

65-16-26-100-005.000-010

General Information

Parcel Number
65-16-26-100-005.000-010

Local Parcel Number
0110040800

Tax ID:

Routing Number
334-005

Property Class 399
Other Industrial Structure

Year: 2023

Location Information

County
Posey

Township
POINT TOWNSHIP

District 010 (Local 011)
POINT TOWNSHIP

School Corp 6590
M.S.D. MOUNT VERNON

Neighborhood 3010001
IND / UTL 010-POINT TWP

Section/Plat
26

Location Address (1)
1100 ZOAR CHURCH RD
MT VERNON, IN 47620

Zoning

Subdivision

Lot

Market Model
INDUSTRIAL-POINT TWP

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
Water, Electricity ☐

Streets or Roads TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Friday, July 14, 2023

Review Group 3

STERLING INDUSTRIAL, LLC

Ownership

STERLING INDUSTRIAL, LLC
835 N CONGRESS AVE
EVANSVILLE, IN 47715

Legal

NE NE 26-7-14 38.685A



Valuation Records (Work In Progress values are not certified values and are subject to change)

2023	Assessment Year	2023	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
07/05/2023	As Of Date	07/05/2023	04/12/2023	04/08/2022	04/16/2021	05/07/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☒	☐	☒
\$106,500	Land	\$106,500	\$106,500	\$97,400	\$89,600	\$84,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$43,400	Land Non Res (2)	\$43,400	\$43,400	\$34,300	\$29,500	\$29,200
\$63,100	Land Non Res (3)	\$63,100	\$63,100	\$63,100	\$60,100	\$55,700
\$300,500	Improvement	\$300,500	\$300,500	\$291,700	\$252,600	\$237,400
\$6,300	Imp Res (1)	\$6,300	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$294,200	Imp Non Res (3)	\$294,200	\$300,500	\$291,700	\$252,600	\$237,400
\$407,000	Total	\$407,000	\$407,000	\$389,100	\$342,200	\$322,300
\$6,300	Total Res (1)	\$6,300	\$0	\$0	\$0	\$0
\$43,400	Total Non Res (2)	\$43,400	\$43,400	\$34,300	\$29,500	\$29,200
\$357,300	Total Non Res (3)	\$357,300	\$363,600	\$354,800	\$312,700	\$293,100

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
11	A		0	1.2600	1.00	\$17,000	\$17,000	\$21,420	0%	0%	1.0000	\$21,420
12	A	EKA	0	3.2543	1.00	\$12,800	\$12,800	\$41,655	0%	0%	1.0000	\$41,660
4	A	EKA	0	2.4283	1.02	\$1,900	\$1,938	\$4,706	0%	0%	1.0000	\$4,710
4	A	EKB2	0	2.2841	0.98	\$1,900	\$1,862	\$4,253	0%	0%	1.0000	\$4,250
4	A	GN	0	5.4642	0.98	\$1,900	\$1,862	\$10,174	0%	0%	1.0000	\$10,170
4	A	WHA	0	0.3869	0.89	\$1,900	\$1,691	\$654	0%	0%	1.0000	\$650
4	A	WHB	0	3.5721	0.89	\$1,900	\$1,691	\$6,040	0%	0%	1.0000	\$6,040
4	A	WHC2	0	3.4185	0.77	\$1,900	\$1,463	\$5,001	0%	0%	1.0000	\$5,000
4	A	ZP	0	5.5349	0.94	\$1,900	\$1,786	\$9,885	0%	0%	1.0000	\$9,890
6	A	EKA	0	0.5955	1.02	\$1,900	\$1,938	\$1,154	-80%	0%	1.0000	\$230
6	A	GN	0	2.8296	0.98	\$1,900	\$1,862	\$5,269	-80%	0%	1.0000	\$1,050
6	A	WHC2	0	0.4088	0.77	\$1,900	\$1,463	\$598	-80%	0%	1.0000	\$120
6	A	ZP	0	3.6178	0.94	\$1,900	\$1,786	\$6,461	-80%	0%	1.0000	\$1,290
82	A	W	0	0.5500	0.50	\$1,900	\$950	\$523	-100%	0%	1.0000	\$00

