

### Commercial Input Form

Prop ID: R334958 MTL: 072W28BA00800L1 Zone: AR Year: 2020-21

Prop Class: 401 Prop Code: COMM Maint Area: \_\_\_\_\_ Appr: 93

Address: \_\_\_\_\_ Date: 10/30/19

**Action:** (check all that apply)  Cycle  Tag  Review  Appeal  Other \_\_\_\_\_

### Exception Value Calculation

#### Land

RMV w/o Changes: \_\_\_\_\_

RMV With Changes: 99,500

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 October 2019

Appraisal Method:  Cost  Income  Flat

- No Change
- Inventory Only
- Exception
- Exemption

**Pull Tag:**  Y  N

Clerical: ac 12.09.19

Appraiser Review: \_\_\_\_\_

Electronic File: ✓

#### E - Filing

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

SITE VALUATION FOR

ACCT. # R334958

TAX LOT # 072W28BA00800L1

MARKET RENT FROM LEESEE (ANNUALIZED)	900 month	10800
MARKET RENT FROM CO-LOCATORS (ANNUALIZED)	month	0
TOTAL MARKET RENT (ANNUALIZED)		10800
VACANCY & CREDIT LOSS @	3%	324
EFFECTIVE GROSS INCOME		10476
LESS OPERATING EXPENSES @	5%	524
NET OPERATING INCOME		9952
CAPITALIZATION @	10%	99522.00
ROUNDED TO		\$ 99,500.00

REMARKS:

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

Approximate contract rent per owner. Lease includes 15% increase every 5 years.

APPRAISER: 93

DATE: 10/30/19

Class: 401

Zoning AR

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.