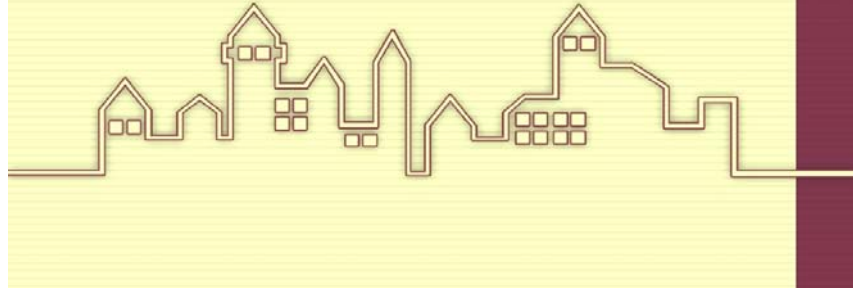


AAE Consulting Group



Insurance Value Report For

Appraisal Service – Sample Client
Appraisal # 12345



COMPANY NAME

YOUR SAMPLE TEXT HERE

Prepared As of: November 8th, 20xx



Table of Contents

Certificate Letter	EXHIBIT 1
This exhibit states the purpose of the valuation study, its intended users, limiting conditions, and contains various other information required for USPAP compliance.	
Insurance Summary Report	EXHIBIT 2
This exhibit reports the valuation conclusions in summary format for all property included in the study and also contains limited underwriting information.	
Insurance Detail Report	EXHIBIT 3
This exhibit reports the valuation conclusions as well as various underwriting data complete with the property's digital image.	
Appraisal Reconciliation Report	EXHIBIT 4
This exhibit reconciles the current valuation conclusions to the previously reported values on an individual (line by line) property basis.	





5888 Scenic Drive, West Bend, WI 53095
Phone: 414.350.1630
Fax: 262.546.0731
aengelhardt@aaeconsultinggroup.com

November 8, 20xx

Mr. John Doe
Risk Management Department
City of ABC
215 SE 7th Street
City, ST 12345

Mr. Doe-

AAE Consulting Group is pleased to provide our conclusions of value resulting from the recent valuation update of building, contents, and property in the open in accordance with the specifications outlined by the City of ABC; a city municipality operating in the state of Sample. This public sector entity consists of various types of building structures, equipment, and property in the open critical to the operation of City functions. Our report consists of the following:

- Certificate Letter
- Insurance Summary Report
- Insurance Detail Report
- Appraisal Reconciliation Report
- CD-Rom Containing .PDF reports, additional photographs, and data export (Excel)

The intended use of the appraisal is to provide value conclusions that will assist the City of Sample in its effort to maintain proper and supportable insurance to value, insurance placement, proof of loss documentation, and collection of important underwriting data as they relate to their property insurance reporting requirements.

The submitted reports have been deemed as "summary appraisal reports" and are prepared under standards rule 8-2b-i through xii and advisory opinion 11. The criterion for this type of report has been achieved in the certificate letter of the report. Individualized detailed valuation backup will be provided upon request of the client or in the event of court appearance.

Reproduction Cost can be described as the cost to construct or replace an item of equal quality and utility. Modern materials and manufacturing/construction methods will be used in the replacement of an item. *Replacement Cost* does not take into consideration improvements necessary to conform to changes in building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, overtime, bonuses for labor, soft costs, extraordinary fees, premiums for materials, or other contingencies. For insurance purposes, the prices used for labor, materials, overhead, profit and fees are those in effect as of the date of the valuation.

Exclusion Amount is defined as a provision in an insurance contract that describes property or portions of property that are not covered within the aforementioned contract. Exclusions are defined by the City of Sample and its current insurance policy as:

- 1) Currency, deeds, or other evidences of debt, money, notes, checks, drafts, or securities.
- 2) Contraband or property in the course of illegal transportation or trade
- 3) Water whether in its natural state or otherwise, above or below ground (except water normally contained in plumbing, the process of manufacture or fire protection equipment) watercourses, aquifers or the cost of reclaiming or restoring water

