



# **CARSON CITY 2024/2025 COUNTY BOARD OF EQUALIZATION**

**Date: February 13, 2024**

**Appeal Case # 2024-00021**

**APN: 007-333-24**

**Property Owner: ANTIQUE CAR MUSEUM LLC**

**Property Location Address: 3075 & 3061 COLLEGE DRIVE**

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February 1, 2024

**NOTICE OF HEARING**

Mark B Turner  
3075 College Drive  
Carson City, NV 89703

**VIA CERTIFIED MAIL**  
**Return Receipt Requested**  
**7009 2820 0003 7788 0687**  
**VIA EMAIL: silveroakmark@me.com**  
**Case #2024-000021**

**HEARING DATE:** Tuesday, February 13, 2024  
**HEARING TIME:** 9:00 a.m. (approximately)  
**HEARING LOCATION:** Carson City Community Center  
Robert "Bob" Crowell Board Room  
851 East William Street  
Carson City, Nevada  
**PROPERTY INFORMATION:** 3075 College Drive, APN 007-333-24

**LEGAL AUTHORITY AND JURISDICTION OF THE COUNTY BOARD OF  
EQUALIZATION: NRS 361.345 to NRS 361.365**

Dear Mr. Turner:

The Carson City Board of Equalization will hear the Review and Approval of Stipulation Agreement for **Antique Car Museum LLC** on the date and at the location indicated above. Please be advised that the time is approximate and, although you may be assured the matter will not be heard prior to the stated time; please be prepared for possible delays as there are other items scheduled for this hearing.


Please be aware that the Carson City Board of Equalization will limit its consideration to the Petition. Information regarding the rules of practice and procedure before the Carson City Board of Equalization are enclosed, together with the agenda. Other supporting materials will be provided to you by the Assessor's Office.

Please contact the Carson City Assessor's Office, at 887-2130, with any questions.

Sincerely,

WILLIAM SCOTT HOEN, Clerk  
BOARD OF EQUALIZATION

By:

  
Hope Mills, Chief Deputy Clerk

/kmk  
Encl.

c: Kimberly Adams, Assessor  
Benjamin Johnson, Deputy District Attorney



Carson City Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Antique Car Museum LLC
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Mark B Turner TITLE: Manager of LLC
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 3075 College Drive EMAIL ADDRESS: silveroakmark@me.com
CITY: Carson City STATE: NV ZIP CODE: 89703 DAYTIME PHONE: 775.745.0881 ALTERNATE PHONE: FAX NUMBER:

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- Checkboxes for Sole Proprietorship, Trust, Corporation, Limited Liability Company (LLC), General or Limited Partnership, Government or Governmental Agency, and Other, please describe.

The organization described above was formed under the laws of the State of
The organization described above is a non-profit organization. Yes No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: Additional information may be necessary.

- Checkboxes for Self, Trustee of Trust, Employee of Property Owner, Co-owner, partner, managing member, Officer of Company, Employee or Officer of Management Company, Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property, and Other, please describe.

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS: 3075 College Drive STREET/ROAD: CITY (IF APPLICABLE): Carson City COUNTY:
Purchase Price: Purchase date:

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN): 007-333-24 ACCOUNT NUMBER:

3. Does this appeal involve multiple parcels? Yes No X

If yes, enter number of parcels: Multiple parcel list is attached.

4. Check Property Use Type: X

Checkboxes for Vacant Land, Residential Property, Multi-Family Residential Property, Possessory Interest in Real or Personal property, Mobile Home (Not on foundation), Commercial Property, Agricultural Property, Mining Property, Industrial Property, Personal Property.

5. Check Year and Roll Type of Assessment being appealed: X

Checkboxes for 2024-2025 Secured Roll, 2023-2024 Unsecured Roll, 2023-2024 Supplemental Roll.

Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.

Table with 3 columns: Property Type, Assessor's Taxable Value, Owner's Opinion of Value. Rows include Land, Buildings, Personal Property, Possessory Interest in real property, Exempt Value, Total (2,046,507.00, 1,000,000).

**Part F. TYPE OF APPEAL**


Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

**Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).**

**VERIFICATION**

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H.

