

413 10 AVE S, CLINTON

Deed: KEIS DANIEL H & MARGARET A

Map Area: DT COMM/IND .85

Checks/Tags: R

Contract:

Route: 115-050-180

Lister/Date: CW, 08/27/2009

CID#: CL 4980

Tax Dist: 0744-CLINTON SSMID

Review/Date: DLR, 10/13/2009

DBA: CENTRAL SIDING SUPPLY

Plat Page:

Entry Status: Inspected

MLS: 2107306010

Subdiv: [NONE]

Urban / Commercial

Legal: Section: ; Twp: ; Rng: ; Block: ; Lot: ; Deeded Acres: 0.374

SOUTH CLINTO LOTS 7 & 8 BLK 19 & PRT OF LOTS 9 & 10 COM NE COR LOT 10 TH S 24' W 60' S 12' W 30' N 36' TH E 90' TO POB

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land						
SqFt X Rate						16,280.00	0.374			C-1.00						
Subtotal						16,280.00	0.374									
Grand Total						16,280.00	0.374									

Street

Utilities

Zoning

Land Use

SqFt X Rate	Conc	All Public	Not Applicable	Not Applicable
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Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type				Pr Yr: 2023
04/03/2008	\$99,900	D15	2008-02595	7/9/2014	141145	N	\$2,000	Siding	Land				
09/22/2005	\$76,000	D15	8138-2005	12/3/2009	22359-B	N	\$15,500	Sign	LandC				\$16,280
				12/2/2009	22352-B	N	\$1,500	Plumb/Elec	Dwlg				
				9/12/2008	20820-B	N	\$500	Sign	Impr				\$123,180
									Total				\$139,460

Component Structure		Verticals						Plumbing			
Occ. Code	601	Ftg & Fdtn	Reinforced Concrete	8"					Rough Plumbing	B	Ext
Occ. Descr.	Metal Warehouse - Rigid Steel Frame	Exterior wall	Mtl/ Stl/ Insul (80'-99' Wide)	24					Toilet Room		
		Interior wall	Unfinished	0					Hot Water Tank		
		Pilasters									
		Wall facing									
		Windows									
Year Built	1976	Fronts/Doors	Incl. w / Base	Average							
EFF Age/Yr	47/ 1976										
Condition	BL NML	Horizontals									
		Basement									
		Roof	etal/ Stl/ Insul (80'-99' Wide)	Yes							
		Ceiling	Unfinished	1							
		Struct. Floor	6" R'Concrete	1							
		Floor Cover									
		Partitions									
Description	B1-1S MTL/STL	Framing	Steel - Average	1							
Perimeter	320	HVAC	Vacuum Gas (Radiant)	1							
Grade	4-10	Electrical	Warehouse	1							
Base	6,400	Sprinkler									
Basement	0										
GBA	6660										
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Bldg / Addn	Description	Units
1 of 5	O 601 —Metal Warehouse - Rigid Steel Framing	
Com P	601 —Metal Warehouse - Rigid Steel Framing	6,400
V	Ftg & Fdtn	
	Reinforced Concrete - 8"	320
V	Exterior Wall	
	Mtl/ Stl/ Insul (80'-99' Wide) - 24	320
V	Interior Wall	
	Unfinished - 0	320
V	Fronts/Doors	
	Incl. w / Base - Average	320
H	Roof	
	Metal/ Stl/ Insul (80'-99' Wide) - Yes	6,400
H	Ceiling	
	Unfinished - 1	6,400
H	Struct. Floor	
	6" R'Concrete - 1	6,400
H	Framing	
	Steel - Average - 1	1
H	HVAC	
	Vacuum Gas (Radiant) - 1	6,400
H	Electrical	
	Warehouse - 1	6,400
Plmb	Rough Plumbing - AVG	1
Plmb	Toilet Room - AVG	1
Plmb	Hot Water Tank - AVG	1
Adj	Mezzanine - open storage/Whse/wd - A\	3,720
Adj	Mezzanine - finished(no a/c) - AVG	400
Adj	Office-internal with Heat & A/C - AVG	400
Ex	Door	2
	O.H. - Door - Power, 14 Ft Wide, 14 Ft High	

