

Parcel ID: 82-04437

ANITA LOPEZ - LUCAS COUNTY AUDITOR

COMMERCIAL/INDUSTRIAL/APARTMENT

Owner: COUSINO REAL ESTATE LEASING LTD
5808 MONROE ST

Card 1 of 1
Assr #: 45040007

Market Area: 6002C
DTE #: 00290 - SYLVANIA CITY - SYLVANIA CSI

Tax Year: 2020
LUC: 447 - OFFICE 1-2 STY

GENERAL INFORMATION

Topo: 1-Level Spec Use: 447-Office Bldg 1-2 Story
Street: 1 - Paved Traffic: 5-Hvymain
Utilities: 22 - City Water / City Sewer Corner Lot: No
Legal: 6 9 11 SW 1/4 PT W 1/2 NE OF MONROE ST..



ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
02/07/18	6-Office	7-Office	247-Special Project/Data	213	235
05/31/11	6-Office	7-Office	270-Reval Final Value	214	290
05/31/11		0-Missing	270-Reval Final Value	214	290
04/15/11		0-Missing	239-Informal Review	925	94
10/28/09		0-Missing	239-Informal Review	214	94
08/27/09		0-Missing	271-Sketch	214	214
10/21/08		0-Missing	239-Informal Review	214	671

LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SQFT	AC	INFL1	INFL2
1	01C-Primary	85	128	10,155	.2331	1-None	1-None
2	05-Row	0	0	2,962	.068	1-None	1-None

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
02/27/95	1996	3962A940	AC - A/C	C - Closd Prmt	100

Total SF: 13,117 Total AC: .3011

SALES/TRANSFER HISTORY

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
07/10/01	01203520	2	QC	8 - Unrevd	2 - Land & Building	
09/01/00	00107675	2	WD	1 - Mulvall / Mulval	2 - Land & Building	385,000
05/18/88	88201922	2	QC	8 - Unrevd	2 - Land & Building	

CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS
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VALUE HISTORY

2020			2019			2018			2017			2016			2015			2014		
CLASS			CLASS			CLASS			CLASS			CLASS			CLASS			CLASS		
100%	L	49,100	100%	L	49,100	100%	L	49,100	100%	L	50,600	100%	L	50,600	100%	L	50,600	100%	L	53,300
	B	210,000		B	210,000		B	210,000		B	216,500		B	216,500		B	216,500		B	227,900
	T	259,100		T	259,100		T	259,100		T	267,100		T	267,100		T	267,100		T	281,200
35%	L	17,190	35%	L	17,190	35%	L	17,190	35%	L	17,710	35%	L	17,710	35%	L	17,710	35%	L	18,660
	B	73,500		B	73,500		B	73,500		B	75,780		B	75,780		B	75,780		B	79,770
	T	90,690		T	90,690		T	90,690		T	93,490		T	93,490		T	93,490		T	98,430

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BUILDING SUMMARY

No of BLDGS:	GBA	BLDG\$SF	AGGBA	BLDG\$SF	NRA	Fin NRA	BLDG\$SF	OVERALL EFF RATIO
1	5,826	36.05	4,256	49.34	5,826	5,826	36.05	100
BUILDING #	BUILDING NAME	TYPE		YEAR BUILT	AGGBA	GBA	FIN NRA	
1	D.M. KENNEDY & ASSOCIATES	022 - OFFICE		1960	4,256	5,826	5,826	

VALUATION MODEL				COST SUMMARY		INCOME SUMMARY	
	LAND	BUILDING	TOTAL	RCN:		PGI	
COST	17,200	208,000	225,200	% Good:	380,250	Vacancy Rt	
				EFF \$/SF:	55.00	EGI	
INCOME	17,200	-17,200		RCNLD:	209,140	Expenses	
MARKET	17,200	-17,200		EFF \$/SF:	35.90	NOI	
				NBHD:	6002C	Value	
				OBY % Good:	47.56	Cap RT	
				OBY Value:	3,900	GIM	

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BUILDING SUMMARY

BLDG #	BUILDING NAME	USE	UNITS	STORIES	YR BLT	EFF YEAR	GRADE	AGGBA	GBA	NRA
1	D.M. KENNEDY & ASSOCI	022		1	1960	1960	14	4,256	5,826	5,826