  
 Petitioner Signature Mark B Turner Title Manager of LLC  
 Date 01.08.2024  
 Print Name of Signatory \_\_\_\_\_

**Part H. AUTHORIZATION OF AGENT** Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT:			TITLE:			
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)						
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER	

Authorized Agent must check each applicable statement and sign below.

- I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.
- I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.

Authorized Agent Signature \_\_\_\_\_ Title \_\_\_\_\_  
 Print Name of Signatory \_\_\_\_\_ Date \_\_\_\_\_

I hereby withdraw my appeal to the County Board of Equalization.

Signature of Owner or Authorized Agent/Attorney \_\_\_\_\_ Date \_\_\_\_\_

# **APPELLANT EVIDENCE**

## Bryce Wiele

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**From:** Mark Turner <silveroakmark@me.com>  
**Sent:** Tuesday, December 19, 2023 1:11 PM  
**To:** Bryce Wiele  
**Cc:** Travis Haslem  
**Subject:** Re: 3075 College Drive commentary.

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

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Good afternoon:

Upon checking with my providers, we would expect to pay:

- \$47K per building for the heaters installed, total 94K
- 8K for building 1 for gas piping (gas is already to this building)
- 15K for building 2 for gas piping (no existing gas at all)
- Switchgear for electrical upgrade at 30K
- Upsizing transformer with new wire and conduit to power company 105K

The total estimated costs to upgrade electrical and condition the space at roughly 252K without a general contractors markup.

Mark B. Turner  
Silver Oak Development, LP  
3075 College Drive  
Carson City, NV 89703  
775-745-0881 cell  
775-882-6311 fax  
[silveroakmark@me.com](mailto:silveroakmark@me.com)

On Dec 18, 2023, at 10:57 AM, Bryce Wiele <[BWiele@carson.org](mailto:BWiele@carson.org)> wrote:

Mark, thank you for providing this. Per our phone conversation just now, it would be helpful to get some dollar figures for the rest of these items. Specifically:

- Cost to heat the space to  $\pm$  55 degrees Fahrenheit
- Upgrade the power for alternative uses ( $\pm$  1200 amps for a light manufacturing use)

Thank you!

***Bryce Wiele***  
Property Appraiser  
City of Carson City  
201 N. Carson St. #6  
Carson City, NV. 89701  
775-283-7044

Wednesday, December 13, 2023

## 3075, 3061 College Drive

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### Car building valuation challenges

- Buildings were originally designed and built in the early 1990's for a single purpose which was the storage of a personal automobile collection on a land zoned neighborhood business. In the interim the user has passed and the collection that occupied the space has been liquidated. Now, the challenge is finding a commercially viable use for the structures that justifies the high cost of upgrades and modifications that would necessary.
- Design hurdles. The buildings have significant design flaws that prevent modifications that would expand the list of commercially viable potential uses.
  - Low ceiling height. The building was constructed with lower plate heights that prevent taller items such as RV's, boats, etc from clearing the doors and being stored inside. Additionally, interior ceiling height is obstructed in many areas due to the suspension of lighting and fire sprinkler equipment. Raising the ceiling height of the interiors is not a financially feasible possibility. A tear down and rebuild would be better choice given the circumstances
  - Narrow entrance doors and awkward access. The entrance doors to the warehouses are narrow and flanked with structural block making it difficult to impossible to get wider or longer items into the buildings. They work for automobile sized (height and width) items but that is about it. Access to the doors requires making tight turns on sloped drives. Widening the doors would come at significant cost that would require an engineered design and complex structural work.
  - Limited power availability. Each building is outfit with a 200 amp electrical service. Nearby transformers are at capacity and would have to be upgraded at significant expense to make more power available to the structures
  - Unconditioned warehouse space. Warehouse areas are not conditioned and reach freezing temperatures in the winter. Cooling the spaces is not necessary as the ambient below grade construction keeps the warehouse spaces cool in the summer, but uncomfortably cold in the winter as temps are around 40 degrees and colder during deep cold weather patterns.



