

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	26074	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
26074	Average	3	3	607	6	No	201901	4269482.00

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: 26074	Rank: 20 %: 0	Depreciation: 0	Other: 1.00
Use Code: 651	System: Elevators	Description: Passenger #	
SQFT: 1	Rank: 20 %: -1	Depreciation: 0	Other: 4.00
Use Code: 681	System: Sprinklers	Description: Sprinklers	
SQFT: 26074	Rank: 20 %: 0	Depreciation: 0	Other: 0
Use Code: 751	System: Miscellaneous	Description: Balcony	
SQFT: 1056	Rank: 20 %: -1	Depreciation: 0	Other: 0

Additions

Use Code: 631	Description: Dishwasher	LM: True	Units: 34	Base Date: 201808	Cost: 845.0
Use Code: 631	Description: Garbage Disposal	LM: True	Units: 34	Base Date: 201808	Cost: 185.0
Use Code: 631	Description: Microwave Fan	LM: True	Units: 34	Base Date: 201808	Cost: 665.0

Basement

Commercial Valuation

Number of Levels: 1 Perimeter: 596 Shape: 0 Fire Proof: No

Basement Occupancy

Occupancy: 352 Rank: 20 Class: C Depreciation: 0 Basement Type: 703 Area: 2386 D

Basement Components

Code: 602	System: HVAC (Heati	Description: Electric Wall	%: 0
Units: 5115	Rank: 20	Other: 1	Depreciation: 0
Code: 602	System: HVAC (Heati	Description: Electric Wall	%: 0
Units: 5115	Rank: 20	Other: 1	Depreciation: 0
Code: 603	System: HVAC (Heati	Description: Forced Air Unit	%: 0
Units: 3451	Rank: 20	Other: 1	Depreciation: 0
Code: 603	System: HVAC (Heati	Description: Forced Air Unit	%: 0
Units: 3451	Rank: 20	Other: 1	Depreciation: 0
Code: 681	System: Sprinklers	Description: Sprinklers	%: 0
Units: 8566	Rank: 20	Other: 0	Depreciation: 0
Code: 681	System: Sprinklers	Description: Sprinklers	%: 0
Units: 8566	Rank: 20	Other: 0	Depreciation: 0

Other

Description: Concret Paving Patios	Section: 66	Page: 2	Quantity: 678	Unit Cost: 5.7000000	Base Cost: 3864
LCM: 1.03000	CMM: 1.03000	Replacement Cost: 4099.95	%Good: 80.00	Complete %: 100.0	DRC: 3279.96 Publication Date: 1
Description: Asphalt Paving / Landscaping	Section: 66	Page: 2	Quantity: 77000	Unit Cost: 4.0000000	Base Cost: 3080
LCM: 1.03000	CMM: 1.03000	Replacement Cost: 326757.20	%Good: 80.00	Complete %: 100.0	DRC: 261405.76 Publication Date: 1
Description: Concret Paving Garbage Pad	Section: 66	Page: 2	Quantity: 396	Unit Cost: 5.7000000	Base Cost: 2256
LCM: 1.03000	CMM: 1.03000	Replacement Cost: 2394.66	%Good: 80.00	Complete %: 100.0	DRC: 1915.73 Publication Date: 1
Description: 20' Post Yard Light Single LED	Section: 66	Page: 5	Quantity: 3	Unit Cost: 2932.5000000	Base Cost: 8796
LCM: 1.05000	CMM: 1.08000	Replacement Cost: 9976.37	%Good: 80.00	Complete %: 100.0	DRC: 7981.09 Publication Date: 1
Description: 20' Post Yard Light Double LED	Section: 66	Page: 5	Quantity: 2	Unit Cost: 3980.0000000	Base Cost: 7960
LCM: 1.05000	CMM: 1.08000	Replacement Cost: 9026.64	%Good: 80.00	Complete %: 100.0	DRC: 7221.31 Publication Date: 1

Value for this Estimate: \$4,551,286

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	26634	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
26634	Average	3	3	607	6	No	201901	4346168.00

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: 26634	Rank: 20 %: 0	Depreciation: 0	Other: 1.00
Use Code: 651	System: Elevators	Description: Passenger #	
SQFT: 1	Rank: 20 %: -1	Depreciation: 0	Other: 4.00
Use Code: 681	System: Sprinklers	Description: Sprinklers	
SQFT: 26634	Rank: 20 %: 0	Depreciation: 0	Other: 0
Use Code: 751	System: Miscellaneous	Description: Balcony	
SQFT: 1056	Rank: 20 %: -1	Depreciation: 0	Other: 0