Data Source N/A

1100 ZOAR CHURCH RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/16/2023	STERLING INDUSTRI		QUIT	/	\$0	I
05/03/2005	INDUSTRIAL CONTR		WD	/	\$0	I
12/21/1987	ROOS, JOHN EDWAR		WD	/	\$0	I

Collector 10/29/2020 JHK

399, Other Industrial Structure

Industrial

Appraiser 10/29/2020 JHK

IND / UTL 010-POINT TWP/ 1/10

Notes

3/5/2013 2012: 12PAY13: CHNG PER FIELD LISTER: NON AG LAND TO WOOLAND LAND TYPE.

1/1/1900 2014: 14PAY15: CHNG PER FIELD LISTER: CORRECT TILLABLE SOIL TYPES (FROM W) & WOODLAND ACRES. COMM RECORD #01: 1sSteel TO 1sPole/Slab. COMM RECORD #02: 1sSteel/Slab TO 1sPole/Slab (KIT). COMM RECORD #03: SSMSHOP TO GENOFF BLDG.

1/1/1900 2017: 17PAY18: CHNG PER FIELD LISTER: CORRECT SOIL TYPES & ACREAGES ON AG LAND, & REDUCE PRIMARY ACREAGE & ADD SECONDARY. ADD SHARED WALLS TO SKETCH ON COM REC #5.

Land Computations

Calculated Acreage	35.60
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	35.61
81 Legal Drain NV	0.00
82 Public Roads NV	0.55
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	35.06
Farmland Value	\$43,400
Measured Acreage	30.54
Avg Farmland Value/Acre	1421
Value of Farmland	\$49,810
Classified Total	\$0
Farm / Classified Value	\$49,800
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$43,400
CAP 3 Value	\$63,100
Total Value	\$106,500

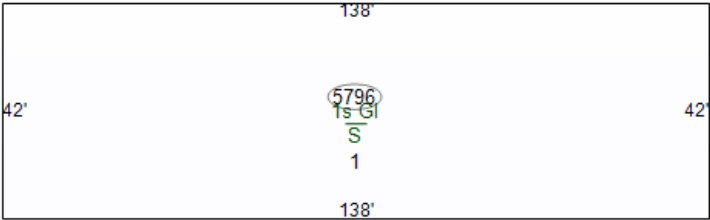
General Information			
Occupancy	C/I Building	Pre. Use	Light Utility Storage
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	31 - LUTLSTOR	# of Units	0

SB	B	1	U
Wall Type			
1: 1(360')			
Heating			
A/C			
Sprinkler			

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

Exterior Features		
Description	Area	Value

3 4 2 6 7 5



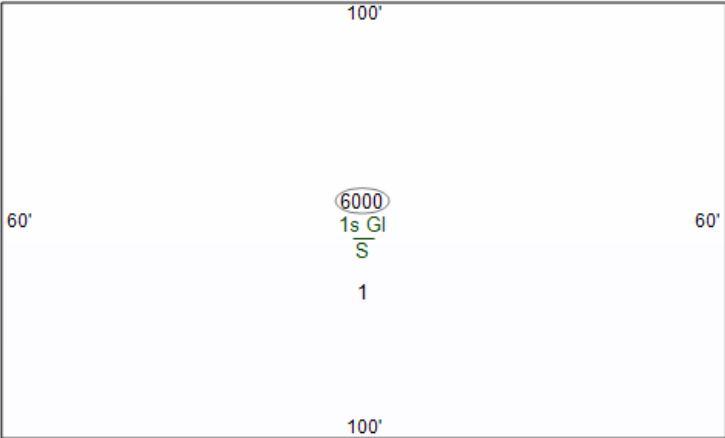
Floor/Use Computations	
Pricing Key	GCI
Use	LUTLSTOR
Use Area	5796 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	360'
PAR	6
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	14'
Base Rate	\$54.37
Frame Adj	(\$12.46)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$41.91
BPA Factor	1.00
Sub Total (rate)	\$41.91
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$40.31
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$233,637

