



BLDG	01	YR	BLT	1988	EFF	YR	#	UNITS	0	STRUCTURE	355	OFIC	CONDO	GRADE	C	ID.	UNITS	1	AL	WILLIAMS	INV	RAT	PRICE
LN	INUM	CODE	DESCRIPTION							BUILDING OTHER FEATURES / ATTACHED				IMPROVEMENTS									
1	2	RP3	PORCH, OPEN UPPER											MEAS1									320
2	1	CP6	CANOPY ROOF/SLAB											MEAS2									1,180

LEVELS	LN	SCT	FRM	TO	YRBLT	WDTH	LGTH	AREA	PERM	USE	HT	EXT	CON	FIN	PTN	HT	AC	PLB	LT	FEAT	RCN	BASE	RCN	PER	SF	PHY	FUN	RENT	%	GD	ECN	%	COMP	FUN	
	1	1	01	01	1988			3600	260	053	04	9	02	1	100	2	1	1	2		1,180		276,652	76.52	3	3	100	58							
									OFFICES				FRAM	WOO										AV	AV										
	2	1	02	02	1988			3600	260	053	04	9	02	1	100	2	1	1	2		320		268,952	74.62	3	3	100	58							
									OFFICES				FRAM	WOO										AV	AV										

----- DIMENSION ----- INTERIOR / EXTERIOR INFORMATION -----  
 TYPE DESCRIPTION OTHER BUILDING AND YARD IMPROVEMENTS YEAR EFF SIZE GRD QN MODS C F %COMP MA% ADJFACT VALUE COVERED 0 UNCOVERED  
 TOTAL OBY VALUE

----- PARKING DATA -----  
 TOTAL SQUARE FEET: 7,200  
 BASE R.C.N. 545,600  
 GRADE FACTOR 75.78 /SQFT  
 ADJ R.C.N. 1.00  
 OVERALL % GOOD 545,600  
 R.C.N.L.D. 75.78 /SQFT  
 NO IDENT UNITS 43.95 /SQFT  
 TOTAL R.C.N.L.D. 316,450  
 ADJUSTMENT FACTOR (CA31) 1.0000  
 TOTAL YARD IMP VALUE 0  
 OTHER: 0  
 TOTAL CARD VALUE 316,450  
 ECF % (CA11)



**14-0253-0003-001-0**

MODEL TYPE - 04 - OFFICE  
 INV. RATING:  
 EST ECONOMIC INCOME

MODEL NUM: 007

EXPENSES - AGE GROUP: 003

GROSS RENTABLE NET LEASABLE  
 LEASABLE AREA X AREA = AREA  
 (GRA) (%RA) (NLA)  
 7,200 X 100.00% = 7,200  
 MODEL ANNUAL RATE/SF X ECO ADJ  
 16.50 X 55.0% 9.08 ADJ RATE

OVERALL EXPENSE RATIO  
 MODEL AGE ECO ADJ  
 RATIO X ADJ X ADJ = EXP  
 40.0% X 100.0% X 100.0% = 40.0%  
 UTILITY EXPENSE PSF  
 MODEL AGE ECO ADJ  
 RATE PSF X ADJ X ADJ = EXP PSF  
 .00 X 100.0% X 100.0% = 0.00

POTENTIAL GROSS INCOME 65,340  
 PARKING INCOME  
 NO MODEL ECO  
 SPACES X RATE X ADJ X 12 =  
 COVERED 0 X .0 X 55.0% X 12 = 0  
 UNCOVERED 0 X .0 X 55.0% X 12 = 0  
 TOTAL POTENTIAL GROSS INCOME 65,340

VACANCY AND CREDIT LOSS  
 MODEL AGE ECO ADJ  
 MODEL X ADJ X ADJ = VAC/CL  
 15.0% X 100.0% X 105.0% = 15.8%  
 -10,324

EFFECTIVE GROSS INCOME 55,020  
 ADDITIONAL INCOME 0  
 EXPENSES -22,008  
 OVERALL EXPENSE % (ADJ) 40.0%

UTILITY EXPENSE PSF  
 GROSS ADJ UTIL  
 LEASABLE AREA X EXP RATE  
 7,200 X .00 0  
 NET INCOME 33,000



14-0253-0003-001-0

CAPITALIZATION SUMMARY

04 - OFFICE  
NET LEASABLE AREA 7,200  
NET INCOME 33,000

CAPITALIZATION RATE COMPONENTS  
OVERALL RETURN RATE

MODEL OR OVERRIDE = CAP RATE  
.0425 .0000% = .0425 %  
TAX RATE = ADJ RATE  
.0181 = .0181  
ADJUSTED CAP RATE % .0606 %

TOTAL NET LEASABLE AREA (EXCLUDING ENCLOSURES, PARKING GARAGE, ETC.) 7,200  
TOTAL NET INCOME 33,000  
DIRECT OVERALL CAPITALIZATION .0606%  
INDICATED VALUE (INCOME) 544,195  
RESIDUAL LAND VALUE 0  
LESS VALUE - PERSONAL PROPERTY 0  
TOTAL INDICATED VALUE (INCOME) 544,200  
INCOME VALUE METHOD M CAP DIRECT CAPITALIZATION FROM INCOME MODEL



14-0253-0003-001-0

ALT ID: 2598689  
MAP/ROUTE

COMMERCIAL / INDUSTRIAL REVIEW DOCUMENT  
FULTON, GA  
CARD 1 OF 1  
FIELD REVIEW FLAG ( )

TAX YEAR 2025

TIEBACK:

PARCEL TOTAL	LAND SIZE	BLDG SIZE	TOTAL UNITS	COST APPROACH	PARCEL SUMMARY VALUES	INCOME APPROACH
	7,200	LAND		315,900	43.88 /SQFT	LAND 315,900
		IMP		316,500	43.96 /SQFT	IMP 228,300
		TOTAL		632,400	87.83 /SQFT	TOTAL 544,200
TOTAL UNITS	0	TOTAL		632,400	/UNIT	TOTAL 544,200

ADJUSTED R.C.N. 545,600 75.78 /SQFT  
 OVERALL % GOOD 58 43.95 /SQFT  
 R.C.N.I.D. 316,450  
 (INCLUDES PERCENT COMPLETE - SEE CARD DETAIL)  
 BLDG ADJ FACTOR (CA31) 1.0000  
 TOTAL YARD IMP VALUE 0  
 TOTAL OTHER IMP VALUE 0  
 TOTAL IMP VALUE 316,450  
 ECF 0%  
 ADJ TOTAL IMP VALUE 316,450  
 IMP VALUE 316,500  
 LAND VALUE 315,900  
 TOTAL VALUE 632,400

PREVIOUS YEARS VALUES  
 LAND BUILDING 544,200  
 ADJ TOTAL IMP VALUE \* BLDG ADJ FACTORS (AA44) : 1.0000 \* (CA11) : 1.0000

CURRENT LAND ASSESSED LAND	REVIEW CODE	REVIEW DATE	ESTIMATE LAND	REVIEW REASON	REVIEWER ID	PREV YEARS APPRAISED VALUES	TOTAL
315,900	4	05-APR-17	INCOME APPROACH			LAND BUILDING 544,200	0
315,900	0					LAND BUILDING 228,300	544,200
						LAND BUILDING 0	0
						LAND BUILDING 001	0

MAINTAINED ON 20-AUG-24 STATUS



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MAP/ROUTE

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