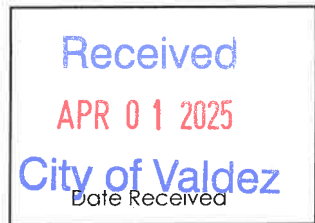




**Tax Year 2025
Real Property Assessment Appeal
City of Valdez
Office of the City Clerk**



212 Chenega Drive, P.O. Box 307, Valdez, Alaska 99686 - (907) 835-4313 - taxappeals@valdezak.gov

Applications must be received by the City Clerk's Office by: 5:00 p.m. on Tuesday, April 1, 2025.

Property ID Number:	7040-035-033-0	NOTE: A SEPARATE FORM IS REQUIRED FOR EACH PARCEL.
Property Owner:	ATM Properties LLC	
Legal Description:	Lot 33A Block 35 MCS	
Physical Address of Property:	235 Fidalgo St	

Contact information for all correspondence relating to this appeal:

Mailing Address:	Po Box [redacted] Valdez		
Phone (daytime):	[redacted]	Phone (evening):	
Email Address:	[redacted]		<input checked="" type="checkbox"/> I AGREE TO BE SERVED VIA EMAIL

THE ONLY GROUNDS FOR APPEAL ARE: UNEQUAL, EXCESSIVE, IMPROPER, OR UNDER VALUATION OF THE PROPERTY (VMC 3.12.110(C)). Mark reason for appeal and provide a detailed explanation below for your appeal to be valid. (Attach additional sheets as necessary)

- ☐ My property value is excessive. (Overvalued)
- ☒ My property was valued incorrectly. (Improperly)
- ☐ My property has been undervalued.
- ☐ My property value is unequal to similar properties.

The following are **NOT** grounds for appeal:

- The taxes are too high.
- The value changed too much in one year.
- You cannot afford the taxes.

You must provide specific reasons and provide evidence supporting the item checked above.

No Sales over the past 12 months		
to justify increases over 2024		
BOE Valuations		

2025 COV Assessed Value	197,300	165,800 118,000	\$ 363,100
	Land	Building	Total
Appellant's Opinion of Value	197,300	118,000	\$ 315,300
	Land	Building	Total

**** THE APPELLANT BEARS THE BURDEN OF PROOF UNDER AS 29.45.210(b) AND VMC 3.12.120 (G)(1)(e) ****

Appeal Number: 47

☒ I intend to submit additional evidence within the required time limit of 15 days prior to the hearing date.

☐ My appeal is complete. I have provided all the evidence that I intend to submit, and request that my appeal be reviewed based on the evidence submitted.

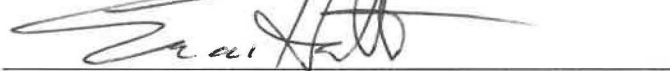
Check the following statement that applies to who is filing this appeal:

☒ I am the owner of record for this property and my name appears on the assessment roll

☐ I am the agent or assigns of the owner of record for this property (provide additional documentation outlined in VMC

3.12.110 (D))

Oath of Appellant: I hereby affirm that the foregoing information and any additional information that I submit is true and correct.



Signature of Appellant / Agent / Assigns

3-31-25
Date

Erik A. Hallness
Printed Name of Appellant / Agent / Representative

For administrative use only

Action by Assessor

For administrative use only

Due to timeline and scheduling constraints, the assessor has not yet had an opportunity to meet with the property owner to discuss the appeal. A meeting is planned prior to the scheduled Board of Equalization (BOE) date to review all relevant information. The assessor has also contacted the property owner via email to provide information regarding deadlines and procedures. At this time, no change to the assessed value is recommended until the meeting can take place.

Was the value adjusted by the Assessor **YES**

NO

Adjusted Assessed Value

\$197,300


\$165,800

\$363,100

Land

Building

Total


Signature of Assessor

4/15/2025

Date

VMC 3.12.110 (H) - If the assessor and the appellant mutually resolve a duly filed appeal prior to a hearing by the board of equalization, the appellant may withdraw that appeal. The appellant's withdrawal must be filed in writing with the assessor or stated under oath at a board of equalization hearing prior to the assessor closing the appeal.

