

Commercial Valuation

Description

Improvement 1

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|----------------|--------------------|----------------------|
| 2020 | 442 | 1925 | 3500 | 1 | Retail Store | 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 |
|-----------------|-----------|-------------------|---------------------|---------------------------------|---------------|----------|-----------|---------------|
| 3500 | Average | 1 | 1 | 240 | 41 | No | 202001 | 552667.00 |

Occupancy

Use Code: 353 Name: Retail Store Height: 16 Rank: 20 Use as % of Total: 100 Class: C

Components

| | | |
|---------------|------------------------|----------------------------------|
| Use Code: 603 | System: HVAC (Heating) | Description: Forced Air Unit |
| SQFT: 3500 | Rank: 20 %: 0 | Depreciation: 0 Other: 1.00 |
| Use Code: 761 | System: Mezzanines | Description: Mezzanines-Office |
| SQFT: 1800 | Rank: 20 %: 0 | Depreciation: 0 Other: 0 |

Additions

Basement

Other

Value for this Estimate: \$552,667

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land | RMV before index |
|----------------------------|----------------|---------|--------|-----------------------|-----------|-----------------|----------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | Land Class | |
| 442 | \$115,242 | \$0 | \$0 | \$0 | \$115,242 | Commercial | Commercial Use | <u>\$69,750</u> |

| Single Line Backdate | Single Line Backdate Value | Improvement(s) | | % Complete | RMV before index |
|-------------------------|-------------------------------|-----------------------|---------------------|---------------|---------------------|
| | | Valuation Approach | Improvement type | | |
| | | Cost | Commercial | 1.000000 | <u>\$552,667</u> |
| | | | | | <u>\$552,667</u> |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|------------------|------------------|-----------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 520776 | | 22951 | | \$781,250 | 1.41 | <u>\$79,515</u> | <u>1.14</u> |
| | | | | <u>\$781,250</u> | | | |