- Lapped metal roofing. The roofs on both buildings are exposed fastener large metal roofing panels that lap mid span. Thermal expansion and contraction of these large metal roof panels regularly loosens fasteners which has been the source of leakage from the time of their original construction. Additionally, the substructure of the roof is strip sheathed with 1x4 wood on the original building and 2x4 on the second building. Capillary action where the metal sheets lap has caused leakage mid span on both side of both buildings over the years and attempts to mitigate this have failed due to thermal expansion and contraction. Cost to repair roof averages about \$10/square foot:
  - requires removal of metal roofing
  - installation of sheathing materials over existing strip sheathing
  - installation of water proofing materials (TPO, peel and stick)
  - **Estimated cost of roughly 225K per building 450K total**
- Deteriorated hardscape replacement
  - Original hardscape is aged 25 years and ready for replacement roughly 8K square feet at \$9/foot cost of 75k
- Deteriorated exteriors
  - Cost to repaint \$40K
- Office interior. Original flooring, paint, and HVAC
  - Cost to replace \$55K

Limitations on land use. Property zoned NB which limits industrial usage which is most compatible for size and configuration of warehouse space.

# **ASSESSOR EVIDENCE**



# CARSON CITY ASSESSOR

## KIMBERLY D. ADAMS

201 North Carson Street, Suite #6 89701 (775) 887-2130 Fax: (775) 887-2139

### Value Change Stipulation for the Board of Equalization

Members of the County Board of Equalization:

The owner of parcel 007-333-24 appealed the value of their property for the 2024/25 fiscal year.

The Assessor's office had a meeting with the appellant and discussed the assessment corrections in length. During the discussion it was agreed that the subject parcel:

- Has persistent incurable and curable obsolescence.
- The property was built to suit a very specific use and that has caused incurable obsolescence.
  - Low clear height has rendered the warehouses unusable for many storage applications.
  - Inadequate access lessens the ability of other storage applications.
- The curable obsolescence comes at the cost of installing heating and replacing the roofs at an estimated cost of approximately \$225,000 per building.

As such, it is deemed appropriate to apply functional obsolescence to the property.

Based on the information provided, the owner has agreed to the stipulated taxable value of \$1,327,740 (\$464,709 total assessed value).

The Assessor's Office recommends a reduction for the subject property for the 2024/25 year.

Interior water damage (insulation and walls)







Exterior (accessibility issues – construction of building below grade)











# CARSON CITY ASSESSOR KIMBERLY D. ADAMS

201 North Carson Street, Suite #6 89701 (775) 887-2130 Fax: (775) 887-2139

## Value Change Stipulation for the Board of Equalization

January 17, 2024

ANTIQUUE CAR MUSEUM LLC  
3075 COLLEGE DR  
CARSON CITY, NV 89703

RE: Case No.  
Parcel No. 007-333-24  
Address: 3075 & 3061 College Drive

Dear Property Owner:

The Carson City Assessor's Office has completed the review of the taxable value of the above property under appeal. The owner of parcel 007-333-24 appealed the value of the property for the 2024/2025 fiscal year. Because of the persistent functional obsolescence of the subject parcel, and based on the in-person inspection; a negative adjustment of \$264,767 and an additional lump-sum Functional Obsolescence adjustment of \$450,000 for a total reduction of \$714,767 to the Taxable Value.

Under the authority of NRS 361.345 we are recommending adjusting the taxable value as follows:

Roll Year 2024/2025	CURRENT VALUES		PROPOSED VALUES	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED
007-333-24				
Land	\$ 704,790	\$ 246,677	\$ 704,790	\$ 246,677
Improvements	\$ 1,341,717	\$ 469,601	\$ 622,950	\$ 218,033
<b>Total</b>	<b>\$ 2,046,507</b>	<b>\$ 716,278</b>	<b>\$ 1,327,740</b>	<b>\$ 464,709</b>

Per this stipulation we ask the petitioner to inform our office if the property is either listed for sale or goes under contract to sell.

By signing below, Petitioner agrees to the above stipulation and understands that the property will be reviewed annually prior to the close of the assessment roll. Please return this letter to our office via email (thaslem@carson.org) or FAX to (775) 887-2139 by 4:30 p.m. on Jan. 26, 2024.

