

### Commercial Input Form

Prop ID: R334960 MTL: 051W18AB13300L4 Zone: P/SP Year: 2020-21  
Prop Class: 201 Prop Code: COMM Maint Area: \_\_\_\_\_ Appr: 93  
Address: \_\_\_\_\_ Date: 01/02/20

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

### Exception Value Calculation

**Land**  
RMV w/o Changes: \_\_\_\_\_  
RMV With Changes: \_\_\_\_\_  
Exception Code: \_\_\_\_\_  
Exception Value: \_\_\_\_\_  
Trend:  Y  N

**Improvements**  
RMV w/o Changes: \_\_\_\_\_  
RMV With Changes: 129,100  
Exception Code: N/A  
Exception Value: \_\_\_\_\_  
Trend:  Y  N

Comments:

Communication equipment modified September 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. # R334960

TAX LOT # 051W18AB13300L4

MARKET RENT FROM LEESEE (ANNUALIZED)	1400.75 month	16809
MARKET RENT FROM CO-LOCATORS (ANNUALIZED)	month	0
TOTAL MARKET RENT (ANNUALIZED)		16809
VACANCY & CREDIT LOSS @	3%	504.27
EFFECTIVE GROSS INCOME		16304.73
LESS OPERATING EXPENSES @	5%	815
NET OPERATING INCOME		15489
CAPITALIZATION @	12%	129079.11

ROUNDED TO \$ 129,100.00

REMARKS:

Contract rent from city of Woodburn. Per the lease, rent increases every five years based on the Consumer Price Index for Urban Wage Earners and Clerical Workers for the Portland Metropolitan Statistical Area.	Base + Co-Locate Value Base Lease Value Exception  Prior RMV Exception New RMV	\$ -  \$ - <hr/> \$ - <hr/> 0
---	--	---

APPRAISER:	93	DATE:	1/2/20
Class:	201	Zoning	P/SP
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.