

### Commercial Input Form

Prop ID: R337523 MTL: 052W01D 02300L2 Zone: EFU Year: 2020-21  
Prop Class: 208 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: 247,700  
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:

4 antennas added, 4 replaced and 8 moved February 2019  
3 panel antennas added February 2019  
Cell tower modified September 2019  
6 antennas and 6 radio heads replaced September 2019

Appraisal Method:  Cost  Income  Flat

- No Change
- Inventory Only
- Exception
- Exemption

**Pull Tag:**  Y  N

Clerical: ac 02.26.2020

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

Electronic File: ✓

### E - Filing

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

SITE VALUATION FOR

ACCT. # R337523

TAX LOT # 052W01D 02300L2

MARKET RENT FROM LEESEE (ANNUALIZED)	1400 month	16800
MARKET RENT FROM CO-LOCATORS (ANNUALIZED)	840 month	10080
TOTAL MARKET RENT (ANNUALIZED)		26880
VACANCY & CREDIT LOSS @	3%	806.4
EFFECTIVE GROSS INCOME		26073.6
LESS OPERATING EXPENSES @	5%	1304
NET OPERATING INCOME		24770
CAPITALIZATION @	10%	247699.20
ROUNDED TO		\$ 247,700.00

REMARKS:

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

APPRAISER: 93      DATE: 1/2/20

Class: 208      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.