

DISTRICT- TOWN OF CLINTWOOD

RECORD OF OWNERSHIP

**TOWNE VIEW APTS LTD
2509 PLANTSIDE DRIVE
LOUISEVILLE KY 40299**

DATE RECORDED **12-28-84**
DEED OR WILL BOOK **225-712**
CONSID-ERATION **YR-SP 150,000**

11834

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BUILDING PERMITS

NO.	TYPE	DATE	R. CODE	EST. VAL.	APPROVAL	APPROVAL

NOTES:

CLASS **1**
ZONING
DISTRICT **06**

LEGAL DESCRIPTION
**HOLLY CREEK
5.174 AC**

YEAR	PERCENTAGE	RENTAL AMOUNT	TOTAL VALUE	
1986	155,200	1,075,200	1,230,400	
1987	155,200	1,075,200	1,230,400	
1988	155,200	1,075,800	1,230,400	
1989	155,200	1,075,200	1,230,400	
1990	155,200	1,075,200	1,230,400	
1991				
1992				
1993				
1994				
1995				
1996				
1997				

SEE ATTACHED SHEET FOR SKETCH

NOTES	MAIN BUILDING	ROOFING	EXTERIOR FINISH	GENERAL FEATURES	NUMBER OF ROOMS	INTERIOR FINISH	PLUMBING & HEATING
	Dwelling	Comp. Sh.	Wood Siding	Yr. Built 85 Remod.	Bsmt. [] 2nd []	Plaster	BATH(S) / Full 1/2 Bath(s)
	WALK up Apts	Slate	Brick	No. Stories 203	1st [] 3rd []	Sheet rock	Modern Bath [] Modern Kitchen []
		Asbestos	Asb. Wood Shg.	S. Level [] S. Foyer []	Total No. Bedrooms	Ceciled	Cent. Heat elec A/C []
	CONSTRUCTION	Metal	Cin. Block [] Stone []	FOUNDATION	FLOORS	Panel	Flr. or Wall Furnace [] Stove(s) []
	Wood Frame	Tar & Grav.	Stucco [] Con. Block []	Crawl [] Conc. []	HW [] Pine [] Carp. [] Tile []	Unfinished	
	Cin. Block	Tile	Aluminum [] Masonite []	Riers [] Cin. Blk. []	ATTIC FINISH	INTERIOR CONDITION	Number NO
	Steel Frame	Shakes	Storm Doors [] Storm Win. []	Slab [] Brick []	Disappearing Stairs	Gd. [] Fair [] Poor [] VP []	Number Chimneys

COMPUTATIONS	EXTERIOR CONDITION	BASEMENT	ATTIC FINISH	INSULATION
	Gd. [] Fair [] Poor [] VP []	Basmt. Size NO	Attic Floor & Stairs	Brick [] C. Block []
		Basmt. Finish	1/4 [] 1/2 [] 3/4 [] Full []	Stone [] Metal []

SUMMARY OF BUILDINGS				YR.	YR.	YR.
Dwelling	Units	Bedrooms	Area	Market Value	Market Value	Market Value
WALK-up Apts	4 Bldgs	2 BEDROOM	09a	1075172		
	48 Units	14 2 BEDROOM				

M & L	M & L	MOBILE HOME INFORMATION	Market Value All Improvements	1075200
DATE	DATE	Owner	Market Value All Land	155200
APRP. BP	APRP.	Make Year	USE VALUE APPRAISALS RECAP	1230400
DATE 10-16-85	DATE	Size Cond.		
CLASSIFICATION 3	ZONING	Not Home [] Time		
		AM [] PM []		

LAND VALUE COMPUTATIONS										LAND VALUE COMPUTATIONS							
FRONTS ON	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.	TOTAL	ADJ.	TOTAL IMPROVED	Land Cost	Bldg. Cost	Sale Price	Rent	Expenses	Net Rent	
				Home Site	5.174	30,000		155,220									
				Wasteland	5.174			155,220									

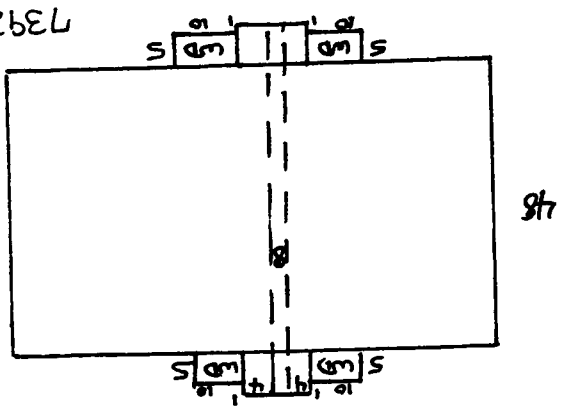
PROPERTY FACTORS		CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Public Water	Paved	Home Site	5.174	30,000		Home Site			
Public Sewer	Gravel								
Well	Dirt								
Spring	No Road								
Septic System	Curb & Gutter	Wasteland				Wasteland			
U. G. Utilities	Sidewalk		5.174						

FRONTAGE TOPOGRAPHY		General Remarks:	
LEVEL []	SLOPES UP [] SLOPES DOWN []		
LOW []	STEEP UP [] STEEP DOWN []		

