

COMMERCIAL BUILDING APPRAISAL RECORD

CITY RP M1030018004A A 1-0004

(COUNTY) SHEET (PARCEL NO.) OF

Parcel No: NORTH SOUTH LLC
 Name/Ad: 701 RIVERVIEW BLVD
CLARKSTON WA 99403

Legal Des: SUNNYSIDE ADD
BLK 18 LOTS 4-8 INCL S OF HWY

Property Address: 427 TROY RD

| VALUE SUMMARY | |
|----------------------------|------|
| BUILDING DEPR. REPI. COST | \$ |
| YARD IMPROVEMENTS D.R.C. | \$ |
| OTHER IMPROVEMENTS-D.R.C. | \$ |
| COST APPROACH-TOTAL D.R.C. | \$ |
| INCOME APPROACH-BLDG. RES. | \$ |
| MARKET APPROACH-BLDG. RES. | \$ |
| IMP. VALUE CONCLUSION | \$ |
| ESTIMATED LAND VALUE | \$ |
| ESTIMATED PROPERTY VALUE | \$ |
| ASSESSOR'S CONCLUSION | \$ |
| ASSESSOR | DATE |

| INTERIOR INSP. | YES | NO | OWNER | TENANT | MNGR. | ASKING PRICE \$ | PERCENT ADJ. | SQUARE FOOT | LUMP SUM |
|---------------------|---|-----------|--------|----------|-------|-----------------|--------------|-------------|----------|
| BUILT | 1976 | REMODELED | 19 | COST \$ | SOLD | 19 | AMOUNT \$ | + | - |
| TYPE: | <u>Comm SHOP</u> | | CLASS: | STORIES: | | <u>1</u> | WALL HEIGHT: | <u>16</u> | |
| Foundation | Lt. Med. Hvy. Cont. <u>Conc.</u> Blk. Rock Mstry. Wd. Pier Post Piling Mudfill | | | | | | | | |
| Exterior Wall | <u>Masonry</u> Brk. Ven. Solid Stone Conc. Conc-Pip. T.Up. Wood Fr. Sdg. Bevel Drop B&B Vert. Horiz. Hdbd. Plywd. T-11 Cgl. Al. ExGlass. Steel Fr. Rigid Conven. Millpat. Enant. Shg. Shk. Comp. Wd. Asb. Stucco. | | | | | | | | |
| Roof | Hvy. <u>Arch</u> Low <u>Wood</u> Rafter Trussed Truss-Joist Beam Lum. Truss <u>Steel</u> Plywd. Blup. WGr Shtg. Rfrg. T&G Deck Stp. Conc. Shgl Shk. Comp. Wd. Al. Asb. Slate <u>Conc</u> Enam. Tile | | | | | | | | |
| First Floor | <u>Conc.</u> Hvy. Plywd. Tile Lino Inorginal Carpet Terrazzo. Conc. Grade Ramfs Tile P&BM. Plank T&G. Shtg. Doel. High. | | | | | | | | |
| Interior | Wall (Dv. Pls. Comp. Swd. Hwd. Pl. Plywd. KP. Ven. Pt. Part. Dv. Pls. Comp. Swd. Hwd. Pl. Plywd. Kp. Ven. Pt. <u>Blk</u> Brk. Tile Clg. Dv. Pls. Comp. Swd. Hwd. Pl. Plywd. Kp. Ven. Acoutile. <u>Mtl.</u> | | | | | | | | |
| Other Interior | App. Exfan Fan&Hood Gas Elec. Oven Range Surf. Slidem Disp. Auto Spr. Clg. Fan Blins. Swd. Hwd. Mtl. Top. Plc. Lino Tile Dishwasher | | | | | | | | |
| Electrical | <u>110 220</u> Power Lowvll. Fluor. Incand. Ex Gd. Avg. Fair X-Ray Non-Met. | | | | | | | | |
| Plumbing | 2 Wc 2 Lav. 1 Ssk. 1 Svc. Shower Laundry Tray 1 Wh 1 Dk. 1 Sump. T. A. Fg. Dr. Pte. Clay. Porc. 1 Ur. 1 W/C. Csk. Lf. Tub W/S Encl. Sink Drain | | | | | | | | |
| Heating and Cooling | Fag. <u>Gas</u> Fu Hdfuel. Steam Hwtr. Evap. Acond. Flr. Div. <u>SUPER HEATERS - SHOP</u> Fao. Oil Ssk. Hl Pump Radiant Comb. Unit Wall Elec. <u>B.D.</u> Gravity Cable Conv. Clnpl. Custom Unit <u>1 OFFICE</u> | | | | | | | | |
| Basement | x or % WL Conc. Blk. Rock Dnt FLR Conc. Wd. Dnt FIN. CLG. Dv. Pls. Comp. Plywd. Wd. Acoutile. PART. Dv. Pls. Comp. Plywd. Wd. Htg. Tile Lino. Carpet ELEC. | | | | | | | | |
| Upper Stories | Fl. Wall Part. Clg. | | | | | | | | |
| Misc. | <u>INTERIOR OFFICE: 20x40 = 800 SF</u> <u>W/EEZ OVER OFFICE: 20x40 = 800 SF</u> | | | | | | | | |

| NO. OF UNITS | BACKED | STACKED | DETACHED | | | | | |
|---------------------------------|----------------|---------|-------------|--------------|---------|------------|-------------|----------|
| COMMERCIAL APARTMENTS ROOM GRID | | | | | | | | |
| LOCATION | LIVING ROOM | KITCHEN | DINING ROOM | FAMILY/ REC. | BEDRMS. | BATH ROOMS | OTHER ROOMS | FIREPLG. |
| FIRST FLOOR | | | | | | | | |
| SECOND FLOOR | | | | | | | | |
| BASEMENT | | | | | | | | |
| ATTIC | | | | | | | | |
| REMARKS: | | | | | | | | |
| APPRaiser: | <u>05</u> | | | | | | | |
| DATE: | <u>1/21/21</u> | | | | | | | |
| DATE: | <u>4-21-05</u> | | | | | | | |

| SUMMARY OF BLDG. COMPUTATION | TOTALS | + | - |
|---|--------|---|---|
| Base Cost \$ | | | |
| Building Area | | | |
| TOTAL BASE COST | | | |
| 19 L.C.M. % x Qual. % = % Modifier | | | |
| Replacement Cost New | | | |
| Depreciation: Physical, Functional and Economic Mkt. Adj. | | | |
| Depreciated Replacement Cost (Transfer to Value Summary) | | | |
| COMPUTER | | | |
| DATE | | | |

| | | | YR BUILD TYPE | DIMENSIONS | | AREA |
|--|---|--|---------------|------------|---|------|
| | A | | | | D | |
| | B | | | | E | |
| | C | | | | F | |

LOT AND BUILDING DIAGRAM — AREA COMPUTATION