☐ I hereby accept the foregoing assessed valuation in the amount of \$ _____ and withdraw my appeal to the Board of Equalization.

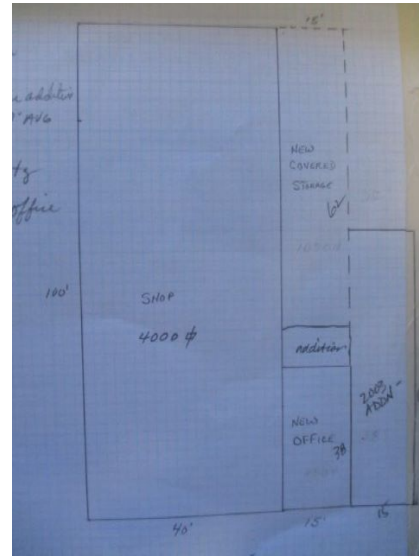
☐ I hereby reject the foregoing assessed valuation and will proceed with my appeal before the Board of Equalization.

Signature of Appellant / Agent / Assigns

Date

Appeal Number: _____

Additional Assessor Details



CURRENT OWNER

ATM PROPERTIES LLC
AN ALASKA LIMITED LIABILITY COMPANY
[REDACTED] VALDEZ AK 99686-2989

Property Identification

Parcel # 7040-035-033-0 Use C - Commercial
City Number 2570 Building Shop / Office /
Service Area Valdez

Property Information

Improvement Size 4,000 SF Year Built 1990 Estimated Land Size 43,843 SF
Basement Size Effective Age 20 Zone LI
Garage Size Taxable Interest Fee Simple

Legal Description

Plat # 2011-2 Lot # 33A Block 35 Tract Doc # Rec. District 318 - Valdez
Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Fee Simple	\$197,300	\$165,800	\$363,100	\$0	\$363,100	
2024	Fee Simple	\$197,300	\$118,000	\$315,300	\$0	\$315,300	
2023	Fee Simple	\$103,500	\$118,000	\$221,500	\$0	\$221,500	
2022	Fee Simple	\$103,500	\$118,000	\$221,500	\$0	\$221,500	

NOTES

4/26/2024 - Appeal Resolution. MO
02/19/2016 02:33 PM - vdawson-QUIT CLAIM DEED 2015-000678-0 DATED 12/24/2015 FROM ERIC A AND JULIE A HALTNESS TO ATM PROPERTIES, LLC AN ALASKA LIMITED LIABILITY COMPANY.--70400350330 WAS REPLATED AND CHANGED TO 33A FOR 2012-



LAND DETAIL									
Market Neighborhood		Site Area	43,843	SF	Topo	Level	Vegetation	Cleared	
Access	Public road	Frontage		Ft	Road	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric								LQC
Comments									

SITE IMPROVEMENTS										
Site Improvements									Total	
Description	Area	Unit	Value	Adj.	Value	Comments				
	43,843	SF	x \$5.50		= \$241,137					
BOE		SF	x		= -\$43,800					
		SF	x		=					
		SF	x		=					
		SF	x		=					
Total	43,843	SF	Fee Value:		\$197,300					

SUMMARY FEE SIMPLE VALUATION									
Inspected By		Date Inspected		Valued By		Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$363,100/4,000 SF Indicates \$90.78 Value/SF GBA Income Value = NOI Ratio = NOI / =						Total Residential Total Commercial \$165,800 Other Improvements			
Comments <div></div>						Total Improvements \$165,800			
						Land & Site imp \$197,300			
						Total Property Value \$363,100			