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$233,637	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$233,637
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.93
Special Features	\$0	Repl. Cost New	\$217,282
Exterior Features	\$0		

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt
1: C/I Building C 01	0%	1	Glass	C	1986	1986	37	A		0.93		5,796 sqft	\$217,282	80%	\$43,460	0%	100%	1.000	1.1110
2: 901.0 C	0%	1	9 Gauge Galvaniz	C	1985	1985	38	F	\$15.94	0.93	\$14.82	850' x 6'	\$12,601	80%	\$2,520	0%	100%	1.000	1.0000
3: CNPY C	0%	1		C	1990	1990	33	F		0.93		624 sqft	\$0	70%	\$0	0%	100%	1.000	1.0000
4: CNPY C	0%	1		C	1930	1930	93	F		0.93		84 sqft	\$0	70%	\$0	0%	100%	1.000	1.0000
5: Lean-To C 01	0%	1	Earth Floor	C	1990	1990	33	F	\$4.69	0.93		10'x16' x 8'	\$698	60%	\$280	20%	100%	1.000	1.0000
6: Utility Shed C 01	0%	1		D	1900	1900	123	P	\$20.44	0.93	\$15.21	12'x18'	\$3,285	80%	\$660	5%	100%	1.000	1.0000
7: Utility Shed C 01	0%	1		D	1930	1930	93	P	\$20.44	0.93	\$15.21	14'x16'	\$3,406	80%	\$680	5%	100%	1.000	1.0000

General Information					
Occupancy	C/I Building	Pre. Use	Small Shop		
Description	C/I Building C 02	Pre. Framing	Wood Joist		
Story Height	1	Pre. Finish	Unfinished		
Type	83 - SMSHOP	# of Units	0		
SB		B	1	U	
Wall Type			1: 1(320')		
Heating					
A/C					
Sprinkler					
Plumbing RES/CI				Roofing	
	#	TF	#	TF	☐ Built Up ☐ Tile ☐ Metal
Full Bath	0	0	0	0	☐ Wood ☐ Asphalt ☐ Slate
Half Bath	0	0	0	0	☐ Other
Kitchen Sinks	0		0		GCK Adjustments
Water Heaters	0		0		
Add Fixtures	0	0	0	0	☐ Low Prof ☐ Ext Sheat ☐ Insulation
Total	0	0	0	0	☐ SteelGP ☐ AluSR ☐ Int Liner
					☐ HGSR ☐ PPS ☐ Sand Pnl
Exterior Features					
Description			Area	Value	



Floor/Use Computations	
Pricing Key	GCI
Use	SMSHOP
Use Area	6000 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	320'
PAR	5
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	14'
Base Rate	\$55.58
Frame Adj	(\$12.47)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$43.11
BPA Factor	1.00
Sub Total (rate)	\$43.11
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$41.51
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$249,060

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$249,060	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$249,060
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.93
Special Features	\$0	Repl. Cost New	\$231,626
Exterior Features	\$0		

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: C/I Building C 02	0%	1	Glass	C	1980	1980	43	A		0.93		6,000 sqft	\$231,626	80%	\$46,330	0%	100%	1.000	1.1500	\$53,300

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building C 03	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Finished Divided	
Type	41 - GENOFF	# of Units	0	
SB	B	1	U	

