



90-08-04-539-304.000-004

Bluffton Lodge No. 242, Loyal Or

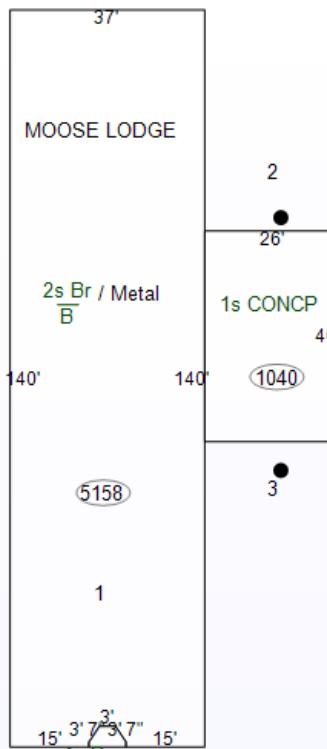
120 N MAIN

680, Exempt, Charitable Organization

BLUFFTON COMMERCIAL

2/4

General Information									
Occupancy	C/I Building	Pre. Use	Utility / Storage						
Description	C/I Building 1	Pre. Framing	Wood Joist						
Story Height	2	Pre. Finish	Unfinished						
Type	N/A	# of Units	0						
SB	B	1	U						
Wall Type	B: 2(289')	1: 2(303')	U: 2(284')						
Heating			5158 sqft						
A/C			5158 sqft						
Sprinkler									
Plumbing RES/CI			Roofing						
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal			
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate			
Half Bath	0	0	0	<input type="checkbox"/> Other					
Kitchen Sinks	0	0	0						
Water Heaters	0	0	0						
Add Fixtures	0	0	14						
Total	0	0	14						
Exterior Features									
Description		Area	Value						
Patio, Concrete		22	\$200						
Patio, Concrete		1040	\$7,700						



Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR
Use Area	5158 sqft	5158 sqft	5180 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	289'	303'	284'
PAR	6	6	5
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	B	1	2
Wall Height	7'	14'	10'
<b>Base Rate</b>	<b>\$44.66</b>	<b>\$122.95</b>	<b>\$52.94</b>
Frame Adj	(\$12.95)	(\$14.82)	(\$12.71)
Wall Height Adj	(\$3.80)	\$0.00	(\$3.00)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$27.91</b>	<b>\$108.13</b>	<b>\$37.23</b>
BPA Factor	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$27.91</b>	<b>\$108.13</b>	<b>\$37.23</b>
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	(\$1.33)
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00

Special Features		Other Plumbing		Building Computations									
Description	Value	Description	Value	Sub-Total (all floors)	\$880,796	Garages	\$0	Unit Finish/SR	\$0.00	\$0.00	\$0.00		
Racquetball/Squash				\$0	\$0	Fireplaces	\$0	GCK Adj.	\$0.00	\$0.00	\$0.00		
Theater Balcony				\$0	<b>Sub-Total (building)</b>	<b>\$911,096</b>	<b>S.F. Price</b>	<b>\$26.58</b>	<b>\$108.13</b>	<b>\$35.90</b>			
Plumbing				\$22,400	Quality (Grade)	\$1	<b>Sub-Total</b>						
Other Plumbing				\$0	Location Multiplier	0.96	Unit Cost	\$0.00	\$0.00	\$0.00			
Special Features				\$0	<b>Repl. Cost New</b>	<b>\$874,652</b>	Elevated Floor	\$0.00	\$0.00	\$0.00			
Exterior Features				\$7,900			<b>Total (Use)</b>	<b>\$137,100</b>	<b>\$557,735</b>	<b>\$185,962</b>			

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 1	2	Brick	C	1900	1990	35 A		0.96		15,496 sqft	\$874,652	80%	\$174,930	0%	100%	1,000	0.850	0.00	0.00	100.00	\$148,700
2: Fencing 1	1	Plank	C	2020	2020	5 A	\$16.70	0.96	\$16.03	26' x 6'	\$417	40%	\$250	0%	100%	1,000	0.850	0.00	0.00	100.00	\$200
3: Fencing 2	1	Plank	C	2020	2020	5 A	\$16.70	0.96	\$16.03	26' x 6'	\$417	40%	\$250	0%	100%	1,000	0.850	0.00	0.00	100.00	\$200

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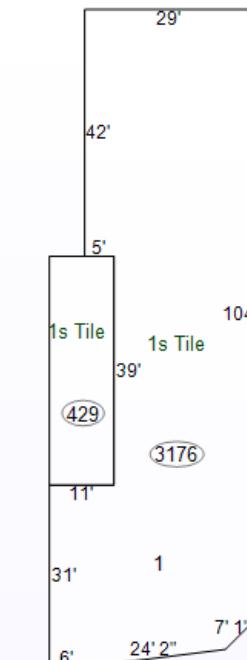
120 N MAIN

680, Exempt, Charitable Organization

BLUFFTON COMMERCIAL

3/4

General Information													
Occupancy	C/I Building	Pre. Use	General Office										
Description	C/I Building 2	Pre. Framing	Wood Joist										
Story Height	1	Pre. Finish	Finished Open										
Type	N/A	# of Units	0										
	SB	B	1		U								
Wall Type	1: 1(288')												
Heating	3605 sqft												
A/C	3605 sqft												
Sprinkler													
Plumbing RES/CI			Roofing										
Full Bath	0	TF	#	TF		<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal					
Half Bath	0	TF	#	TF		<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate					
Kitchen Sinks	0	TF	#	TF		<input type="checkbox"/> Other							
Water Heaters	0	TF	#	TF									
Add Fixtures	0	TF	#	TF									
Total	0	TF	#	TF									
Exterior Features													
Description	Area			Value									



Floor/Use Computations		
Pricing Key	GCR	GCM
Use	GENOFF	UTLSTOR
Use Area	3176 sqft	429 sqft
Area Not in Use	0 sqft	0 sqft
Use %	88.1%	11.9%
Eff Perimeter	288'	288'
PAR	8	8
# of Units / AC	0 / N	0
Avg Unit sz dpth		0
Floor	1	1
Wall Height	14'	14'
<b>Base Rate</b>	<b>\$123.10</b>	<b>\$81.47</b>
Frame Adj	\$0.00	(\$16.93)
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$123.10</b>	<b>\$64.54</b>
BPA Factor	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$123.10</b>	<b>\$64.54</b>
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$4.23
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
<b>Building Computations</b>		
Sub-Total (all floors)	\$420,468	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	<b>Sub-Total (building)</b>
Plumbing	\$12,800	Quality (Grade)
Other Plumbing	\$800	Location Multiplier
Special Features	\$0	<b>Repl. Cost New</b>
Exterior Features	\$0	<b>Elevated Floor</b>
		<b>Total (Use)</b>
		\$390,966
		\$29,502

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	1	Tile	C	1917	2000	25 A		0.96		3,605 sqft	\$416,705	43%	\$237,520	0%	100%	1,000	0.850	0.00	0.00	100.00	\$201,900
2: Paving 1	1	Asphalt	C	2020	2020	5 A	\$2.81	0.96	\$2.70	1,386 sqft	\$3,739	40%	\$2,240	0%	100%	1,000	0.850	0.00	0.00	100.00	\$1,900
3: Paving 2	1	Asphalt	C	2020	2020	5 A	\$2.81	0.96	\$2.70	3,193 sqft	\$8,613	40%	\$5,170	0%	100%	1,000	0.850	0.00	0.00	100.00	\$4,400

Total all pages

\$357,300

Total this page

\$208,200