BUILDING INTERIOR / EXTERIOR

Line	Fir Frm	Fir 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	B1	B1	2	1	Office	1570	100	1570	200	1960	1960	8	Part Brick	2	1	1	2	3	2			100
2	1	1	7	1	Office	4256	100	4256	316	1960	1960	9	Part Brick	2	1	1	2	3	2			100

Totals: 5,826 5,826

OUTBUILDINGS & YARD ITEMS

Line	Code	Length	Width	Area	Year	Cond	Pct. Gd	ID Unit	% OR	Value
1	PA1 - Pavasph	3,600	1	3,600	1960	3	45	1	1	3,400
2	SD2 - Shedfrmt-C	8	6	48	2000	3	70	1	1	500

BUILDING OTHER FEATURES

Line	Int/Ext Ln	Code	Description	Length	Width	Area	ID Unit	Value
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BUILDING UNITS

Building	1 BR	2 BR	3 BR	E
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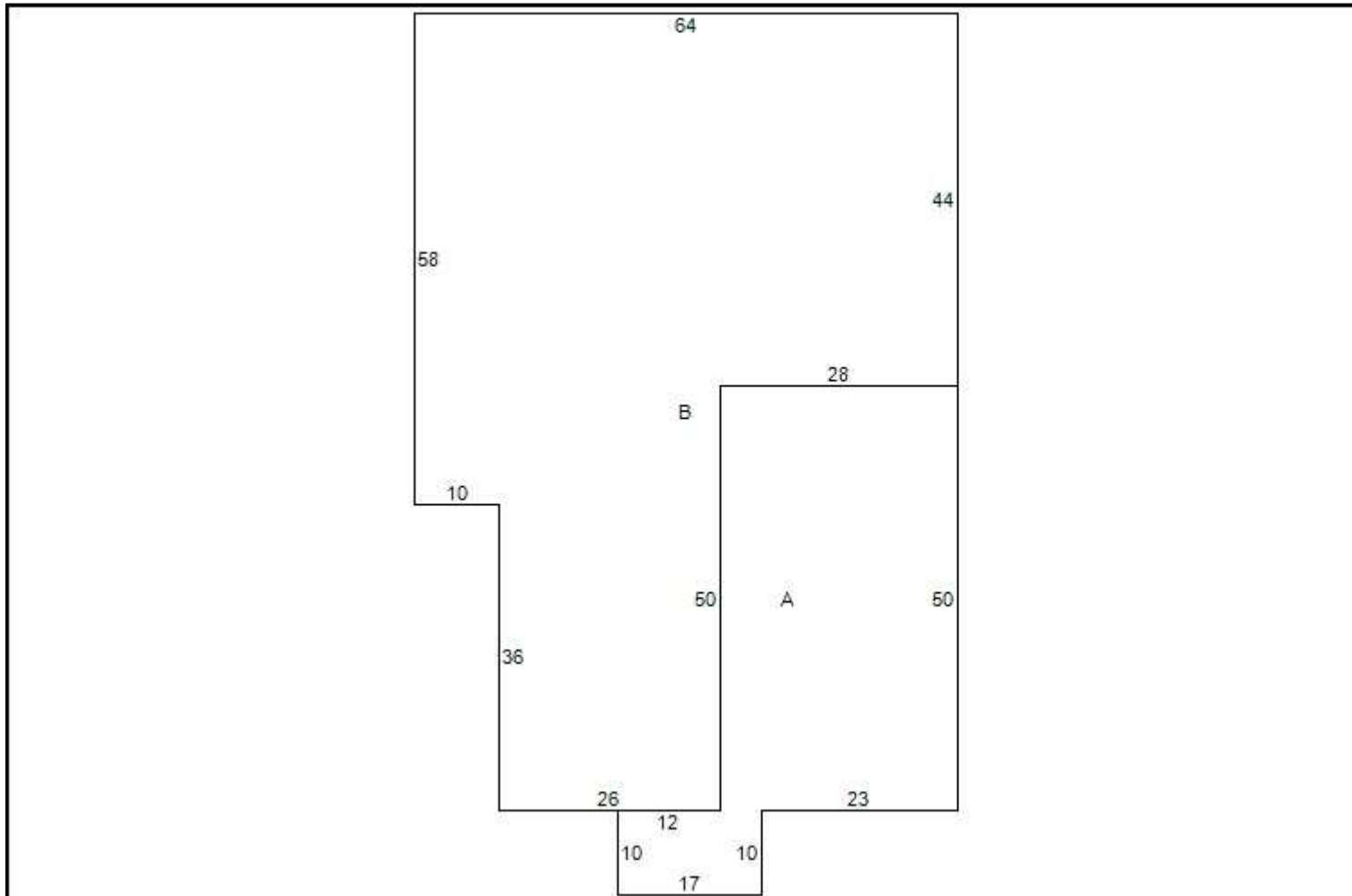
Market Area: 6002C
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PARCEL NOTES

