

Property at 00054 WEST AVON ROAD

Prop ID 4520054

Printed 07-Feb-2024 5:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DIALYSIS CLINIC INC
Second name:
Address: 1633 CHURCH ST STE 500
City/state: NASHVILLE TN Zip: 37203

Location Information

Map: 006 Clerk map:
Lot: 4520054 Neigh.: Zone: Vol: 721 Page: 207

Assessments

Assmt category	Qty	Amount
Commerc Land	1.00	210,000
Commerc Building	1.00	744,260
Commerc Outbldg	1.00	16,100
Vacant Commerc	.55	2,890

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Jul-2018
Sale price: 825,000
Sale valid: 16

Values

Mkt value :
Cost value: 1,390,357

Summary

Total assessments	973,250
Total exemptions	
Net assessment	973,250

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.6853
Mkt/sale :
Assmt/sale: 1.1797

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1.000	300,000	300,000		300,000	210,000
Comm Primary		43,560					
RES	52	.550	7,500	4,125		4,125	2,888
Residual		23,958					

1.550 acres Total land value 304,125 212,888

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	52	Medical Office	Basement	52 Medical Office	98.00
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	52 Medical Office	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	02	Drywall			
Floors	02	Carpeting	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	40	B			
Garage					
Basement	01	Full			
Bsmt Finish	03	Full Finished			
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			

Other Features	Size	Qty
CP7 Canopy-Good	397	

Year Built: 1985 Eff Year Built:

Commercial Valuation Summary

Main Area: 6,376 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement	52	Medical Office	98.00	6,248	113.82	711,150
1st Floor	52	Medical Office	100.00	6,376	151.77	967,690

2nd Floor

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
CP7 Canopy-Good	397	22.25			8,830

Sub-Total 1,687,670

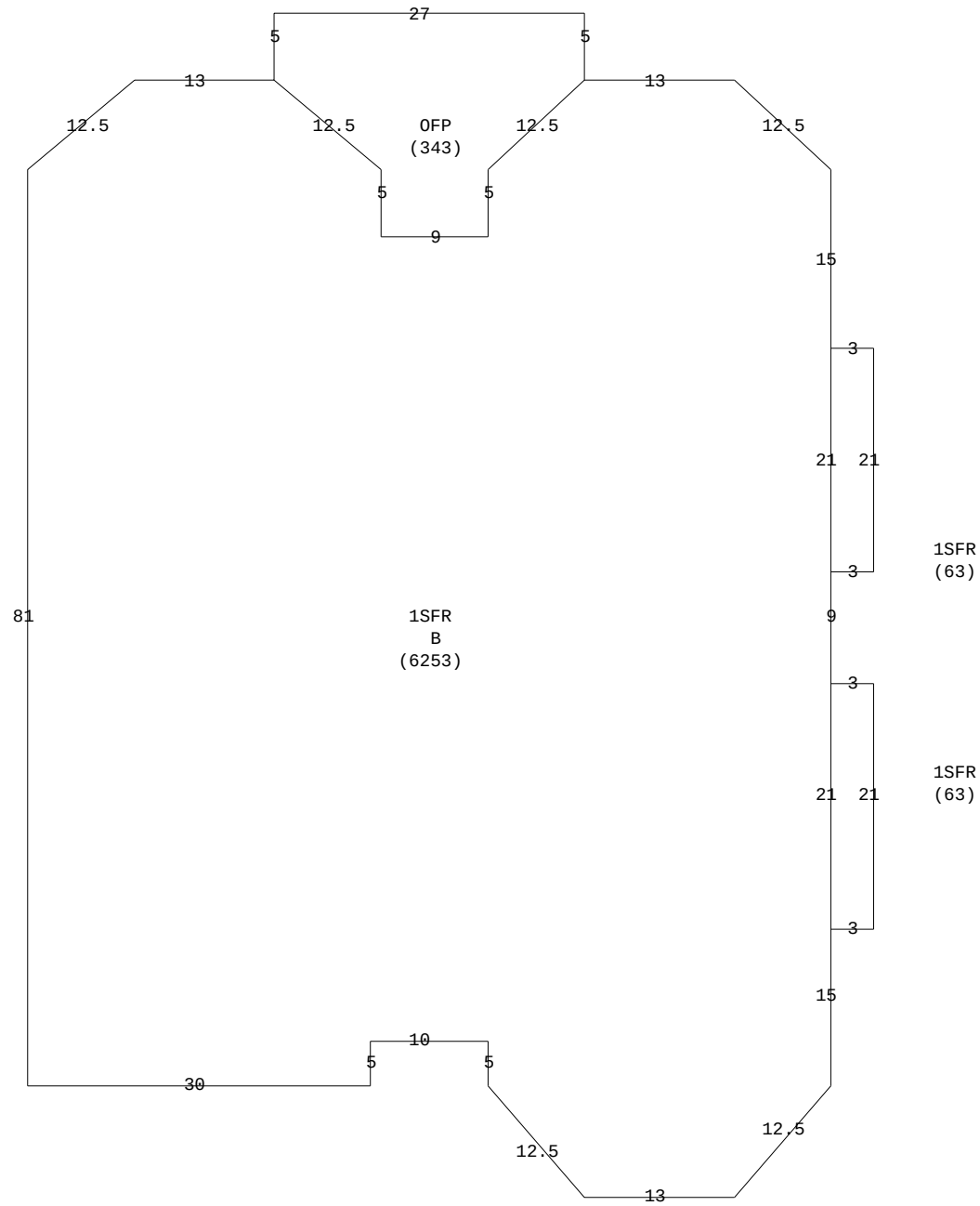
Grade	B	Factor	1.2600	2,126,460
CDU		C&D Factor	1.00	2,126,460
Depreciation		50 %		1,063,230

Computed cost value @ 70% 744,261

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			20,000	2.30		C	46,000	50	23,000

Value at 70% 16,100 Value at 100% 23,000



PORTION OCCUPIED BY DIALYSIS CLINIC IS EXEMPT