Travis Haslem, Property Appraiser

Date

Kimberly D. Adams, Assessor

Date

2/21/24

1-17-24

1/17/2024

I hereby agree to the value as stipulated above for my appeal to the board of equalization and the submission of this stipulation to the board as conclusive evidence of the agreed settlement of my appeal:

Mark B Turner

Printed name of Owner / Authorized Agent

[Signature]

Signature of Owner / Authorized Agent

Date

# **PARCEL INFORMATION**



# Carson City Assessor's Office

Appraisal Photograph

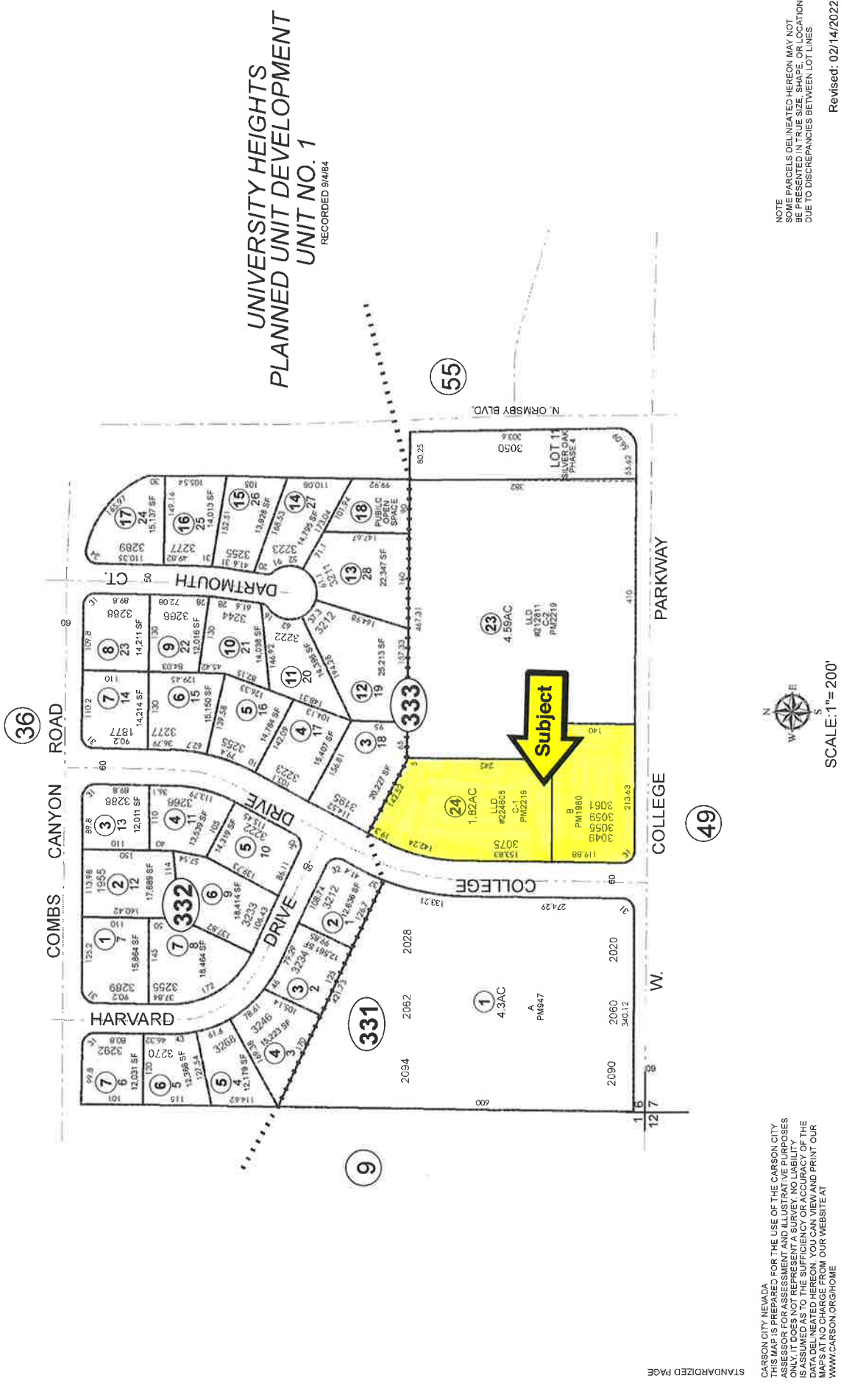


**Parcel Number: 007-333-24**  
**Carson City, Nevada**

Date of Photograph: 2023

This picture is for Assessment and Illustrative purposes only, it does not represent a complete visual survey of the property. No liability is assumed as to the sufficiency or accuracy of the data portrayed hereon.

