COMMERCIAL-INDUSTRIAL PROPERTY RECORD CARD

Owner

Street Address

COMMERCIAL BUILDING DATA

WOOD FRAMING NOT STEEL HOWEVER

Card Code 28

Building Number 30

Predominant Shell Type 32 1.08

Predominant Use Type 1 = Apt. 2 = Comm. 3 = Indus. 35

Overall Quality 1 = Low 3 = Average 5 = High 36

Year Built 37 1987

DEPRECIATION

Condition 1 = Poor 2 = Fair 3 = Normal 4 = Good 5 = Excel. 41

Effective Age in Years 42 3

100% - (Eff. Age Dep. ___.___% Obser. Phys. Cond. ___%)

= Physical Net Condition 45

OBSOLESCENCE

100% - (Func. Obsol. ___% + Econ. Obsol. ___%)

= Obsol. Net Condition 48

Physical Net Cond. ___.___% x Obsol. Net Cond. ___%

= Final Net Condition 51

1 STRUCTURAL SHELL

Card Code 28

Structural Shell Type Codes 101 = Lt. Wood Frame 102 = Heavy Timber 103 = Masonry Load Bearing 104 = Reinf. Conc. 105 = Steel 106 = Fireproof Steel 107 = Lt. Steel with Galvanized Steel Exterior 108 = Lt. Steel with Enameled Steel or Aluminum Exterior 109 = Lt. Steel with Insulated Sandwich Panel Exterior 110 = Bsmt. with Conc. Floor 111 = Bsmt. with Wood Floor 112 = Dock High Foundation 123 = Low Quality Service Station 124 = Below Average Quality Service Station 125 = Average Quality Service Station 126 = Above Average Quality Service Station 127 = Good Quality Service Station 133 = Low Quality Specialty Bldg. 134 = Below Average Quality Specialty Bldg. 135 = Average Quality Specialty Bldg. 136 = Above Average Quality Specialty Bldg. 137 = Good Quality Specialty Bldg. 145 = Garden Apartments

Shell Segment Quality Codes 1 = Low 3 = Average 5 = High

Segmt.	Ql	Type	Sty/Hgt	Ground Area	Perimeter
30 31	32	1.08 35	.16 38	5104	44 282
48 49	50	53	56		62
Card Code 28					
30 31	32	35	38		44
48 49	50	53	56		62
Card Code 28					
30 31	32	35	38		44
48 49	50	53	56		62
Card Code 28					
30 31	32	35	38		44
48 49	50	53	56		62

Segmt.	WR	Quality Factor	Rate	Apt. Factor	Cost
	1.8				

Structural Shell Base Cost

Roof 1-Lt. Wood 2-Heavy Timber 3-Stl. Deck 4-Concrete 5-Galv. Steel 6-Enam. Steel 7-Insul. Panels 8-Precast Conc.

2 EXTERIOR WALL FINISH

E. METAL

Card Code 28

Exterior Wall Finish Codes 1 = Grooved Plywood or Equiv. 2 = Wood Siding or Equiv. 3 = Cement Block or Equiv. 4 = Tilt-up Concrete Panels or Equiv. 5 = Common Brick on Block or Equiv. 6 = Face Brick on Wood Sheathing or Equiv. 7 = Face Brick on Block or Equiv. 8 = Common Brick on Reinf. Conc. or Equiv. 9 = Face Brick on Reinf. Conc. or Equiv. 10 = Precast Con. Panels with Expose Aggregate or Equiv. 11 = Metal and Glass Curtain Walls or Equiv. 12 = Stone or Equiv. 13 = Limestone or Equiv. 14 = Marble or Equiv. 15 = Polished Granite or Equiv. 16 = Store Front

Quality Codes 1 = Low 3 = Average 5 = High

Type	Ql.	Wall Area	Rate	W/D Factor	Cost
30	32 33		±		
40	42 43		±		
50	52 53		±		
60	62 63		±		
70	72 73		±		
Card Code 28					
30	32 33		±		
40	42 43		±		
50	52 53		±		

Exterior Wall Total Cost ±

3 INTERIOR FINISH

Card Code 28

Interior Finish Codes 1 = Apt. - Avg. Size 300 s.f. 400 s.f. 500 s.f. 600 s.f. 700 s.f. 800 s.f. 900 s.f. 1000 s.f. and over 2 = Apt. Utility Area 3 = Motel or Equiv. 4 = Small Off. or Equiv. 5 = Large Open Offices or Equiv. 6 = Prof. Off. or Equiv. 7 = Clinics or Equiv. 8 = Large Retail Stores or Equiv. 9 = Retail Stores or Equiv. 10 = Banks or Equiv. 11 = Warehouse 12 = Light Mfg. Area 13 = Heavy Mfg. Area

Quality Codes 1 = Low 2 = Below Average 3 = Average 4 = Above Average 5 = High

REM. GARAGE (NO FINISH)

Gross Apartment Floor Area ÷ Number of Apartment Units = Average Sq. Feet per Apartment 30

Type	Ql.	Floor Area	Rate	Cost
34	36 37		±	
44	46 47		±	
54	56 57		±	
64	66 67		±	
Card Code 28				
30	32 33		±	

Interior Finish Total Cost ±

4 HEATING/COOLING

ELEC. 120 ¢ ONLY

REM.

