

89-18-09-210-101.002-030

IVY GREEN COMMONS LLC

1310 S 18TH ST

403, 40 or More Family Apartments

WAYNE COM-294605 (029)/ 1/16

General Information

Parcel Number 89-18-09-210-101.002-030
Local Parcel Number 50-09-210-101.020-29

Tax ID: 029-05614-07

Routing Number

Property Class 403 RENTAL
40 or More Family Apartments

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294605-029 WAYNE COM-294605 (029)

Section/Plat 5009210

Location Address (1) 1310 S 18TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model Apartments 402_403

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

IVY GREEN COMMONS LLC
C/O FILLMORE PROPERTIES
4145 POWELL RD
POWELL, OH 43065

Legal

PT NE SEC 9-13-1 10.746A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 03/20/2020 to 01/01/1900.

Notes

4/14/2025 Nexus: 2025 APARTMENT REVIEW: NO CHANGE -BB/NEXUS
4/2/2024 Nexus: 2024 APARTMENT REVIEW: income model adj; GD condition -BB/Nexus
4/19/2023 Nexus: 2023 Apt EQ: income model adj - BB/Nexus
1/30/2018 Misc: 18p19 moved to income model per equalization- JH/Nexus



Commercial

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns: 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. Row 1: 11, A, 0, 10.746000, 1.00, \$67,000, \$67,000, \$719,982, 0%, 1.0000, 0.00, 100.00, 0.00, \$719,980

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (10.75), Actual Frontage (0), Developer Discount, Parcel Acreage (10.75), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (10.75), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$720,000), CAP 3 Value (\$0), Total Value (\$720,000)

Floor/Use Computations

Pricing Key
Use
Use Area
Area Not in Use
Use %
Eff Perimeter
PAR
of Units / AC
Avg Unit sz dpth
Floor
Wall Height
Base Rate
Frame Adj
Wall Height Adj
Dock Floor
Roof Deck
Adj Base Rate
BPA Factor
Sub Total (rate)
Interior Finish
Partitions
Heating
A/C
Sprinkler
Lighting
Unit Finish/SR
GCK Adj.
S.F. Price
Sub-Total
Unit Cost
Elevated Floor
Total (Use)

Special Features

Exterior Features

Description	Value	Description	Area	Value
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800

Other Plumbing

Description	Value
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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
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General Information

Table with 4 columns: Field, Value, Pre. Use, Pre. Framing, Pre. Finish, # of Units. Includes Occupancy, Description, Story Height, Type, Wall Type, Heating, A/C, Sprinkler.

Table with 4 columns: SB, B, 1, U. Values: 1: 2(442'), U: 2(442')

Table with 4 columns: Heating, 6048 sqft, 6048 sqft

Table with 4 columns: A/C, Sprinkler

Plumbing RES/CI

Table with 4 columns: #, TF, #, TF. Rows: Full Bath, Half Bath, Kitchen Sinks, Water Heaters, Add Fixtures, Total.

Roofing

Table with 3 columns: Built Up, Tile, Metal, Wood, Asphalt, Slate, Other.

GCK Adjustments

Table with 3 columns: Low Prof, Ext Sheat, Insulatio, SteelGP, AluSR, Int Liner, HGSR, PPS, Sand Pnl.

Exterior Features

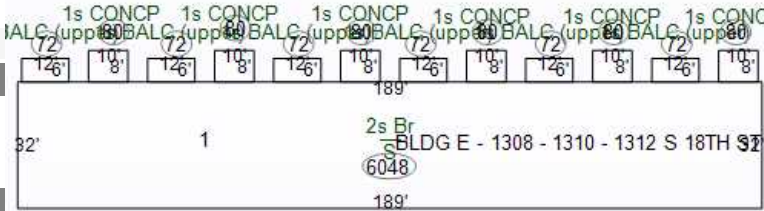
Table with 3 columns: Description, Area, Value. Rows: Balcony, Patio, Concrete.

Special Features

Table with 2 columns: Description, Value

Other Plumbing

Table with 2 columns: Description, Value



Floor/Use Computations

Table with 3 columns: Pricing Key, Use, Use Area, Area Not in Use, Use %, Eff Perimeter, PAR. Values: GCR, APART, 6048 sqft, 0 sqft, 100.0%, 442', 7.

Table with 3 columns: # of Units / AC, Avg Unit sz/dpth, Floor. Values: 6 / Y, 1008, 1.

Table with 3 columns: Wall Height, Base Rate, Frame Adj, Wall Height Adj, Dock Floor, Roof Deck.

