



Property Record Card - 2025

Owner Name and Mailing Address
ACE MINI SELF STORAGE LLC
1881 EAST SOMERSET RIDGE DR
DRAPER, UT, 84020

Parcel Number 11 05 15 1 001 013.000

Property Address
3620 DAY ST
MONTGOMERY, AL 36108

Tax District: 02

Millage Rate: 48.5

Neighborhood Code: C5/636

Land Value: \$118,500

Improvement Value: \$44,500

Misc. Improvement Value: \$538,800

Total Value: \$701,800

Acres: 3.8

Square Feet: 171,171.00

Income Override Value: \$1,620,000

Land Summary

| Land Schedule | Item Type | Code | Sqft | Acreage | Market Value | CU Value |
|---------------|-----------|------|--------|---------|--------------|----------|
| SM | 2 | 636 | 32650 | 0.7495 | \$57,100 | \$0 |
| AM | 3 | 636 | 138521 | 3.07 | \$61,400 | \$0 |

Homesite Summary

| HomeSite | Class | Value |
|----------|-------|-------|
|----------|-------|-------|

Brief Legal Description
A PORTION OF LOT 1A

Lot: 1A

Lot2:

Block:

Block2:

Subdivision/Plat Name: WAGNON RESUB

Subdivision/Plat Name2:

Plat Book: 46

Plat Book2:

Plat Page: 186

Plat Page2:

Deed Summary

| Instrument Reference | Instrument Date |
|----------------------|-----------------|
| 2089-0597 | 3/6/2000 |
| 0000-0000 | 5/21/2008 |
| 0000-0000 | 6/29/2009 |
| 04551-0179 | 3/25/2014 |
| 4551/0179 | 3/25/2014 |
| 00000-0000 | 3/25/2014 |
| REDM#93377 | 7/19/2017 |
| 05872-928 | 8/24/2022 |
| 05898-921 | 10/28/2022 |

| General Information |
|--|
| Parcel Number: 11 05 15 1 001 013.000 |
| Building No: 1 |
| Bldg Type: 610 Eff Bldg Type: 610 |
| Number of Stories: 1 |
| Base Area: 832 sqft |
| Gross Building Area: 832 sqft |
| Year Built: 1980 Eff Year Built: 1980 |
| Condition: 50 |
| Value: \$44,500 |
| |

| Extra Features | | | |
|--------------------|----------|---------|------------|
| Category | Quantity | Sq Foot | Total Cost |
| HEAT/AC FHA/AC | 1 | 832 | \$10,483 |
| RESTROOM 2 FIXTURE | 1 | 0 | \$1,840 |
| Total: | | | \$12,323 |

| Construction Units | | | | | |
|--------------------|--------------------------|------|---------|-------|--|
| Category | Sub Category | Code | Percent | Units | |
| EXTERIOR WALLS | CONCRETE BLOCK, 8" PLAIN | W07 | 100 | 31 | |
| FLOORS | VINYL | F16 | 100 | 10 | |
| FOUNDATION | SLAB | S01 | 100 | 0 | |
| INTERIOR FINISH | PAINTED | I02 | 50 | 3 | |
| INTERIOR FINISH | DRYWALL(SHEETROCK) | I07 | 50 | 15 | |
| PLUMBING | AVERAGE | P03 | 1 | 8 | |
| ROOF MATERIAL | METAL, CORRUGATED | M01 | 100 | 5 | |
| ROOF TYPE | WOOD TRUSS, WOOD DECK | T09 | 100 | 13 | |
| Total: | | | | 85 | |

| Appendages | | |
|------------|------|----------|
| Symbol | Area | Adj Area |
| CAN 0.2 | 132 | 26 |
| Total: | | 26 |

| Miscellaneous Improvements | | | | | | | | | |
|----------------------------|------|-----------|----------|-------|-----------|------------------|-----------|-------|--|
| Category | Size | Base Rate | Subtotal | Index | Condition | Replacement Cost | Condition | Value | |
| Total: | | | | | | | | | |

| General Information | | | | Construction Units | | | | |
|--|--|--|--|--------------------|--------------|------|---------|-------|
| Parcel Number: 11 05 15 1 001 013.000 | | | | Category | Sub Category | Code | Percent | Units |
| Building No: Misc 1 | | | | Total: | | | | |
| Bldg Type: MISCIMP Eff Bldg Type: MISCIMP | | | | | | | | |
| Number of Stories: 0 | | | | | | | | |
| Base Area: 0 sqft | | | | | | | | |
| Gross Building Area: 0 sqft | | | | | | | | |
| Year Built: 1980 Eff Year Built: 1980 | | | | | | | | |
| Condition: 99 | | | | | | | | |
| Value: \$0 | | | | | | | | |
| | | | | | | | | |

| Extra Features | | | | Appendages | | |
|----------------|----------|---------|------------|------------|------|----------|
| Category | Quantity | Sq Foot | Total Cost | Symbol | Area | Adj Area |
| Total: | | | | Total: | | |

| Miscellaneous Improvements | | | | | | | | |
|--|-------|-----------|-----------|-------|-----------|------------------|-----------|-----------|
| Category | Size | Base Rate | Subtotal | Index | Condition | Replacement Cost | Condition | Value |
| FENCE CHAIN LINK 6' CONCRETE SET 9 GAUGE [625 X 1] | 625 | 13.4 | \$8,375 | 1.33 | 40 | \$11,139 | 40 | \$4,500 |
| FLOODLIGHTS, POLE AND FIXTURES [1 X 1] | 1 | 2740 | \$10,960 | 1.33 | 40 | \$14,577 | 40 | \$5,800 |
| MINI-WAREHOUSE AVERAGE BLOCK/TILT-UP [42 X 132] | 5544 | 31 | \$171,864 | 1.33 | 40 | \$228,579 | 40 | \$91,400 |
| MINI-WAREHOUSE AVERAGE BLOCK/TILT-UP [42 X 132] | 5544 | 31 | \$171,864 | 1.33 | 40 | \$228,579 | 40 | \$91,400 |
| MINI-WAREHOUSE AVERAGE BLOCK/TILT-UP [42 X 76] | 3192 | 31 | \$98,952 | 1.33 | 40 | \$131,606 | 40 | \$52,600 |
| MINI-WAREHOUSE AVERAGE BLOCK/TILT-UP [1 X 3740] | 3740 | 31 | \$115,940 | 1.33 | 40 | \$154,200 | 40 | \$61,700 |
| MINI-WAREHOUSE AVERAGE BLOCK/TILT-UP [1 X 4837] | 4837 | 31 | \$149,947 | 1.33 | 40 | \$199,430 | 40 | \$79,800 |
| MINI-WAREHOUSE AVERAGE BLOCK/TILT-UP [1 X 4088] | 4088 | 31 | \$126,728 | 1.33 | 40 | \$168,548 | 40 | \$67,400 |
| FENCE WROUGHT IRON (SQFT) [555 X 6] | 3330 | 17.8 | \$59,274 | 1.33 | 50 | \$78,834 | 50 | \$39,400 |
| PAVING ASPHALT 3 1/2" (OVER 20 000 S.F.) [46500 X 1] | 46500 | 2.9 | \$134,850 | 1.33 | 25 | \$179,351 | 25 | \$44,800 |
| Total: | | | | | | | | \$538,800 |