COMMERCIAL															
Description		Main Commercial		Use	Shop /		Building Class		D Wood Frame		Year Built	1990	Estimate		
Quality		Q4 - Average		Exterior	Vinyl		Height	Typical		FT	Stories	1	Units		
Avg. perimeter				Heat Fuel	Typical		Heat Type	Typical		Sprinklerd			SF		
Elevator												Condition	C4 -		
EXTRAS															
Extra Lump Sums												Total			
Extra Improvements												Total			
Floor/Use	Area-SF		Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value				
Shop		SF	D Wood Frame	Finished	4,000	SF \$27	?	\$39	\$155,266	70%	\$108,686				
Office		SF	Office	Finished	1,350	SF \$30	?	\$44	\$58,725	70%	\$41,108				
Storage		SF	Storage	Finished	1,050	SF \$15	?	\$22	\$22,838	70%	\$15,986				
		SF				SF		\$0	\$0						
Total						SF		\$0	\$0						
										Additional Adjustment					
										Lump Sum Total					
										Main Commercial Total		\$165,800			
Comments															



BOE Appraisal Summary – 235 Fidalgo Dr (Parcel 7040-035-033-0)

This appraisal summary was prepared to support the 2025 Board of Equalization review for the subject commercial property. The valuation applies a sales comparison and component-based approach using relevant commercial sales and market-supported unit rates.

Subject Property Overview

- Address: 235 Fidalgo Dr
- Parcel: 7040-035-033-0
- Zoning: LI (Light Industrial)
- Use: Shop, Office, Storage
- Building Area: 4,000 SF total
 - Shop: 1,600 SF
 - Office: 1,350 SF
 - Storage: 1,050 SF
- Year Built: 1990 (Effective Age: 20)
- Condition: C4 – Average
- Lot Size: 43,843 SF
- 2025 Assessed Value: \$363,100
(Land: \$197,300 | Improvements: \$165,800)
- Implied Overall Value Rate: \$90.78/SF

Comparable Commercial Sales

141 Galena Dr

- Size: 4800 SF | Sale Price: \$375,000 | \$78.13/SF
- Sale Date: 11/21/2019

1495 Sawmill Dr

- Size: 5280 SF | Sale Price: \$584,000 | \$110.61/SF
- Sale Date: 08/24/2020

500 Sawmill Dr

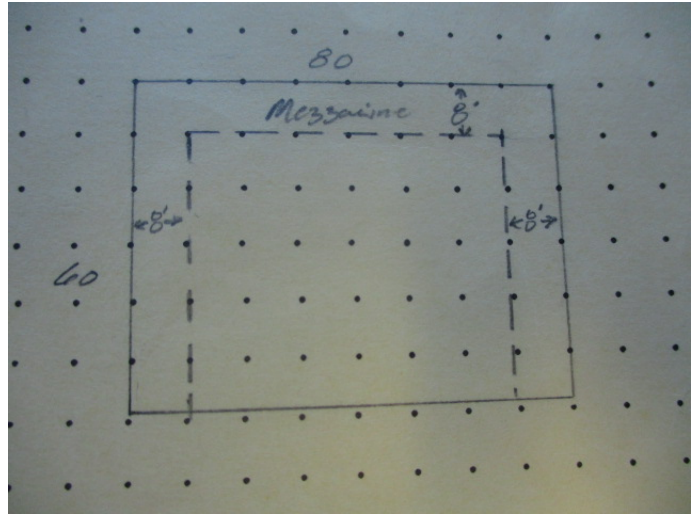
- Size: 1344 SF 864 SF | Sale Price: \$130,000 | \$58.88/SF
- Sale Date: 09/28/2018

2340 & 2400 Richardson Hwy

- Size: 5000 SF | Sale Price: \$425,000 | \$85.0/SF
- Sale Date: 12/31/2020

Recommendation

The subject property includes multiple commercial uses and is located in a high-demand industrial area. Based on its overall size, condition, and configuration, and comparison with recent sales, the estimated market value is supported.