- 4) Land whether in its natural state or otherwise (including land on which the property is located), land improvements, grain, hay straw or other harvested crops while outside of buildings, growing crops or standing timber
- 5) The cost of excavations, grading, backfilling or filling
- 6) Property sold by the Insured under an installment plan, conditional sale, trust agreement or other deferred payment plan after delivery to the purchasers
- 7) Vehicles or self propelled machines that:
 - a. Are licensed for use on public roads; or
 - b. Are operated principally away from the insured premises
- 8) Aircraft or watercraft
- 9) Live animals or birds
- 10) Bulkheads, pilings, piers, wharves, docks, dikes, dams, canals, sea walls, or vehicular bridges
- 11) Underground tanks, pipes, flues, drains, or tunnels, all whether or not connected to buildings, mines or mining property
- 12) Any "Electronic Data Processing Data and Media" which is obsolete or unused by the Insured
- 13) Property that is covered under another coverage from or endorsement of any other policy in which it is more specifically described, except for the excess of the amount due (whether the Insured can collect on it or not) from that other insurance

Based upon the findings and valuation methodologies used in this study, it is our opinion that, for the intended use of this valuation, the replacement cost of the subject properties, as of November 8th, 20xx, is fairly represented in the rounded amount of:

\$679,324,700

SIX HUNDRED SEVENTY NINE MILLION THREE HUNDRED TWENTY FOUR THOUSAND SEVEN HUNDRED DOLLARS

It is important to note that a partial loss may result in higher costs due to the amount of repair work inherent in partial loss situations.

The assets that were included in the study include:

- Buildings & Structures
- Building Contents
- Insurable Property in the Open

The assets that were excluded from the study include:

- Assets of an intangible nature
- Land
- Uninsurable Property in the Open
- Supplies, consumables, spare parts, records, drawings, and materials
- Leased property
- Improvements to leased property
- Employee's personal property



Company Overview

Accurate and Supportable Values

AAE Consulting Group is a unique valuation/appraisal firm specializing in providing insurable values for both the public and private sectors across the northern hemisphere. Experienced and professional staff members are well versed in various appraisal disciplines to provide accurate and supportable values for but not limited to: office furniture; business machines; machinery and equipment; computer and network equipment; utility plant process equipment; buildings; infrastructure; and property in the open.

AAE Consulting Group offers its clientele with supportable conclusions that are used to aid the underwriting process, loss control exposure determination, equitable premium determinations, value segregation, and proof of loss documentation.

By utilizing the most efficient project plans and proprietary appraisal processes developed in-house by AAE Consulting Group, our staff has the ability to complete large and small projects with variant scopes timely and accurately. This efficiency can be most easily seen in the bottom line savings as each project progresses from start to finish.

The flexibility and adaptiveness of the project team allows for limited interruption of business operations during the appraisal process. Limited aid from the client is required during the appraisal process with the exception of access in and around the property. This fact, coupled with our professional and courteous staff, makes the appraisal process run smoothly with limited interruption of your day-to-day business operations.

Experienced and Qualified Staff

Each project is performed by a team of highly qualified and trained professionals with the pursuit of client satisfaction. Accredited by the American Society of Appraisers, AAE Consulting Group staff has satisfied strict training and experience guidelines that are considered highest in the industry. All reports are in adherence with the guidelines set forth by the Uniform Standards of Professional Appraisal Practice (USPAP) which is now becoming a requirement for insurance valuation assignments.

Consulting from A-Z

With the ability to staff and execute large projects with strict deadlines, we exhibit a small firm feel with the ability to turn around project conclusions quickly. AAE Consulting Group has a commitment to each client, from start to finish, producing and supporting each of its conclusions. From the project kick-off meeting to final report delivery, we at AAE Consulting Group will work with each client to ensure complete project satisfaction and understanding. This satisfaction is evident by a long list of client references and predominant amount of repeat business.

Commitment to Value

At AAE Consulting Group, we are committed to giving each of our clients the "most bang for their consulting buck". With a streamlined management team and reliable and professional staff, we are able to reduce overhead and offer a superior product at an almost always discounted fee. This savings is passed directly through to our clients.



Execution of Fieldwork

The on-site study will begin with a kick-off meeting to review the scope of the project as well as the project flow in detail. Project timelines from data collection to final report delivery will be established and agreed upon. Any access issues will be rectified with proper scheduling to ensure efficiency throughout the project. When our services are engaged, we will utilize the following approach to ensure project accuracy and ultimate client satisfaction.

