

Situs : 877 N MAIN ST	PARCEL ID: 102-077	Class: 352	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
HARRIS LINWOOD & RUTHIE D HARRIS PO BOX 44813 WASHINGTON DC 44813 05354/00027	Living Units Neighborhood 452 Alternate ID 275 MAIN Vol / Pg 05354/00027 District Zoning C5 Class COMMERCIAL

Property Notes



102-077 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,927		125,630
Total Acres: .2279 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	125,600	125,600	125,600	119,700
Building	163,700	163,700	-5,200	147,100
Total	289,300	289,300	120,400	266,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
06/29/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/19/04	41262	2,800	BLDG Strip & Re-Roof	100
10/09/02	37764	3,000	BLDG Reroof, Prch, S	100
05/05/99	30623	4,500	BLDG V Side Back Of	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
5354/27						

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1900 /
Building # 1
Structure Type Residential 1 Family
Identical Units 1
Total Units
Grade C+
Covered Parking
Uncovered Parking
DBA LITTLE PRINCE &
PRINCESS PRE-

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch, Open		10	10		1							
1	Porch Covered		1	84		1							
5	Porch Covered		5	6		1							
5	Porch, Open		6	19		1							

Interior/Exterior Information

Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	900	122	Support Area	9	None	Wood Frame/Joist/B	Normal	None	None	None	4	4
2	01	01	100	1,031	144	Multi-Use Office	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
3	02	02	100	900	122	Multi Use Storage	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
4	03	03	100	450	61	Support Area	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4
5	01	01	100	678	127	Multi-Use Office	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	900	Support Area		60	14,440
2	1,031	Multi-Use Office		60	59,440
3	900	Multi Use Storage		60	26,560
4	450	Support Area		60	13,460
5	678	Multi-Use Office		60	45,410

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1985	1	3,000	1	3,000		3 3	4,120
2	Fence	1985	1	160	1	160		3 3	310

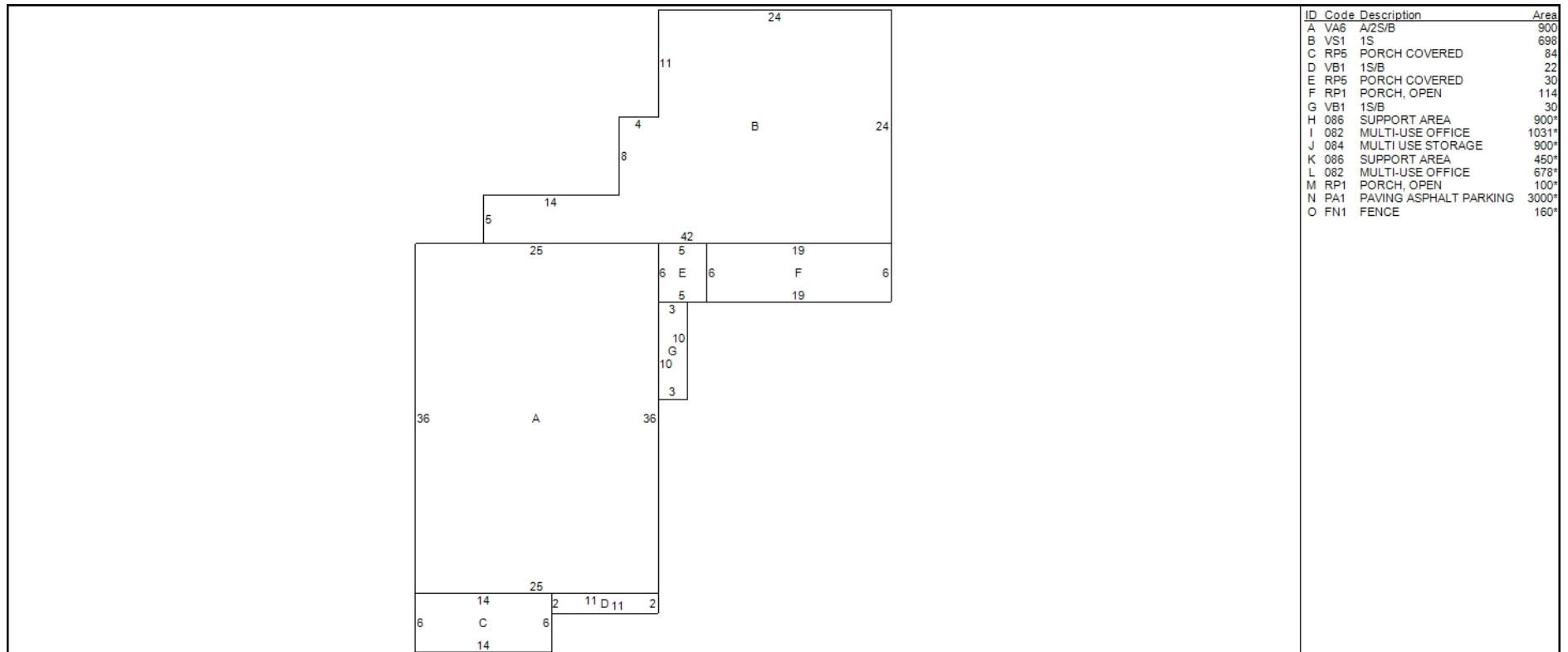
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	Shell Income Use Group	0							0							
05	S	001 Muse Strg/Hvy Man/Mi	0	900	2.00		1,800	20		0	1,440	30			432	432	1,008
24	S	002 Converted & Multi Office	0	1,709	9.50		16,236	12.5		0	14,207	30			4,262	4,262	9,945

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	3,959
Replace, Cost New Less Depr	159,310
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	159,310
Value per SF	40.24

Notes - Building 1 of 1

SCHOOL

Income Summary (Includes all Building on Parcel)

Total Net Income	10,953
Capitalization Rate	0.091000
Sub total	120,363
Residual Land Value	
Final Income Value	120,363
Total Gross Rent Area	3,959
Total Gross Building Area	3,959