PORTION SW 1/4 SW 1/4 SECTION 6, T.15 N., R.20 E., M.D.B. & M.



UNIVERSITY HEIGHTS  
 PLANNED UNIT DEVELOPMENT  
 UNIT NO. 1  
 RECORDED 914/84



SCALE: 1"=200'

NOTE  
 SOME PARCELS DELINEATED HEREON MAY NOT  
 BE PRECISE IN TRUE SIZE, SHAPE, OR LOCATION  
 DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 02/14/2022

# SKETCH/AREA TABLE ADDENDUM

Parcel No 007-333-24

File No 202400733324RE - 2918

SUBJECT

Property Address 3075 College Dr

City Carson City

State NV

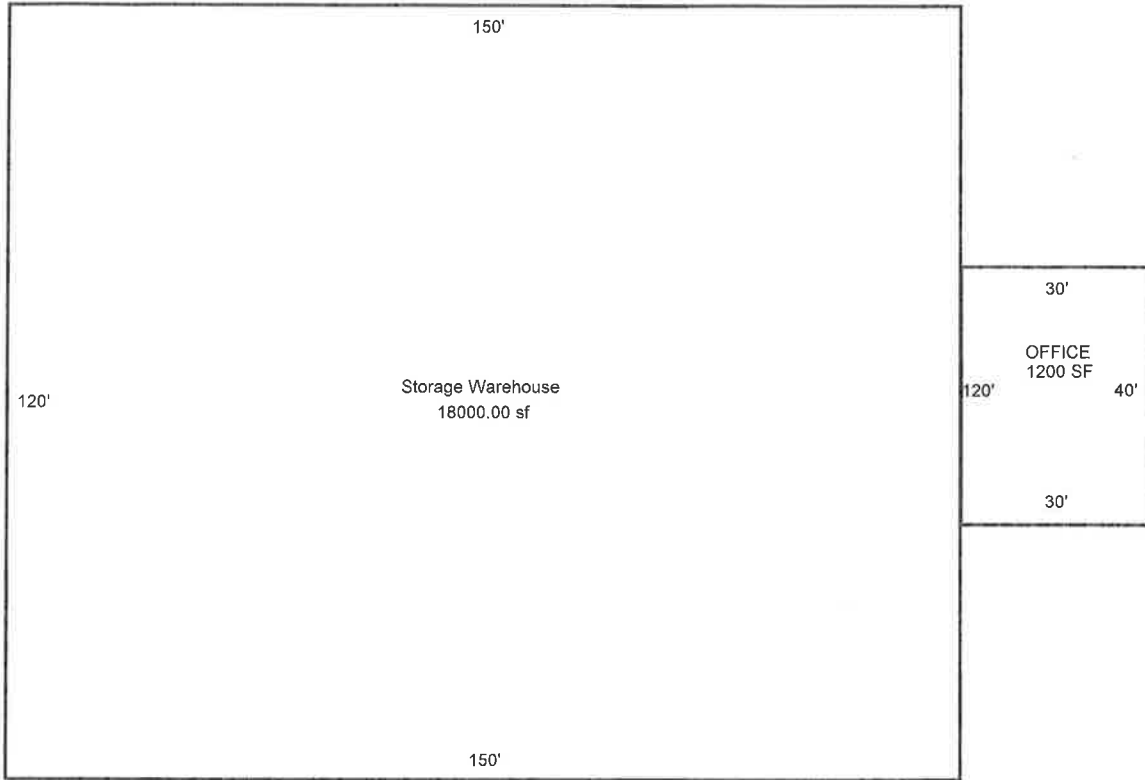
Zip 89701

Owner a

Client

Appraiser Name Carson City Assessor's Office

IMPROVEMENTS SKETCH



Scale: 1" = 23'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MSC 406	Storage Warehouse	1.00	18000.0000	540.00	18000.0000
MSC 492	Shell, Office	1.00	1200.0000	140.00	1200.0000