Wall Type	1: 1(438')
Heating	2736 sqft
A/C	1368 sqft
Sprinkler	

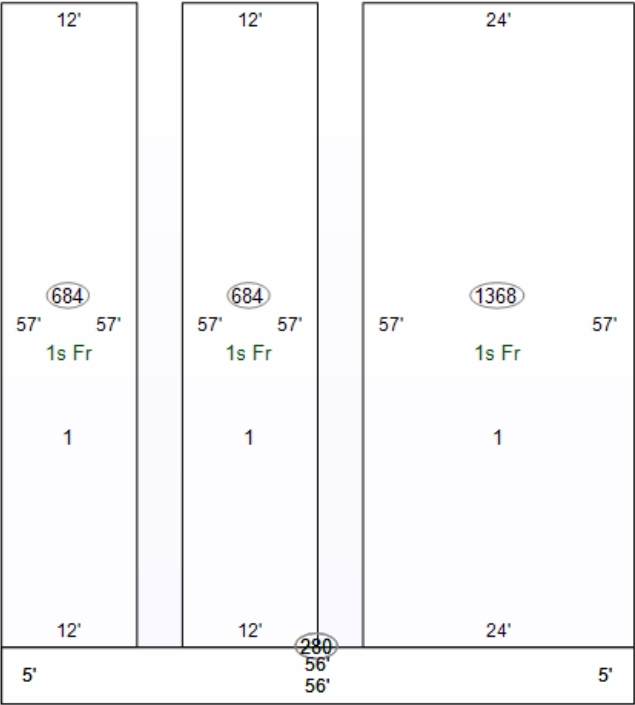
Plumbing RES/CI				Roofing		
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	2	☐ Other		
Kitchen Sinks	0		0	GCK Adjustments		
Water Heaters	0		0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures	0	0	0	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	2	☐ HGSR	☐ PPS	☐ Sand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

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$198,588	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$204,988
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.93
Special Features	\$0	Repl. Cost New	\$190,639
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCK	GCK	
Use	GCK	GCK	
Use Area	1368 sqft	1368 sqft	
Area Not in Use	0 sqft	0 sqft	
Use %	50.0%	50.0%	
Eff Perimeter	438'	438'	
PAR	16	16	
# of Units / AC	0 / N	0 / N	
Avg Unit sz dpth			
Floor	1	1	
Wall Height	8'	8'	
Base Rate	\$49.20	\$49.20	
Frame Adj	\$0.00	\$0.00	
Wall Height Adj	(\$8.33)	(\$4.29)	
Dock Floor	\$0.00	\$0.00	
Roof Deck	\$0.00	\$0.00	
Adj Base Rate	\$49.20	\$49.20	
BPA Factor	1.00	1.00	
Sub Total (rate)	\$49.20	\$49.20	
Interior Finish	\$52.31	\$4.45	
Partitions	\$0.00	\$0.00	
Heating	\$0.00	\$0.00	
A/C	\$2.63	\$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	\$95.81	\$49.36	
Sub-Total			
Unit Cost	\$0.00	\$0.00	
Elevated Floor	\$0.00	\$0.00	
Total (Use)	\$131,066	\$67,522	



Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: C/I Building C 03	0%	1	Wood Frame	C	1995	1995	28	A		0.93		2,736 sqft	\$190,639	78%	\$41,940	0%	100%	1.000	1.1500	\$48,200
2: Canopy, Shed Type	100%	1		C	2000	2000	23	A		0.93		280 sqft	\$1,488	22%	\$1,160	0%	100%	1.000	1.1000	\$1,300
3: Wood Deck	100%	1		C	2000	2000	23	A		0.93		280 sqft	\$4,185	22%	\$3,260	0%	100%	1.000	1.1000	\$3,600

General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building C 04	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	31 - LUTLSTOR	# of Units	0

SB	B	1	U
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Wall Type1: 1(200')

Heating

A/C

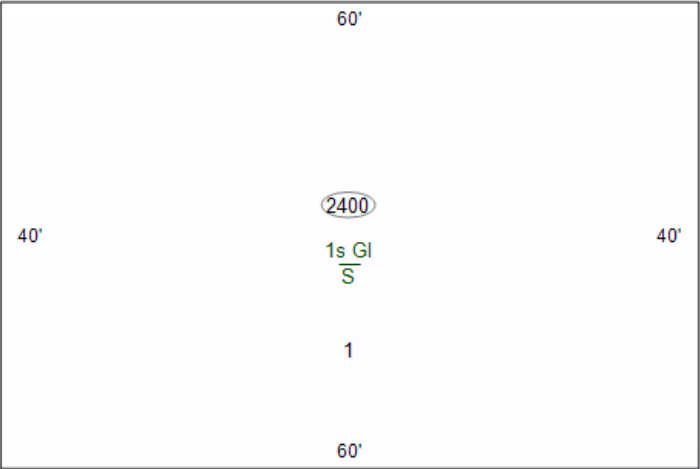
Sprinkler

Plumbing RES/CI				Roofing		
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	0	☐ Other		