At each location (unless centrally located), a review of construction documents and architectural plans will be conducted and information utilized to increase the accuracy of various data points. A building sketch will be created with the aid of the plan dimensions or by physically measuring the structure. In addition, frame type, fire protection systems, sprinkler systems, and building construction data will be collected and confirmed via review of the architectural plans. Where none or limited plans are available, data will be collected during the physical walk-through of each building.

During the physical walk-through of each structure, various underwriting and valuation data points will be collected using AAE Consulting Group's proprietary field data collection form and collection methods. Equipment inventory will then commence using a lot and tally (modeling) approach to ensure that no building space is overlooked. Various information will be collected on an based on asset type for use in the valuation process as well a backup for proof of loss documentation. Digital pictures will be taken throughout the process for confirmation of construction characteristics and content value backup.

Finally, building sketches are property closed in the field (to ensure accuracy), digital photographs are taken from the exterior, and GPS data is gathered. A field study checklist is then filled to completion before moving on to the next property.

After the on-site data collection phase of the project is complete, an extensive valuation/review process occurs to ensure accurate and supportable value conclusions. With the aid of various valuation sources and proprietary information databases, each property is researched and priced using the multiple data points collected. Contrary to popularly used national valuation sources, AAE Consulting Group takes the valuation a step further not just utilizing square foot cost guidelines, but weighs the importance of unique building characteristics that drive value differences on a local level. Each structure is valued using a local cost multiplier based on each structure's individual zip code versus the widely accepted national averages used by some firms.

The valuation of the machinery and equipment is then conducted using various sources including but not limited to: proprietary equipment databases, manufacturer pricing manuals, Marshall and Swift valuation services, and internet research. Each asset is individually checked against these sources for ultimate consistency and accuracy.

Highest and Best Use

The appraiser's opinion as to highest and best use of the property was deemed unnecessary for this study due to its intended use as an insurance appraisal.



Approaches to Value

As Replacement Cost (insurance purposes) conclusions are the intent of the appraisal, the cost approach will be used most effectively. The other approaches to value were considered but not implemented due to the fact that these approaches are most commonly used to develop some form of fair market value. As stated under USPAP Standards Rule 7.4, the appraiser has considered each approach to value and has decided which were applicable to the current project scope.

- **Income Approach:** Defined as the present value of future economic benefits of owning the property. Due to the nature and scope of the project, this approach was considered but *not implemented*. As defined in the intended use of this report, the income approach was not deemed as an acceptable means to derive at Replacement cost. In addition, isolated income from a specific piece of equipment was impractical to develop.
- **Market Approach:** Defined as adjusting the prices that have been paid for assets comparable to the asset being appraised, equating the comparables to the subject. This approach was considered but *not implemented* due to the value definitions set forth by the scope of the project.
- **Cost Approach:** Defined as starting with the current Replacement cost new of the subject and deducting for the loss in value caused by physical deterioration, functional obsolescence, and economic obsolescence. This approach was the primary approach used in the study, however no deductions were taken due to the scope of the project to arrive at Replacement cost.

Exclusion Amount is defined as a provision in an insurance contract that describes property or portions of property that are not covered within the aforementioned contract.

The collection of pertinent underwriting and valuation data is determined on a case by case basis. AAE Consulting Group has the ability to fully customize its report layout and data packages to meet the needs of each of its clients. However, a base set of data points is collected and reported as "standard". This data is analyzed and reported in four categories: Locational Information, Construction Characteristics, Underwriting Data, and Notes.

Locational Information

Entity Number	Entity Name	Site Number	Site Name
Property Address	Latitude	Longitude	

Construction Characteristics

Foundation Type	Exterior Wall Type	Flooring Type	Ceiling Type
Partition Wall Structure	Partition Wall Finish	Roofing Type	Building Service

Underwriting Data

% Sprinkler System	% Manual Fire Alarm	% Auto Fire Alarm	Frame Type
Occupancy Type(s)	Construction Date	Number of Stories	Building Area
ISO Classification	Basement Area	Basement Finish	Basement Occ.

