Commercial Input Form									
Prop ID: R335024 MTL: 073W14AD011				100L1 Zone:			IG	Year: 2020-21	
Prop Class: 208	Prop Code	: <u>COM</u>	M Maint A	Area:				Appr:	93
Address: 3029 INDUSTRIAL WAY NE SALEM, OR 97301							Date:	11/07/19	
Action: (check all that ap	oply) [] Cycle	🔀 Tag	Review	Appeal	🗌 Other			
			E	Exception Valu	e Calculation				
Land			Imp	provements					
RMV w/o Cł	nanges:				R	MV w/o Change	5:		
RMV With C	hanges:	238,90	0		R	MV With Change	es:		
Exception C	Code:	N/A			E	ception Code:			
Exception V	alue:				E	ception Value:			
1	Frend:	□ Y	□ N			Trend:	□ Y	□ N	

Comments:

3 antennas repla	aced and 3 remote radio units added	February 2019
Communication	equipment upgraded March 2019	
Appraisal Method:	🗌 Cost 🔲 Income 🛛 Flat	E - Filing
🗌 No Change		Apex
🔀 Inventory Only		Ualuation
Exception		🔀 Photos
Exemption		Field sheets, notes etc.
		Other
Pull Tag: 🛛 🖂 Y	□ N	
Clerical:	ac 01.31.2020	
Appraiser Review:	ac 01.31.2020 SMcK 11.29.19	
Electronic File:	\checkmark	

SITE VALUATION FOR

ACCT. # R335024

TAX LOT # 073W14AD01100L1

MARKET RENT FROM LEESEE (ANNUALIZED)					1800	month	\$	21,600.00
MARKET F	RENT FROM CO-LOCATO	ORS (ANNUAL	IZED)		360	month	\$	4,320.00
TOTAL MARKET RENT (ANNUALIZED)						\$	25,920.00	
VACANCY & CREDIT LOSS @			3%				\$	777.60
EFFECTIV						\$	25,142.40	
LESS OPE		5%				\$	1,257.12	
NET OPERATING INCOME						\$	23,885.28	
CAPITALIZATION @			10%				\$	238,852.80
ROUNDED TO					\$	238,900.00		
REMARKS:			Base + Co-Locate Value Base Lease Value Exception			lue	\$	-
							\$	
	Market rent, no ground le Nelson Oil Products took payment.		Prior RMV Exception New RMV					- 0
	APPRAISER:	93	DAT	≣:	11/7/19			
	Class:	208	Zoni	g	IG			
	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.