

SUBMIT TO:
 SARPY COUNTY CLERK
 1210 GOLDEN GATE DR. #1250
 PAPIILLION NE 68046

Property Valuation Protest FORM 422

PROTEST #
2017- 382

Date Filed:
6/30/17

Read Instructions on reverse side


NAME AND MAILING ADDRESS OF PERSON FILING PROTEST			PROTESTED VALUATION 2017	REQUESTED VALUATION
Name Bob Pelshaw			Land \$ 181,319	Land \$ 150,000
Mailing Address PO Box 460671			Building \$ 493,681	Building \$ 320,000
City, Town, or Post Office Papillion	State NE	Zip Code 68046	Outbuildings \$	Outbuildings \$
Parcel Number REQUIRED 010765263	Telephone Number (402) 401-9523		Total Land and Buildings \$ 675,000	Total Land and Buildings \$ 470,000
Contact Email bob@pelshawgroup.com				
Real Property Legal Description (Include Lot, Block, Addition, Location Address, Section, Township, Range, and County) and/or Personal Property Description: 14210 Plattview Rd. Springfield				
Tax Lots C1B & Part of Tax Lot R3 & 2B together with that part of Tax Lot R-4 Lying South of Creek in Section 13-13				
Reasons for requested valuation change: The requested assessed valuation is excessive for this property based on the income approach, the purchase price and subsequent improvements, and its condition.				

Check here if you **DO NOT** wish to attend your hearing with a Referee. Protest will be given complete consideration.

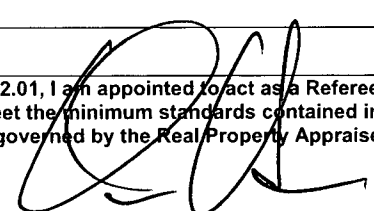
Check here if you **DO NOT** wish to have ASSESSOR'S APPRAISER present at your protest hearing with Referee.

**SIGN
HERE** ▶


 Signature of Person Filing Protest

6-29-17 
 Date

-----**FOR OFFICE USE ONLY**-----

Referee's Recommendation	
<p><input checked="" type="radio"/> 1 CONCUR with the Assessor's current valuation – NO CHANGE</p> <p><input type="radio"/> 2 Recommend ADJUSTMENT (be specific)</p> <p>COMMENTS MUST BE PROVIDED and \$ VALUES FILLED IN:</p> <p><i>Owner did not provide Market Data to support change in value.</i></p>	<p>Land \$ <u>181,319</u></p> <p>Building \$ <u>493,681</u></p> <p>Outbuildings \$ _____</p> <p>Total Land & Buildings \$ <u>675,000</u></p>
<p>Pursuant to §77-1502.01, I am appointed to act as a Referee by the county Board of Equalization. This opinion of value may not meet the minimum standards contained in the Uniform Standards of Professional Appraisal Practice and is not governed by the Real Property Appraiser Act.</p>	
<p>Signature: </p>	<p>Date: <u>7/14/17</u></p>

The Assessor has certified to the County Board of Equalization that the property record file, which substantiates the calculation of the protest maintained in the Assessor's office in electronic or paper form.



