

State Use 326
Print Date 11/3/2021 12:06:11 P

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	74	RESTAURANT			
Model	94	COMMERCIAL			
Grade	C	AVERAGE			
Stories	1.00	1 STORY			
Occupancy	1.00				
Exterior Wall 1	8	BRICK VENT			
Exterior Wall 2	4	VINYL			
Roof Structure	4	FLAT			
Roof Cover	4	TAR+GRAVEL			
Interior Wall 1	1	DRYWALL			
Interior Wall 2					
Interior Floor 1	4	CARPET			
Interior Floor 2	6	CERAMIC TL			
Heating Fuel	2	GAS			
Heating Type	1	FORCED H/A			
AC Percent	100				
FBM Sqft	4912				
Bldg Use	326	RST/BAR			
Total Rooms	0				
Bedrooms	0				
Full Baths	0				
Half Baths	3				
Extra Fixtures	7				
#Heat Sys	1				
Frame	1	WOOD			
Bath Style	A	AVERAGE			
Foundation	1	CONCRETE			
Partitions	T	TYPICAL			
Wall Height	12.00				
FBM Quality	1.00				
Overhead Door					
Kitchens	1				

MIXED USE		
Code	Description	Percentage
326	RST/BAR	100
		0
		0

COST / MARKET VALUATION		
RCN		434,512
Year Built		1938
Effective Year Built		1991
Depreciation Code		GD
Remodel Rating		03
Year Remodeled		2019
Depreciation %		27
Functional Obsol		20
External Obsol		
Trend Factor		1
Condition		RV
Condition %		39
Percent Good		39
Cns Sect Rcnd		169,500
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
85	PAVING	L	15,000	1.61	1980	AV	55	A	1.00	13,300
83	SIGN	L	92	28.75	1982	AV	55	A	1.00	1,500
77	LITE-SIN	L	2	690.00	1980	AV	55	A	1.00	800
02	SHED/FR	L	96	7.48	1995	AV	55	A	1.00	400
88	FENCE-6	L	72	9.78	1950	AV	55	A	1.00	400
81	COOLER	B	160	46.00	1983	AV	39	A	1.00	2,900
82	FREEZER	B	80	69.00	1983	AV	39	A	1.00	2,200
81	COOLER	B	60	46.00	1983	AV	39	A	1.00	1,100
81	COOLER	B	72	46.00	1983	AV	39	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	4,912		14.68	72,101	
CNP	CANOPY	0	336		3.71	1,248	
EFP	ENCL PORCH	0	24		21.41	514	
FFL	1ST FLOOR	4,912	4,912		73.42	360,649	
Ttl Gross Liv / Lease Area		4,912	10,184	5,918		434,512	