CURRENT OWNER

TANERLIQ VENTURES LLC
PO BOX 967 VALDEZ AK 99686-0967

Property Identification

Parcel # 7040-033-027-0 Use C - Commercial
City Number 2950 Building Retail
Service Area Valdez

Property Information

Improvement Size 4,800 SF Year Built 1989 Actual Land Size 15,042 SF
Basement Size Effective Age 17 Zone G
Garage Size Taxable Interest Fee Simple

Legal Description

Plat # 66-40M Lot # 27-28 Block 33 Tract Doc # Rec. District 318 - Valdez
Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Fee Simple	\$82,700	\$212,400	\$295,100	\$0	\$295,100	
2024	Fee Simple	\$82,700	\$212,400	\$295,100	\$0	\$295,100	
2023	Fee Simple	\$60,200	\$212,400	\$272,600	\$0	\$272,600	
2022	Fee Simple	\$60,200	\$212,400	\$272,600	\$0	\$272,600	

NOTES

05/08/2019 03:51 PM - brusher-STATUTORY WARRANTY DEED 2019-000191-0 DATED 5/2/19 from Prospector Outfitters, inc. to Tanerliq Ventures, LLC, whose address is POB 967, Vdz.--



LAND DETAIL

Market Neighborhood		Site Area	15,042	SF	Topo	Level	Vegetation	Cleared	
Access	Public road	Frontage		Ft	Road	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric							LQC	
Comments									

SITE IMPROVEMENTS

Site Improvements		Total	
-------------------	--	-------	--

Description	Area	Unit	Value	Adj.	Value	Comments
	15,042	SF	x \$5.50		= \$82,731	
		SF	x		=	
		SF	x		=	
		SF	x		=	
Total	15,042	SF	Fee Value:		\$82,700	

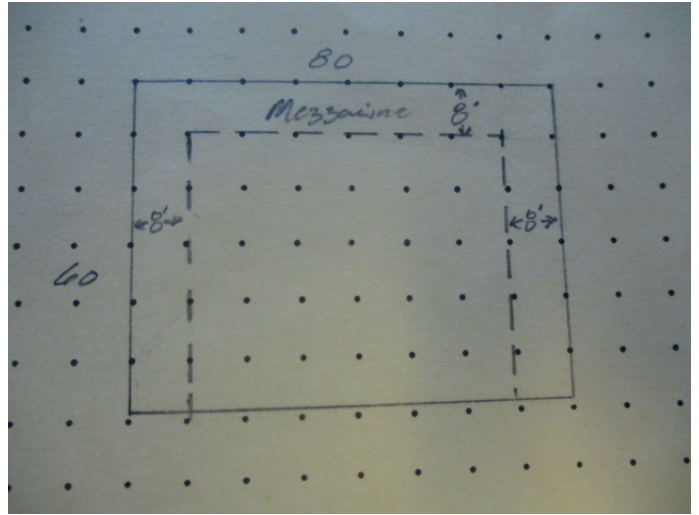
SUMMARY FEE SIMPLE VALUATION

Inspected By		Date Inspected		Valued By		Date Valued	
VALUATION CHECK				FEE VALUE SUMMARY			
The Total Fee Value \$295,100/4,800 SF Indicates \$61.48 Value/SF GBA Income Value = NOI Ratio = NOI / =				Total Residential Total Commercial \$212,400 Other Improvements			
Comments <div></div>				Total Improvements \$212,400			
				Land & Site imp \$82,700			
				Total Property Value \$295,100			



COMMERCIAL															
Description		Main Commercial		Use	Retail		Building Class		A Steel Framing		Year Built	1989	Actual		
Quality	Q4 - Average		Exterior	Metal		Height	12	FT	Stories	2	Units	Effective Age	17	Updated	
Avg. perimeter			Heat Fuel	Oil		Heat Type	BB		Sprinklerd			SF	Total Life	50	
Elevator													Condition	C4 -	
EXTRAS															
Extra Lump Sums												Total			
Extra Improvements												Total			
Floor/Use	Area-SF		Description	Status	Area		Base Value	Factor	Unit Value	RCN	% Good	Net Value			
Retail		SF	A Steel Framing	Finished	4,800	SF	\$81	?	\$117	\$562,646	33%	\$185,673			
Mezzanine		SF	Mezzanine	Finished	1,472	SF	\$38	?	\$55	\$80,851	33%	\$26,681			
		SF				SF			\$0	\$0					
		SF				SF			\$0	\$0					
Total						SF			\$0	\$0					
Additional Adjustment															
Lump Sum Total															
Main Commercial Total											\$212,400				
Comments															





