



# Commercial Valuation

## Description

### Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2019	790	2016	8000	1	Cold Storage Facility	S	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
8000	Average	1	1	360	8	No	201901	1120379.00

#### Occupancy

Use Code: 447      Name: Cold Storage Facility      Height: 19      Rank: 15      Use as % of Total: 100      Class: S

#### Components

Use Code: 763      System: Mezzanines      Description: Mezzanines-Storage  
 SQFT: 7000      Rank: 15      %: -1      Depreciation: 0      Other: 0  
 Use Code: 761      System: Mezzanines      Description: Mezzanines-Office  
 SQFT: 1000      Rank: 15      %: -1      Depreciation: 0      Other: 0

#### Additions

Use Code: 631      Description: Grow Rm Cntrl Atmosphere      LM: True      Units: 3600      Base Date: 201802      Cost: 23.15  
 Use Code: 631      Description: Low Cost Complete HVAC      LM: True      Units: 5400      Base Date: 201802      Cost: 7.220

#### Basement

#### Other

**Value for this Estimate:**      \$1,120,379

# Commercial Valuation

## Description

### Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
790	2018	14000	1	Shell, Industrial	S	Average Minus	

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/. Building	Average Perimeter or # of Units	Shape	Effective Age	Override	Base Date	Section Value
14000	Average	1	1	480	2	6	No	201901	583336.00

### Occupancy

Use Code: 454      Name: Shell, Industrial      Height: 18      Rank: 15      Use as % of Total: 100      Class: S

### Components

#### Additions

#### Basement

#### Other

**Value for this Estimate:** \$583,336

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
790	\$0	\$0	\$0	\$0	\$0	Residential	AF Site	\$128,350
790	\$0	\$0	\$0	\$0	\$0			<u>\$128,350</u>
Totals:	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>			

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		<b>Cost</b>	Commercial	1.000000	\$1,120,379
		<b>Cost</b>	Commercial	1.000000	\$583,336
					<u>\$1,703,715</u>

### Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537773		31784		\$583,336	1.00	<u>\$305,541</u>	<u>2.59</u>
537772		31784		\$1,120,379	1.00		
				<u>\$1,703,715</u>	<u>1.00</u>		

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$305,540	\$1,736,945	\$2,042,485	\$37,530	\$953,926	\$991,456	\$12,871.90
2024	\$333,039	\$1,703,715	\$2,036,754	\$38,655	\$982,543	\$1,021,198	\$13,349.00