MARKET AREA SALES REPORT
 VAL GROUP 22 - INDUSTRIAL
 10/01/2013 TO 09/30/2016

ADDRESS	LEGAL	PARCEL	OCC	TOTAL SF	SALE DATE	SALE PRICE	#PCLS
GRETNA	S 22' & C 22' LOT 2 BLOCK 2 SOUT	010518754	470	10,131	11/30/2015	215,000	2
13308 CHANDLER RD	LOT 3 CENTECH BUSINESS PARK (1.8	011283203	406	19,140	07/19/2016	2,000,000	1
17809 STORAGE RD	UNIT 1 LITE INDUSTRIAL LTD CONDO	011331267	453	2,560	05/31/2016	242,000	1
17720 STORAGE RD	UNIT 5A LITE INDUSTRIAL LIMITED	011097388	470	10,080	01/22/2016	645,000	2
13423 LYNAM DR	LOT 33 HILLTOP INDUSTRIAL PARK	011577406	406	68,402	07/18/2016	4,200,000	1
13333 LYNAM DR	LOT 1 HILLTOP INDUSTRIAL PARK RE	011589352	407	78,204	10/30/2015	5,750,000	1
10708 S 149TH ST	LOT 34 PRAIRIE CORNERS	010415645	494	27,000	12/31/2014	1,295,000	1
10700 SAPP BROTHE	LOT 1 MEADOWLARK SUB	011572257	406	24,750	06/10/2016	1,314,000	1
10700 SAPP BROTHE	LOT 1 MEADOWLARK SUB	011572257	406	24,750	09/12/2014	1,020,000	1
10408 SAPP BROS D	LOT 8 B-4 CORNERS NO 5	011137320	406	13,280	05/15/2015	1,200,000	1
10500 SAPP BROS D	LOT 1 B-4 CORNERS NO 7	011211865	407	68,264	06/24/2016	4,160,000	1
10301 S 152ND ST	LOT 1 B-4 CORNERS NO 8	011245816	406	26,040	08/06/2015	2,090,000	1
11075 S 204TH ST	LOT 3 GRETNA BUSINESS PARK	011301414	494	6,000	08/28/2015	415,000	1
20375 PATTON ST	LOT 2 GRETNA BUSINESS PARK REPLA	011571955	453	6,000	09/04/2014	415,000	1
14808 SHEPARD ST	LOT 3 HIGHWAY CROSSING	011575453	453	13,864	06/24/2016	1,115,000	1
10501 CHANDLER CI	LOT 4 VAL VISTA REPLAT FOUR	011590199	453	18,597	12/04/2014	1,100,000	1
08951 S 126TH ST	LOT 1 SARPY COUNTY INDUSTRIAL PA	011559431	406	40,500	06/20/2016	3,150,000	1
11609 CENTENNIAL	LOT 18 BROOK VALLEY II BUSINESS	011336331	406	50,711	12/11/2015	3,336,250	1
11511 CARY ST	LOT 28 BROOK VALLEY II BUSINESS	011564247	407	54,011	05/18/2016	3,450,000	1
00705 N FRONTIER	LOT 1 SCHWERS INDUSTRIAL PARK RE	011594625	453	8,640	08/05/2016	590,000	1
00705 N FRONTIER	LOT 1 SCHWERS INDUSTRIAL PARK RE	011594625	453	8,640	12/23/2013	425,000	1
00213 N JEFFERSON	LOT 1 RAILROAD PROPERTY REPLAT	011571352	470	2,000	11/13/2015	155,000	1
00130 W 1ST ST	W 124' OF LOTS 5 & 6 BLOCK 17 PA	010558241	406	7,263	02/03/2016	450,000	1
00555-557 N JACKS	LOT 3A CARRIAGE ACRES	010533702	406	8,820	07/30/2014	360,000	1
502-506 N JACKSON	S 170' OF LOT 2 CARRIAGE ACRES	010533532	406	11,940	07/19/2016	438,500	1
00401 N JACKSON S	LOT 10 PAPILLION INDUSTRIAL PARK	010761888	406	6,000	10/05/2015	459,250	1
02203-2215 PLEASA	LOT 2 JTR ADDITION	011254483	453	15,974	12/18/2015	400,000	1
01010 W 24TH AVE	LOT 1 MILLERS ADDITION & VAC ALL	011137010	453	11,858	01/03/2014	359,000	1
00109 W 35TH AVE	LOT 3 GREEN ACRES III	011105542	470	4,575	01/27/2016	192,000	1
00109 W 35TH AVE	LOT 3 GREEN ACRES III	011105542	470	4,575	05/18/2016	291,000	1
00103 E 35TH AVE	LOT 5 PARADISE PARK LOT 4 PARADI	011322527	471	3,750	07/25/2016	312,000	2
00203 E 35TH AVE	LOT 8 PARADISE PARK	011322551	406	4,800	03/29/2016	229,500	1
00309 INDUSTRIAL	LOT 2 SUHL'S REPLAT	011591744	406	8,544	08/31/2015	350,000	1
201 E 35TH AVE	LOT 2 PARADISE PARK REPLAT 1	011595930	406	4,800	11/20/2014	267,800	1
13033 1/2 S 13TH	LOT 2 ESTABROOK ADDITION	011281006	406	7,360	11/24/2014	150,000	1

