

Commercial Input Form

Prop ID: R334938 MTL: 041W31A 01600L1 Zone: EFU Year: 2020-21
Prop Class: 451 Prop Code: COMM Maint Area: _____ Appr: 93
Address: _____ Date: 11/13/19

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

Exception Value Calculation

Land
RMV w/o Changes: _____
RMV With Changes: 110,600
Exception Code: N/A
Exception Value: _____
Trend: Y N

Improvements
RMV w/o Changes: _____
RMV With Changes: _____
Exception Code: _____
Exception Value: _____
Trend: Y N

Comments:

3 antennas replaced November 2019

Appraisal Method: Cost Income Flat

- No Change
- Inventory Only
- Exception
- Exemption

Pull Tag: Y N

Clerical: ac 11.27.19

Appraiser Review: _____

Electronic File:

E - Filing

- Apex
- Valuation
- Photos
- Field sheets, notes etc.
- Other

SITE VALUATION FOR

ACCT. # R334938

TAX LOT # 041W31A 01600L1

MARKET RENT FROM LEESEE (ANNUALIZED)	1000 month	12000
MARKET RENT FROM CO-LOCATORS (ANNUALIZED)	month	0
TOTAL MARKET RENT (ANNUALIZED)		12000
VACANCY & CREDIT LOSS @	3%	360
EFFECTIVE GROSS INCOME		11640
LESS OPERATING EXPENSES @	5%	582
NET OPERATING INCOME		11058
CAPITALIZATION @	10%	110580.00
ROUNDED TO		\$ 110,600.00

REMARKS:	Base + Co-Locate Value	\$ -
	Base Lease Value	
	Exception	\$ -
		<hr/>
	Prior RMV	
	Exception	\$ -
Market Rent	New RMV	<hr/>
		0

APPRAISER: 93 DATE: 11/13/19

Class: 451 Zoning: EFU

Prop Code: COMM

INSTRUCTIONS: Highlighted fields must be used.

1. Enter information in highlighted fields.
2. Enter monthly rent.
3. Enter CAP RATE. Use 10% for pole or tower locations,
Use 12% for locations on buildings, water tanks, etc.