

Commercial Input Form

Prop ID: R334951 MTL: 073W24DA00200L1 Zone: CR Year: 2020-21

Prop Class: 201 Prop Code: COMM Maint Area: _____ Appr: 93

Address: 1200 HAWTHORNE AVE NE SALEM, OR 97301 Date: 12/17/19

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

Exception Value Calculation

Land

Improvements

RMV w/o Changes: _____

RMV w/o Changes: _____

RMV With Changes: 232,100

RMV With Changes: _____

Exception Code: N/A

Exception Code: _____

Exception Value: _____

Exception Value: _____

Trend: Y N

Trend: Y N

Comments:

Communication equipment modified August 2019
Antennas replaced December 2019

Appraisal Method: Cost Income Flat

- No Change
- Inventory Only
- Exception
- Exemption

Pull Tag: Y N

Clerical: ac 02.25.2020

Appraiser Review: _____

Electronic File: ✓

E - Filing

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

SITE VALUATION FOR

ACCT. # R334951

TAX LOT # 073W24DA00200L1

MARKET RENT FROM LEESEE (ANNUALIZED)	1493.64 month	17923.68
MARKET RENT FROM CO-LOCATORS (ANNUALIZED)	605.04 month	7260.48
TOTAL MARKET RENT (ANNUALIZED)		25184.16
VACANCY & CREDIT LOSS @	3%	755.5248
EFFECTIVE GROSS INCOME		24428.6352
LESS OPERATING EXPENSES @	5%	1221
NET OPERATING INCOME		23207
CAPITALIZATION @	10%	232072.03
ROUNDED TO		\$ 232,100.00

REMARKS:

Contract Rent. The tower operator (SBA) pays \$2243.64 for the ground lease and office space. Per the owner, the office space rents for \$750, leaving \$1493.64 for tower rent. Owner also has ground lease with AT&T for \$605.04

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

APPRAISER: 93

DATE: 12/17/19

Class: 201

Zoning CR

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.