

40 CLUB HOUSE DR, OXBOW

Deed: **OXBOW GOLF AND COUNTRY CLUB**
 Contract:
 CID#:
 DBA: **OXBOW GOLF & COUNTRY CLUB**
 MLS:

Map Area: **Oxbow - C**
 Route: **625-050-030**
 Tax Dist: **02-11-78-60**
 Plat Page:
 Subdiv: **OXBOW 2ND ADDITION**

Checks/Tags:
 Lister/Date: **ZLL, 06/27/2016**
 Review/Date: **CJ, 12/07/2016**
 Entry Status: **Inspected**

Urban / Commercial

Legal: LOT 21 BLK 3 OXBOW 2ND ADDN ***12-23-14 ANNEXED TO OXBOW CITY FRM PLEASANT TWP PER PLAT DOC#1417237

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Rnd nearest \$100)
Acre X Rate						43,560.00	1.000			C-26	\$100,000.00	\$100,000	0%	0%	50%	\$0	\$50,000
Acre X Rate						43,560.00	1.000			C-21	\$50,000.00	\$50,000	0%	0%	50%	\$0	\$25,000
Acre X Rate						312,325.20	7.170			C-15	\$25,000.00	\$179,250	0%	0%	50%	\$0	\$89,600
Grand Total						399,445.20	9.170					\$329,250					\$164,600

	Street	Utilities	Zoning	Land Use
Acre X Rate	Paved	City	Agricultural District	Not Applicable
Acre X Rate	Paved	City	Agricultural District	Not Applicable
Acre X Rate	None	None	Agricultural District	Not Applicable

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2016
				5/8/2016	20160001	N	\$1,300,000	Swim Pool	Land	\$164,600	\$0	\$0	
				6/30/2015	15-22	N	\$3,153,000	New Bldg	Dwlg		\$0	\$0	
									Impr	\$2,582,500	\$0	\$0	
									Total	\$2,747,100	\$0	\$0	

Precomputed Structure		Verticals					Plumbing			
Occ. Code	305	Ftr & Fdtn	einforced Concrete w/ Bsmt	8"				Toilet Room	8	
Occ. Descr.	Clubhouse	Exterior wall	Vinyl - Frame	12				Sink-Kitchen	1	
Price Code	705	Interior wall	Drywall or Equiv.	0	Glassboard Paneling	0		Stainless Stl Triple Sinks - 4	1	
Price Descr.	Hotel / Motel Common Facilities	Pilasters						Sink-Service (Porcelain)	1	
Year Built	2015	Wall facing								
EFF Age/Yr	1/ 2015	Windows	Aluminum	1						
Depr. Table	2	Fronts/Doors	Incl. w / Base							
Condition	NML	Horizontals								
Grade Mult.	1.860	Basement	Incl. w / Base							
Phy-Depr.	2	Roof	Asph. Shingle/ Wood Dk							
Description	B1-1S B FR	Ceiling	Suspended Blk-Mineral	1						
Style	Frame - Wood	Struct. Floor	Concrete Hollow Core - 8"	1	R'Concrete	1				
Stories	1	Floor Cover								
Grade	2	Partitions	Incl. w / Base	1						
Base	22,131	Framing	Wood - Average	1	R'Conc - Average	1				
Basement	11,425	HVAC	Combination FHA - AC	1						
1st Fir Inset Adj	0	Lighting	Hotel/Motel Commons	1						
GBA	22131	Sprinkler	Exposed Wet	1						
Obsolescence										
Location										
Functional:		Economic: 30%	Other:							
								Adjustments		
								Sprinkler - exposed w/	22,131	AVG
								Sprinkler - exposed w/	11,425	AVG
								Canopy - attached	1,118	AVG
								Canopy - attached	1,226	AVG

Precomputed Structure		Verticals					Plumbing			
Occ. Code	701	Ftr & Fdtn	inforced Concrete w/o Bsmt	8"						
Occ. Descr.	Warehouse	Exterior wall	R'Concrete kick wall -8"	1	Composition - Frame	8				
Price Code	711	Interior wall	Unfinished	0						
Price Descr.	Manufacturing (Light)	Pilasters								
Year Built	2016	Wall facing								
EFF Age/Yr	1/ 2016	Windows	Incl. w / Base	1						
Depr. Table	2	Fronts/Doors	Incl. w / Base							
Condition	NML	Horizontals								
Grade Mult.	1.250	Basement								
Phy-Depr.	2	Roof	Asph. Shingle/ Wood Dk							
Description	B2-1S FR	Ceiling	Unfinished	1						
Style	Frame - Wood	Struct. Floor	6" R'Concrete	1						
Stories	1	Floor Cover								
Grade	4	Partitions								
1st Flr Wall Ht	9	Framing	Wood - Average	1						
Base	672	HVAC	uspended Unit Heater (Gas)	1						
Basement	0	Lighting	Industrial - Light	1						
1st Flr Inset Adj	0	Sprinkler								
GBA	672	Obsolescence								
		Location								
		Functional:	Economic: 30%	Other:						

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2016	Imported 12-30-2016	Import			\$0	\$0	\$0	\$0	\$0





Photo 7 of 31 10/30/2016



Photo 8 of 31 10/30/2016



Photo 9 of 31 10/30/2016



Photo 10 of 31 10/30/2016



Photo 11 of 31 10/30/2016



Photo 12 of 31 10/30/2016



Photo 13 of 31 10/30/2016

Y2 PERGOLA



Photo 14 of 31 10/30/2016

B2 AND Y7



Photo 15 of 31 10/30/2016



Photo 16 of 31 10/30/2016



Photo 17 of 31 10/30/2016



Photo 18 of 31 10/30/2016



Y1





Photo 25 of 31 10/30/2016



Photo 26 of 31 10/30/2016



Photo 27 of 31 10/30/2016



Photo 28 of 31 06/27/2016

B1: WEST CORNER FACING EAST



Photo 29 of 31 06/27/2016

B1: NORTH SIDE FACING SOUTH



Photo 30 of 31 06/27/2016

INT LAYOUT OF B1



Y-1

