

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2017	443	1923	4050	2	Retail Store	D	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
4050	Average	1	1	270	101	No	201801	271948.00

Occupancy

Use Code: 353 Name: Retail Store Height: 17 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 603	System: HVAC (Heating)	Description: Forced Air Unit
SQFT: 4050	Rank: 20 %: 0	Depreciation: 0 Other: 1.00
Use Code: 763	System: Mezzanines	Description: Mezzanines-Storage
SQFT: 308	Rank: 20 %: -1	Depreciation: 0 Other: 0
Use Code: 760	System: Mezzanines	Description: Mezzanines-Display
SQFT: 264	Rank: 20 %: -1	Depreciation: 0 Other: 0
Use Code: 761	System: Mezzanines	Description: Mezzanines-Office
SQFT: 380	Rank: 20 %: -1	Depreciation: 0 Other: 0

Additions

Basement

Other

Commercial Valuation

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2017	443	1923	4050	2	Auditorium	C	Average Minus

Valuation

Cost Approach

Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/. Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
4050	Average	1	1	270	101	No	201801	247671.00

Occupancy

Use Code: 302 Name: Auditorium Height: 16 Rank: 15 Use as % of Total: 100 Class: C

Components

Use Code: 603	System: HVAC (Heating)	Description: Forced Air Unit
SQFT: 4050	Rank: 20 %: 0	Depreciation: 0 Other: 1.00
Use Code: 761	System: Mezzanines	Description: Mezzanines-Office
SQFT: 1170	Rank: 15 %: -1	Depreciation: 0 Other: 0

Additions

Basement

Other

Value for this Estimate: \$519,619

Income Approach

Occupancy Type	Sqft Area/ # of Units	Assigned M Rent	Potential Gross Annual Inc.	Assigned Vac. Rate	Assigned Exp. Ratio	Net Operating Income	Capital- ization Rate	Total Value	less Land Value	less Personal Property	Value to Impr.
Retail 1.a	4050	0.80	38880.00								
Retail 1.a	952	0.40	4569.60								
Retail 1.a	4050	0.60	29160.00								
Totals:	9052	1.80	72609.60	0.050000	0.300000	48285.12	0.0850000	568063.00	105178.82	0	462884.00

Market Approach

Occupancy Type	Sqft Area/ # of Units	Potential Gross Annual Inc.	Assigned Vac. Rate	Effective Gross Annual Inc.	Market Value Per SQFT/Unit	Total Market Value	Pot- Gross Income Mult.	Effect. Gross Income Mult.	Total Value	less Land Value	less Personal Property	Value to Impr.
Retail 1.a	4050	38880.00			0	0						
Retail 1.a	952	4569.60			0	0						
Retail 1.a	4050	29160.00			0	0						
Totals:	9052	72609.60	0.050000	1922.8		0	8.30	8.30	602659.68	105178.82	0	497480.86

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
443	\$441,368	\$0	\$0	\$0	\$441,368	Commercial	Commercial Use	<u>\$105,179</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		Cost	Commercial	1.000000	\$519,619
					<u>\$519,619</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
520563		22575		\$647,684	1.25	<u>\$122,301</u>	<u>1.16</u>
				<u>\$647,684</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$122,301	\$665,035	\$787,336	\$58,809	\$99,280	\$158,089	\$3,147.12
2024	\$122,301	\$647,684	\$769,985	\$60,573	\$102,258	\$162,831	\$3,258.58