

200 S MAIN ST, ONIDA

Deed: WHEATLAND INN LLC

Map Area: Onida-C/I

Checks/Tags:

Contract:

Route: 052-050-330

Lister/Date: ZLL, 05/25/2021

CID#: 4468

Tax Dist: SAMPLE

Review/Date: CJ, 08/31/2021

DBA: WHEATLAND INN

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: [NONE]

D / Urban / Commercial

Legal: LOTS 1-2 BLOCK 4 ORIGINAL TOWN OF ONIDA CITY

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 \$1)
SqFt Dim	50.00	50.00	165.00	165.00						C-1.25	\$1.25						
Sub Total						8,250.00	0.189					\$10,313	0%	0%	0%	\$0	\$10,313
Grand Total						8,250.00	0.189					\$10,313					\$10,313

Street

Utilities

Zoning

Land Use

SqFt Dim	Paved	Septic / Well	Not Applicable	Not Applicable
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Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Full & True			
08/01/2018	\$0	D38	59-746						Ag				
									NA	\$131,659			
									OO				
									Exempt				
									Total	\$131,659			

Precomputed Structure		Verticals						Plumbing		
Occ. Code	704	Ftg & Fdtn	Reinforced Concrete w/ Bsmt	8"				3-Fixture Bathroom	15	
Occ. Descr.	Hotel / Motel	Exterior wall	Steel Siding - Frame	22				Sink-Kitchen	4	
Price Code	704	Interior wall	Panel - Softwood	0						
Price Descr.	Hotel / Motel	Pilasters								
		Wall facing								
Year Built	1919	Windows	Incl. w/ Base	2						
EFF Age/Yr	103/ 1919	Fronts/Doors	Incl. w/ Base							
Depr. Table	7	Horizontals						Adjustments		
Condition	BL NML	Basement	Incl. w/ Base					A/C - deduct	6,600	AVG
Grade Mult.	0.840	Roof	lam on Wood Dk/Wood Joist	Yes				Wood Deck	80	AVG
Phy-Depr.	50.00	Ceiling	Suspended Blk-Fiber	2						
Description	B-1	Struct. Floor	Wd Deck on Wood Joist	2	Concrete- Reinf. 4"	1				
Style	Frame - Wood	Floor Cover	Carpet	2						
Stories	2	Partitions	Hotel / Motel	2						
Units	15	Framing	Timber - Average	2						
Grade	5	HVAC	Electric	2						
Base	3,300	Electrical	Hotel/Motel	2						
Basement	840	Sprinkler								
Basement Parking	No	Obsolescence								
1st Flr Inset Adj	0	Location	50%	Structure	10%					
GBA	7221	Functional:	10%	External:	50%	Other:				

	Commercial Building TOTAL		\$492,660				\$110,848
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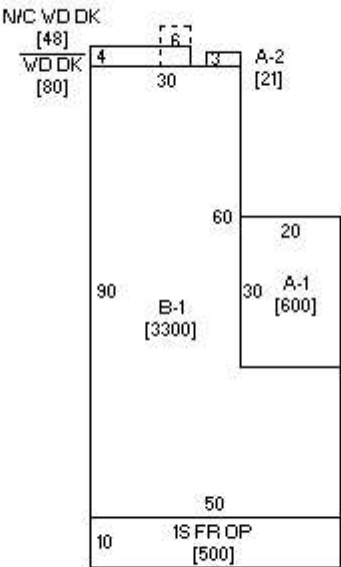
Precomputed Addition		Verticals							Plumbing		
Occ. Code	705	Ftg & Fdtn	einforced Concrete w/o Bsmt	8"						B	Ext
Occ. Descr.	Hotel / Motel Common Facilities	Exterior wall	Steel Siding - Frame	8							
Price Code	705	Interior wall	Drywall or Equiv.	8							
Price Descr.	Hotel / Motel Common Facilities	Pilasters									
Year Built	1919	Wall facing									
EFF Age/Yr	103/ 1919	Windows	Incl. w/ Base	1							
Depr. Table	7	Fronts/Doors	Incl. w/ Base								
Condition	BL NML	Horizontals							Adjustments		
Grade Mult.	0.840	Basement							A/C - deduct	600	AVG
Phy-Depr.	50.00	Roof	am on Wood Dk/Wood Joist	Yes					Floor - no finish (finishe	600	AVG
Description	A-1	Ceiling	Drywall	1							
Style	Frame - Wood	Struct. Floor	Concrete- Reinf. 4"	1							
Stories	1	Floor Cover									
Grade	5	Partitions									
Base	600	Framing	Timber - Average	1							
Basement	0	HVAC	Electric	1							
Basement Parking	No	Electrical	Hotel/Motel Commons	1							
1st Flr Inset Adj	0	Sprinkler									
GBA	7221	Obsolescence									
		Location 50%	Structure 10%								
		Functional: 10%	External: 50%	Other:							

