

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2019	430	1970	3084	1	Restaurant	D	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
3084	Average	1	1	232	30	No	202001	103001.00

Occupancy

Use Code: 350 Name: Restaurant Height: 9 Rank: 15 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 3084 Rank: 15 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Wood Deck Section: 66 Page: 2 Quantity: 2372 Unit Cost: 13.2500000 Base Cost: 314;
 LCM: 1.03000 CMM: 1.05000 Replacement Cost: 33990.46 %Good: 20.00 Complete %: 100.0 DRC: 6798.09 Publication Date: 1
 Description: Asphalt Paving Section: 66 Page: 2 Quantity: 18500 Unit Cost: 4.2500000 Base Cost: 786;
 LCM: 1.05000 CMM: 1.03000 Replacement Cost: 85032.94 %Good: 80.00 Complete %: 100.0 DRC: 68026.35 Publication Date: 1

Value for this Estimate: \$177,825

Commercial Valuation

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2019	470	1989	1408	1	Lt. Commercial Utility Build.	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
1408	Average	1	1	152	35	No	202001	7885.00

Occupancy

Use Code: 471 Name: Lt. Commercial Utility Build. Height: 10 Rank: 20 Use as % of Total: 100 Class: P

Components

Use Code: 649 System: HVAC (Heating) Description: No HVAC
 SQFT: 1408 Rank: 20 %: 0 Depreciation: 0 Other: 0

Additions

Basement

Other

Description: Dock Section: 67 Page: 6 Quantity: 4000 Unit Cost: 82.7500000 Base Cost: 331000.00
 LCM: 1.04000 CMM: 1.15000 Replacement Cost: 395876.00 %Good: 50.00 Complete %: 100.0 DRC: 197938.00 Publication Date: 1/1/2024
 Description: Asphalt Paving Section: 66 Page: 2 Quantity: 1790 Unit Cost: 5.7500000 Base Cost: 102750.00
 LCM: 1.05000 CMM: 1.16000 Replacement Cost: 12536.27 %Good: 50.00 Complete %: 100.0 DRC: 6268.13 Publication Date: 1/1/2024

Value for this Estimate: \$212,091

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
430	\$1	\$0	\$0	\$0	\$1	Commercial	Commercial Use	\$220,983
470	\$1	\$0	\$0	\$0	\$1	Commercial	Submerged Lands	\$523
Totals:	\$2	\$0	\$0	\$0	\$2	Commercial	Bay Frontage	\$4,936
							Total:	\$226,442

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Valuation Approach	Improvement type		
		Cost	Commercial	1.000000	\$177,825
		Cost	Commercial	1.000000	\$212,091
					\$389,916

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
520927		25808		\$299,811	1.41	\$258,143	1.14
520926		25808		\$251,373	1.41		
				\$551,184	1.41		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$258,143	\$272,835	\$530,978	\$72,506	\$319,809	\$392,315	\$7,809.93
2024	\$258,143	\$551,184	\$809,327	\$74,681	\$329,403	\$404,084	\$8,086.47

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
20306650	12/15/2023	\$900,000	30	Yes	Primary	25808	80917DD04700
					Additional	25810	80917DD04900
					Additional	25811	80917DD05000
202305517	10/04/2023	\$300,000	35	Yes	Primary	25808	80917DD04700
					Additional	25810	80917DD04900
					Additional	25811	80917DD05000
200009199	10/06/2000	\$175,000		Yes	Primary	25808	80917DD04700
					Additional	25811	80917DD05000
					Additional	25810	80917DD04900