

Notes

Land Computations	
Calculated Acreage	0.37
Actual Frontage	122
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$28,900
Total Value	\$28,900

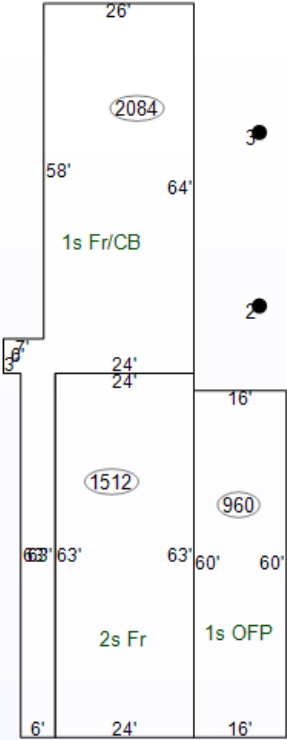
General Information			
Occupancy	C/I Building	Pre. Use	Dining/Lounge
Description	C/I BUILDING	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Open
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type		1: 1(320')	U: 1(174')	
Heating			3596 sqft	1512 sqft
A/C			3596 sqft	
Sprinkler				

Plumbing RES/CI				Roofing			
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath		0		0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath		0	3	6	☐ Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures		0	2	2	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	5	8	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value
Porch, Open Frame	960	\$37,100

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	DINING	UTLSTOR
Use Area	3596 sqft	1512 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	320'	174'
PAR	9	12
# of Units / AC	0	0
Avg Unit sz dpth	0	-1
Floor	1	2
Wall Height	12'	10'
Base Rate	\$197.73	\$77.97
Frame Adj	(\$15.83)	(\$15.54)
Wall Height Adj	\$0.00	(\$8.28)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$181.90	\$54.15
BPA Factor	1.00	1.00
Sub Total (rate)	\$181.90	\$54.15
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$181.90	\$54.15
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$654,112	\$81,875

Building Computations		
Sub-Total (all floors)	\$735,987	Garages \$0
Racquetball/Squash	\$0	Fireplaces \$0
Theater Balcony	\$0	Sub-Total (building) \$790,527
Plumbing	\$17,440	Quality (Grade) 0.90
Other Plumbing	\$0	Location Multiplier 0.91
Special Features	\$0	Repl. Cost New \$647,442
Exterior Features	\$37,100	

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I BUILDING	2	Wood Fr	D+2	1900	1980	46 A		0.91		5,108 sqft	\$647,442	80%	\$129,490	0%	100%	1.000	0.900	0.00	0.00	100.00	\$116,500
2: Fencing	1	Plank	C	2012	2012	14 A	\$25.07	0.91	\$22.81	178' x 6'	\$4,061	80%	\$810	0%	100%	1.000	0.900	0.00	0.00	100.00	\$700
3: PAVING, ASPHALT	1	Concrete	C	1970	1970	56 A	\$1.59	0.91	\$1.45	5,800 sqft	\$8,392	80%	\$1,680	0%	100%	1.000	0.900	0.00	0.00	100.00	\$1,500