GCK Adjustments			
Kitchen Sinks	0		0
Water Heaters	0		0
Add Fixtures	0	0	0
Total	0	0	0

Exterior Features

Description	Area	Value
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Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	2400 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	200'
PAR	8
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	12'
Base Rate	\$20.02
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$20.02
BPA Factor	1.00
Sub Total (rate)	\$20.02
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$22.87
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$54,888

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$54,888	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$54,888
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.93
Special Features	\$0	Repl. Cost New	\$51,046
Exterior Features	\$0		

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: C/I Building C 04	0%	1	Glass	C	1976	1976	47	F		0.93		2,400 sqft	\$51,046	80%	\$10,210	0%	100%	1.000	1.1110	\$11,300

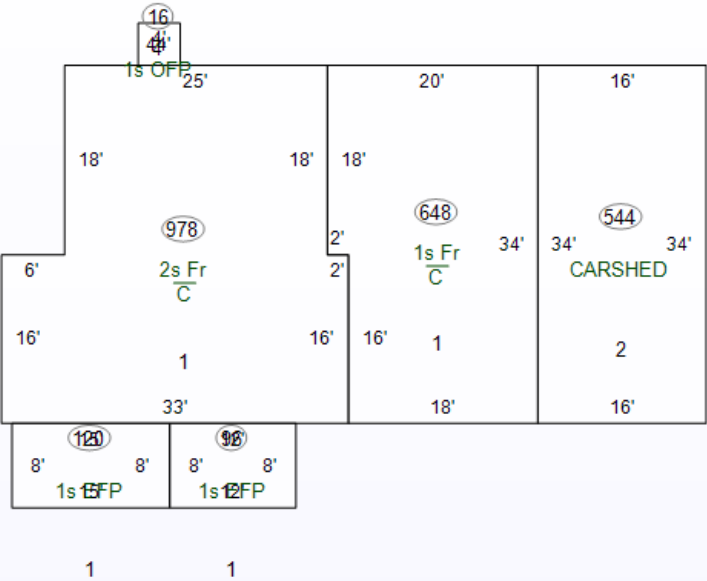
General Information			
Occupancy	C/I Building	Pre. Use	Industrial Office
Description	C/I Building C 05	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	46 - INDOFF	# of Units	0

	SB	B	1	U
Wall Type		1: 1(170')	U: 1(120')	
Heating			1626 sqft	978 sqft
A/C			1626 sqft	978 sqft
Sprinkler				

Plumbing RES/CI				Roofing			
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal	
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	1	2	☐ Other		
Kitchen Sinks	0		0		GCK Adjustments		
Water Heaters	0		0		☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures	0	0	0	0	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	1	2	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	120	\$8,100
Porch, Enclosed Frame	96	\$7,200
Porch, Open Frame	16	\$2,700

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations			
Pricing Key	GCI	GCI	GCI
Use	INDOFF	INDOFF	INDOFF
Use Area	978 sqft	648 sqft	978 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	60.1%	39.9%	100.0%
Eff Perimeter	170'	170'	120'
PAR	10	10	12
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	2
Wall Height	8'	8'	12'
Base Rate	\$129.99	\$129.99	\$124.22
Frame Adj	(\$11.83)	(\$11.83)	\$0.00
Wall Height Adj	(\$7.84)	(\$7.84)	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$110.32	\$110.32	\$124.22
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$110.32	\$110.32	\$124.22
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$110.32	\$110.32	\$124.22
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$107,893	\$71,487	\$121,487