Table with 3 columns: Adj Base Rate, BPA Factor, Sub Total (rate). Values: \$99.04, 1.00, \$99.04.

Table with 3 columns: Interior Finish, Partitions, Heating, A/C, Sprinkler, Lighting.

Table with 3 columns: Unit Finish/SR, GCK Adj, S.F. Price, Sub-Total. Values: \$9.25, \$0.00, \$108.29, \$99.04.

Table with 3 columns: Unit Cost, Elevated Floor, Total (Use). Values: \$0.00, \$0.00, \$654,938.

Building Computations

Table with 3 columns: Sub-Total (all floors), Racquetball/Squash, Theater Balcony, Plumbing, Other Plumbing, Special Features, Exterior Features. Values: \$1,129,585, \$0, \$0, \$28,800, \$0, \$0, \$18,600.

Summary of Improvements

Table with 22 columns: 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.

Floor/Use Computations

Pricing Key
Use
Use Area
Area Not in Use
Use %
Eff Perimeter
PAR
of Units / AC
Avg Unit sz dpth
Floor
Wall Height
Base Rate
Frame Adj
Wall Height Adj
Dock Floor
Roof Deck
Adj Base Rate
BPA Factor
Sub Total (rate)
Interior Finish
Partitions
Heating
A/C
Sprinkler
Lighting
Unit Finish/SR
GCK Adj.
S.F. Price
Sub-Total
Unit Cost
Elevated Floor
Total (Use)

Special Features

Exterior Features

Description	Value	Description	Area	Value
		Patio, Concrete	80	\$600
		Patio, Concrete	80	\$600
		Patio, Concrete	80	\$600

Other Plumbing

Description	Value
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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
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General Information			
Occupancy	C/I Building	Pre. Use	Apartment
Description	BLDG F	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	16

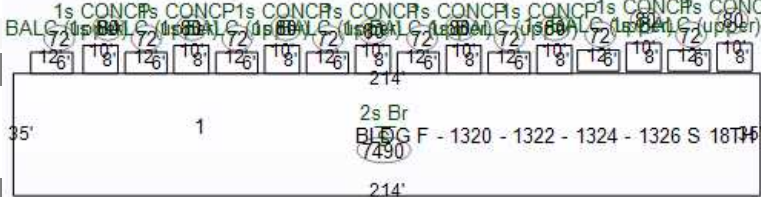
	SB	B	1	U
Wall Type		1: 2(498')		U: 2(498')
Heating			7490 sqft	7490 sqft
A/C				
Sprinkler				

Plumbing RES/CI				
	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	48	48	0	0
Total	48	48	0	0

Roofing			
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
<input type="checkbox"/> Other			
GCK Adjustments			
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio	
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner	
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Patio, Concrete	80	\$600
Patio, Concrete	80	\$600
Patio, Concrete	80	\$600

Special Features		Other Plumbing	
Description	Value	Description	Value



Building Computations		
Sub-Total (all floors)	\$1,405,199	Garages \$0
Racquetball/Squash	\$0	Fireplaces \$0
Theater Balcony	\$0	Sub-Total (building) \$1,468,399
Plumbing	\$38,400	Quality (Grade) \$1
Other Plumbing	\$0	Location Multiplier 0.85
Special Features	\$0	Repl. Cost New \$1,248,139
Exterior Features	\$24,800	

Floor/Use Computations		
Pricing Key	GCR	GCR
Use	APART	APART
Use Area	7490 sqft	7490 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	498'	498'
PAR	7	7
# of Units / AC	8 / Y	8 / Y
Avg Unit sz/dpth	936	936
Floor	1	2
Wall Height	8'	8'
Base Rate	\$99.04	\$69.23
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$99.04	\$69.23
BPA Factor	1.00	1.00
Sub Total (rate)	\$99.04	\$69.23
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$9.67	\$9.67
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$108.71	\$78.90
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$814,238	\$590,961

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: BLDG F	2	Brick	C	1990	1990	35 G		0.85		14,980 sqft	\$1,248,139	35%	\$811,290	0%	100%	1.000	1.000	0.00	100.00	0.00	\$811,300

Floor/Use Computations

Pricing Key
Use
Use Area
Area Not in Use
Use %
Eff Perimeter
PAR
of Units / AC
Avg Unit sz dpth
Floor
Wall Height
Base Rate
Frame Adj
Wall Height Adj
Dock Floor
Roof Deck
Adj Base Rate
BPA Factor
Sub Total (rate)
Interior Finish
Partitions
Heating
A/C
Sprinkler
Lighting
Unit Finish/SR
GCK Adj.
S.F. Price
Sub-Total
Unit Cost
Elevated Floor
Total (Use)

