

90-08-09-100-007.000-004

General Information

Parcel Number
90-08-09-100-007.000-004

Local Parcel Number
0040083504

Tax ID:

Routing Number
M05.07 R45

Property Class 481
Commercial Mini-Warehouse

Year: 2025

Location Information

County
Wells

Township
HARRISON TOWNSHIP

District 004 (Local 004)
BLUFFTON CITY-HARRISON TOW

School Corp 8445
M.S.D. BLUFFTON-HARRISON

Neighborhood 203343-004
BLUFFTON COM/IND SOUTH

Section/Plat
09

Location Address (1)
225 HARRISON
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
MINI-WAREHOUSE

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2023

Brick And Mortar Properties LLC

Ownership

Brick And Mortar Properties LLC
c/o Harnish, Randy
225 Harrison Rd
Bluffton, IN 46714

Legal

09-26-12 6.993A SW PT NE E OF SR 1 (9-H)



225 HARRISON

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/29/2021	Brick And Mortar Prop	20215990	WR	/		I
02/07/2003	Harnish, Randy J		DD	140/516		I
04/11/1994	.25A TO CITY OF BLU	0	WD	129/324		I
01/01/1900	FRANKLIN ELECTRIC		WD	/		I

481, Commercial Mini-Warehouse

BLUFFTON COM/IND SOUTH 1/10

Notes

Commercial

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	Det/115
04/02/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	02/14/2022
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$224,800	Land	\$224,800	\$224,800	\$157,400	\$151,400	\$151,400
\$31,000	Land Res (1)	\$31,000	\$31,000	\$31,000	\$25,000	\$25,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$193,800	Land Non Res (3)	\$193,800	\$193,800	\$126,400	\$126,400	\$126,400
\$1,165,500	Improvement	\$1,165,500	\$832,900	\$914,000	\$952,900	\$793,000
\$81,700	Imp Res (1)	\$81,700	\$42,000	\$48,900	\$50,000	\$46,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,083,800	Imp Non Res (3)	\$1,083,800	\$790,900	\$865,100	\$902,900	\$746,500
\$1,390,300	Total	\$1,390,300	\$1,057,700	\$1,071,400	\$1,104,300	\$944,400
\$112,700	Total Res (1)	\$112,700	\$73,000	\$79,900	\$75,000	\$71,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,277,600	Total Non Res (3)	\$1,277,600	\$984,700	\$991,500	\$1,029,300	\$872,900

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1	1.00	\$31,000	\$31,000	\$31,000	0%	1.0000	100.00	0.00	0.00	\$31,000
11	A		0	3.83	1.00	\$41,000	\$41,000	\$157,030	0%	1.0000	0.00	0.00	100.00	\$157,030
13	A		0	2.163	1.00	\$17,000	\$17,000	\$36,771	0%	1.0000	0.00	0.00	100.00	\$36,770

Land Computations

Calculated Acreage	6.99
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	6.99
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	5.99
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	\$31,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$31,000
CAP 2 Value	\$0
CAP 3 Value	\$193,800
Total Value	\$224,800

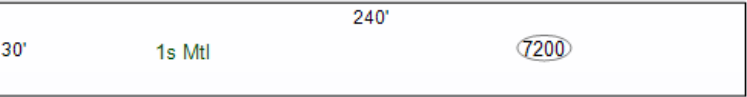
General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building 2	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB	B	1	U	

Wall Type	1: 1(518'),2(22')			
Heating				
A/C				
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		GCK Adjustments	
Water Heaters	0		0		<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



1	BUILDING #2
46 UNITS - 10 X 15	6 UNITS - 5 X 10

Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	7200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	540'
PAR	8
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$20.02
Frame Adj	\$0.00
Wall Height Adj	(\$1.83)
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	\$21.04
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$151,491

Building Computations			
Sub-Total (all floors)	\$151,491	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$151,491
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$145,431
Exterior Features	\$0		

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	Metal	C	2002	2002	23	A		0.96		7,200 sqft	\$145,431	65%	\$50,900	0%	100%	1.000	1.000	0.00	0.00	100.00	\$50,900

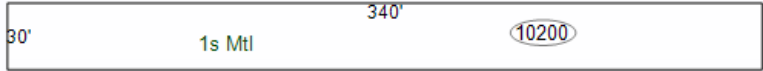
General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building 3	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
	SB	B	1	U