Building Computations			
Sub-Total (all floors)	\$300,867	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$322,067
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.93
Special Features	\$0	Repl. Cost New	\$299,523
Exterior Features	\$18,000		

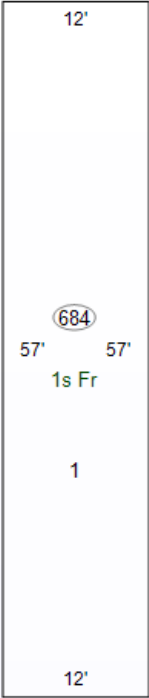
Summary of Improvements																		
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt
1: C/I Building C 05	0%	2	Wood Frame	C	1930	1930	93 F		0.93		2,604 sqft	\$299,523	80%	\$59,900	0%	100%	1.000	1.1500
2: Car Shed C 05	100%	1		D+2	1930	1930	93 A	\$10.10	0.93	\$8.45	16'x34'	\$4,599	65%	\$1,610	10%	100%	1.000	1.0000

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building C 06	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Finished Divided	
Type	46 - INDOFF	# of Units	0	
	SB	B	1	U

Wall Type	1: 1(138')			
Heating				
A/C				
Sprinkler				

Plumbing RES/CI				Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile ☐ Metal
Full Bath	0	0	1	3	☐ Wood	☐ Asphalt ☐ Slate
Half Bath	0	0	0	0	☐ Other	
Kitchen Sinks		0		0	GCK Adjustments	
Water Heaters		0		0	☐ Low Prof	☐ Ext Sheat ☐ Insulatio
Add Fixtures	0	0	2	2	☐ SteelGP	☐ AluSR ☐ Int Liner
Total	0	0	3	5	☐ HGSR	☐ PPS ☐ Sand Pnl

Exterior Features		
Description	Area	Value



Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	684 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	138'
PAR	20
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$65.68
Frame Adj	\$0.00
Wall Height Adj	(\$8.99)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$65.68
BPA Factor	1.00
Sub Total (rate)	\$65.68
Interior Finish	\$55.59
Partitions	\$0.00
Heating	(\$8.90)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$103.38
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$70,712

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$70,712	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$78,712
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.93
Special Features	\$0	Repl. Cost New	\$58,562
Exterior Features	\$0		

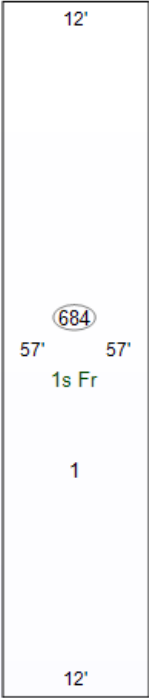
Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: C/I Building C 06	0%	1	Wood Frame	D	1995	1995	28	F		0.93		684 sqft	\$58,562	80%	\$11,710	0%	100%	1.000	1.1500	\$13,500

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building C 07	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Finished Divided	
Type	46 - INDOFF	# of Units	0	
	SB	B	1	U

Wall Type	1: 1(138')			
Heating				
A/C				
Sprinkler				

Plumbing RES/CI				Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile ☐ Metal
Full Bath	0	0	1	3	☐ Wood	☐ Asphalt ☐ Slate
Half Bath	0	0	0	0	☐ Other	
Kitchen Sinks		0		0	GCK Adjustments	
Water Heaters		0		0	☐ Low Prof	☐ Ext Sheat ☐ Insulatio
Add Fixtures	0	0	2	2	☐ SteelGP	☐ AluSR ☐ Int Liner
Total	0	0	3	5	☐ HGSR	☐ PPS ☐ Sand Pnl

Exterior Features		
Description	Area	Value



Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	684 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	138'
PAR	20
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$65.68
Frame Adj	\$0.00
Wall Height Adj	(\$8.99)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$65.68
BPA Factor	1.00
Sub Total (rate)	\$65.68
Interior Finish	\$55.59
Partitions	\$0.00
Heating	(\$8.90)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$103.38
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$70,712

