

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	440	1955	6462	1	Post Office, Branch	C	Average Minus

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
6462	Average	1	1	354	37	No	202201	354526.00

Occupancy

Use Code: 582 Name: Post Office, Branch Height: 10 Rank: 15 Use as % of Total: 67 Class: C

Components

Use Code: 601 System: HVAC (Heating) Description: Electric
 SQFT: 0 Rank: 15 %: 32 Depreciation: 0 Other: 1.00
 Use Code: 614 System: HVAC (Heating) Description: Heat Pump
 SQFT: 0 Rank: 15 %: 68 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: 8x8 Walk-In Cooler LM: True Units: 64 Base Date: 202003 Cost: 117.2

Basement

Other

Description: Concrete Paving Section: 66 Page: 2 Quantity: 2000 Unit Cost: 7.0000000 Base Cost: 14000.00
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 15288.00 %Good: 80.00 Complete %: 100.0 DRC: 12230.40 Publication Date: 1/1/2024
 Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 68 Unit Cost: 23.5000000 Base Cost: 1598.00
 LCM: 1.04000 CMM: 1.21000 Replacement Cost: 2010.92 %Good: 80.00 Complete %: 100.0 DRC: 1608.74 Publication Date: 8/1/2023
 Description: Asphalt Paving Section: 66 Page: 2 Quantity: 740 Unit Cost: 5.7500000 Base Cost: 4250.00
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 4646.46 %Good: 50.00 Complete %: 100.0 DRC: 2323.23 Publication Date: 1/1/2024

Commercial Valuation

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	440	1955	6462	1	Retail Store	C	Average Minus

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/. Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
6462	Average	1	1	354	37	No	202201	354526.00

Occupancy

Use Code: 353 Name: Retail Store Height: 12 Rank: 15 Use as % of Total: 33 Class: C

Components

Use Code: 601 System: HVAC (Heating) Description: Electric
 SQFT: 0 Rank: 15 %: 32 Depreciation: 0 Other: 1.00
 Use Code: 614 System: HVAC (Heating) Description: Heat Pump
 SQFT: 0 Rank: 15 %: 68 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: 8x8 Walk-In Cooler LM: True Units: 64 Base Date: 202003 Cost: 117.2

Basement

Other

Description: Concrete Paving Section: 66 Page: 2 Quantity: 2000 Unit Cost: 7.0000000 Base Cost: 14000.00
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 15288.00 %Good: 80.00 Complete %: 100.0 DRC: 12230.40 Publication Date: 1/1/2024
 Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 68 Unit Cost: 23.5000000 Base Cost: 1598.00
 LCM: 1.04000 CMM: 1.21000 Replacement Cost: 2010.92 %Good: 80.00 Complete %: 100.0 DRC: 1608.74 Publication Date: 8/1/2023
 Description: Asphalt Paving Section: 66 Page: 2 Quantity: 740 Unit Cost: 5.7500000 Base Cost: 4252.50
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 4646.46 %Good: 50.00 Complete %: 100.0 DRC: 2323.23 Publication Date: 1/1/2024

Value for this Estimate: \$370,688

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
440	\$1	\$0	\$0	\$0	\$1	Commercial	C2-RR	\$504,476
						Commercial	C2-RR	\$35,539
							Total:	<u>\$540,015</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		Cost	Commercial	1.000000	\$370,688
					<u>\$370,688</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
509330		11751		\$344,739	0.93	<u>\$540,014</u>	<u>1.00</u>
				<u>\$344,739</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$540,014	\$365,298	\$905,312	\$472,600	\$204,537	\$677,137	\$10,772.81
2024	\$540,014	\$344,739	\$884,753	\$486,778	\$210,673	\$697,451	\$11,069.02

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201800861	01/30/2018	\$1,200,000	33	Yes	Primary	11751	61021AC02001
					Additional	11754	61021AC02004
					Additional	11752	61021AC02002