Appraisal Report

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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial Us		ıl Use Sq Ft 0.10		\$75,286	\$29,893	\$105,179
		Land Com	ponents				
	Category			Description			
Off-Site Improveme	nt	Asphalt-	Concrete Street		_		
Neighborhood		Urban					
On-Site Utilities		Electrici	.y				
On-Site Utilities		Public Se	ewer				
On-Site Utilities		Public W	ater				
On-Site Utilities		Gas					
Off-Site Improveme	nt	Curb-Gu	tters				

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Commercial Valuation

Description

Improvement 1	Appraisal Year	Stat Class			No. of Stories	Occupancy Type	Construction Class	Construction Quality
	2017	443	1923	4050	2	Retail Store	D	Average

Valuation

Cost Approach

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tion1				Average										
Total Sqft Are	ea Condition		#Stories/. Building	Perimeter or # of Units		Effective Age	Ov	erride	Base Date				_	Section Value
4050	Average	1	1	270		101		No	20180	1				271948.00
Occupa	ncy													
Use Co	de: 353	Name	e: Retail St	ore		Height: 1	7	Rank:	20	Use a	s % of Total:	100	Class	: D
Compo	ients													
U	se Code: 603	Syste	em: HVAC	(Heating)		Description	: Fo	rced Air	Unit					
S	QFT: 4050	Rank:	20	%: 0	De	preciation: 0	1			Other:	1.00			
U	se Code: 763	Syste	em: Mezza	nines		Description	: Me	zzanines	s-Storage					
S	QFT: 308	Rank:	20	%: -1	De	preciation: 0	1			Other:	0			
U	se Code: 760	Syste	em: Mezza	nines		Description	: Me	zzanines	s-Display					
S	QFT: 264	Rank:	20	%: -1	De	preciation: 0	1			Other:	0			
U	se Code: 761	Syste	em: Mezza	nines		Description	: Me	zzanines	s-Office					
S	QFT: 380	Rank:	20	%: -1	De	preciation: 0	١			Other:	0			

Additions

Basement

Other

Commercial Valuation

Description

Improvement 2	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	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	20180	1			247671.00
Occupancy Use Code:	•	N	: Auditori			II-i-la. 17	. D 1	1.5	11	s % of Total:	100	Classic C
Use Code:	: 302	Name	: Auditori	um		Height: 16	Rank:	15	Use a	s % of fotal:	100	Class: C
Componer	ıts											
Use	Code: 603	Syste	em: HVAC	(Heating)		Description:	Forced Air	Unit				
SQF	T: 4050	Rank:	20	%: 0	De	preciation: 0			Other:	1.00		
Use	Code: 761	Syste	em: Mezza	nines		Description:	Mezzanines	s-Office				

Depreciation: 0

%: -1

Rank: 15

Additions Basement

SQFT: 1170

Other

Value for this Estimate:

Other: 0

\$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	. 7	Γotal ⁄alue	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	0.085000	00 568	063.00	105178.82	0	462884.00
Market A	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

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RMV Summary (Before Index)

		Improv	vement(s)	Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
443	\$441,368	\$0	\$0	\$0	\$441,368	Commercial	Commercial Use	\$105,179
Single Line Backdate	Single Line Backdate Value	Improv Valuation Approach	v ement(s) Improvementype	t % Complete	RMV before index			
		Cost	Commercial	1.000000	\$519,619			
					\$519,619			

Current RMV

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

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