SALELIST
 06/12/2017
 SARPY COUNTY ASSESSOR

MARKET AREA SALES REPORT
VAL GROUP 22 - INDUSTRIAL
10/01/2013 TO 09/30/2016

ADDRESS	LEGAL	PARCEL	OCC	TOTAL SF	SALE DATE	SALE PRICE	#PCLS
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NUMBER SALES		<u>35</u>					
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SALELIST
06/12/2017
SARPY COUNTY ASSESSOR

MARKET AREA SALES REPORT
 VAL GROUP 22 - INDUSTRIAL
 10/01/2016 TO 06/05/2017

ADDRESS	LEGAL	PARCEL	OCC	TOTAL SF	SALE DATE	SALE PRICE	#PCLS
17813 STORAGE RD	UNIT 24B LITE INDUSTRIAL LIMITED	011136634	494	0	11/21/2016	125,000	1
17903 STORAGE RD	UNIT 25A LITE INDUSTRIAL LIMITED	011120363	470	2,400	11/21/2016	175,000	1
08704 S 145TH ST	LOT 2 LAKEVIEW SOUTH II REPLAT 2	011336404	453	15,030	03/24/2017	1,172,810	1
13306 PORTAL DR	LOT 3 I-80 INDUSTRIAL PARK 2 REP	011577004	406	29,928	11/10/2016	2,220,000	1
14648 SHEPARD ST	LOT 4 HIGHWAY CROSSING	011575454	453	13,864	02/01/2017	1,000,000	1
07009 S 108TH ST	LOTS 5, 6, 15 & 16 OAKDALE PARK	010415211	407	78,086	03/31/2017	3,900,000	3
00717 N FRONTIER	LOT 4 SCHWERS INDUSTRIAL PARK	011215976	453	5,160	04/27/2017	450,000	1
23232 S HWY 6	LOT 1 DOUBLE S DEVELOPMENT (4.66	011575959	494	15,200	12/15/2016	975,000	1

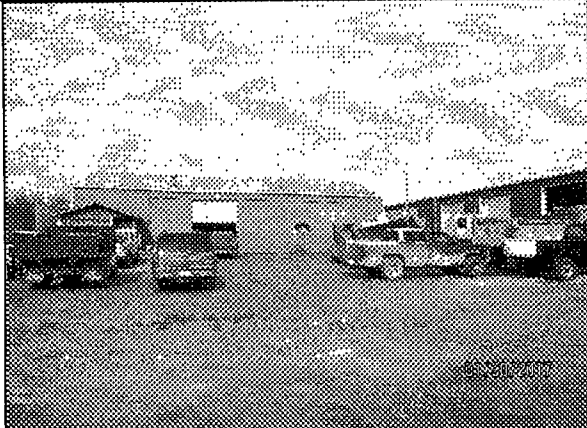

NUMBER SALES 8

SALELIST
 06/12/2017
 SARPY COUNTY ASSESSOR

SARPY COUNTY ASSESSOR'S OFFICE

Data Provided By: DAN PITTMAN County Assessor. Printed on 06/30/2017 at 11:24:43A