Precomputed Addition		Verticals							Plumbing			B	Ext
Occ. Code	704	Ftg & Fdtn	einfored Concrete w/o Bsmt		8"								
Occ. Descr.	Hotel / Motel	Exterior wall	Steel Siding - Frame		8								
		Interior wall	Drywall or Equiv.		8								
Price Code	704	Pilasters											
Price Descr.	Hotel / Motel	Wall facing											
		Windows	Incl. w/ Base		1								
Year Built	1919	Fronts/Doors	Incl. w/ Base										
EFF Age/Yr	103/ 1919												
Depr. Table	7	Horizontals											
Condition	BL NML	Basement								Adjustments			
Grade Mult.	0.840	Roof	Asph. Shingle/ Wood Dk		Yes								
Phy-Depr.	50.00	Ceiling	Drywall - Textured		1								
		Struct. Floor	Concrete- Reinf. 4"		1								
Description	A-2	Floor Cover	Carpet		1								
Style	Frame - Wood	Partitions											
Stories	1	Framing	Timber - Average		1								
Units	0	HVAC	Electric		1								
Grade	5	Electrical	Hotel/Motel		1								
Base	21	Sprinkler											
Basement	0	Obsolescence								A/C - deduct	21	AVG	
Basement Parking	No												
1st Flr Inset Adj	0												
GBA	7221	Location	50%	Structure	10%						© 1995-2024 Vanguard Appraisals, Inc. (rev. 27.0.55.5471)		
		Functional:	10%	External:	50%	Other:							

Prior Year	Comment	Value Type	Agricultural	Non-Ag	Owner-Occ	Exempt	Total Value
2021	2020 Manual Conversion 2-	Land	NONE \$0	NA-DC \$7,210	NONE \$0		\$7,210
		Bldg	NONE \$0	NA-DC2 \$109,701	NONE \$0	\$0	\$109,701
		Bldg 2		NONE \$0			
		MH		NONE \$0	NONE \$0		\$0
		Sub Total	\$0	\$116,911	\$0		\$116,911
		Eq. Factor	1.0000	1.0000	1.0000		
		Total	\$0	\$116,911	\$0	\$0	\$116,911
2020	VAI Start of job 9-17-2020	Land	NONE \$0	NA-DC \$7,210	NONE \$0		\$7,210
		Bldg	NONE \$0	NA-DC2 \$109,701	NONE \$0	\$0	\$109,701
		Bldg 2		NONE \$0			
		MH		NONE \$0	NONE \$0		\$0
		Sub Total	\$0	\$116,911	\$0		\$116,911
		Eq. Factor	1.0000	1.0000	1.0000		
		Total	\$0	\$116,911	\$0	\$0	\$116,911
2020	VAI Import	Land	NONE \$0	NA-DC \$7,210	NONE \$0		\$7,210
		Bldg	NONE \$0	NA-DC2 \$142,611	NONE \$0	\$0	\$142,611
		Bldg 2		NONE \$0			
		MH		NONE \$0	NONE \$0		\$0
		Sub Total	\$0	\$149,821	\$0		\$149,821
		Eq. Factor					
		Total	\$0	\$149,821	\$0	\$0	\$149,821
2019	VAI Import	Land	NONE \$0	NA-DC \$7,210	NONE \$0		\$7,210
		Bldg	NONE \$0	NA-DC2 \$142,611	NONE \$0	\$0	\$142,611
		Bldg 2		NONE \$0			
		MH		NONE \$0	NONE \$0		\$0
		Sub Total	\$0	\$149,821	\$0		\$149,821
		Eq. Factor					
		Total	\$0	\$149,821	\$0	\$0	\$149,821
2018	VAI Import	Land	NONE \$0	NA-DC \$7,210	NONE \$0		\$7,210
		Bldg	NONE \$0	NA-DC2 \$142,611	NONE \$0	\$0	\$142,611
		Bldg 2		NONE \$0			
		MH		NONE \$0	NONE \$0		\$0
		Sub Total	\$0	\$149,821	\$0		\$149,821
		Eq. Factor					
		Total	\$0	\$149,821	\$0	\$0	\$149,821
2017	VAI Import	Land	NONE \$0	NA-DC \$5,472	NA-D-S \$966		\$6,438
		Bldg	NONE \$0	NA-DC2 \$102,111	NA-D1-S \$18,020	\$0	\$120,131
		Bldg 2		NONE \$0			
		MH		NONE \$0	NONE \$0		\$0
		Sub Total	\$0	\$107,583	\$18,986		\$126,569
		Eq. Factor					