Notes

A brief narrative containing unique qualities and characteristics of each building is provided. Unique valuation scenarios (leased space, unfinished portions, unique systems, content inclusions, etc.) are also explained in detail.



Professional Qualifications

AAE Consulting Group is a unique valuation/appraisal firm specializing in the valuation of machinery and equipment, infrastructure, buildings, movable equipment, and site improvements. Experienced and professional staff members are well versed in the various appraisal disciplines to provide accurate and supportable insurable values for both the public and private sectors across the nation. In addition, AAE Consulting Group offers inventory and data collection services commonly used in database creation and management, fixed asset reporting needs, insurance underwriting processes, loss control exposure determinations, equitable premium determinations, value segregation, and proof of loss documentation.

Mr. Austin Engelhardt, ASA

Austin A. Engelhardt, ASA is current acting owner and national production manager for AAE Consulting Group. With over 10 years of experience in the inventory and valuation field, Austin has the expertise to manage and perform projects with the goal of client satisfaction and understanding in mind. He is fully versed in various types and sizes of inventory/valuation and reconciliation projects in the governmental, risk pool, and education sectors including but not limited to: City/County valuations, churches, school districts, industrial plants, infrastructure valuations, capital asset valuations, physical inventories, and various building valuation projects. His specialized studies in the governmental genre aided in the client's property record reconciliation and accurate database creation.

Mr. Engelhardt's credentials and background in engineering provide him with the technical expertise for specialization in cost segregation studies, building system valuations, public utility valuations, and plan research. His more specialized religious entity investigations have been used by clients to gain accurate 3rd party valuations for various insurance reporting requirements including pipe organ, stained glass, carillon, and other built-in equipment valuations.

Prior to co-starting AAE Consulting Group, Mr. Engelhardt acted as Manager in the Northern Division of CBIZ Valuation Group. Prior to joining CBIZ Valuation Group, Mr. Engelhardt co-founded Applied Inventory and Valuation Incorporated (AIV) and served as National Production Manager. His responsibilities included project management and processing, report preparation, staff training, software development, staff scheduling, and project budgeting. Prior to AIV, he served as an intern for Maximus' Asset Management Division and assisted senior staff members in various inventory and valuation projects.

Mr. Engelhardt was designated as an Accredited Senior Appraiser (ASA) by the American Society of Appraisers in the Machinery and Technical Specialties (certificate # 103199). This designation is considered the highest appraisal designation attainable from the Society.

Mr. Engelhardt earned his Bachelor of Science degree with a concentration in Architectural Engineering from the Milwaukee School of Engineering in Milwaukee, WI. He is currently an active member of ASA (American Society of Appraisers) as well as ASHRAE (American Society of Heating, Refrigeration, and Air Conditioning Engineers), and AIC (American Institute of Constructors).



This opinion of value is represented as of the valuation date and only for the intended use of the engagement. Should you have any questions regarding our report, please feel free to contact me directly at 414.350.1630 or via email at aengelhardt@aaiconsultinggroup.com.

Sincerely,



Austin Engelhardt, ASA, CPCU
President
AAE Consulting Group



Limiting Conditions

1. Our report and value conclusions are intended solely for the intended use and intended users stated herein.
2. AAE Consulting Group has relied on certain information provided by the Client during our investigation. All information that has been provided to our staff by Client personnel is presumed to be accurate and reliable. AAE Consulting Group did not attempt to verify the accuracy of this information and accepts no responsibility for its accuracy.
3. AAE Consulting Group reserves the right to make adjustments to our opinions of value as deemed necessary.
4. Our report is not to be reproduced or redistributed to any third party without the prior written consent of AAE Consulting Group.
5. AAE Consulting Group relied upon certain publicly available information during our investigation. It is assumed that this information is accurate. AAE Consulting Group did not attempt to verify the accuracy of this information and accepts no responsibility for its accuracy.
6. No person other than those identified (and the Client) had any significant professional input on the valuation process. Mr. Joel Kriss provided assistance on the Zoo Complex valuation. Mr. Dan Edwards provided assistance on the valuation of the Rock Island Bridge. Jack Goldwasser provided assistance on the valuation of the levee slide gates. Unless previously stated, no subcontractors or outsourcing were utilized in the derivation of the values provided in the report.
7. AAE Consulting Group will maintain and house copies of our project backup and field notes, all relative correspondence, and the final reports and database(s) for a period not less than five years after preparation or at least two years after final disposition of any judicial proceeding in which the appraiser provided testimony related to the assignment, whichever period expires last. This policy is outlined in accordance with the American Society of Appraisers and the Uniform Standards of Professional Appraisal Practice (USPAP).