Parcel Information				Ownership Information				
Parcel Number	010765263			Current Owner	WILLIAMS ENTERPRISES LLC			
Map Number	2975-13-3-00000-000-0017			Address	17105 S HWY 50			
Situs	14210 PLATTEVIEW RD			City ST. Zip	SPRINGFIELD NE 68059-			
Legal	TAX LOTS C1B & PT TAX LOT R3 & 2B TOGETHER WITH THAT PT OF TAX LOT			Cadastral #	0010-0033			
Current Valuation			Assessment Data			Property Classification		
Land Value	181,319		District/TIF Fund	46064		Status	01 Improved	
Impr. Value	493,681		School Base	77-0046 SPRINGFIEL		Use	04 Industrial	
Outbuildings			Affiliated Code			Zoning	04 Industrial	
Total Value	675,000		Neighborhood	WH75		Location	01 Urban	
Exemptions			Greenbelt Area			City Size	00 N/A	
Taxable Value	675,000		Greenbelt Loss			Lot Size	06 5.00-9.99 ac.	
Sales History				Multiple Owner Information				
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name			
02/29/2016	2016-04237	CENTER ENTERPRISES INC	564,000					
Boe Appeal History				Building Permits				
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount	
925	2016	WILLIAMS ENTERPRISES	BOARD VALUE	48S	11/04/2016	ADDITION 40X60	191,016	
781	2015	CENTER ENTERPRISES I	BOARD VALUE	RJ31S	07/06/2006	POLE BARN 30X80	61,920	
				RJ56S	09/06/2005	NEW CONST - BUIL	61,920	
				RJ15S	04/27/2004	NEW CONST - TYPE	197,280	
				RJ23S	08/01/2003	NEW CONST - BUIL	65,760	
Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2017	ABSTRACT	3000		181,319	493,681		675,000	675,000
2016	CTL	3000		181,319	382,681		564,000	564,000
2016	BOE	3000		181,319	382,681		564,000	564,000
2016	ABSTRACT	3000		181,319	418,681		600,000	600,000
2015	CTL	3000		181,319	418,681		600,000	600,000
Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2016	WILLIAMS ENTERPRISES L	181,319	382,681		564,000		564,000	13,066.58
2015	WILLIAMS ENTERPRISES L	181,319	418,681		600,000		600,000	14,089.66
2014	WILLIAMS ENTERPRISES L	120,879	422,121		543,000		543,000	12,855.20
2013	CENTER ENTERPRISES INC	120,879	422,121		543,000		543,000	12,891.74
2012	CENTER ENTERPRISES INC	120,879	422,121		543,000		543,000	8,286.60
2011	CENTER ENTERPRISES INC	120,879	422,121		543,000		543,000	8,231.06
2010	CENTER ENTERPRISES INC	120,879	422,121		543,000		543,000	8,200.58
2009	CENTER ENTERPRISES INC	113,474	429,526		543,000		543,000	8,136.40
2008	CENTER ENTERPRISES INC	113,474	429,526		543,000		543,000	7,891.42
2007	CENTER ENTERPRISES INC	113,474	429,526		543,000		543,000	7,944.30

SARPY COUNTY ASSESSOR'S OFFICE
COMMERCIAL DATA SHEET

Date of Print: 06/30/2017
Inspected By: TE Inspection Date: 01/30/2017

Record: 1 of: 1
Roll Year: 2017

Parcel ID # : 010765263 Map # : 2975-13-3-00000-000-0017

WILLIAMS ENTERPRISES LLC Business Name : CENTER STORAGE
17105 S HWY 50 Situs : 14210 PLATTEVIEW RD
SPRINGFIELD NE 68059- Legal :

LOT INFORMATION

Neighborhood : WH75 WAREHOUSE@.75/SQFT Value Method: SF
Lot Width : 241,758 # of Units : 241758
Lot Depth : 1 Unit Value : 0.75
Topography : LEVEL Amenities Adjustments :
Street Access : EXCESS LAND Factor : 1 Lot Value : 181,319
Utilities : VACANT LOT Factor :

COST APPROACH DATA - Values By Marshall & Swift

Appraisal Zone : 2015 Manual Date : 06/14 Cost Factor : 1

Total Number of Buildings : 8	Total Number of Sections : 12	
Total Area.....		35,555
Total Building Replacement Cost New.....		\$915,529
Total Refinement Replacement Cost New.....		\$44,307
Total Replacement Cost New.....		\$959,836
Total Accrued Depreciation.....	47%	(\$450,340)
Total Replacement Cost New Less Physical and Functional Depreciation.....		\$509,496
Economic Depreciation for Neighborhood WH75.....		
Total Replacement Cost New Less Depreciation.....		\$509,496
Total Lump Sums.....		\$0
Total Land Value.....		\$181,319
FINAL ESTIMATE OF VALUE USING THE COST APPROACH.....		\$690,815
Value per Unit.....		\$0.00
Value per Square Foot.....		\$19.43

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$690,815
Estimate of Value (Using Income Approach)	\$680,950

FINAL ESTIMATE

Improvement Value	\$493,681
Land Value	\$181,319
FINAL ESTIMATE OF VALUE	\$675,000

Current Total Assessed Value for Parcel # 010765263 \$675,000

SARPY COUNTY ASSESSOR'S OFFICE
COMMERCIAL DATA SHEET - BUILDING COST APPROACH DATA
Date of Print: 06/30/2017

Parcel ID # : 010765263

Map # : 2975-13-3-00000-000-0017

WILLIAMS ENTERPRISES LLC

Business Name : CENTER STORAGE

Situs : 14210 PLATTEVIEW RD

17105 S HWY 50
SPRINGFIELD NE

68059-

Legal :