		Total	\$0	\$107,583	\$18,986	\$0	\$126,569
2016	VAI Import	Land	NONE \$0	NA-DC \$5,472	NA-D-S \$966		\$6,438
		Bldg	NONE \$0	NA-DC2 \$102,111	NA-D1-S \$18,020	\$0	\$120,131
		Bldg 2		NONE \$0			
		MH		NONE \$0	NONE \$0		\$0
		Sub Total	\$0	\$107,583	\$18,986		\$126,569
		Eq. Factor					
		Total	\$0	\$107,583	\$18,986	\$0	\$126,569
2015	VAI Import	Land	NONE \$0	NA-DC \$4,106	NA-D-S \$725		\$4,831
		Bldg	NONE \$0	NA-DC2 \$56,485	NA-D1-S \$9,968	\$0	\$66,453
		Bldg 2		NONE \$0			
		MH		NONE \$0	NONE \$0		\$0
		Sub Total	\$0	\$60,591	\$10,693		\$71,284
		Eq. Factor					
		Total	\$0	\$60,591	\$10,693	\$0	\$71,284
2014	VAI Import	Land	NONE \$0	NA-DC \$3,570	NA-D-S \$630		\$4,200
		Bldg	NONE \$0	NA-DC2 \$49,117	NA-D1-S \$8,668	\$0	\$57,785
		Bldg 2		NONE \$0			
		MH		NONE \$0	NONE \$0		\$0
		Sub Total	\$0	\$52,687	\$9,298		\$61,985
		Eq. Factor					
		Total	\$0	\$52,687	\$9,298	\$0	\$61,985
2013	VAI Import	Land	NONE \$0	NA-DC \$3,400	NA-D-S \$600		\$4,000
		Bldg	NONE \$0	NA-DC2 \$46,778	NA-D1-S \$8,255	\$0	\$55,033
		Bldg 2		NONE \$0			
		MH		NONE \$0	NONE \$0		\$0
		Sub Total	\$0	\$50,178	\$8,855		\$59,033
		Eq. Factor					
		Total	\$0	\$50,178	\$8,855	\$0	\$59,033
2012	VAI Import	Land	NONE \$0	NA-DC \$3,400	NA-D-S \$600		\$4,000
		Bldg	NONE \$0	NA-DC2 \$44,550	NA-D1-S \$7,862	\$0	\$52,412
		Bldg 2		NONE \$0			
		MH		NONE \$0	NONE \$0		\$0
		Sub Total	\$0	\$47,950	\$8,462		\$56,412
		Eq. Factor					
		Total	\$0	\$47,950	\$8,462	\$0	\$56,412
2011	VAI Import	Land	NONE \$0	NA-DC \$3,400	NA-D-S \$600		\$4,000
		Bldg	NONE \$0	NA-DC2 \$44,550	NA-D1-S \$7,862	\$0	\$52,412
		Bldg 2		NONE \$0			
		MH		NONE \$0	NONE \$0		\$0
		Sub Total	\$0	\$47,950	\$8,462		\$56,412
		Eq. Factor					