CURRENT OWNER

TANERLIQ VENTURES LLC
PO BOX 967 VALDEZ AK 99686-0967

Property Identification

Parcel # 7040-033-027-0 Use C - Commercial
City Number 2950 Building Retail
Service Area Valdez

Property Information

Improvement Size 4,800 SF Year Built 1989 Actual Land Size 15,042 SF
Basement Size Effective Age 17 Zone G
Garage Size Taxable Interest Fee Simple

Legal Description

Plat # 66-40M Lot # 27-28 Block 33 Tract Doc # Rec. District 318 - Valdez
Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Fee Simple	\$82,700	\$212,400	\$295,100	\$0	\$295,100	
2024	Fee Simple	\$82,700	\$212,400	\$295,100	\$0	\$295,100	
2023	Fee Simple	\$60,200	\$212,400	\$272,600	\$0	\$272,600	
2022	Fee Simple	\$60,200	\$212,400	\$272,600	\$0	\$272,600	

NOTES

05/08/2019 03:51 PM - brusher-STATUTORY WARRANTY DEED 2019-000191-0 DATED 5/2/19 from Prospector Outfitters, inc. to Tanerliq Ventures, LLC, whose address is POB 967, Vdz.--



LAND DETAIL

Market Neighborhood		Site Area	15,042	SF	Topo	Level	Vegetation	Cleared	
Access	Public road	Frontage		Ft	Road	View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric							LQC	
Comments									

SITE IMPROVEMENTS

Site Improvements					Total	
Description	Area	Unit Value	Adj.	Value	Comments	
	15,042	SF x \$5.50		= \$82,731		
		SF x		=		
		SF x		=		
		SF x		=		
		SF x		=		
Total	15,042	SF	Fee Value:	\$82,700		

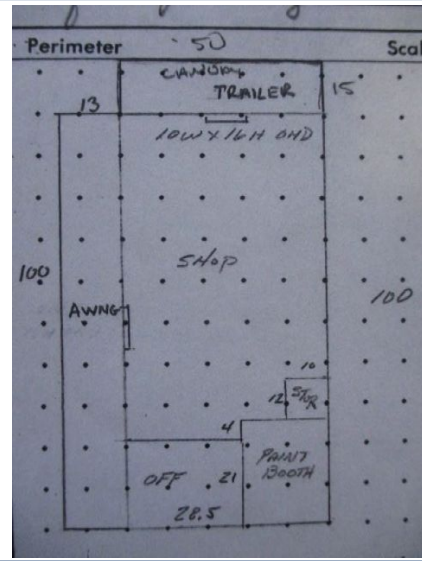
SUMMARY FEE SIMPLE VALUATION

Inspected By		Date Inspected		Valued By		Date Valued	
VALUATION CHECK				FEE VALUE SUMMARY			
The Total Fee Value \$295,100/4,800 SF Indicates \$61.48 Value/SF GBA Income Value = NOI Ratio = NOI / =				Total Residential Total Commercial \$212,400 Other Improvements			
Comments <div></div>				Total Improvements \$212,400			
				Land & Site imp \$82,700			
				Total Property Value \$295,100			



COMMERCIAL															
Description		Main Commercial		Use	Retail		Building Class		A Steel Framing		Year Built	1989	Actual		
Quality	Q4 - Average		Exterior	Metal		Height	12	FT	Stories	2	Units	Effective Age	17	Updated	
Avg. perimeter			Heat Fuel	Oil		Heat Type	BB		Sprinklerd			SF	Total Life	50	
Elevator													Condition	C4 -	
EXTRAS															
Extra Lump Sums												Total			
Extra Improvements												Total			
Floor/Use	Area-SF		Description	Status	Area		Base Value	Factor	Unit Value	RCN	% Good	Net Value			
Retail		SF	A Steel Framing	Finished	4,800	SF	\$81	?	\$117	\$562,646	33%	\$185,673			
Mezzanine		SF	Mezzanine	Finished	1,472	SF	\$38	?	\$55	\$80,851	33%	\$26,681			
		SF				SF			\$0	\$0					
		SF				SF			\$0	\$0					
Total						SF			\$0	\$0					
Additional Adjustment															
Lump Sum Total															
Main Commercial Total											\$212,400				
Comments															