Appraisal Zone: 2015 Manual Date: 06/14 Cost Factor: 1

Bldg	Sect	Occ	Code	Year	Cls	Area	Perim	St/Ht	Base Cost	Perm Adj	HVAC Adj	Ht Adj	Sec RCN	Phys Func	RCNLD
1	1		406	1980	P	4,536	276	1 / 16	38.20	0.49	0.00	1.57	182,619	60% 0%	73,048
			WAREHOUSE, STORAGE			Ext Wall:	METAL ON WOOD FRAME				Heat/Cool:		SPACE HEATERS/FAN		
			Qual: Aver			Cond: 30 - Average									
1	2		344	1980	P	231	64	1 / 8	90.53	13.25	1.10	-9.05	22,137	58%	9,298
			OFFICE BUILDING			Ext Wall:	METAL ON WOOD FRAME				Heat/Cool:		PACKAGE HEAT/COOL		
			Qual: Aver			Cond: 30 - Average									
2	1		406	1980	P	6,000	320	1 / 16	36.61	-0.79	0.00	1.50	223,920	60% 0%	89,568
			WAREHOUSE, STORAGE			Ext Wall:	METAL ON WOOD FRAME				Heat/Cool:		SPACE HEATERS/FAN		
			Qual: Aver			Cond: 30 - Average									
3	1		470	1980	P	2,268	192	1 / 13	19.21	0.07	-1.18	0.00	41,051	68% 0%	13,136
			EQUIPMENT (SHOP)			Ext Wall:	METAL ON WOOD FRAME				Heat/Cool:		Error 8		
			BUILDIN			Qual: Aver			Cond: 30 - Average						
3	2		470	1980	P	2,240	192	1 / 10	19.21	0.12	-1.18	0.00	40,656	80%	8,131
			EQUIPMENT (SHOP)			Ext Wall:	METAL ON WOOD FRAME				Heat/Cool:		Error 8		
			BUILDIN			Qual: Aver			Cond: 30 - Average						
3	3		470	1980	P	1,080	148	1 / 16	19.21	2.75	-1.18	0.00	22,442	80%	4,488
			EQUIPMENT (SHOP)			Ext Wall:	METAL ON WOOD FRAME				Heat/Cool:		Error 8		
			BUILDIN			Qual: Aver			Cond: 30 - Average						
4	1		470	2002	P	2,400	200	1 / 14	19.21	-0.04	0.00	0.00	46,008	40%	27,605
			EQUIPMENT (SHOP)			Ext Wall:	METAL ON WOOD FRAME				Heat/Cool:		SPACE HEATERS/FAN		
			BUILDIN			Qual: Aver			Cond: 30 - Average						
5	1		470	2003	P	2,400	220	1 / 16	19.21	0.43	0.00	0.00	47,136	36%	30,167
			EQUIPMENT (SHOP)			Ext Wall:	METAL ON WOOD FRAME				Heat/Cool:		SPACE HEATERS/FAN		
			BUILDIN			Qual: Aver			Cond: 30 - Average						
6	1		470	2004	S	7,200	330	1 / 16	21.64	-2.16	0.00	0.00	140,256	32%	95,374
			EQUIPMENT (SHOP)			Ext Wall:	METAL ON WOOD FRAME				Heat/Cool:		SPACE HEATERS/FAN		
			BUILDIN			Qual: Aver			Cond: 30 - Average						

Bldg	Sect	Occ Code	Year	Cls	Area	Perim	St/Ht	Base Cost	Perm Adj	HVAC Adj	Ht Adj	Sec RCN	Phys Func	RCNLD
6	2	470	2016	S	2,400	170	1 / 16	21.64	-0.72	0.00	0.00	50,208	0%	50,208
		Qual: Aver		Cond: 30 - Average										
		EQUIPMENT (SHOP)		Ext Wall:		METAL ON STEEL FRAME				Heat/Cool:		SPACE HEATERS/FAN		
		BUILDIN												
7	1	470	2005	P	2,400	200	1 / 16	19.21	-0.04	0.00	0.00	46,008	0%	46,008
		Qual: Aver		Cond: 30 - Average										
		EQUIPMENT (SHOP)		Ext Wall:		METAL ON WOOD FRAME				Heat/Cool:		SPACE HEATERS/FAN		
		BUILDIN												
8	1	470	2006	S	2,400	220	1 / 16	21.64	0.48	0.00	0.00	53,088	25%	39,816
		Qual: Aver		Cond: 30 - Average										
		EQUIPMENT (SHOP)		Ext Wall:		METAL ON WOOD FRAME				Heat/Cool:		SPACE HEATERS/FAN		
		BUILDIN												