Precomputed Addition		Verticals							Plumbing			
Occ. Code	501	Fig & Fdtn	Reinforced Concrete	8"						B	Ext	
Occ. Descr.	Office - General	Exterior wall	Brick Veneer	8								
		Interior wall	Drywall or Equiv.	0								
		Pilasters										
		Wall facing										
Year Built	1998	Windows	Incl. w / Base	0								
EFF Age/Yr	25/ 1998	Fronts/Doors	Incl. w / Base	Average								
Condition	Fair											

Precomputed Structure		Verticals						Plumbing		
Occ. Code	201	Ftg & Fdtn	Brick or Stone	8"					B	Ext
Occ. Descr.	Store - Retail Small	Exterior wall	Solid Brick - 8"	24						
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
Year Built	1900	Fronts/Doors	Incl. w / Base	Average						
EFF Age/Yr	123/ 1900									
Condition	V Poor									
Description	B2-2S B BRK	Horizontals						Adjustments		
Style	Brick / Blk - Wood	Basement	Incl. w / Base					Heat - none	4,140	AVG
Stories	2	Roof	3-Ply Compo/ Wood Deck					Electric - none	4,140	AVG
Grade	5-5	Ceiling	Incl. w/ Base	1						
Base	2,070	Struct. Floor	Wd Deck on Wood Joist	1						
Basement	2,070	Floor Cover								
1st Flr Plumb	No	Partitions								
1st Flr Inset Adj	0	Framing	Wood - Average	1						
GBA	4412	HVAC	No HVAC	1						
		Electrical	No Electric	1						
		Sprinkler								

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Precomputed Addition			Verticals						Plumbing		
Occ. Code	701		Ftg & Fdtn							B	Ext
Occ. Descr.	Warehouse (Storage)		Exterior wall								
			Interior wall								
			Pilasters								
			Wall facing								
			Windows								
			Fronts/Doors								
Year Built	1864										
EFF Age/Yr	159/ 1864										
Condition	V Poor										
			Horizontals						Adjustments		
Description			Basement								
			Roof								
			Ceiling								
			Struct. Floor								
			Floor Cover								
			Partitions								
			Framing								
			HVAC								
			Electrical								
			Sprinkler								
Style	Brick / Blk - Wood										
Stories	1										
Grade	5-5										
1st Flr Wall Ht	12										
Base	176										
Basement	0										
1st Flr Inset Adj	0										
GBA	4412										

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Precomputed Addition		Verticals						Plumbing		
								B	Ext	
Occ. Code	701	Ftg & Fdtn								
Occ. Descr.	Warehouse (Storage)	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	1864									
EFF Age/Yr	159/ 1864									
Condition	V Poor									
		Horizontals						Adjustments		
Description	A2-2S BRK Brick / Blk - Wood	Basement								
		Roof								
		Ceiling								
		Struct. Floor								
		Floor Cover								
		Partitions								
		Framing								
		HVAC								
		Electrical								
		Sprinkler								
Style										
Stories	2									
Grade	5-5									
1st Flr Wall Ht	12									
Avg Upper Wall Hght	10									
Base	48									
Basement	0									
1st Flr Inset Adj	0									
GBA	4412									

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	Description	Units			Cond	Year								
Yrd	1 — Paving - Concrete				NML	1973								
I	4,700 SF, Conc Parking Lots, Low Pricing													



Photo 1 of 7 08/27/2009



Photo 2 of 7 08/27/2009



Photo 3 of 7 08/27/2009



Photo 4 of 7 08/27/2009



Photo 5 of 7 08/27/2009



Photo 6 of 7 08/27/2009