Wall Type	1: 1(710'),2(30')			
Heating				
A/C				
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	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other	
Kitchen Sinks		0		0	GCK Adjustments	
Water Heaters		0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



1	BUILDING #3
64 UNITS - 10 X 15	6 UNITS - 5 X 10

Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	10200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	740'
PAR	7
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$19.39
Frame Adj	\$0.00
Wall Height Adj	(\$1.78)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$19.39
BPA Factor	1.00
Sub Total (rate)	\$19.39
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	\$20.46
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$208,700

Building Computations			
Sub-Total (all floors)	\$208,700	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$208,700
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$200,352
Exterior Features	\$0		

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 3	1	Metal	C	2001	2001	24	A		0.96		10,200 sqft	\$200,352	65%	\$70,120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$70,100

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building 4	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB	B	1	U	

Wall Type	1: 1(710'),2(30')			
Heating				
A/C				
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		GCK Adjustments	
Water Heaters	0		0		<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



1

BUILDING #4

64 UNITS - 10 X 15

6 UNITS - 5 X 10

Building Computations		
Sub-Total (all floors)	\$208,700	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	Sub-Total (building)
Plumbing	\$0	Quality (Grade)
Other Plumbing	\$0	Location Multiplier
Special Features	\$0	Repl. Cost New
Exterior Features	\$0	

Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	10200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	740'
PAR	7
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$19.39
Frame Adj	\$0.00
Wall Height Adj	(\$1.78)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$19.39
BPA Factor	1.00
Sub Total (rate)	\$19.39
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	\$20.46
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$208,700

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 4	1	Metal	C	2002	2002	23	A		0.96		10,200 sqft	\$200,352	65%	\$70,120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$70,100

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building 5	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(710'),2(30')			
Heating				
A/C				
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		GCK Adjustments		
Water Heaters	0		0		<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



1

BUILDING #5

64 UNITS - 10 X 15

6 UNITS - 5 X 10

Building Computations			
Sub-Total (all floors)	\$208,700	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$208,700
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$200,352
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCK		
Use	GCK		
Use Area	10200 sqft		
Area Not in Use	0 sqft		
Use %	100.0%		
Eff Perimeter	740'		
PAR	7		
# of Units / AC	0 / N		
Avg Unit sz dpth			
Floor	1		
Wall Height	8'		
Base Rate	\$19.39		
Frame Adj	\$0.00		
Wall Height Adj	(\$1.78)		
Dock Floor	\$0.00		
Roof Deck	\$0.00		
Adj Base Rate	\$19.39		
BPA Factor	1.00		
Sub Total (rate)	\$19.39		
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	\$20.46		
Sub-Total			
Unit Cost	\$0.00		
Elevated Floor	\$0.00		
Total (Use)	\$208,700		

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 5	1	Metal	C	2003	2003	22	A		0.96		10,200 sqft	\$200,352	65%	\$70,120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$70,100

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building 6	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
	SB	B	1	U

Wall Type	1: 1(710'),2(30')			
Heating				
A/C				
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	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other	
Kitchen Sinks		0		0	GCK Adjustments	
Water Heaters		0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



1BUILDING #6

64 UNITS - 10 X 156 UNITS - 5 X 10

Building Computations			
Sub-Total (all floors)	\$208,700	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$208,700
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$200,352
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCK		
Use	GCK		
Use Area	10200 sqft		
Area Not in Use	0 sqft		
Use %	100.0%		
Eff Perimeter	740'		
PAR	7		
# of Units / AC	0 / N		
Avg Unit sz dpth			
Floor	1		
Wall Height	8'		
Base Rate	\$19.39		
Frame Adj	\$0.00		
Wall Height Adj	(\$1.78)		
Dock Floor	\$0.00		
Roof Deck	\$0.00		
Adj Base Rate	\$19.39		
BPA Factor	1.00		
Sub Total (rate)	\$19.39		
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	\$20.46		
Sub-Total			
Unit Cost	\$0.00		
Elevated Floor	\$0.00		
Total (Use)	\$208,700		

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 6	1	Metal	C	2005	2005	20	A		0.96		10,200 sqft	\$200,352	56%	\$88,150	0%	100%	1.000	1.000	0.00	0.00	100.00	\$88,200

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building 7	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
	SB	B	1	U

Wall Type	1: 1(710'),2(30')			
Heating				
A/C				
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	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other	
Kitchen Sinks		0		0	GCK Adjustments	
Water Heaters		0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