#### Comment Table 1

#### Comment Table 2

#### Comment Table 3

# SKETCH/AREA TABLE ADDENDUM

Parcel No 007-333-24

File No 202400733324RE - 2918

SUBJECT

Property Address 3075 College Dr

City Carson City

State NV

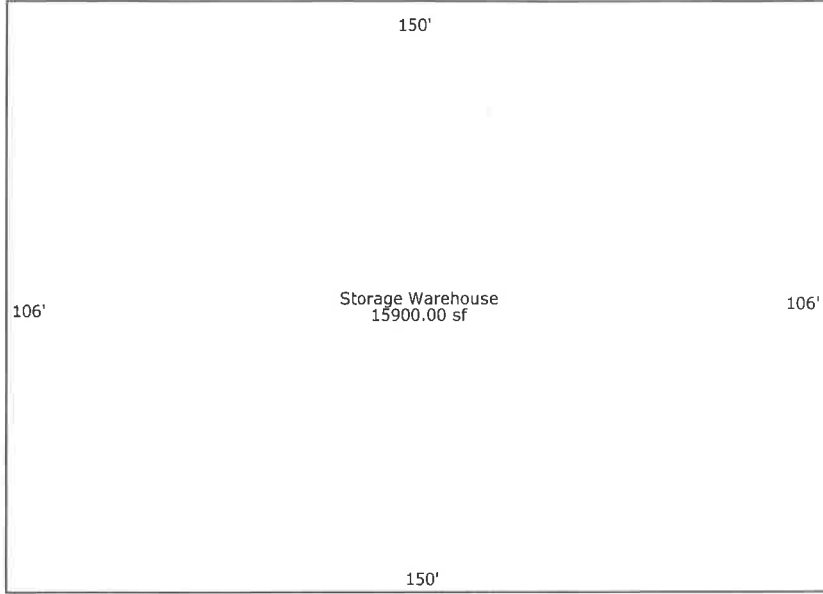
Zip 89701

Owner b

Client

Appraiser Name Carson City Assessor's Office

IMPROVEMENTS SKETCH



Scale: 1" = 23'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
MSC 406	Storage Warehouse	1.00	15899.9989	512.00	15899.9989

Comment Table 1	
Comment Table 2	Comment Table 3

**Marshall and Swift Com/Agr Structure**  
**Structure: 6% OFFICE / 94% STORAGE GARAGE Totals**

Section: Section 1	Units	Unit Cost	Total Cost New
<b>Basic Structure</b>			
Stud Walls-Wood Siding	1,152 Sq.Ft.	\$12.23	\$14,089.00
Concrete Block	18,048 Sq.Ft.	\$15.07	\$271,983.00
Space Heater	18,048 Sq.Ft.	\$3.17	\$57,212.00
Warmed and Cooled Air	1,152 Sq.Ft.	\$18.14	\$20,897.00
Sprinklers	1,200 Sq.Ft.	\$5.14	\$6,168.00
Base Cost	19,200 Sq.Ft.	\$47.00	\$902,400.00
<b>Basic Structure Cost</b>	19,200 Sq.Ft.		\$1,272,749.00
<b>Less Depreciation</b>			
Combined Depreciation	46.5 Percent		(\$591,828.00)
<b>Depreciated Cost</b>	19,200 Sq.Ft.		\$680,921.00

**Structure Totals**

	Units	Unit Cost	Total Cost New
<b>Basic Structure Cost</b>	19,200 Sq.Ft.	\$66.29	\$1,272,749.00
<b>Total Super Structure Cost</b>	19,200 Sq.Ft.	\$66.29	\$1,272,749.00
<b>Building Cost New</b>	19,200 Sq.Ft.	\$66.29	\$1,272,749.00
<b>Replacement Cost New</b>	19,200 Sq.Ft.	\$66.29	\$1,272,749.00
<b>Depreciated Cost</b>	19,200 Sq.Ft.	\$35.46	\$680,921.00
<b>Total Structure Cost:</b>	19,200 Sq.Ft.	\$35.46	\$680,921.00
<b>Multiplier</b>	19,200 Sq.Ft.	\$35.46	\$680,921.00
<b>Total Non MS Outbuildings:</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Structure Cost with Outbuildings:</b>	19,200 Sq.Ft.		\$680,921.00



