

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2019	422	2018	15984	3	Multiple Res (Low Rise)	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
15984	Average	3	3	572	6	No	202001	1934965.00

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 9 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 602	System: HVAC (Heating)	Description: Electric Wall
SQFT: 15984	Rank: 20 %: 0	Depreciation: 0 Other: 1.00
Use Code: 681	System: Sprinklers	Description: Sprinklers
SQFT: 15984	Rank: 20 %: 0	Depreciation: 0 Other: 0
Use Code: 751	System: Miscellaneous	Description: Balcony
SQFT: 860	Rank: 20 %: -1	Depreciation: 0 Other: 0

Additions

Use Code: 631	Description: Dishwasher	LM: True	Units: 18	Base Date: 201808	Cost: 845.0
Use Code: 631	Description: Garbage Disposal	LM: True	Units: 18	Base Date: 201808	Cost: 185.0
Use Code: 631	Description: Hood Fan	LM: True	Units: 18	Base Date: 201808	Cost: 296.0

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 20200 Unit Cost: 4.2500000 Base Cost: 858.0
 LCM: 1.06000 CMM: 1.03000 Replacement Cost: 93731.03 %Good: 80.00 Complete %: 100.0 DRC: 74984.82 Publication Date: 1

Commercial Valuation

Description: Concret Paving Patios Section: 66 Page: 2 Quantity: 1132 Unit Cost: 6.0000000 Base Cost: 679.
LCM: 1.06000 CMM: 1.02000 Replacement Cost: 7343.51 %Good: 80.00 Complete %: 100.0 DRC: 5874.81 Publication Date: 1
Description: Concret Paving Garbage pad Section: 66 Page: 2 Quantity: 320 Unit Cost: 6.0000000 Base Cost: 1920.
LCM: 1.06000 CMM: 1.03000 Replacement Cost: 2096.26 %Good: 80.00 Complete %: 100.0 DRC: 1677.00 Publication Date: 1
Description: Wood Fence Garbage Encl Section: 66 Page: 5 Quantity: 34 Unit Cost: 20.7500000 Base Cost: 705.
LCM: 1.05000 CMM: 1.02000 Replacement Cost: 755.59 %Good: 80.00 Complete %: 100.0 DRC: 604.47 Publication Date: 1
Description: Concrete Paving Section: 66 Page: 2 Quantity: 3012 Unit Cost: 6.0000000 Base Cost: 1807.
LCM: 1.06000 CMM: 1.03000 Replacement Cost: 19731.01 %Good: 80.00 Complete %: 100.0 DRC: 15784.81 Publication Date: 1

Value for this Estimate: \$2,033,891

Commercial Valuation

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2019	422	2018	11826	3	Multiple Res (Low Rise)	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
11826	Average	3	3	430	6	No	202001	0

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 9 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 602	System: HVAC (Heating)	Description: Electric Wall
SQFT: 11826	Rank: 20 %: 0	Depreciation: 0 Other: 1.00
Use Code: 681	System: Sprinklers	Description: Sprinklers
SQFT: 11826	Rank: 20 %: 0	Depreciation: 0 Other: 0
Use Code: 751	System: Miscellaneous	Description: Balcony
SQFT: 680	Rank: 20 %: -1	Depreciation: 0 Other: 0

Additions

Use Code: 631	Description: Dishwasher	LM: True	Units: 12	Base Date: 201808	Cost: 845.0
Use Code: 631	Description: Garbage Disposal	LM: True	Units: 12	Base Date: 201808	Cost: 185.0
Use Code: 631	Description: Hood Fan	LM: True	Units: 12	Base Date: 201808	Cost: 296.0

Basement

Other

Description: Concret Paving patios Section: 66 Page: 2 Quantity: 808 Unit Cost: 6.0000000 Base Cost: 4848
 LCM: 1.06000 CMM: 1.03000 Replacement Cost: 5293.05 %Good: 80.00 Complete %: 100.0 DRC: 4234.44 Publication Date: 1

Value for this Estimate: \$4,234

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.
Multi-Family	6	1225.00	88200.00								
Multi-Family	24	1235.00	355680.00								
Totals:	30	2460.00	443880.00	0.050000	0.300000	295180	0.0750000	3935736.00	533014.00	87000.00	3315722.00

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.
Multi-Family	6	88200.00										
Multi-Family	24	355680.00										
Totals:	30	443880.00	0.050000	1922.8		0	0	0	0	533014.00	87000.00	-620014.00

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
422	\$0	\$0	\$0	\$0	\$0	Commercial	Commercial Use	<u>\$533,014</u>
422	\$0	\$0	\$0	\$0	\$0			
Totals:	\$0	\$0	\$0	\$0	\$0			

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Income	Commercial	1.000000	5722.00000000
		Income	Commercial	1.000000	_____
					<u>\$3,315,722</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537726		25661			1.49	<u>\$771,217</u>	<u>1.49</u>
537152		25661			1.49		
				<u>\$4,941,443</u>	<u>1.49</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$771,217	\$4,797,518	\$5,568,735	\$224,338	\$2,954,536	\$3,178,874	\$63,282.80
2024	\$794,353	\$4,941,443	\$5,735,796	\$231,068	\$3,043,172	\$3,274,240	\$65,523.78