I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct, the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report, and I have no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- engagement in this assignment was not contingent upon developing or reporting predetermined results.
- compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have (or have not) made a personal inspection of the properties that are the subject of this report. (If more than one person signs the report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property).
- no one provided significant mass appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant mass appraisal assistance must be stated).

Austin Engelhardt, ASA

Austin Engelhardt, ASA, CPCU
President
AAE Consulting Group



Insurance Summary Report

	<u>Frame Type</u>	<u>Year Built</u>	<u>Building RCN</u>	<u>RCN Less Excl.</u>	<u>Contents RCN</u>	<u>PITO RCN</u>	<u>Total RCN</u>
	<u>ISO Class</u>	<u>Total SF</u>	<u>Exclusions</u>				
Site: 01 - Fire Department Headquarters							
Building: 01 - Administration Building 324 SE Jefferson Street Sample, ST 12345	Joisted Masonry 4-Masonry Noncombustible	1963 15,244	\$2,041,900 \$150,100	\$1,891,800	\$393,300	\$264,300	\$2,549,400
Building: 02 - Evidence Storage Building 324 SE Jefferson Street Sample, ST 12345	Frame 1-Frame/Combustible	1990 96	\$4,900 \$300	\$4,600	\$0	\$0	\$4,600
Site Totals :			\$2,046,800 \$150,400	\$1,896,400	\$393,300	\$264,300	\$2,554,000
Site: 02 - Fire Department Maintenance							
Building: 01 - Maintenance Building 300 SE Jefferson Street Sample, ST 12345	Joisted Masonry 4-Masonry Noncombustible	1976 14,920	\$1,540,300 \$61,100	\$1,479,200	\$372,900	\$0	\$1,852,100
Building: 02 - Training Tower 300 SE Jefferson Street Sample, ST 12345	Reinforced Concrete 6-Fire Resistive	1963 4,846	\$444,500 \$12,900	\$431,600	\$5,000	\$0	\$436,600
Site Totals :			\$1,984,800 \$74,000	\$1,910,800	\$377,900	\$0	\$2,288,700
Site: 03 - Fire Station 1							
Building: 01 - Fire Station 934 NE Quincy Street Sample, ST 12345	Joisted Masonry 2-Joisted Masonry	1940 2,480	\$392,700 \$40,700	\$352,000	\$105,100	\$13,300	\$470,400
Building: 02 - Storage Building 934 NE Quincy Street Sample, ST 12345	Frame 1-Frame/Combustible	1990 64	\$1,700 \$100	\$1,600	\$900	\$0	\$2,500

RCN = Replacement Cost New

Insurance Summary Report



	<u>Frame Type</u>	<u>Year Built</u>	<u>Building RCN</u>	<u>RCN Less Excl.</u>	<u>Contents RCN</u>	<u>PITO RCN</u>	<u>Total RCN</u>
	<u>ISO Class</u>	<u>Total SF</u>	<u>Exclusions</u>				
Site Totals :			\$2,276,400	\$2,169,800	\$50,000	\$1,265,300	\$3,485,100
			\$106,600				
Site: 99 - City of Sample Infrastructure							
Building: 01 - Traffic Signals Throughout City Sample, ST 12345	Not Applicable Not Applicable	N/A 0	\$29,003,000 \$0	\$29,003,000	\$0	\$0	\$29,003,000
Building: 02 - Street Lighting Throughout City Sample, ST 12345	Not Applicable Not Applicable	N/A 0	\$2,700,000 \$0	\$2,700,000	\$0	\$0	\$2,700,000
Building: 03 - Street Signage Throughout City Sample, ST 12345	Not Applicable Not Applicable	N/A 0	\$600,000 \$0	\$600,000	\$0	\$0	\$600,000
Building: 04 - Parking Meters Throughout City Sample, ST 12345	Not Applicable Not Applicable	N/A 0	\$815,500 \$0	\$815,500	\$0	\$0	\$815,500
Building: 05 - Rock Bridge Throughout City Sample, ST 12345	Not Applicable Not Applicable	1962 28,020	\$47,500,000 \$0	\$47,500,000	\$0	\$0	\$47,500,000
Site Totals :			\$80,618,500	\$80,618,500	\$0	\$0	\$80,618,500
			\$0				
Report Totals:			\$587,198,300	\$556,312,200	\$107,477,500	\$15,535,000	\$679,324,700
			\$30,886,100				