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$70,712	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$78,712
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.93
Special Features	\$0	Repl. Cost New	\$58,562
Exterior Features	\$0		

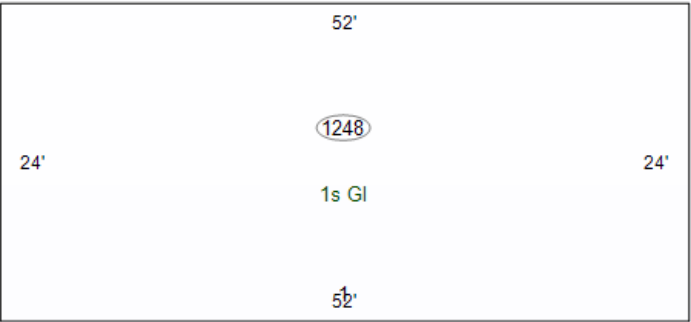
Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: C/I Building C 07	0%	1	Wood Frame	D	1995	1995	28	F		0.93		684 sqft	\$58,562	80%	\$11,710	0%	100%	1.000	1.1500	\$13,500

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building C 08	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	31 - LUTLSTOR	# of Units	0	
	SB	B	1	U

Wall Type	1: 1(152')			
Heating				
A/C				
Sprinkler				

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

Exterior Features		
Description	Area	Value



Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	1248 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	152'
PAR	12
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	14'
Base Rate	\$32.72
Frame Adj	\$0.00
Wall Height Adj	\$1.42
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$32.72
BPA Factor	1.00
Sub Total (rate)	\$32.72
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$36.99
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$46,167

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$46,167	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$46,167
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.93
Special Features	\$0	Repl. Cost New	\$42,935
Exterior Features	\$0		

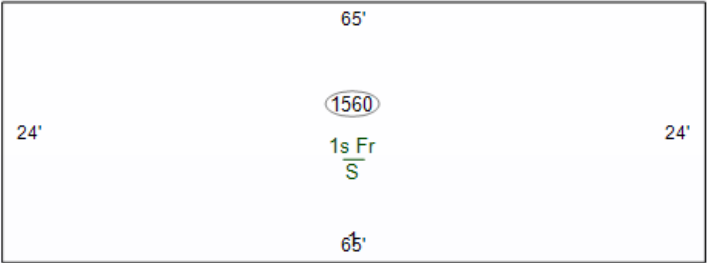
Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt
1: C/I Building C 08	0%	1	Glass	C	1960	1960	63	F		0.93		1,248 sqft	\$42,935	80%	\$8,590	0%	100%	1.000	1.1110

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building C 09	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Finished Divided	
Type	46 - INDOFF	# of Units	0	
	SB	B	1	U

Wall Type	1: 1(178')			
Heating				
A/C				
Sprinkler				

Plumbing RES/CI				Roofing		
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	2	6	☐ Wood	☐ Asphalt
Half Bath	0	0	0	0	☐ Other	☐ Slate
Kitchen Sinks	0		0		GCK Adjustments	
Water Heaters	0		0		☐ Low Prof	☐ Ext Sheat
Add Fixtures	0	0	2	2	☐ Insulatio	☐ SteelGP
Total	0	0	4	8	☐ Int Liner	☐ HGSR
					☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value



Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	1560 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	178'
PAR	11
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$28.60
Frame Adj	\$0.00
Wall Height Adj	(\$5.43)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$28.60
BPA Factor	1.00
Sub Total (rate)	\$28.60
Interior Finish	\$48.21
Partitions	\$0.00
Heating	(\$8.90)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$62.48
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$97,464

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$97,464	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$110,264
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.93
Special Features	\$0	Repl. Cost New	\$102,546
Exterior Features	\$0		

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	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
1: C/I Building C 09	0%	1	Wood Frame	C	1985	1985	38	A		0.93		1,560 sqft	\$102,546	80%	\$20,510	0%	100%	1.000	1.1500