2018 CLOUD REVIEW - ADJ SHD
2009 INF NVC
2011 AUD ADJ /GBA DUE TO INCORRECT BSMT SQFT FR 2006-11

BUILDING NOTES



ID	Code	Description	Area
A	022	OFFICE	1570
B	022	OFFICE	4256
C	PA1	PAVING - ASPHALT	3600*
D	SD2	SHED FRAME/METAL - COM	48*

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Assr #: 45040121

Market Area: 6002C
DTE #: 00290 - SYLVANIA CITY - SYLVANIA CSI

Tax Year: 2020
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GENERAL INFORMATION

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Street: 1 - Paved Traffic: 5-Hvymain
Utilities: 22 - City Water / City Sewer Corner Lot: No
Legal: 6 9 11 SW 1/4 PT W 1/2 NE OF MONROE ST..



Sorry, no photo available for this record



ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
10/28/09		0-Missing	239-Informal Review	214	94
10/28/09	0-Missing	0-Missing	239-Informal Review	214	94

LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SQFT	AC	INFL1	INFL2
1	01C-Primary	0	141	10,441	.2397	1-None	1-None

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
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Total SF: 10,441 Total AC: .2397

SALES/TRANSFER HISTORY

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
07/10/01	01203520	2	QC	8 - Unrevd	2 - Land & Building	
09/01/00	00107675	2	WD	1 - Mulvall / Mulval	2 - Land & Building	
05/18/88	88201922	2	QC	8 - Unrevd	2 - Land & Building	

CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS
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VALUE HISTORY

2020		2019		2018		2017		2016		2015		2014		
CLASS	C	CLASS	C	CLASS	C	CLASS	C	CLASS	C	CLASS	C	CLASS	C	
100%	L	28,200	100%	L	28,200	100%	L	28,200	100%	L	46,200	100%	L	48,600
	B	14,900		B	14,900		B	6,800		B	6,800		B	7,200
	T	43,100		T	43,100		T	53,000		T	53,000		T	55,800
35%	L	9,870	35%	L	9,870	35%	L	16,170	35%	L	16,170	35%	L	17,010
	B	5,220		B	5,220		B	2,380		B	2,380		B	2,520
	T	15,090		T	15,090		T	18,550		T	18,550		T	19,530

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BUILDING #	BUILDING NAME		TYPE		YEAR BUILT	AGGBA	GBA	FIN NRA

VALUATION MODEL			COST SUMMARY		INCOME SUMMARY	
	LAND	BUILDING	TOTAL	RCN: % Good: EFF \$/SF:		PGI Vacancy Rt EGI Expenses
COST	28,200	14,900	43,100			
INCOME	28,200	-28,200		RCNLD: EFF \$/SF:		NOI Value
MARKET	28,200	-28,200		NBHD:	6002C	Cap RT GIM
				OBY % Good:	45.12	
				OBY Value:	8,500	

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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
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Totals:

OUTBUILDINGS & YARD ITEMS

Line	Code	Length	Width	Area	Year	Cond	Pct. Gd	ID Unit	% OR	Value
1	PA1 - Pavasph	125	80	10,000	1980	3	45	1	1	8,500

BUILDING OTHER FEATURES

Line	Int/Ext Ln	Code	Description	Length	Width	Area	ID Unit	Value
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BUILDING UNITS

Building	1 BR	2 BR	3 BR	E
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PARCEL NOTES

2009 INF NVC

BUILDING NOTES