Additions

Use Code: 631	Description: Dishwasher	LM: True	Units: 34	Base Date: 201808	Cost: 845.0
Use Code: 631	Description: Garbage Disposal	LM: True	Units: 34	Base Date: 201808	Cost: 185.0
Use Code: 631	Description: Microwave Fan	LM: True	Units: 34	Base Date: 201808	Cost: 665.0

Basement

Commercial Valuation

Number of Levels: 1 Perimeter: 596 Shape: 0 Fire Proof: No

Basement Occupancy

Occupancy: 352 Rank: 20 Class: C Depreciation: 0 Basement Type: 703 Area: 2388 D

Basement Components

Code: 602	System: HVAC (Heati	Description: Electric Wall	%: 0
Units: 5302	Rank: 20	Other: 1	Depreciation: 0
Code: 602	System: HVAC (Heati	Description: Electric Wall	%: 0
Units: 5302	Rank: 20	Other: 1	Depreciation: 0
Code: 603	System: HVAC (Heati	Description: Forced Air Unit	%: 0
Units: 3451	Rank: 20	Other: 1	Depreciation: 0
Code: 603	System: HVAC (Heati	Description: Forced Air Unit	%: 0
Units: 3451	Rank: 20	Other: 1	Depreciation: 0
Code: 681	System: Sprinklers	Description: Sprinklers	%: 0
Units: 8753	Rank: 20	Other: 0	Depreciation: 0
Code: 681	System: Sprinklers	Description: Sprinklers	%: 0
Units: 8753	Rank: 20	Other: 0	Depreciation: 0

Other

Description: Concret Paving Patios	Section: 66	Page: 2	Quantity: 678	Unit Cost: 5.7000000	Base Cost: 3864
LCM: 1.03000	CMM: 1.03000	Replacement Cost: 4099.95	%Good: 80.00	Complete %: 100.0	DRC: 3279.96 Publication Date: 1
Description: Chain Link Fence (CLF) 8' Base	Section: 66	Page: 4	Quantity: 468	Unit Cost: 25.7500000	Base Cost: 1204
LCM: 1.05000	CMM: 1.08000	Replacement Cost: 13665.83	%Good: 80.00	Complete %: 100.0	DRC: 10932.67 Publication Date: 1
Description: CLF 3' Gates	Section: 66	Page: 4	Quantity: 36	Unit Cost: 394.0000000	Base Cost: 1418
LCM: 1.05000	CMM: 1.08000	Replacement Cost: 16084.66	%Good: 80.00	Complete %: 100.0	DRC: 12867.72 Publication Date: 1

Value for this Estimate: \$4,373,249

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Land		
	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
422	\$0	\$0	\$0	\$0	\$0	Commercial	Multi-Family	\$912,522
422	\$0	\$0	\$0	\$0	\$0	Commercial	ld.Acres Commerc	\$88,161
Totals:	\$0	\$0	\$0	\$0	\$0		Total:	\$1,000,683

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Valuation Approach	Improvement type		
		Income	Commercial	1.000000	_____
		Income	Commercial	1.000000	_____
					\$0

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537729		56990			2.19	\$1,763,810	1.82
537728		56990			2.19		
				\$12,249,022	2.19		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,763,809	\$11,892,254	\$13,656,063	\$377,834	\$6,087,683	\$6,465,517	\$85,679.74
2024	\$1,816,724	\$12,249,022	\$14,065,746	\$389,169	\$6,270,313	\$6,659,482	\$88,583.10

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201604923	06/29/2016	\$350,000	34	Yes	Primary	56990	81027DD00100
					Additional	57010	81027DD02100
					Additional	57023	81027DD03400
					Additional	57024	81027DD03500
					Additional	57025	81027DD03600
					Additional	57027	81027DD03800
					Additional	57028	81027DD03900
					Additional	57049	81027DD06000
					Additional	57029	81027DD04000
					Additional	57030	81027DD04100
					Additional	57031	81027DD04200
					Additional	57032	81027DD04300
					Additional	57043	81027DD05400
					Additional	57051	81027DD06200
					Additional	57119	81027DD03000
					Additional	57020	81027DD03100
					Additional	57021	81027DD03200
					Additional	57065	81034AB01200
					Additional	57118	81027DD06800
					Additional	57017	81027DD02800
					Additional	57019	81027DD03000
Additional	57022	81027DD03300					
Additional	57066	81034AB01200					
Additional	57079	81034AB02100					
Additional	57080	81034AB02100					
Additional	57073	81034AB01600					
Additional	57074	81034AB01600					
Additional	57078	81034AB02000					
Additional	57084	81034AB02500					
Additional	57085	81034AB02600					
Additional	57086	81034AB02700					

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201604923	06/29/2016	\$350,000	34	Yes	Primary	56990	81027DD00100
					Additional	57087	81034AB02800
					Additional	57018	81027DD02900
					Additional	57026	81027DD03700
