



# Commercial Valuation

## Description

### Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2016	720	1979	960	1	Lt. Commercial Utility Build.	C	Average

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
960	Average	1	1	128	25	No	200201	13737.00

#### Occupancy

Use Code: 471      Name: Lt. Commercial Utility Build.      Height: 12      Rank: 20      Use as % of Total: 100      Class: C

#### Components

Use Code: 649      System: HVAC (Heating)      Description: No HVAC  
 SQFT: 960      Rank: 20      %: 0      Depreciation: 0      Other: 0

#### Additions

Basement

Other

**Value for this Estimate:** \$13,737

# Commercial Valuation

## Description

### Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2016	720	1990	4524	1	Commodity Warehouse	S	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
4524	Average	1	1	128	16	No	200201	44168.00

### Occupancy

Use Code: 104      Name: Commodity Warehouse      Height: 18      Rank: 15      Use as % of Total: 100      Class: S

### Components

Use Code: 649      System: HVAC (Heating)      Description: No HVAC  
 SQFT: 2700      Rank: 20      %: 0      Depreciation: 0      Other: 0  
 Use Code: 766      System: Mezzanines      Description: Loft Floor/Farm Storage  
 SQFT: 540      Rank: 20      %: -1      Depreciation: 0      Other: 0

### Additions

#### Basement

#### Other

Description: Concret Paving      Section: 66      Page: 2      Quantity: 2700      Unit Cost: 4.7500000      Base Cost: 1282  
 LCM: 1.03000      CMM: 1.04000      Replacement Cost: 13738.14      %Good: 50.00      Complete %: 100.0      DRC: 6869.07      Publication Date: 1

**Value for this Estimate:** \$51,037

# Commercial Valuation

## Description

### Improvement 3

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2016	720	1990	3996	1	Farm Utility Shelter	S	Average

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
3996	Average	1	1	50	22	No	200201	7576.00

#### Occupancy

Use Code: 565      Name: Farm Utility Shelter      Height: 18      Rank: 20      Use as % of Total: 100      Class: S

#### Components

Use Code: 649      System: HVAC (Heating)      Description: No HVAC  
 SQFT: 3996      Rank: 20      %: 0      Depreciation: 0      Other: 0

#### Additions

##### Basement

##### Other

Description: Concret Paving      Section: 66      Page: 2      Quantity: 3996      Unit Cost: 4.7500000      Base Cost: 1898  
 LCM: 1.03000      CMM: 1.04000      Replacement Cost: 20332.45      %Good: 50.00      Complete %: 100.0      DRC: 10166.22      Publication Date: 1

**Value for this Estimate:** \$17,742

# Commercial Valuation

## Description

### Improvement 4

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2016	720	2015	160	1	Storage Warehouse	P	Average

## Valuation

### Cost Approach

#### Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
160	Average	1	1	28	9	No		9941.00

#### Occupancy

Use Code: 406      Name: Storage Warehouse      Height: 10      Rank: 20      Use as % of Total: 100      Class: P

#### Components

Use Code: 649      System: HVAC (Heating)      Description: No HVAC  
 SQFT: 160      Rank: 15      %: -1      Depreciation: 0      Other: 0

#### Additions

##### Basement

##### Other

Description: Concret Paving      Section: 66      Page: 2      Quantity: 496      Unit Cost: 4.7500000      Base Cost: 2356  
 LCM: 1.03000      CMM: 1.04000      Replacement Cost: 2523.75      %Good: 80.00      Complete %: 100.0      DRC: 2019.00      Publication Date: 1

# Commercial Valuation

## Description

### Improvement 5

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2016	720	2015	1242	1	Storage Warehouse	P	Average

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1242	Average	1	1	133	9	No		77732.00

#### Occupancy

Use Code: 406      Name: Storage Warehouse      Height: 20      Rank: 20      Use as % of Total: 100      Class: P