RCN = Replacement Cost New





Insurance Detail Report

Locational Information

Entity: 01 - City of Sample
Site: 01 - Fire Department Headquarters
Building: 01 - Administration Building
Address: 324 SE Jefferson Street
 Sample, ST 12345
Latitude: N 3x° 0x.197'
Longitude: W x5° 3x.948'

Construction Characteristics

Foundation: Concrete Slab on Grade
 Concrete Foundation Walls
 Concrete Footings

Exterior Walls: Brick on Masonry
 Stone on Masonry
 Curtain Wall, Glass

Flooring: Carpet
 Tile, Vinyl Composite
 Concrete Sealer

Ceiling: Suspended Acoustical
 Drywall
 Paint

Partition Wall Finish: Drywall
 Paint
 Paneling, Solid Wood

Roofing: Built-up, Tar and Gravel

Building Services: Electrical
 Plumbing
 Heating
 Air Conditioning

Elevators: 1 - Passenger, 0 - Freight

Additional Features: Backup Generator
 Covered Entrance
 Built-in Cabinets/Shelving
 Built-in Seating
 Automatic Door Openers



Underwriting Data

Sprinkler %: 49
Manual Fire Alarm %: 100
Auto Fire Alarm %: 100
Frame Type: Joisted Masonry
ISO Classification: 4-Masonry Noncombustible
Occupancy: Office, Low-Rise

Construction Date: 1963
Number of Stories: 1
Building Area: 7,766
Basement Area: 7,478
Total Area: 15,244

Valuation Conclusions:

Building RCN: **\$2,041,900**
Building Exclusions: **\$150,100**
Building RCN Less Exclusions: **\$1,891,800**
Contents: **\$393,300**
Property in the Open: **\$264,300**
Total: **\$2,549,400**

RCN = Replacement Cost New

Notes:

Building features include: emergency lighting, exit lighting, smoke detectors, passenger elevator (2 stop/2500 lbs), backup generator (15 KW/propane), offices, conference room, computer equipment storage area, and basement training and media storage. Contents include: office furniture and equipment, computer storage, media room equipment, and training room furniture and A/V equipment. Museum exhibits not included in appraised value. Additions and renovations completed in 1990.

Property in the Open Valuation Detail Report

Site No.	Site Description	PITO Item Description	RCN
01	Fire Department Headquarters	Paving	\$172,600
		Sidewalks	\$14,100
		Curbing	\$6,600
		Fencing	\$8,600
		Lighting	\$32,900
		Safety Bollards	\$800
		Parking Bumpers	\$1,800
		Flagpoles	\$5,300
		Trash Receptacles	\$100
		Security Gates	\$1,300
		Picnic Tables	\$800
		Monuments	\$6,800
		Retaining Walls	\$5,600
		Miscellaneous	\$7,000
TOTAL			\$264,300



Insurance Detail Report

Locational Information

Entity: 01 - City of Sample
Site: 16 - Law Enforcement Center/Fleet Services
Building: 01 - Law Enforcement Center
Address: 320 South Kansas Avenue
 Sample, ST 12345
Latitude: N xx° x3.303'
Longitude: W xx° x0.273'



Construction Characteristics

Foundation: Concrete Slab on Grade
 Concrete Foundation Walls
 Concrete Footings

Exterior Walls: Brick on Masonry
 Concrete, Poured in Place
 Concrete Block, Split Face

Flooring: Tile, Vinyl Composite
 Carpet
 Concrete Sealer

Ceiling: Suspended Acoustical
 Drywall
 Paint

Partition Wall Finish: Drywall
 Paint

Roofing: Single-Ply Membrane
 Steel

Building Services: Electrical
 Plumbing
 Heating (Partial)
 Air Conditioning (Partial)

