

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2015	413	1914	5714	2	Hotel, Full Service	D	Good

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
5714	Average	2	2	229	17	No	201601	1045605.00

Occupancy

Use Code: 594 Name: Hotel, Full Service Height: 10 Rank: 30 Use as % of Total: 100 Class: D

Components

Use Code: 602 System: HVAC (Heating) Description: Electric Wall
 SQFT: 5714 Rank: 30 %: 0 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: Gas FP w/raised hearth LM: True Units: 8 Base Date: 201408 Cost: 5165.
 Use Code: 631 Description: Kitchenette LM: True Units: 1 Base Date: 201503 Cost: 2070.

Basement

Other

Description: Concret Paving Section: 66 Page: 2 Quantity: 387 Unit Cost: 4.7500000 Base Cost: 1838
 LCM: 1.03000 CMM: 1.04000 Replacement Cost: 1969.13 %Good: 80.00 Complete %: 100.0 DRC: 1575.31 Publication Date: 1
 Description: Trash Enclosure Section: 17 Page: 12 Quantity: 72 Unit Cost: 12.6900000 Base Cost: 913.
 LCM: 1.01000 CMM: 1.00000 Replacement Cost: 922.82 %Good: 80.00 Complete %: 100.0 DRC: 738.25 Publication Date: 4
 Description: Level 2 Car Charging Station Section: Page: Quantity: 1 Unit Cost: 4500.0000000 Base Cost: 4500
 LCM: 1.00000 CMM: 1.00000 Replacement Cost: 4500.00 %Good: 60.00 Complete %: 100.0 DRC: 2700.00 Publication Date: 3

Value for this Estimate: \$1,155,179

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.
Hotel/Motel	10	185.00	675250.00								
Totals:	10	185.00	675250.00	0.300000	0.600000	189070	0.1000000	1890700.00	352026.00	55000.00	1483674.00

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.
Hotel/Motel	10	675250.00			0	0						
Totals:	10	675250.00	0.300000	1416.8		0	4.00	4.00	1890700.00	352026.00	55000.00	1483674.00

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
413	\$1	\$0	\$0	\$0	\$1	Commercial	Commercial Use	<u>\$179,850</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Valuation Approach	Improvement type		
		Income	Commercial	1.000000	<u>3674.00000000</u>
					<u>\$1,483,674</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
509964		6122			1.47	<u>\$219,084</u>	<u>1.22</u>
				<u>\$2,178,304</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$219,084	\$2,178,304	\$2,397,388	\$140,740	\$589,714	\$730,454	\$8,580.67
2024	\$219,084	\$2,178,304	\$2,397,388	\$144,962	\$607,405	\$752,367	\$9,496.83