Special Features

Exterior Features

Description	Value	Description	Area	Value
		Patio, Concrete	80	\$600
		Patio, Concrete	80	\$600
		Patio, Concrete	80	\$600
		Balcony	72	\$2,500
		Patio, Concrete	80	\$600
		Balcony	72	\$2,500
		Patio, Concrete	80	\$600

Other Plumbing

Description	Value
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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
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Floor/Use Computations

Pricing Key
Use
Use Area
Area Not in Use
Use %
Eff Perimeter
PAR
of Units / AC
Avg Unit sz dpth
Floor
Wall Height
Base Rate
Frame Adj
Wall Height Adj
Dock Floor
Roof Deck
Adj Base Rate
BPA Factor
Sub Total (rate)
Interior Finish
Partitions
Heating
A/C
Sprinkler
Lighting
Unit Finish/SR
GCK Adj.
S.F. Price
Sub-Total
Unit Cost
Elevated Floor
Total (Use)

Special Features

Exterior Features

Description	Value	Description	Area	Value
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800

Other Plumbing

Description	Value
-------------	-------

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
-------------	--------------	-------------	-------	------------	----------	---------------	-----------	-----	----------	------	-----	----------	---------------	---------	---------	------	-------	-------	-------	--------------

General Information

Table with 4 columns: Property Name, Occupancy, Description, Story Height, Type, Pre. Use, Pre. Framing, Pre. Finish, # of Units.

Table with 5 columns: SB, B, 1, U

Table with 2 columns: Wall Type, Heating, A/C, Sprinkler

Plumbing RES/CI

Table with 4 columns: #, TF, #, TF for Full Bath, Half Bath, Kitchen Sinks, Water Heaters, Add Fixtures, Total

Roofing

Table with 4 columns: #, TF, #, TF for Kitchen Sinks, Water Heaters, Add Fixtures, Total

GCK Adjustments

Table with 4 columns: #, TF, #, TF for Total

Exterior Features

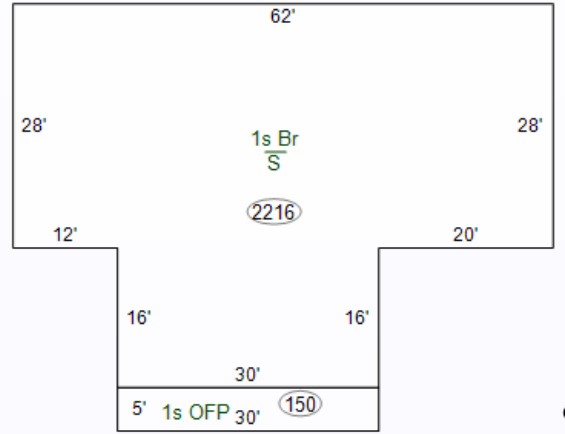
Table with 3 columns: Description, Area, Value

Special Features

Table with 4 columns: Description, Value, Description, Value

Other Plumbing

Table with 4 columns: Description, Value, Description, Value



Floor/Use Computations

Table with 3 columns: Pricing Key, Use, Use Area, Area Not in Use, Use %, Eff Perimeter, PAR, # of Units / AC, Avg Unit sz|dpth, Floor

Table with 3 columns: Wall Height

Table with 3 columns: Base Rate

Table with 3 columns: Frame Adj

Table with 3 columns: Wall Height Adj

Table with 3 columns: Dock Floor

Table with 3 columns: Roof Deck

Table with 3 columns: Adj Base Rate

Table with 3 columns: BPA Factor

Table with 3 columns: Sub Total (rate)

Table with 3 columns: Interior Finish

Table with 3 columns: Partitions

Table with 3 columns: Heating

Table with 3 columns: A/C

Table with 3 columns: Sprinkler

Table with 3 columns: Lighting

Table with 3 columns: Unit Finish/SR

Table with 3 columns: GCK Adj.