SARPY COUNTY ASSESSOR'S OFFICE
 COMMERCIAL DATA SHEET - REFINEMENTS COST DATA
 Date of Print: 06/30/2017

Parcel ID # : 010765263

Map # : 2975-13-3-00000-000-0017

WILLIAMS ENTERPRISES LLC

Business Name : CENTER STORAGE

Situs : 14210 PLATTEVIEW RD

17105 S HWY 50

Legal :

SPRINGFIELD NE

68059-

Appraisal Zone: 2015 Manual Date: 06/14 Cost Factor: 1

Bldg #	Code	Description	Year	# Units	\$/Unit	RCN	Depr %	Value
1	MZC	MEZZANINE, STORAGE	1980	442	20.35	8,995	60%	3,598
1	DTG	DETACHED GARAGE	1940	68	38.96	2,649	80%	530
1	LNT0	LEAN-TO		520	15.72	8,174	99%	82
1	CONP	CONCRETE SLAB SF		900	2.51	2,259	30%	1,581
1	RPO	COVERED OPEN PORCH		25	23.74	594	30%	415
6	MZB	MEZZANINE, OFFICE	2016	472	45.84	21,636		21,636

SARPY COUNTY ASSESSOR'S OFFICE
 COMMERCIAL DATA SHEET - INCOME ANALYSIS DATA
 Date of Print: 06/30/2017

Parcel ID # : 010765263

Map # : 2975-13-3-00000-000-0017

WILLIAMS ENTERPRISES LLC

Business Name : CENTER STORAGE

Situs : 14210 PLATTEVIEW RD

Legal :

17105 S HWY 50
 SPRINGFIELD NE

68059-

Potential Gross Income	Contract	Market
Vacancy & Collection Loss:	5.00%	4,480
Effective Income :		85,119

Operating Expenses	Contract	Market
Management :	20.00%	17,024
Utilities :		
Maintenance :		
Insurance :		
Reserves for Replacement :		
Total Expenses :	20.00%	17,024
Net Operating Income :		68,095

