

Property at 00315 WEST MAIN STREET

Prop ID 4540315

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Administrative Information

Owner name: NOD BROOK INVESTORS LLC
 Second name: C/O PARAMOUNT REALTY
 Address: 120 NORTH POINTE BLVD STE301
 City/state: LANCASTER PA Zip: 17601

Location Information

Map: 007 Clerk map: 16 013
 Lot: 4540315 Neigh.: Zone: Vol: 773 Page: 1239

Assessments

Assmt category	Qty	Amount
Commerc Land	13.50	7,087,500
Commerc Outbldg	1.00	221,410
Commerc Building	3.00	9,906,240
Vacant Commerc	8.36	43,870

Exemptions

Exempt Cat	Amount
Water	Connecticut
Sewer	Public sewer
Gas	CNG

Last sale

Sale date: 12-Apr-2022
 Sale price: 22,350,000
 Sale valid:

Values

Mkt value :
 Cost value: 24,655,743

Summary

Total assessments	17,259,020
Total exemptions	
Net assessment	17,259,020

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1032
 Mkt/sale :
 Assmt/sale: .7722

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	9.500	750,000	7,125,000		7,125,000	4,987,500
Comm Primary		413,820					
CPRI	21	2.000	750,000	1,500,000		1,500,000	1,050,000
Comm Primary		87,120					
CPRI	21	2.000	750,000	1,500,000		1,500,000	1,050,000
Comm Primary		87,120					
RES	52	8.356	7,500	62,670		62,670	43,869
Residual		363,987					
		21.856 acres		Total land value		10,187,670	7,131,369

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	33	Discount Store	Basement		
Exterior Walls	14	Stucco/Frame			
Roof Material	05	Tar and Gravel	1st Floor	33 Discount Store	100.00
Roof Type	05	Flat			
Foundation	05	Slab	2nd Floor		
Interior Walls	02	Drywall			
Floors	05	Vinyl Tile	3rd Floor		
Heating System	08	Unit Heater/AC			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	40	B	Other Features	Size	Qty
Garage	99	None	LD1 Loading Dock	96	
Basement	99	None	CP7 Canopy-Good	3,589	
Bsmt Finish			CP7 Canopy-Good	1,530	
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good			
			Year Built: 1974	Eff Year Built:	

Commercial Valuation Summary

Main Area: 74,304 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	33	Discount Store	100.00	74,304	94.81	7,044,760
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
LD1	Loading Dock	96	11.00			1,060
CP7	Canopy-Good	3,589	22.25			79,860
CP7	Canopy-Good	1,530	22.25			34,040
Sub-Total						7,159,720
Grade	B	Factor	1.2600			9,021,250
CDU		C&D Factor	1.00			9,021,250
Depreciation		20 %				7,217,000
Computed cost value @ 70%						5,051,900

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
PA1 Asphalt Paving			275,00	2.30		C	632,500	50	316,300
Value at 70%			221,410				Value at 100%		316,300