Elevators: 2 - Passenger, 1 - Freight

Additional Features: Backup Generator
 Covered Entrance
 Bay Doors
 Built-in Cabinets/Shelving
 Built-in Seating
 Built-in Lockers
 Automatic Door Openers
 Exhaust Hoods

Underwriting Data

Sprinkler %: 100
Manual Fire Alarm %: 100
Auto Fire Alarm %: 100
Frame Type: Protected Steel
ISO Classification: 5-Modified Fire Resistive
Occupancy: Police Station
 Parking Structure

Construction Date: 1955
Number of Stories: 1 & 2
Building Area: 212,772
Basement Area: 0
Total Area: 212,772

Valuation Conclusions:

Building RCN: \$39,915,400
Building Exclusions: \$1,390,400
Building RCN Less Exclusions: \$38,525,000
Contents: \$6,522,500
Property in the Open: \$643,100
Total: \$45,690,600

RCN = Replacement Cost New

Notes:

Building features include: emergency lighting, exit lighting, smoke detectors, 40 camera security system, 2 passenger elevators (2 stop/2500 lbs - 2 stop/2000 lbs), freight elevator (2 stop/7500 lbs), backup generator (600 KW/diesel), shop, classroom, detective offices, 2 level parking garage, 2 holding cells, and sally port. Contents include: office furniture and equipment, laboratory equipment, fitness equipment. Portion of building occupied by the County (content value not included in appraised value).

Property in the Open Valuation Detail Report

Site No.	Site Description	PITO Item Description	RCN
01	Law Enforcement Center/Fleet Maintenance	Paving	\$386,500
		Sidewalks	\$42,000
		Curbing	\$14,200
		Fencing	\$6,300
		Lighting	\$73,100
		Safety Bollards	\$13,200
		Parking Bumpers	\$4,000
		Flagpoles	\$14,100
		Benches	\$1,200
		Trash Receptacles	\$1,400
		Mechanical Enclosure	\$21,200
		Signage	\$7,000
		Picnic Tables	\$400
		Monuments	\$26,000
		Retaining Walls	\$18,400
		Miscellaneous	\$14,100
TOTAL			\$643,100