Table with 3 columns: S.F. Price

Table with 3 columns: Sub-Total

Table with 3 columns: Unit Cost

Table with 3 columns: Elevated Floor

Table with 3 columns: Total (Use)

Building Computations

Table with 4 columns: Sub-Total (all floors), Racquetball/Squash, Theater Balcony, Plumbing, Other Plumbing, Special Features, Exterior Features

Table with 3 columns: Repl. Cost New

Table with 3 columns: Total (Use)

Summary of Improvements

Table with 22 columns: 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

General Information

Occupancy	C/I Building	Pre. Use	Apartment
Description	BLDG B	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	16

SB	B	1	U
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Wall Type	1: 2(456')	U: 2(456')
Heating	6755 sqft	6755 sqft
A/C		
Sprinkler		

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	48	48	0	0
Total	48	48	0	0

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

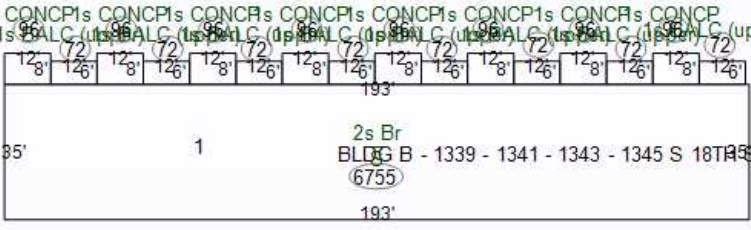
Description	Area	Value
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Patio, Concrete	96	\$800

Special Features

Description	Value

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCR	GCR
Use	APART	APART
Use Area	6755 sqft	6755 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	456'	456'
PAR	7	7
# of Units / AC	8 / Y	8 / Y
Avg Unit sz/dpth	844	844
Floor	1	2
Wall Height	8'	8'
Base Rate	\$99.04	\$69.23
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$99.04	\$69.23
BPA Factor	1.00	1.00
Sub Total (rate)	\$99.04	\$69.23
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$10.62	\$10.62
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$109.66	\$79.85
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$740,753	\$539,387

Building Computations

Sub-Total (all floors)	\$1,280,140	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,344,940
Plumbing	\$38,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$1,143,199
Exterior Features	\$26,400		

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: BLDG B	2	Brick	C	1990	1990	35 G		0.85		13,510 sqft	\$1,143,199	35%	\$743,080	0%	100%	1.000	1.000	0.00	100.00	0.00	\$743,100

Floor/Use Computations

Pricing Key
Use
Use Area
Area Not in Use
Use %
Eff Perimeter
PAR
of Units / AC
Avg Unit sz dpth
Floor
Wall Height
Base Rate
Frame Adj
Wall Height Adj
Dock Floor
Roof Deck
Adj Base Rate
BPA Factor
Sub Total (rate)
Interior Finish
Partitions
Heating
A/C
Sprinkler
Lighting
Unit Finish/SR
GCK Adj.
S.F. Price
Sub-Total
Unit Cost
Elevated Floor
Total (Use)

Special Features

Exterior Features

Description	Value	Description	Area	Value
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800

Other Plumbing

Description	Value
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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
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General Information

Occupancy	C/I Building	Pre. Use	Apartment
Description	BLDG C	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	16

SB	B	1	U
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Wall Type	1: 2(456')	U: 2(456')
Heating	6755 sqft	6755 sqft
A/C		
Sprinkler		

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	48	48	0	0
Total	48	48	0	0

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

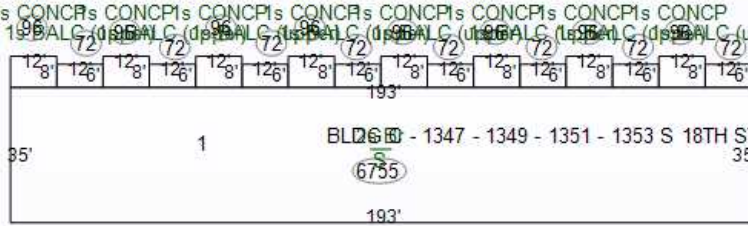
Description	Area	Value
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Balcony	72	\$2,500
Patio, Concrete	96	\$800

Special Features

Description	Value

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCR	GCR
Use	APART	APART
Use Area	6755 sqft	6755 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	456'	456'
PAR	7	7
# of Units / AC	8 / Y	8 / Y
Avg Unit sz dpth	844	844
Floor	1	2
Wall Height	8'	8'
Base Rate	\$99.04	\$69.23
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$99.04	\$69.23
BPA Factor	1.00	1.00
Sub Total (rate)	\$99.04	\$69.23
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$10.62	\$10.62
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$109.66	\$79.85
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$740,753	\$539,387