Card Code 28

Building Use Type Codes 1 = Apt. 2 = Comm. 3 = Indust. NONE

Heating/Cooling Unit Type Codes 1 = Hot Water 2 = ~~Forced Hot~~ Air 3 = Unit Heaters 4 = Central Cooling 5 = Package Cooling 6 = Central Combined 7 = Package Combined

Heating/Cooling Quality Codes 1 = Low 3 = Average 5 = High

Boiler Present for Type 1 Unit 0 = No 1 = Yes 30

Building Use Code	Unit Code	Ql.	Floor Area	Rate	Cost
31	32	33 34			
42	43	44 45			
53	54	55 56			

Heating/Cooling Base Cost

Type 1 Boiler Adjustment Factor

Heating/Cooling Predominant Class Quality Factor

Heating/Cooling Adjusted Cost

Industrial Unit Heaters

		Number	Rate	Cost
Small Ind. Ht.	64			
Med. Ind. Ht.	69			
Large Ind. Ht.	74			

Unit Heaters Total Cost

5 PLUMBING FIXTURES

Card Code 28

Plumbing Fixture Quality Codes 1 = Low 3 = Average 5 = High

		Number	Ql.	Rate	Cost
Apt. Fix.	30		35		
Comm. Fix.	36	02	41		
Ind. Fix.	42		47		

Plumbing Total Cost

6 ELECTRICAL INSTALLATION

Light Intensity 1 = Minimum 2 = Adequate 3 = Bright 48

Quality Codes 1 = Low 3 = Average 5 = High

Type		Floor Area		Ql.	Rate	Cost
Apt.	49		56			
Comm.	57	5104	64			
Ind.	65		72			

Electrical Installation Total Cost

7 SPRINKLER SYSTEM

Card Code NONE 28

Quality Codes 1 = Low 3 = Average 5 = High

Type		Floor Area		Ql.	Rate	Cost
Apt.	30		37			
Comm.	38		45			
Ind.	46		53			

Sprinkler System Base Cost

Sprinkler System Quality Factor

Sprinkler System Total Cost

STANDARD BUILDING ACCESSORIES DATA

Card Code 28	Seq. No. 30-31	Acces. Code 32-35	Measure One 36-41	Measure Two 42-47	Ql. 48	Rate	Quality Factor	+ -	Cost
		2005	(2) .14	X 14	3	39¢			
		WR01	58' SPAN	100%	3				

Standard Building Accessories Total Cost

STANDARD EXTERIOR ACCESSORIES DATA

Card Code 28	Seq. No. 30-31	Acces. Code 32-35	Measure One 36-41	Measure Two 42-47	Ql. 48	Rate	Quality Factor	Final Net Cond.	Cost
		PV05	5,000 ¢						

Standard Exterior Accessories Total Depreciated Cost

Cost Conversion Factor

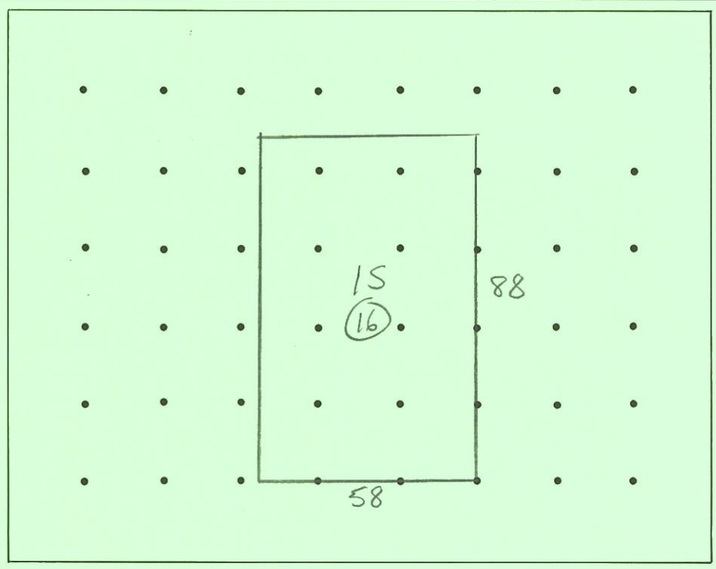
Standard Exterior Accessories Total Cost

SPECIAL EXTERIOR ACCESSORIES DATA

Card Code 28	Seq. No. 30-31	Description 32-58	Depr. Full Value 59-67

Special Exterior Accessories Total Depr. Full Value

BUILDING SKETCH Scale 1 □ =



Segment	Width	Length	Height	Ground Area	Perimeter	Building Description
15	58 x	88	16	5104		

BUILDING VALUATION SUMMARY

1.	Structural Shell Base Cost	
2.	Exterior Finish Total Cost	Rents
3.	Interior Finish Total Cost	
4.	Heating/Cooling Total Cost	
	Industrial Unit Heaters Total Cost	
5.	Plumbing Fixtures Total Cost	
6.	Electrical Installation Total Cost	
7.	Sprinkler System Total Cost	
8.	Standard Bldg. Access. Total Cost (±)	
	1975 Replacement Cost	
	COST CONVERSION FACTOR	
	Replacement Cost New	
	Final Net Condition	
	Depreciated Building Cost	
9.	Exterior Access. Total Cost	
10.	TOTAL VALUE - Bldg. & Ext. Access.	