**Marshall and Swift Com/Agr Structure**  
**Structure: STORAGE GARAGE Totals**

Section: Section 1	Units	Unit Cost	Total Cost New
<b>Basic Structure</b>			
Concrete Block	15,900 Sq.Ft.	\$14.05	\$223,395.00
Sprinklers	15,900 Sq.Ft.	\$3.71	\$58,989.00
Base Cost	15,900 Sq.Ft.	\$43.46	\$691,014.00
<b>Basic Structure Cost</b>	15,900 Sq.Ft.		\$973,398.00
<b>Less Depreciation</b>			
Combined Depreciation	36.0 Percent		(\$350,423.00)
<b>Depreciated Cost</b>	15,900 Sq.Ft.		\$622,975.00

**Structure Totals**

	Units	Unit Cost	Total Cost New
<b>Basic Structure Cost</b>	15,900 Sq.Ft.	\$61.22	\$973,398.00
<b>Total Super Structure Cost</b>	15,900 Sq.Ft.	\$61.22	\$973,398.00
<b>Building Cost New</b>	15,900 Sq.Ft.	\$61.22	\$973,398.00
<b>Replacement Cost New</b>	15,900 Sq.Ft.	\$61.22	\$973,398.00
<b>Depreciated Cost</b>	15,900 Sq.Ft.	\$39.18	\$622,975.00
<b>Total Structure Cost:</b>	15,900 Sq.Ft.	\$39.18	\$622,975.00
<b>Multiplier</b>	15,900 Sq.Ft.	\$39.18	\$622,975.00
<b>Total Non MS Outbuildings:</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Structure Cost with Outbuildings:</b>	15,900 Sq.Ft.		\$622,975.00

**Marshall and Swift Com/Agr Structure**  
**Structure: SITE IMPROVEMENTS Totals**

Outbuildings	Units	Unit Cost	Total Cost
CONCRETE OPEN PORCH-COMMERCIA	74 Sq.Ft.	\$14.62	\$579.00
CURB-CONCRETE LIN FT	436 Sq.Ft.	\$20.12	\$4,693.00
FLATWORK CONCRETE 3in VVLRG (+50	5,794 Sq.Ft.	\$4.12	\$12,771.00
SPLIT RAIL FENCE-2 RAILS	210 Linear F	\$17.02	\$1,912.00
SPRINKLERS-COMMERCIAL X 1 (+2000 :	1 Quantity	\$2,878.20	\$1,842.00
WALL-CONC BLK 8in	827 Sq.Ft.	\$18.22	\$8,061.00
WD FENCE REDWOOD WHOLLY OWNEI	4 Linear F	\$2,604.75	\$5,574.00
YARDLIGHT-SODIUM COMMERCIAL-LAR	1 Quantity	\$4,465.75	\$2,389.00
<b>Outbuildings Totals</b>	<b>7,131 Sq.Ft.</b>		<b>\$37,821.00</b>

**Structure Totals**

	Units	Unit Cost	Total Cost New
<b>Basic Structure Cost</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Super Structure Cost</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Building Cost New</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Replacement Cost New</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Depreciated Cost</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Structure Cost:</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Multiplier</b> 1	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Non MS Outbuildings:</b>	7,131 Sq.Ft.	\$5.30	\$37,821.00
<b>Total Structure Cost with Outbuildings:</b>	7,131 Sq.Ft.		\$37,821.00



CONSTRUCTION RECORD

MISCELLANEOUS STRUCTURES

Description	Qual	Date	Found	Const	Roof	Floor	Inter	Exter	Size	Permit No.	For	Amount	Date	Eff Yr	App Yr	Cond
Parking Garage "B"		2000	Conc	Conc Blk	Conc	Conc	Unit	Conc Blk	104 x 50	93-67	Commercial	529,267	4-14-93	1993	94-95	New
										99-896	Vehicle Storage	359,553	8/23/99	2000	01/02	New

\*\*\*\*\* COST \*\*\*\*\*

Appraiser & Date	Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Modifier												
TOTAL												
% Good												
R.C.L.D												

