

# VALUATION OF NON-ABANDONED PERSONAL PROPERTY

Net, cumulative value - lost value depreciation calculations applied per line item & aggregated

## Applied Formula for Variable Market Depreciation Rate:

- Variable Market Depreciation Rate Formula Applied
- Calculated utilizing precedent application of a standardized practice and unbiased, formulaic approach
- Employed ratios of non-variable attributes to variable attribute conditions, defined by the intersections of deterministic and variable elements with non-deterministic, fixed, and non-variable components by product.

## Optimal Approaches to Structured, Unbiased Assessment:

- Utilization of objective evaluation and standardized, anticipated calculation methodology.
  - Formula Description: Factors Applied in the Variable Re-Evaluation Formula Best Practices

## Typical, Shared Variables:

- Each previously held possession needs at least three verified comparable products evaluated on non-fixed formula element such on, most common, the products MSRP (if like new) or the resale market value x YR/MON with age-grading.

- A commissioned piece of original art, the second of two originals. This type of art lacks historical **\*\*MSRP\*\*** trend analysis or spot price indexing due to the limited comparable references, making valuation challenging.
  - The valuation is based on the purchase price and does not account for speculative appreciation. Art in excellent "like-new" condition should not be considered depreciated. Historically, art tends to appreciate or maintain its value, serving as a stable store of value in volatile markets.
- Unopened packages received shortly before a tenant's departure remained sealed. The return value is equivalent to 100% of the retail price paid.
- For semi-aged items, a semi-objective approach is applied, executed with good-faith fairness always w/ blended ratio, taking into account the current condition, age-related depreciation, and other pertinent variable and fixed factors of the product's makeup..

## Personal Property Valuation Table:

Personal Property\_Non-Abandoned\_Itemized Calculations & Aggregate Total (minus calculated depreciation from paid price)

Item Name	Item Description	Purchase Price	Current Condition	Depreciation Description	Depreciation %	Total Value after Depreciation	Pictures	Retail Listing Screenshot
Brown Office Desk Chairs (1 of 2)	Adjustable High Back Ergonomic Office desk chairs with light use	\$289.99	Excellent	Minimal	19%	\$234.89	Y	Y
- Wheels Upgrade (1 of 2)	The original rollerblade office chair wheels - Upgraded wheels for desk chairs	\$39.99	Excellent	Minimal	7%	\$37.19	Y	Y
Brown Office Desk Chairs (2 of 2)	Adjustable High Back Ergonomic Office desk chairs with light use	\$289.99	Excellent	Minimal	19%	\$234.89	Y	Y

Item Name	Item Description	Purchase Price	Current Condition	Depreciation Description	Depreciation %	Total Value after Depreciation	Pictures	Retail Listing Screens hot
- Wheels Upgrade (2 of 2)	The original rollerblade office chair wheels - Upgraded wheels for desk chairs	\$39.99	Excellent	Minimal	7%	\$37.19	Y	Y
<b>55-inch Roku TV</b>	55-inch Roku smart TV	\$429.99	Like new	Minimal	7%	\$398.99	Y	Y
<b>Portable Air Conditioner (LG 7000 BTU)</b>	Portable air conditioner with minimal wear	\$345.54	Excellent	Minimal	13%	\$300.61	Y	Y
<b>Jay Turser Acoustic Guitar</b>	Acoustic guitar with electrification upgrades	\$374.39	Excellent	Avg	20%	\$300.00	Y	Y
<b>Original Canvas Painting</b>	Canvas painting from an artist with a	\$750.00	Excellent	Art Appreciates	0%	\$750.00	Y	Y

<b>Weber Spirit E-310 Propane Grill</b>	Propane grill for outdoor use	\$662.33	Good	Avg	25%	\$496.75	Y	Y
- Grill Cover	Cover for Weber Spirit E-310 Grill	\$73.25	Good	Avg	25%	\$54.94	Y	Y
- Romanticist BBQ Grill Tool Set	BBQ Grill Tool Set	\$64.19	Good	Avg	25%	\$48.14	Y	Y
- AmeriGas Propane Tank	Propane tank for grill	\$64.17	Good	Avg	25%	\$48.13	Y	Y
<b>Vivere Double Sunbrella Hammock</b>	<b>Double Sunbrella Hammock, sand colored</b>	\$256.79	Good	Below Avg	17%	\$200.00	Y	Y
<b>Svater Outdoor String Lights</b>	<b>Outdoor patio lights, 300 ft. with LED bulbs</b>	\$171.18	Good	Medium wear and tear	19%	\$138.66	Y	Y

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<b>17-Gallon Storage Containers (2x)</b>	<b>Storage containers with stackable lids - black &amp; red</b>	\$170.00	Excellent	Minimal	12%	\$149.60	Y	Y
<b>Unopened Brown Cardboard Boxes:</b>	<i>Note: items below were condensed into 4-7, less, or more, brown boxes left front of home</i>	<i>Note: of which delivered after tenant vacated the property</i>						
- 2pcs/set Nightstands	2-piece Grey fabric drawers (2 drawers per nightstand), black trim, unopened cardboard box	\$39.04	Unopened	None - unopened	0%	\$39.04	Y	Y
- Queen Bed Frame	Standard - as described - low quality, low price	\$229.99	Unopened	None - unopened	0%	\$229.99	Y	Y
- 1pc Bedroom Dresser	Mid-sized single column, four drawers, chestnut brown, unopened cardboard box	\$34.54	Unopened	None - unopened	0%	\$34.54	Y	Y
- Small Mobile Rolling Station	Unopened cardboard box	\$30.74	Unopened	None - unopened	0%	\$30.74	Y	Y
- Large Bedroom Dresser	Large sized double/triple column, seven drawers, chestnut brown, unopened cardboard box	\$42.98	Unopened	None - unopened	0%	\$42.98	Y	Y
- Ottomon Storage	660 lb Capacity 45 inches folding storage ottomon - grey	\$33.47	Unopened	None - unopened	0%	\$33.47	Y	Y
- Comfy Faux Saucer Chair	Standard - as described - low quality, low price	\$42.79	Unopened	None - unopened	0%	\$42.79	Y	Y
- Spacious Office Desktop Computer Stand	Elevator desktop plus elevated stand, storage rack for desktop monitor - white	\$22.80	Unopened	None - unopened	0%	\$22.80	Y	Y
<b>Other Personal Items</b>	Miscellaneous personal items left behind	\$200.00	Good	Mixed minimal depreciation	0%	\$200.00	Y	Y
<b>TOTALS:</b>		<b>\$4698.14</b>				<b>\$4106.32</b>		