | 2011 | | |
|-------|---|---------|-------|---|---------|-------|---|---------|-------|---|---------|-------|---|---------|-------|---|---------|-------|---|---------|
| CLASS | | | CLASS | | | CLASS | | | CLASS | | | CLASS | | | CLASS | | | CLASS | | |
| 100% | L | 67,100 | 100% | L | 67,100 | 100% | L | 67,100 | 100% | L | 70,600 | 100% | L | 70,600 | 100% | L | 70,600 | 100% | L | 70,600 |
| | B | 141,900 | | B | 141,900 | | B | 141,900 | | B | 149,400 | | B | 149,400 | | B | 209,400 | | B | 209,400 |
| | T | 209,000 | | T | 209,000 | | T | 209,000 | | T | 220,000 | | T | 220,000 | | T | 280,000 | | T | 280,000 |
| 35% | L | 23,490 | 35% | L | 23,490 | 35% | L | 23,490 | 35% | L | 24,710 | 35% | L | 24,710 | 35% | L | 24,710 | 35% | L | 24,710 |
| | B | 49,670 | | B | 49,670 | | B | 49,670 | | B | 52,290 | | B | 52,290 | | B | 73,290 | | B | 73,290 |
| | T | 73,160 | | T | 73,160 | | T | 73,160 | | T | 77,000 | | T | 77,000 | | T | 98,000 | | T | 98,000 |

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LUC: 450 - OFFICE CONDO**

BUILDING SUMMARY

| No of BLDGS: | GBA | BLDG\$SF | AGGBA | BLDG\$SF | NRA | Fin NRA | BLDG\$SF | OVERALL EFF RATIO |
|--------------|------------------------------------|--------------------------|-------|------------|-------|---------|----------|-------------------|
| 1 | 2,560 | 55.43 | 2,560 | 55.43 | 2,560 | 2,560 | 55.43 | 100 |
| BUILDING # | BUILDING NAME | TYPE | | YEAR BUILT | AGGBA | GBA | FIN NRA | |
| 1 | THE TWIN OAKS BUILDING CONDOMINIUM | 021 - OFFICE CONDOMINIUM | | 1982 | 2,560 | 2,560 | 2,560 | |

| VALUATION MODEL | | | | COST SUMMARY | | INCOME SUMMARY | |
|-----------------|--------|----------|---------|--------------|---------|----------------|--|
| | LAND | BUILDING | TOTAL | RCN: | | PGI | |
| COST | 54,313 | 585,705 | 640,018 | % Good: | 332,600 | Vacancy Rt | |
| | | | | EFF \$/SF: | 76.00 | EGI | |
| INCOME | 54,313 | -54,313 | | RCNLD: | 129.92 | Expenses | |
| MARKET | 54,313 | -54,313 | | EFF \$/SF: | 252,780 | NOI | |
| | | | | NBHD: | 98.74 | Value | |
| | | | | OBY % Good: | 5003C | Cap RT | |
| | | | | OBY Value: | 140.85 | GIM | |
| | | | | | 100 | | |

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BUILDING SUMMARY

| BLDG # | BUILDING NAME | USE | UNITS | STORIES | YR BLT | EFF YEAR | GRADE | AGGBA | GBA | NRA |
|--------|------------------------|-----|-------|---------|--------|----------|-------|-------|-------|-------|
| 1 | THE TWIN OAKS BUILDING | 021 | | 2 | 1982 | 1982 | 09 | 2,560 | 2,560 | 2,560 |

BUILDING INTERIOR / EXTERIOR

| Line | Flr Frm | Flr To | Floor Type | Section # | Use Type | Area | Int Fin % | Int SF | Perimeter | Yr Blt | Eff Yr | HT | Ext Wall | Heat | A/C | Part | Plumb | Cond | Func | Rem Typ | Rem Yr | % Comp |
|------|---------|--------|------------|-----------|----------------|------|-----------|--------|-----------|--------|--------|----|----------|------|-----|------|-------|------|------|---------|--------|--------|
| 1 | 2 | 2 | 7 | 1 | Medical Office | 2560 | 100 | 2560 | 208 | 1982 | 1982 | 13 | Wood | 2 | 1 | 1 | 2 | 3 | 2 | | | 100 |

Totals: 2,560 2,560

OUTBUILDINGS & YARD ITEMS

| Line | Code | Length | Width | Area | Year | Cond | Pct. Gd | ID Unit | % OR | Value |
|------|--------------|--------|-------|------|------|------|---------|---------|------|-------|
| 1 | CON - Ci Con | | | | 1982 | 3 | | 1 | 1 | 100 |

BUILDING OTHER FEATURES

| Line | Int/Ext Ln | Code | Description | Length | Width | Area | ID Unit | Value |
|------|------------|------|-------------|--------|-------|------|---------|-------|
|------|------------|------|-------------|--------|-------|------|---------|-------|

BUILDING UNITS

| Building | 1 BR | 2 BR | 3 BR | E |
|----------|------|------|------|---|
|----------|------|------|------|---|

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PARCEL NOTES

2016 SKETCH CLEANUP

BUILDING NOTES

64

40

A

40

64

| ID | Code | Description | Area |
|----|------|----------------|------|
| A | 023 | MEDICAL OFFICE | 2560 |
| B | CON | CI CONDO | 0 |