COMPUTATIONS

Office Area	30 x 40 = 1200											
Parking Structure -	120 x 150 = 18000											
Water Surround												
TOTAL	19200											
Parking Structure "B"												
UNDERGROUND	106 x 150 = 159000											
SPRINKLERS												
CONC CURB	436'											
CREW												
28 x 16	448											
64 x 40	2560											
18 x 50	900											
5 x 50	250											
40 x 20	800											
20 x 16	320											
4 x 5	20											
15 x 16	240											
+ Sketch "B"	5538											
	+ 256											
	5794											
CONC BLOCK PITH												
NMB 2 x 40	80											
COP												
4 x 8	32											
+ 6 x 7	42											
	74											
8 Conc Block W/A												
3 x 21	63											
4 x 21	84											
4 x 15	60											
	747											



COMMERCIAL BUILDING RECORD

DATE 10-11-63		SPRINKLERS 100%		ROOF STRUCTURE	
OCUPANCY	Office	HEATING & COOLING	Electric Baseboard	Wood or Steel Frame	Concrete Joists
STORIES	1 STORY HT	Electric Wall Htrs	Forced Air	Aluminum Siding	Steel Joists
CLASS	COST RANK	Floor Furnace	Gas Steam Radiator	Shingles	Wood Joists
ARCHITECTURE		Hot Water	Space Htrs No.: 6	Stucco on Wire	Conc Slab Deck
EXCAVATION	Cu Ft	Hot & Chilled Water	Warm & Cool Air	Stucco on Sheathing	Steel Deck
FILL	Cu Ft	Heat Pump	Evaporative Cooler	Wood Siding	Comp. Deck
CONSTRUCTION		Refridgerated Cooling	ELECTRICAL	Stone Veneer	Wood Deck
Light			Percent Finished:	Brick Veneer	Exposed Beams, Sheathed
Standard			Masonry	Vinyl Siding	Open Steel System
Heavy			Face Brick Thick:	Hardboard Siding	Open Wood System
FOUNDATION			Common Brick Thick:	Textured Plywood	
Concrete Bearing			Cavity Brick Thick:	Board & Batten Box	
Concrete Non-Bearing			Concrete Blk Thick: 8"	Log, Rustic	Steel Trusses
Concrete Col Footings			Conc. Reinf. Thick:	Insulation	Timber Trusses
Wood Columns			Stone Thick:	Small Stl Hanger Doors	Glulams
Steel Columns			Curtain Walls	Lrg Stl Hanger Doors	
Concrete Columns			Concrete, Pre-cast	Aluminum Cover	ROOF COVER
FRAME			Conc & Glass Panels	Wood or Steel Skeleton	Aluminum
Steel			Metal & Glass Panels	Aluminum Cover	Asbestos Shingles
Wood			Steel Studs & Stucco	Sandwich Panels	Built-up Composition
Concrete Cols. Beams			Water Heater	Corr Stl on Steel Fram	Composition Shingles
Columns, Lin Ft:			Gas	Concr Stl of Wood Frame	Concrete Tile
Beams, Lin Ft:			Elec	EXTERIOR STAIRS	Galvanized Steel
Wood Columns				Steel	Shake
Timber, Lin Ft:				Wood	Tar & Gravel
Glulam, Lin Ft:				Concrete	Wood Shingles
Steel Columns				Fire Escape	
H Beams, Lin Ft:				ELEVATORS	Insulation
I Beams, Lin Ft:				No. of Stops:	BASEMENT Wall Ht:
FLOOR STRUCTURE				Speed	Brick, Thick:
Concrete on Ground				Capacity	Conc Blk, Thick:
Wood Joists & Sheathing				Hydraulic	Reinf. Conc. Thick
Insulation				Escalator	Waterproof
					Finished Area:
					Electrical Area:

ROOM AND FINISH DETAIL

Rooms	Base	1st	Mezz	2nd	3rd	4th	5th Over	Floor Finish	Material	Qual	Trim	Wall	Inter	Fin
Store														
Whse														
Office														
Lobby														
Hall														
Living														
Dining														
Bed														
Kitch														
Util														
Office														

BATH & LAVATORY DETAIL

Floor	No.	Floor	Walls	WC	Ly	Tub	Ur	St	O	T	G.D.	Fin
1	1/2											Shower
1	3/4											
Base	1/2											
Base	1/2											
*****												
RENTAL & INCOME DETAIL												
Use	Sq Ft	Date	P/sq ft	Date	P/sq ft	Date	P/sq ft	Date	P/sq ft	Date	P/sq ft	Date