CURRENT OWNER

VALDEZ OUTFITTERS LLC
PO BOX 967 VALDEZ AK 99686-0967

Property Identification

Parcel # 7151-000-001-0 Use C - Commercial
City Number 3195 Building Shop
Service Area Valdez

Property Information

Improvement Size 5,000 SF Year Built 1980 Estimated Land Size 1.143 AC
Basement Size Effective Age 36 Zone LI
Garage Size Taxable Interest Fee Simple

Legal Description

Plat # 2014-7 Lot # 1 Block Tract Doc # Rec. District 318 - Valdez
Describe Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Fee Simple	\$59,100	\$97,200	\$156,300	\$0	\$156,300	
2024	Fee Simple	\$59,100	\$97,200	\$156,300	\$0	\$156,300	
2023	Fee Simple	\$49,800	\$97,200	\$147,000	\$0	\$147,000	
2022	Fee Simple	\$49,800	\$97,200	\$147,000	\$0	\$147,000	

NOTES

1/22/2022 - Corrected multiplier. MO
01/20/2021 01:47 PM - asalvania-Warranty Deed 2020.000758.0-Recorded 12.31.2020-Grantor CCI Industrial Services LLC to Valdez Outfitters LLC.--08/14/2020 06:09 PM - brusher-QUITCLAIM DEED FROM 2020-000371-0 dated 8/10/20 from Peak Oilfield Service Company, LLC to CCI Industrial Services, LLC. Per Wayne McNelly, these



LAND DETAIL

Market Neighborhood		Site Area	1.143	A	Topo	Level	Vegetation	Cleared	
Access	Public road	Frontage		Ft		View	Neutral	Soil	Typical
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric							LQC	
Comments									

SITE IMPROVEMENTS

Site Improvements		Total	
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Description	Area	Unit Value	Adj.	Value	Comments
	1.143	AC x \$51,718.00		= \$59,114	
		AC x		=	
		AC x		=	
		AC x		=	
		AC x		=	
Total	1.143	AC	Fee Value:	\$59,100	

SUMMARY FEE SIMPLE VALUATION

Inspected By		Date Inspected		Valued By		Date Valued	
VALUATION CHECK					FEE VALUE SUMMARY		
The Total Fee Value \$156,300/5,000 SF Indicates \$31.26 Value/SF GBA Income Value = NOI Ratio = NOI / =					Total Residential Total Commercial \$97,200 Other Improvements \$0		
Comments <div></div>					Total Improvements \$97,200		
					Land & Site imp \$59,100		
					Total Property Value \$156,300		



COMMERCIAL															
Description		Main Commercial		Use	Shop		Building Class		A Steel Framing		Year Built	1980	Estimate	1	
Quality		Q4 - Average		Exterior	Metal		Height	Typical		FT	Stories	1	Units		
Avg. perimeter				Heat Fuel	Oil		Heat Type	Space		Sprinklerd			SF		
Elevator													Condition	C4 -	
EXTRAS															
Extra Lump Sums												Total			
Extra Improvements												Total			
Floor/Use	Area-SF		Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value				
Shop		SF	A Steel Framing	Finished	5,000	SF \$20	?	\$29	\$145,000	60%	\$87,000				
AWNG		SF	AWNG	Finished	1,300	SF \$9	?	\$13	\$16,965	60%	\$10,179				
		SF				SF		\$0	\$0						
		SF				SF		\$0	\$0						
Total						SF		\$0	\$0						
										Additional Adjustment					
										Lump Sum Total					
										Main Commercial Total		\$97,200			
Comments															



