

APPRAISAL REPORT

Ownership: _____

Interest Appraised: Fee simple

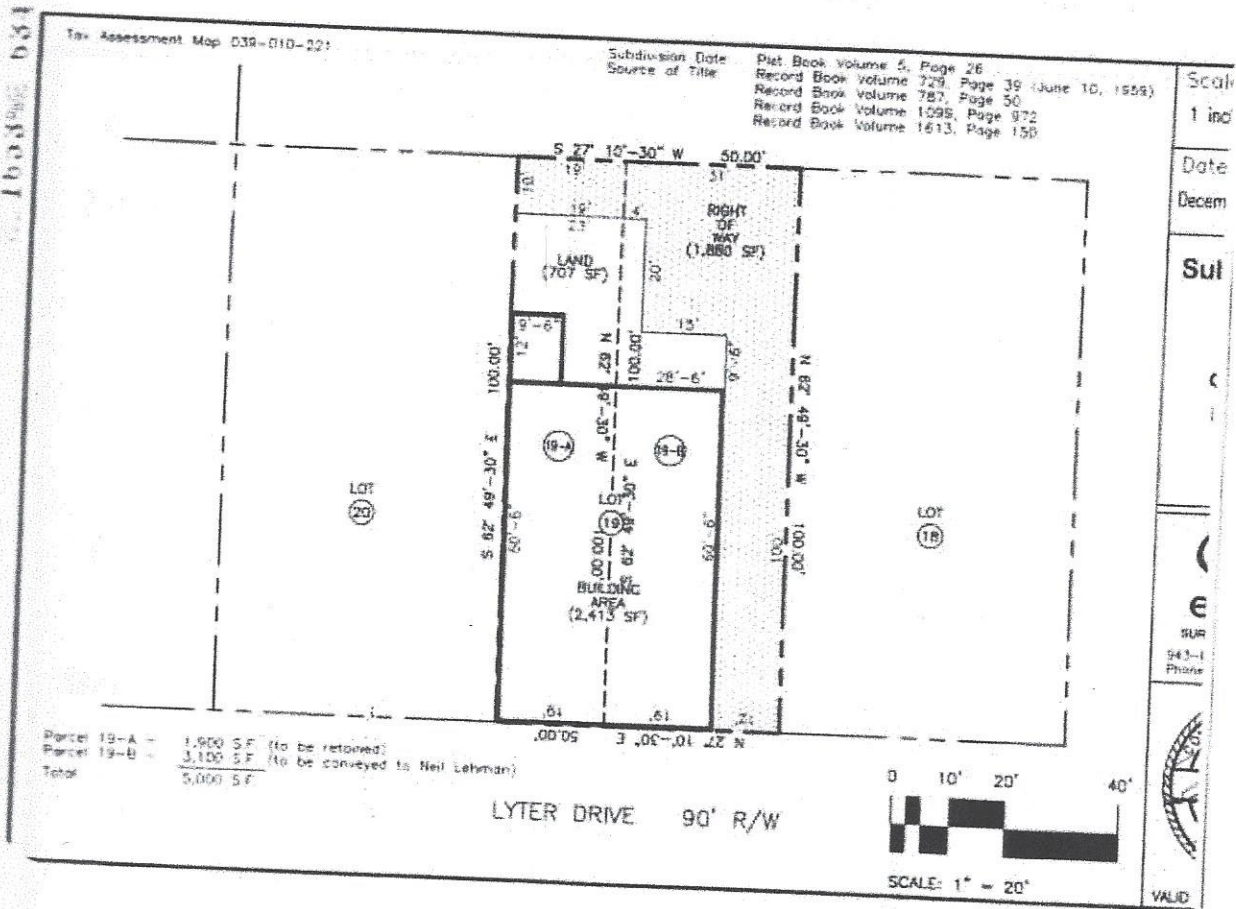
Effective Date of Appraisal: April 25, 2019

Date of Inspection: April 25, 2019

Site Description: The site is level with frontage along Lyter Drive. It is comprised of two rectangular shaped parcels with total site size of 31' x 100' and 19' x 100' = 5,000 SF = 0.115 acre, per county records. Per the attached survey and deed, there is a right-of-way easement for driveway access along the side and rear of the subject property. Public water, sewer, natural gas and electricity are all available and currently service the site. An extraordinary assumption is being made that the sewer lines are compliant with all current industry and governmental standards and requirements. Use of said extraordinary assumption may have an impact on the appraisal results. The zoning is C (General Commercial District) for this section of Lower Yoder Township. Building and sewer permits are also required within the township. The FEMA map of the municipality, Community Panel # 42021C0379D, indicates that the subject is located in a non-flood prone zone X (effective date of map, June 19, 2012). There was no standing water on site on the date of inspection. There are no known environmental hazards on the site, but that fact is not warranted by the appraiser. Soil conditions are considered to be suitable for building purposes. The site supports a commercial use building with paved driveway and small rear parking lot (approximately one parking space).

Building Description: This is a one story commercial building with two commercial suites, currently used as an insurance agency and jewelry store. It was originally built in 1954 over a concrete slab with concrete block footers. Exterior walls are a mixture of concrete block and brick. The roof is flat with rubber covering last replaced in 2010-2011 with a 20 year guarantee. Windows are either double hung or fixed pane and entry doors are aluminum frame with glass insert and steel clad man doors. The total building size is 2,299 SF. The Allstate Insurance suite at 1766 Lyter Drive (1,149.5 SF) has reception/waiting area, open office, private offices, a single stall restroom, kitchenette/lunchroom, and mechanical area. The Orion Jeweler suite at 1764 Lyter Drive (1,149.5 SF) has an open display room, private office, single stall restroom, and mechanical room. The interior finishes include: carpet flooring; drywall and knotty pine walls; rubber baseboard and wood trim/finish; and tile flooring with drywall wainscoting in the restrooms. HVAC for the structure is two gas fired forced air furnaces with central electric air conditioning (one is wall mounted and the other is roof mounted). There are two gas meters, two electric meters, and two water meters for the property.

Survey Map



Scale
1 inch

Date
Decem

Sul

EUR
943-1
Phone

Building Sketch

