

Commercial Input Form

Prop ID: R76695 MTL: 073W11AC07700 Zone: _____ Year: 2020-21
Prop Class: 201 Prop Code: W34 Maint Area: _____ Appr: CF #91
Address: 1256 Candlewood Dr NE, Keizer Date: 10/15/19

Action: (check all that apply) Cycle Tag Review Appeal Other Sale Verification

Exception Value Calculation

Land	Improvements
RMV w/o Changes: _____	RMV w/o Changes: _____
RMV With Changes: <u>230,490</u>	RMV With Changes: <u>360,670</u>
Exception Code: <u>NCIV</u>	Exception Code: <u>NCIV</u>
Exception Value: _____	Exception Value: _____
Trend: <input type="checkbox"/> Y <input type="checkbox"/> N	Trend: <input type="checkbox"/> Y <input type="checkbox"/> N

Comments:

Reappraised for sale verification. Updated cost and income approaches. Placed GP building on interim value due to condition.

Appraisal Method: Cost Income Flat
 No Change
 Inventory Only
 Exception
 Exemption

Pull Tag: Y N

Clerical: ac 11.22.19
Appraiser Review: _____
Electronic File: ac 11.22.19

E - Filing

Apex
 Valuation
 Photos
 Field sheets, notes etc.
 Other

INTERIM USE VALUATION: ACCT R17359

Item	Sq Ft	Monthly Rent	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
BLDG 1: .	6,464	\$0.25		\$19,392	\$19,392	\$19,392	\$19,392	\$19,392	\$0
BLDG 2:				\$0	\$0	\$0	\$0	\$0	\$0
Potential Gross Income				\$19,392	\$19,392	\$19,392	\$19,392	\$19,392	\$0
Vacancy/credit loss (per model)				-\$970	-\$970	-\$970	-\$970	-\$970	\$0
Effective Gross Income				\$18,422	\$18,422	\$18,422	\$18,422	\$18,422	\$0
Expenses (may be over 5%)				-\$1,842	-\$1,842	-\$1,842	-\$1,842	-\$1,842	\$0
Net Operating Income				\$16,580	\$16,580	\$16,580	\$16,580	\$16,580	\$0
Demolition/deconstruction expense									-\$25,856
Scrap/resale value									\$5,000
Cash flow				\$16,580	\$16,580	\$16,580	\$16,580	\$16,580	(\$20,856)
Present Value (interest+taxes@11.5%)			\$49,662						