

### Commercial Input Form

Prop ID: R76696 MTL: 073W11AC07800 Zone: \_\_\_\_\_ Year: 2020-21  
Prop Class: 201 Prop Code: W34 Maint Area: \_\_\_\_\_ Appr: CF #91  
Address: 1302 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>204,450</u>	RMV With Changes: <u>12,420</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 11.26.19  
Appraiser Review: \_\_\_\_\_  
Electronic File: ac 11.26.19

**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						