



CURRENT OWNER		Property Identification				
CITY AND BOROUGH OF WRANGELL CITY AND BOROUGH OF WRANGELL		Parcel	02-030-252	Us	C - Commercial	
		City	1177	Building	Carport	
		Mobile Home		Service	R	
Property Information						
Improvement		Year Built	2017 Actual	Land	10,400 SF	
Basement		Effective Age	1	Zone	OS	
Garage		Taxable	Non-Taxable			
Legal Description						
Plat #	68-81	Lot #	9	Block		
		Tract		Doc #		
				Rec. District	Wrangell - 104	
Describe:				Date recorded:		
PROPERTY HISTORY						
Year	Taxable Interest	Land	Improvement	Assessed	Exempt Value	Taxable Value
2022	Non-Taxable	\$31,700	\$44,600	\$76,300	-\$76,300	\$0
2021	Non-Taxable	\$31,700	\$44,600	\$76,300	-\$76,300	\$0
2020	Non-Taxable	\$31,700	\$44,600	\$76,300	-\$76,300	\$0
2019	Non-Taxable	\$31,700	\$44,600	\$76,300	-\$76,300	\$0
NOTES						

LAND DETAIL									
Market Neighborhood			Site Area	10,400	S	Topo	Level	Vegetatio	Cleared
Access	Public road		Frontage		Ft	Road	View	Neutral	Soil
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 <input type="radio"/> All <input type="radio"/> None		LQC						
Comments:									
SITE IMPROVEMENTS									
Site Improvement								Total	
Description	Area	Unit Value	Adj.	Value		Comments			
	10,400	SF	X	\$3.05		=	\$31,720		
		SF	X			=			
		SF	X			=			
		SF	X			=			
		SF	X			=			
Total	10,400	SF		Fee Value:			\$31,700		
OTHER IMPROVEMENTS									
Description	Features	Quality	Area	Units	Unit Value	RCN	% Good	Ad Adj.	Net Value
Garage Carport	Finished	Typical	1,470	0	\$27.6	\$40,572	100%		\$40,572
Comments:				Base	\$17	Factor	1.6	Age	Life
Comments:				Base		Factor		Age	Life
SUMMARY FEE SIMPLE VALUATION									
Inspected	Lila Koplin	Date	11/17/2017	Valued		Date			
VALUATION CHECK					FEE VALUE SUMMARY				
The Total Fee Value					Other \$40,600				
Income Value = NOI Ratio = NOI / =					Total Residential				
					Total Commercial \$4,000				
Comment: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>					Total Improvement \$44,600				
					Land & Site imp \$31,700				
					Total Property Value \$76,300				

COMMERCIAL																				
Description		Roof-over		Building Use		Carport		Building Class		Roof - over		Year Built	2017	Actual						
Quality		Q4 -		Exterior Walls		Metal cans		Height		FT		Stories	1	Units	Avg. perimeter	154	Effective	1	Not	
Heat Fuel				Heat Type				Sprinklered				SF	Elevator			Total Life	40		Condition	C3 -
Extras																				
Extra Lump Sum:		2 8 x 40 cans \$4000										Total	\$4,000							
Extra Improvement:												Total								
Floor/Use	Area-SF	Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value										
	SF	Roof - over			SF															
	SF				SF															
	SF				SF															
	SF				SF															
Total					SF															
Additional Adjustment																				
Lump Sum Total												\$4,000								
Roof-over Total												\$4,000								
Comment:		Structure consists of 2 8 x 40 container vans with 35 x 42 roof-over.																		

EXEMPTION DETAIL

Type **Municipal** Percen

	Land	Improvement	Total	Comment:
Fee Value	\$31,700	\$44,600	\$76,300	<input type="text"/>
Exempt Amount			-\$76,300	
Taxable Value	\$31,700	\$44,600	\$76,300	

POSSESSORY INTEREST DETAIL

