

Property at 00100 FISHER DRIVE

Prop ID 2280100

Printed 15-Oct-2025 9:04 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HCP PROPERTIES LP
Second name:
Address: 4500 DORR STREET
City/state: TOLEDO OH Zip: 43615

Location Information

Map: 002 Clerk map: 97 052
Lot: 2280100 Neigh.: Zone: IP Vol: 705 Page: 497

Assessments

Assmt category	Qty	Amount
Commerc Land	6.65	1,644,950
Commerc Building	1.00	3,656,300
Commerc Outbldg	1.00	17,750

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 15-Jun-1999
Sale price: 570,000
Sale valid:

Values

Mkt value :
Cost value: 7,598,571

Summary

Total assessments	5,319,000
Total exemptions	
Net assessment	5,319,000

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 13.3308
Mkt/sale :
Assmt/sale: 9.3316

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
CPRI	21	5.860	100,000	586,000			100,000	70,000
Comm Primary		255,262						
RES	21	.790	7,500	5,925			5,925	4,148
Residual		34,412						

6.650 acres Total land value 105,925 74,148

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	54	Nursing Home	Basement		
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	54 Nursing Home	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	08	Unit Heater/AC			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	43	B+	Other Features	Size	Qty
Garage	99	None	SS1 Wet Sprinkler	27,808	
Basement	04	Slab	CP7 Canopy-Good	308	
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	06	Very Good			
External Cond	06	Very Good			
CDU			Year Built: 2000	Eff Year Built:	

Commercial Valuation Summary

Main Area: 27,808 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	54	Nursing Home	100.00	27,808	121.33	3,373,940
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
SS1 Wet Sprinkler		27,808	2.10			58,400
CP7 Canopy-Good		308	22.25			6,850

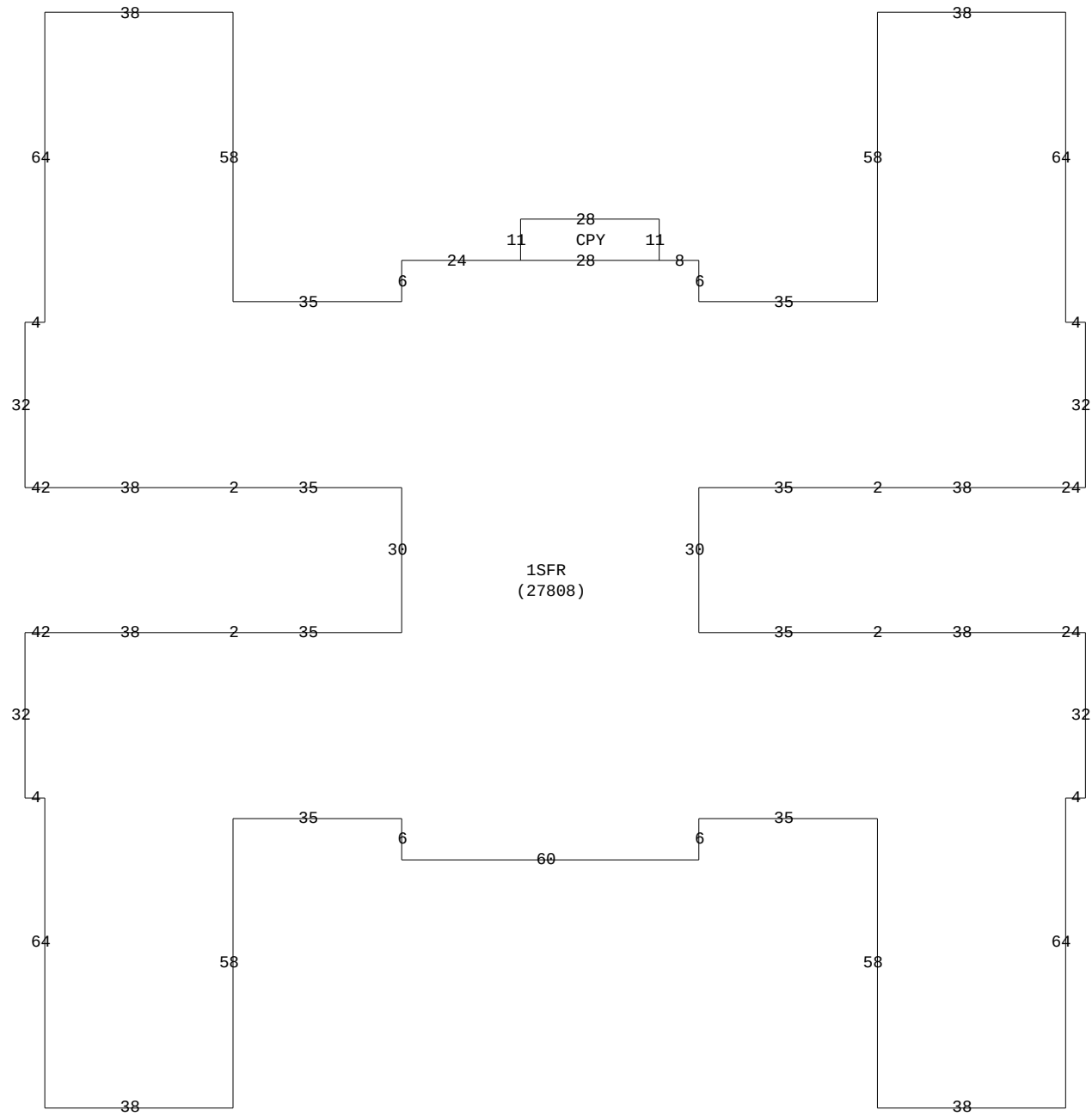
Sub-Total 3,439,190

Grade	B+	Factor	1.3500	4,642,910
CDU		C&D Factor	1.25	5,803,638
Depreciation		10 %		5,223,274

Computed cost value @ 70% 3,656,292

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			30,000	1.69	2000	C	50,700	50	25,350
Value at 70%			17,745				Value at 100%		25,350



64 BEDS

AFFIDAVIT-HCR MANORCARE PROP CONVERTED TO HCP PROP LP 12-27-16 705/497