



# Commercial Valuation

## Description

### Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2015	490	1977	3045	2	Storage Warehouse	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
3045	Average	1	1	262	18	No	201601	264032.00

#### Occupancy

Use Code: 406      Name: Storage Warehouse      Height: 12      Rank: 20      Use as % of Total: 43      Class: D

#### Components

Use Code: 681	System: Sprinklers	Description: Sprinklers
SQFT: 3045	Rank: 20      %: 0	Depreciation: 0      Other: 0
Use Code: 606	System: HVAC (Heating)	Description: Space Heater
SQFT: 1740	Rank: 20      %: 0	Depreciation: 0      Other: 1.00
Use Code: 601	System: HVAC (Heating)	Description: Electric
SQFT: 1305	Rank: 20      %: 0	Depreciation: 0      Other: 1.00

#### Additions

Use Code: 631      Description: Dock Height Adjustment      LM: True      Units: 3045      Base Date: 201402      Cost: 5.970

#### Basement

##### Other

Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 2400      Unit Cost: 3.3500000      Base Cost: 8040  
 LCM: 1.03000      CMM: 1.05000      Replacement Cost: 8695.26      %Good: 80.00      Complete %: 100.0      DRC: 6956.21      Publication Date: 1

# Commercial Valuation

## Description

### Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2015	490	1977	3045	2	Dry Cleaners-Laundry	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
3045	Average	1	1	262	18	No	201601	264032.00

#### Occupancy

Use Code: 499      Name: Dry Cleaners-Laundry      Height: 12      Rank: 20      Use as % of Total: 57      Class: D

#### Components

Use Code: 681	System: Sprinklers	Description: Sprinklers
SQFT: 3045	Rank: 20      %: 0	Depreciation: 0      Other: 0
Use Code: 606	System: HVAC (Heating)	Description: Space Heater
SQFT: 1740	Rank: 20      %: 0	Depreciation: 0      Other: 1.00
Use Code: 601	System: HVAC (Heating)	Description: Electric
SQFT: 1305	Rank: 20      %: 0	Depreciation: 0      Other: 1.00

#### Additions

Use Code: 631      Description: Dock Height Adjustment      LM: True      Units: 3045      Base Date: 201402      Cost: 5.970

#### Basement

##### Other

Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 2400      Unit Cost: 3.3500000      Base Cost: 8040  
 LCM: 1.03000      CMM: 1.05000      Replacement Cost: 8695.26      %Good: 80.00      Complete %: 100.0      DRC: 6956.21      Publication Date: 1

# Commercial Valuation

## Description

### Improvement 3

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2015	490	1977	1392	2	Multiple Res (Low Rise)	D	Average

## Valuation

### Cost Approach

#### Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1392	Average	1	1	150	18	No	201801	150333.00

#### Occupancy

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

#### Components

Use Code: 601      System: HVAC (Heating)      Description: Electric  
 SQFT: 1392      Rank: 20      %: 0      Depreciation: 0      Other: 1.00  
 Use Code: 681      System: Sprinklers      Description: Sprinklers  
 SQFT: 1392      Rank: 20      %: 0      Depreciation: 0      Other: 0

#### Additions

Use Code: 631      Description: Micro-Fan      LM: True      Units: 1      Base Date: 201608      Cost: 355.0

#### Basement

##### Other

Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 2400      Unit Cost: 3.3500000      Base Cost: 8040  
 LCM: 1.03000      CMM: 1.05000      Replacement Cost: 8695.26      %Good: 80.00      Complete %: 100.0      DRC: 6956.21      Publication Date: 1

**Value for this Estimate:**      \$462,758

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
490	\$516,051	\$0	\$0	\$0	\$516,051	Commercial	Commercial Use	<u>\$211,622</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Valuation Approach	Improvement type		
		<b>Cost</b>	Commercial	1.000000	\$462,758
					<u>\$462,758</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536532		59776		\$636,276	1.37	<u>\$257,787</u>	<u>1.22</u>
				<u>\$636,276</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$257,787	\$650,831	\$908,618	\$166,819	\$497,446	\$664,265	\$7,803.11
2024	\$257,787	\$636,276	\$894,063	\$171,823	\$512,369	\$684,192	\$8,636.28