1BUILDING #7

64 UNITS - 10 X 156 UNITS - 5 X 10

Building Computations			
Sub-Total (all floors)	\$208,700	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$208,700
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$200,352
Exterior Features	\$0		

Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	10200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	740'
PAR	7
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$19.39
Frame Adj	\$0.00
Wall Height Adj	(\$1.78)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$19.39
BPA Factor	1.00
Sub Total (rate)	\$19.39
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	\$20.46
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$208,700

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 7	1	Metal	C	2006	2006	19	A		0.96		10,200 sqft	\$200,352	56%	\$88,150	0%	100%	1.000	1.000	0.00	0.00	100.00	\$88,200

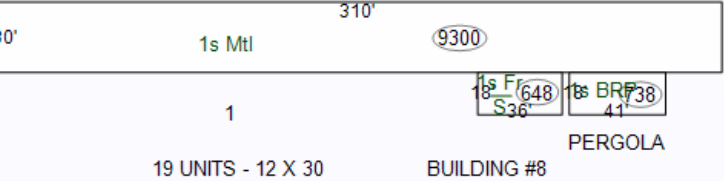
General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building 8	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	1

SB	B	1	U
Wall Type			
1: 1(376'),2(340')			
Heating			
2648 sqft			
A/C			
2648 sqft			
Sprinkler			

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	2	6	1	3	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	0		0	GCK Adjustments		
Water Heaters	0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	2	2	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	4	8	1	3	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Patio, Brick	738	\$11,500

Special Features		Other Plumbing	
Description	Value	Description	Value



Building Computations		
Sub-Total (all floors)	\$427,660	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	Sub-Total (building)
Plumbing	\$11,200	Quality (Grade)
Other Plumbing	\$0	Location Multiplier
Special Features	\$0	Repl. Cost New
Exterior Features	\$11,500	

Floor/Use Computations			
Pricing Key	GCM	GCM	GCK
Use	APART	GENOFF	GCK
Use Area	2324 sqft	324 sqft	7300 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	23.4%	3.3%	73.4%
Eff Perimeter	716'	716'	716'
PAR	7	7	7
# of Units / AC	1 / Y	0	0 / N
Avg Unit sz dpth	1476	-1	
Floor	1	1	1
Wall Height	8'	8'	8'
Base Rate	\$109.28	\$139.41	\$19.39
Frame Adj	(\$10.01)	(\$9.29)	\$0.00
Wall Height Adj	(\$5.73)	(\$8.52)	(\$1.78)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$93.54	\$121.60	\$19.39
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$93.54	\$121.60	\$19.39
Interior Finish	\$0.00	\$0.00	\$4.45
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	(\$1.60)
A/C	\$2.63	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$6.63	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$102.80	\$121.60	\$20.46
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$238,897	\$39,398	\$149,364

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 8	1	Metal	C	2008	2008	17	A		0.96		9,948 sqft	\$432,345	46%	\$233,470	0%	100%	1.000	1.000	35.00	0.00	65.00	\$233,500
2: Paving	1	Concrete	C	2008	2008	17	A	\$4.22	0.96	\$4.05	720 sqft	\$2,917	80%	\$580	0%	100%	1.000	1.000	0.00	0.00	100.00	\$600

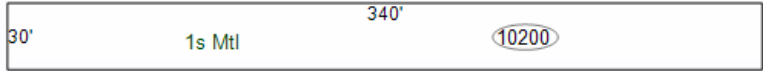
General Information				
Occupancy	C/I Building	Pre. Use	Mini Warehouse	
Description	C/I Building 9	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(710'),2(30')			
Heating				
A/C				
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		GCK Adjustments		
Water Heaters	0		0		<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



1 BUILDING #4B

40 UNITS - 10 X 15 12 UNITS - 15 X 30 6 UNITS - 5 X 10

Floor/Use Computations	
Pricing Key	GCI
Use	MWRHSE
Use Area	10200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	740'
PAR	7
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$62.10
Frame Adj	(\$14.38)
Wall Height Adj	(\$3.88)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$43.84
BPA Factor	1.00
Sub Total (rate)	\$43.84
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$43.84
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$447,200

Building Computations			
Sub-Total (all floors)	\$447,200	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$447,200
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$429,312
Exterior Features	\$0		

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 9	1	Metal	C	2021	2021	4	A		0.96		10,200 sqft	\$429,312	9%	\$390,670	0%	100%	1.000	1.000	0.00	0.00	100.00	\$390,700