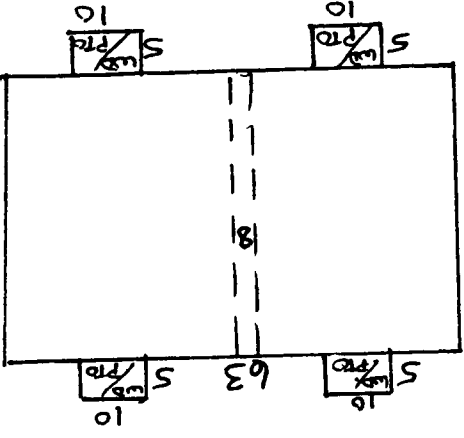
BOARD REVIEW NOTES

Town View Ppt Ltd. CLINTWOOD, VA

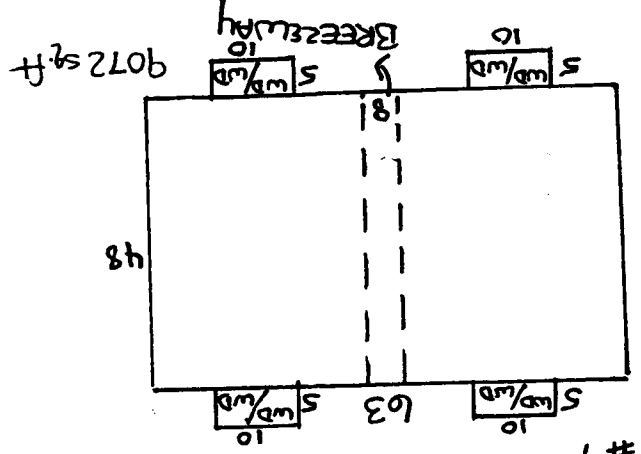
Bldg # 3
25th Br



Bldg # 4
25th Br

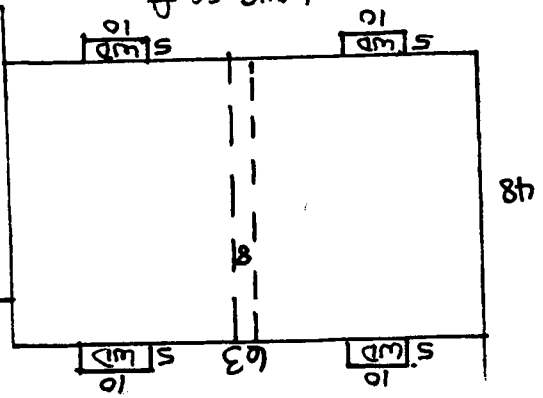


Bldg # 1 - 35th Br



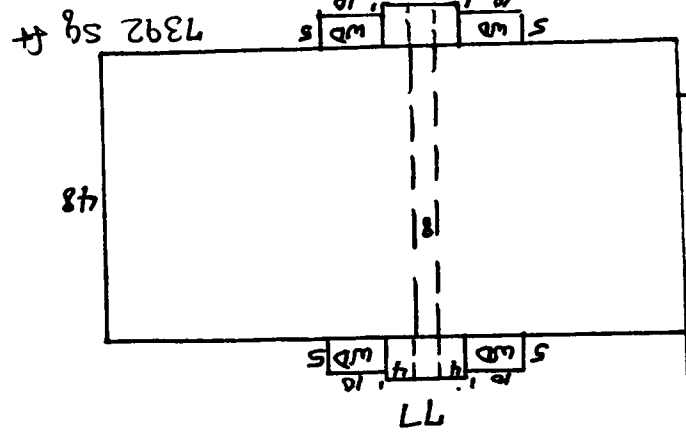
Bldg # 2
25th Br

140'



PTO ON BOTTOM

INCOME 1036,800
MARKET OR COST 1075,172



7392 sq ft

MW

TOWN VIEW APARTMENT LTD.
5.174 AC

ESTIMATED COST: 1,280,000
 COMPLETED: September 16, 1985
 1 - Bedroom Apartments - \$219 monthly
 2 - Bedroom Apartments - \$249 "

BUILDING # 1

POP 384 x 10 = 3840
 VD 400 x 4 = 1600
 Breesevay/ Pto 200 x 2 = 400
 1sty for bldg. 2640 x 38.90 = 102,696
 2nd sty for bldg. 2640 x 29.18 = 77,035
 3rd sty for bldg. 2540 x 29.18 = 77,035
 TOTAL - \$ 262,606

BUILDING # 2

POP 384 x 10 = 3840
 VD 200x 4 = 800
 PTO 200 x 2 = 400
 1st sty Bldg. 3312 x 37.35 = 123,703
 2nd sty bldg. 3312 x 28.01 = 92,769
 TOTAL - \$ 221,512

BUILDING #3

POP 384 x 10 = 3840
 VD 200 x 4 = 800
 PTO 200 x 2 = 400
 1 sty Bldg. 2640 x 38.90 = 102,696
 2nd sty bldg 2640 x 29.18 = 77,035
 TOTAL - \$184,771

BUILDING #4

POP 384 x 10 = 3840
 VD 200 x 4 = 800
 PTO 200 x 2 = 400
 1 sty bldg. 2640 x 38.90 = 102,696
 2nd sty bldg. 2640 x 29.18 = 77,035
 TOTAL \$184,771

MARKET COST: \$ 1,075,800 ✓
 INCOME: \$ 1,036,800
 Approach

OFFICE MANAGER: Ms. Rose