#### Components

Use Code: 649      System: HVAC (Heating)      Description: No HVAC  
 SQFT: 1242      Rank: 15      %: -1      Depreciation: 0      Other: 0

#### Additions

##### Basement

##### Other

Description: Concret Paving      Section: 66      Page: 2      Quantity: 496      Unit Cost: 4.7500000      Base Cost: 2356  
 LCM: 1.03000      CMM: 1.04000      Replacement Cost: 2523.75      %Good: 80.00      Complete %: 100.0      DRC: 2019.00      Publication Date: 1

**Value for this Estimate:** \$89,692

# Commercial Valuation

## Description

### Improvement 6

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2019	720	2018	6047	1	Storage Warehouse	D	Good 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
6047	Average	1	1	332	6	No	201901	431742.00

#### Occupancy

Use Code: 406      Name: Storage Warehouse      Height: 15      Rank: 25      Use as % of Total: 100      Class: D

#### Components

Use Code: 616      System: HVAC (Heating)      Description: Ind Thu-Wall Heat Pump  
 SQFT: 512      Rank: 25      %: 100      Depreciation: 0      Other: 1.00  
 Use Code: 649      System: HVAC (Heating)      Description: No HVAC  
 SQFT: 5535      Rank: 25      %: -1      Depreciation: 0      Other: 1.00

#### Additions

Use Code: 631      Description: wood fireplace      LM: True      Units: 1      Base Date: 202008      Cost: 4985.

#### Basement

##### Other

Description: Covered Porch - Slab w/Roof      Section: 12      Page: 40      Quantity: 368      Unit Cost: 20.2900000      Base Cost: 7466  
 LCM: 1.02000      CMM: 1.02000      Replacement Cost: 7768.38      %Good: 80.00      Complete %: 100.0      DRC: 6214.70      Publication Date: 8  
 Description: Concrete Apron      Section:      Page:      Quantity: 1      Unit Cost: 7378.6500000      Base Cost: 7378  
 LCM: 1.00000      CMM: 1.00000      Replacement Cost: 7378.65      %Good: 100.0      Complete %: 100.0      DRC: 7378.65      Publication Date: 7

**Value for this Estimate:**      \$445,336

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
720	\$1	\$0	\$0	\$0	\$1	Industrial	Industrial	<u>\$38,572</u>
720	\$1	\$0	\$0	\$0	\$1			
720	\$1	\$0	\$0	\$0	\$1			
720	\$0	\$0	\$0	\$0	\$0			
720	\$0	\$0	\$0	\$0	\$0			
Totals:	\$3	\$0	\$0	\$0	\$3			

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Valuation Approach	Improvement type		
		<b>Cost</b>	Commercial	1.000000	\$13,737
		<b>Cost</b>	Commercial	1.000000	\$51,037
		<b>Cost</b>	Commercial	1.000000	\$17,742
		<b>Cost</b>	Commercial	1.000000	\$89,692
		<b>Cost</b>	Commercial	1.000000	\$445,336
					<u>\$617,544</u>

## Current RMV



<b>Improvement</b>						<b>Land</b>	
<u>Impr ID</u>	<u>From/To</u>	<u>Account ID</u>	<u>Percent</u>	<u>Indexed RMV</u>	<u>Cumulative Index</u>	<u>Indexed RMV</u>	<u>Cumulative Index</u>
510094		15676		\$16,129	1.17	<b>\$45,291</b>	<b>1.17</b>
510101		15676		\$20,832	1.17		
536813		15676		\$105,316	1.17		
510095		15676		\$59,927	1.17		
537724	From	15676	0	\$0	1.17		
				<b>\$202,204</b>	<b>1.17</b>		

**Certified Tax Roll Value**

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$45,291	\$214,656	\$259,947	\$36,043	\$136,892	\$172,935	\$2,453.81
2024	\$45,291	\$202,204	\$247,495	\$37,124	\$140,998	\$178,122	\$2,541.56