Building Computations

Sub-Total (all floors)	\$1,280,140	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,344,940
Plumbing	\$38,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$1,143,199
Exterior Features	\$26,400		

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: BLDG C	2	Brick	C	1990	1990	35 G		0.85		13,510 sqft	\$1,143,199	35%	\$743,080	0%	100%	1.000	1.000	0.00	100.00	0.00	\$743,100

Floor/Use Computations

Pricing Key
Use
Use Area
Area Not in Use
Use %
Eff Perimeter
PAR
of Units / AC
Avg Unit sz dpth
Floor
Wall Height
Base Rate
Frame Adj
Wall Height Adj
Dock Floor
Roof Deck
Adj Base Rate
BPA Factor
Sub Total (rate)
Interior Finish
Partitions
Heating
A/C
Sprinkler
Lighting
Unit Finish/SR
GCK Adj.
S.F. Price
Sub-Total
Unit Cost
Elevated Floor
Total (Use)

Special Features

Exterior Features

Description	Value	Description	Area	Value
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800
		Patio, Concrete	96	\$800

Other Plumbing

Description	Value
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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
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General Information

Table with 4 columns: Property Name, Pre. Use, Description, Pre. Framing, Story Height, Pre. Finish, Type, # of Units.

Table with 4 columns: SB, B, 1, U

Wall Type 1: 2(442') U: 2(442')

Heating 6048 sqft 6048 sqft

A/C

Sprinkler

Plumbing RES/CI

Table with 4 columns: #, TF, #, TF for Full Bath, Half Bath, Kitchen Sinks, Water Heaters, Add Fixtures, Total.

Roofing

Table with 3 columns: Built Up, Tile, Metal, Wood, Asphalt, Slate, Other.

GCK Adjustments

Table with 3 columns: Low Prof, Ext Sheat, Insulatio, SteelGP, AluSR, Int Liner, HGSR, PPS, Sand Pnl.

Exterior Features

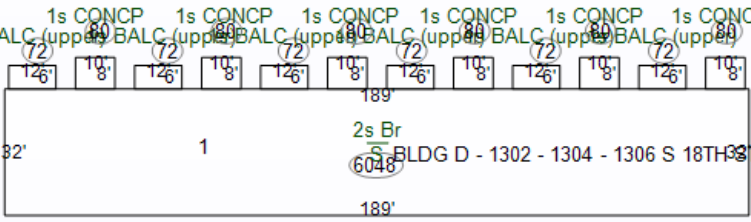
Table with 3 columns: Description, Area, Value for Balcony, Patio, Concrete.

Special Features

Table with 2 columns: Description, Value

Other Plumbing

Table with 2 columns: Description, Value



Floor/Use Computations

Table with 3 columns: Pricing Key, Use, Use Area, Area Not in Use, Use %, Eff Perimeter, PAR.

Table with 3 columns: # of Units / AC, Avg Unit sz|dpth, Floor.

Table with 3 columns: Wall Height, Base Rate, Frame Adj.

Table with 3 columns: Wall Height Adj, Dock Floor, Roof Deck.

Table with 3 columns: Adj Base Rate, BPA Factor, Sub Total (rate).

Table with 3 columns: Interior Finish, Partitions, Heating.

Table with 3 columns: A/C, Sprinkler, Lighting.

Table with 3 columns: Unit Finish/SR, GCK Adj, S.F. Price.

Table with 3 columns: Sub-Total, Unit Cost, Elevated Floor.

Table with 3 columns: Total (Use), Total (Use), Total (Use).

Building Computations

Table with 3 columns: Sub-Total (all floors), Racquetball/Squash, Theater Balcony, Plumbing, Other Plumbing, Special Features, Exterior Features.

Summary of Improvements

Table with 22 columns: 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.

Floor/Use Computations

Pricing Key
Use
Use Area
Area Not in Use
Use %
Eff Perimeter
PAR
of Units / AC
Avg Unit sz dpth
Floor
Wall Height
Base Rate
Frame Adj
Wall Height Adj
Dock Floor
Roof Deck
Adj Base Rate
BPA Factor
Sub Total (rate)
Interior Finish
Partitions
Heating
A/C
Sprinkler
Lighting
Unit Finish/SR
GCK Adj.
S.F. Price
Sub-Total
Unit Cost
Elevated Floor
Total (Use)

Special Features

Exterior Features

Description	Value	Description	Area	Value
		Patio, Concrete	80	\$600
		Patio, Concrete	80	\$600
		Patio, Concrete	80	\$600

Other Plumbing

Description	Value
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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
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