Tax Rate :	
Capitalization Rate :	10.00%
Income Approach Value :	680,950

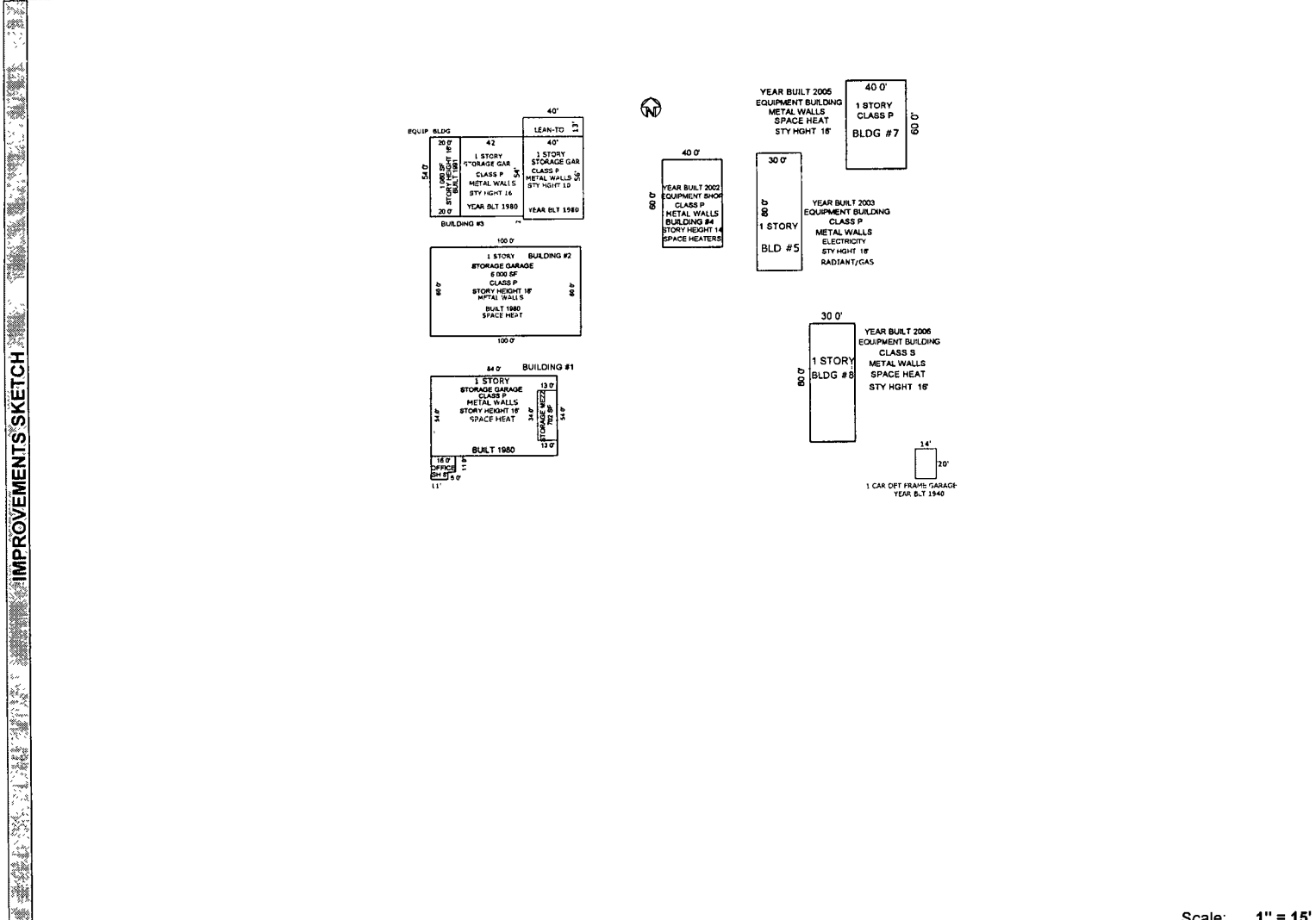
Income Source Table :		Units	Mrkt/Unit	Market
Source	Source Description			
4061	WAREHOUSE #1	4767	2.25	10,726
4061	WAREHOUSE #2	6000	2.25	13,500
4061	WAREHOUSE #3	5588	2.25	12,573
4701	EQUIP SHOP BLDG #4	2400	2.25	5,400
4701	EQUIP SHOP BLDG #5	2400	2.25	5,400
4701	EQUIP SHOP BLDG #6	9600	3.25	31,200
4701	EQUIP SHOP BLDG #7	2400	2.25	5,400
4701	EQUIP SHOP BLDG #8	2400	2.25	5,400

SKETCH/AREA TABLE ADDENDUM

Parcel No 010765263ACM

File No 01/30/2017

SUBJECT	Property Address 14110 PLATTEVIEW RD	
	City SPRINGFIELD	State _____ Zip _____
	Owner CENTER STORAGE	
	Client _____	Client Address TAX LOT C1B 13-13-11
	Appraiser Name _____	



Scale 1" = 15'