		Total	\$0	\$47,950	\$8,462	\$0	\$56,412		
2010	VAI Import	Land	NONE	\$0	NA-DC	\$3,400	NA-D-S	\$600	\$4,000
		Bldg	NONE	\$0	NA-DC2	\$44,550	NA-D1-S	\$7,862	\$52,412
		Bldg 2		NONE	\$0				
		MH		NONE	\$0	NONE	\$0		\$0
		Sub Total	\$0	\$47,950	\$8,462				\$56,412
		Eq. Factor							
		Total	\$0	\$47,950	\$8,462	\$0	\$56,412		
2009	VAI Import	Land	NONE	\$0	NA-DC	\$3,400	NA-D-S	\$600	\$4,000
		Bldg	NONE	\$0	NA-DC2	\$44,550	NA-D1-S	\$7,862	\$52,412
		Bldg 2		NONE	\$0				
		MH		NONE	\$0	NONE	\$0		\$0
		Sub Total	\$0	\$47,950	\$8,462				\$56,412
		Eq. Factor							
		Total	\$0	\$47,950	\$8,462	\$0	\$56,412		
2008	VAI Import	Land	NONE	\$0	NA-DC	\$2,125	NA-D-S	\$375	\$2,500
		Bldg	NONE	\$0	NA-DC2	\$44,550	NA-D1-S	\$7,862	\$52,412
		Bldg 2		NONE	\$0				
		MH		NONE	\$0	NONE	\$0		\$0
		Sub Total	\$0	\$46,675	\$8,237				\$54,912
		Eq. Factor							
		Total	\$0	\$46,675	\$8,237	\$0	\$54,912		
2007	VAI Import	Land	NONE	\$0	NA-DC	\$2,125	NA-D-S	\$375	\$2,500
		Bldg	NONE	\$0	NA-DC2	\$44,550	NA-D1-S	\$7,862	\$52,412
		Bldg 2		NONE	\$0				
		MH		NONE	\$0	NONE	\$0		\$0
		Sub Total	\$0	\$46,675	\$8,237				\$54,912
		Eq. Factor							
		Total	\$0	\$46,675	\$8,237	\$0	\$54,912		
2006	VAI Import	Land	NONE	\$0	NA-DC	\$2,125	NA-D-S	\$375	\$2,500
		Bldg	NONE	\$0	NA-DC2	\$44,550	NA-D1-S	\$7,862	\$52,412
		Bldg 2		NONE	\$0				
		MH		NONE	\$0	NONE	\$0		\$0
		Sub Total	\$0	\$46,675	\$8,237				\$54,912
		Eq. Factor							
		Total	\$0	\$46,675	\$8,237	\$0	\$54,912		



Sketch 1 of 1



Photo 1 of 1 05/25/2021

Notes:

Note Title: VAI

VAI ZL 6/8/2021: B-1: 15-ROOM MOTEL WITH (10) STANDARD SINGLE-ROOM UNITS, (2) UNITS THAT HAVE A KITCHENETTE, (2) UNITS THAT HAVE A KITCHENETTE AND A BDRM, AND (1) TRADITIONAL APT. AVG ANNUAL OCCUPANCY: APPROXIMATELY 45% -ALTHOUGH OWNER WAS A LITTLE UNCERTAIN AS HE PURCHASED THE PROPERTY FROM HIS DAD IN 2018 AND THEREFORE HAS NOT HAD MANY YEARS TO FIGURE OUT AN AVG. BELOW AVG-LOW QUALITY 1970'S STYLE FINISH WITH DATED DECOR, ELEC-BB HTG, AND NO C/A. BELOW NORMAL COND DUE TO LACK OF UPDATES.

BSMT: 28' X 30'. MINIMAL UTILITY USE ONLY, ALL UNF WITH A CONC FLR AND 7' CLEARANCE.

A-1: LAUNDRY ROOM/STG AREA FOR HOTEL. INT IS 1 OPEN SPACE THAT HAS: COMPO-LINED WALLS AND CEIL, NO FLR CVR, ELEC-BB HTG, AND NO C/A. SAME COND AS B-1.

A-2: CLOSET FOR 1 OF THE HOTEL ROOMS. AVG QUALITY FINISH WITH NO A/C. NORMAL COND.

15% OWNER OCCUPIED

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