OTHER IMPROVEMENTS									
Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Trailer	Finished	Typical	240	SF	\$12.325	\$2,958	0%		\$0
Comment				Base Value	\$9	Factor	?	Age	Life





CURRENT OWNER

RONALD W GILBERT JR
PO BOX 3132 VALDEZ AK 99686-3132

Property Identification

Parcel # 7123-002-001-4 Use C - Commercial
City Number 824 Building Warehouse/Office
Service Area Valdez

Property Information

Improvement Size 1,344 SF Year Built Land Size 0.482 AC
Basement Size Effective Age 16 Zone LI
Garage Size Taxable Interest Fee Simple

Legal Description

Plat # 2006-5 Lot # 1 Block 2 Tract Doc # 2006-000819-0 Rec. District 318 - Valdez
Describe PARCEL 4 Date recorded

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2025	Fee Simple	\$26,500	\$74,300	\$100,800	\$0	\$100,800	
2024	Fee Simple	\$26,500	\$74,300	\$100,800	\$0	\$100,800	
2023	Fee Simple	\$7,200	\$74,300	\$81,500	\$0	\$81,500	
2022	Fee Simple	\$7,200	\$74,300	\$81,500	\$0	\$81,500	

NOTES

6/6/2022 - Appeal Resolution. See attached documents. MO
10/21/2021 - New book. CP turned into office. New roof. MO
04/17/2019 03:50 PM - brusher-2019 Appeal results: No value changes. Assessor's Review Form of Appeal #15 accepted & signed by owner. Rob Gilbert on 4/16/19.--01/15/2019 03:41 PM - brusher-Assessor value changes:



LAND DETAIL

Market Neighborhood		Site Area	0.482	A	Topo	Level	Vegetation	Cleared
Access	Public road	Frontage		Ft	View	Neutral	Soil	Gravel
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric						LQC	
Comments								

SITE IMPROVEMENTS

Site Improvements		Total	
-------------------	--	-------	--

Description	Area	Unit Value	Adj.	Value	Comments
	0.482	AC x	\$54,952.00	=	\$26,487
		AC x		=	
		AC x		=	
		AC x		=	
Total	0.482	AC	Fee Value:	\$26,500	

SUMMARY FEE SIMPLE VALUATION

Inspected By		Date Inspected		Valued By		Date Valued	
VALUATION CHECK					FEE VALUE SUMMARY		
The Total Fee Value \$100,800/1,344 SF Indicates \$75 Value/SF GBA Income Value = NOI Ratio = NOI / =					Total Residential Total Commercial \$69,300 Other Improvements \$5,000		
Comments <div></div>					Total Improvements \$74,300		
					Land & Site imp \$26,500		
					Total Property Value \$100,800		



COMMERCIAL														
Description		Main Commercial		Use	Warehouses		Building Class		D Wood Frame		Year Built			
Quality	Q4 - Average		Exterior	Metal		Height	Typical		FT	Stories	1	Units		
Avg. perimeter				Heat Fuel	Typical		Heat Type	Typical		Sprinkler	Unknown		SF	
Elevator												Condition	C4 -	
EXTRAS														
Extra Lump Sums												Total		
Extra Improvements												Total		
Floor/Use	Area-SF		Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value			
Warehouses		SF	D Wood Frame	Finished	1,344	SF \$28	?	\$41	\$55,151	70%	\$38,606			
Office		SF	Office	Finished	864	SF \$35	?	\$51	\$43,848	70%	\$30,694			
		SF				SF		\$0	\$0					
		SF				SF		\$0	\$0					
Total						SF		\$0	\$0					
										Additional Adjustment				
										Lump Sum Total				
										Main Commercial Total		\$69,300		
Comments														

OTHER IMPROVEMENTS									
Description	Status	Quality	Size	UOM	Unit	RCN	% Good	Ad Adj.	Net Value
Trailer Cabin	Finished	Typical	240	SF	\$21.75	\$5,220	96%		\$5,011
Comment				Base Value	\$15	Factor	?	Age	Life