AREA CALCULATIONS

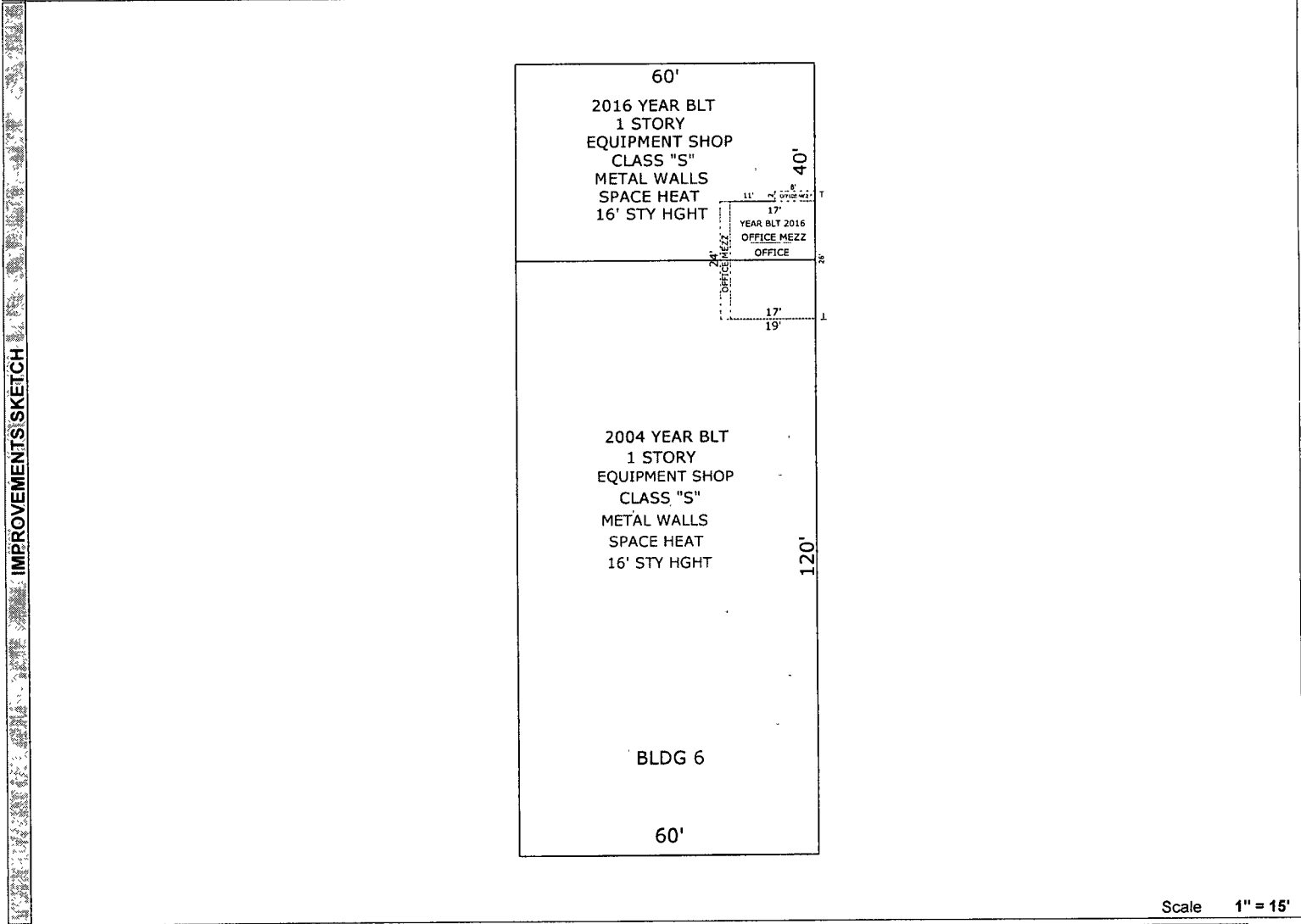
AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	EQUIPMENT SHOP BUILD	1.00	2400.00	200.0			
	OFFICE #1	1.00	231.00	64.0			
	MINI-WAREHOUSE #1	1.00	4536.00	276.0			
	MINI-WAREHOUSE #2	1.00	6000.00	320.0			
	MINI-WAREHOUSE #3	1.00	1080.00	148.0			
	EQUIPMENT SHOP	1.00	2400.00	220.0			
	EQUIPMENT BLDG	1.00	2400.00	200.0			
	EQUIPMENT BLDG	1.00	2400.00	220.0			
	STORAGE GAR/1980/#3	1.00	2268.00	192.0			
	STORAGE GAR/1980/#3	1.00	2240.00	192.0			
OTH	LEAN-TO	1.00	520.00	106.0	26475.00		
	Storage	1.00	442.00	94.0	442.00		
Net BUILDING Area (rounded w/ factors)					26475		

SKETCH/AREA TABLE ADDENDUM

Parcel No 010765263ACM

File No 01/30/2017

SUBJECT	Property Address 14110 PLATTEVIEW RD		
	City SPRINGFIELD	State	Zip
	Owner CENTER STORAGE		
	Client	Client Address TAX LOT C1B 13-13-11	
	Appraiser Name		



Scale 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	BLDG 6 EQUIP. SHOP	1.00	7200.00	360.0	
	BLDG 6 2016 ADDITION	1.00	2400.00	200.0	9600.00
GBP1	OFFICE	1.00	408.00	82.0	408.00
GBP3	OFFICE MEZZ	1.00	472.00	90.0	472.00
Net BUILDING Area (rounded w/ factors)					9600

Comment Table 1	
Comment Table 2	Comment Table 3