Appraisal Reconciliation Report

Report As Of: 11/08/20 x

Appraised By: A. Engelhardt, ASA

City of Sample

Historic Location #	New Location #	Building Name	Revised Address	Historic Building RCN	Historic Contents RCN	Historic PITO RCN	Appraised Building RCN	Appraised Contents RCN	Appraised PITO RCN	Total % Change	Notes
-	1601	LAW ENFORCEMENT CENTER	320 South Kansas Avenue	\$14,415,304	\$921,690	\$0	\$38,525,000	\$6,522,500	\$643,100	197.9%	Building, contents, and PITO previously undervalued.
-	1701	CITY OFFICES	620 SE Madison Street	\$7,944,847	\$1,000,000	\$0	\$9,787,000	\$2,452,100	\$48,300	37.4%	Building, contents, and PITO previously undervalued.
-	1801	SHOP AND GARAGE	201 NW Boulevard	\$1,283,509	\$115,211	\$0	\$1,525,000	\$177,300	\$378,200	48.7%	Building, contents, and PITO previously undervalued.
-	1601	PERSONAL PROPERTY BELONGING IN WHOLE OR IN PART TO OTHERS	320 South Avenue	\$0	\$1,209,719	\$0	\$0	\$0	\$0	-100.0%	Portion of content value for building 1601.
-	1901	POLICE FIREARMS RANGE-LEASED FROM MTAAT FORBES	6255 SE California Avenue	\$227,861	\$30,243	\$0	\$218,100	\$48,600	\$60,300	26.7%	Building previously overvalued. Contents and PITO previously undervalued. Previous value may include Range Shelter (1902).
-	2001	IMPOUND LOT	400 NW Crane Street	\$96,263	\$30,243	\$362,916	\$282,600	\$41,900	\$112,900	-10.6%	Building and contents previously undervalued. PITO previously overvalued. Previous PITO value may include confiscated property (not included in appraised value).
-	2101	POLICE STORAGE	2301 NW Furman Road	\$0	\$0	\$0	\$0	\$8,100	\$0	-	No value previously reported.
-	2201	OFFICE	2521 SE 2nd Street	\$21,630	\$30,243	\$0	\$95,600	\$44,800	\$58,100	282.7%	Building, contents, and PITO previously undervalued.
-	2202	STORAGE	2521 SE 2nd Street	\$16,172	\$0	\$0	\$157,700	\$32,000	\$0	1073.0%	Building and contents previously undervalued.
-	2203	STORAGE	2521 SE 2nd Street	\$33,693	\$0	\$0	\$26,800	\$5,500	\$0	-4.1%	Building previously overvalued. Contents previously undervalued.
-	1701	ADMINISTRATION OFFICE	620 SE Madison Street	\$0	\$82,328	\$0	\$0	\$0	\$0	-100.0%	Portion of content value for building 1701.
-	1701	HOUSING AND NEIGHBORHOOD DEVELOPMENT	620 SE Madison Street	\$0	\$154,359	\$0	\$0	\$0	\$0	-100.0%	Portion of content value for building 1701.
-	1701	OFFICE	620 SE Madison Street	\$0	\$103,691	\$0	\$0	\$0	\$0	-100.0%	Portion of content value for building 1701.
-	2301	PARKING GARAGE	635 SW Jackson Street	\$2,349,590	\$4,037	\$0	\$8,008,200	\$0	\$0	240.2%	Building previously undervalued. Contents not owned/insured by City (operated by third party).
-	2401	PARKING GARAGE	917 SE Quincy Street	\$2,047,196	\$1,610	\$0	\$6,680,100	\$25,800	\$0	227.3%	Building and contents previously undervalued.
-	2501	TOWNSITE PLAZA GARAGE, 501 MONROE	501 SE Monroe Street	\$7,320,955	\$15,937	\$0	\$16,574,200	\$271,000	\$1,600	129.6%	Building, contents, and PITO previously undervalued.
-	2601	PARKING GARAGE	615 SE Quincy Street	\$2,828,460	\$20,423	\$0	\$7,224,900	\$107,200	\$0	157.4%	Building and contents previously undervalued.
-	2701	PARKING GARAGE	215 SE 9th Street	\$4,328,707	\$4,387	\$0	\$15,108,300	\$259,500	\$9,600	254.9%	Building, contents, and PITO previously undervalued.





Appraisal Reconciliation Report

Report As Of: 11/08/20 x

Appraised By: A. Engelhardt, ASA

City of Sample

Historic Location #	New Location #	Building Name	Revised Address	Historic Building RCN	Historic Contents RCN	Historic PITO RCN	Appraised Building RCN	Appraised Contents RCN	Appraised PITO RCN	Total % Change	Notes
-	7903	THEATER STORAGE	700 SW Zoo Parkway	\$350,000	\$0	\$0	\$134,600	\$0	\$0	-61.5%	Building previously overvalued.
-	7902	G8--THEATER BUILDING	700 SW Zoo Parkway	\$500,000	\$0	\$0	\$534,700	\$0	\$0	6.9%	
-	7901	BALL DIAMOND #1 INCLUDING FENCE	700 SW Zoo Parkway	\$0	\$0	\$27,431	\$0	\$0	\$0	-100.0%	Included in PITO value on building 7901.
-	7905	SHELTER HOUSE STEAK GRILL	700 SW Zoo Parkway	\$20,536	\$0	\$0	\$24,100	\$0	\$0	17.4%	Building previously undervalued.
-	7901	BLEACHERS	700 SW Zoo Parkway	\$0	\$0	\$8,237	\$0	\$0	\$0	-100.0%	Included in PITO value on building 7901.
-	7906	SHELTER HOUSE (CORRAL #2)	700 SW Zoo Parkway	\$15,210	\$0	\$0	\$31,300	\$0	\$0	105.8%	Building previously undervalued.
-	7901	PLAY EQUIPMENT -- HORSESHOE COURTS	700 SW Zoo Parkway	\$0	\$0	\$28,803	\$0	\$0	\$0	-100.0%	Included in PITO value on building 7901.
-	7901	HORSESHOE COURTS	700 SW Zoo Parkway	\$0	\$0	\$57,606	\$0	\$0	\$0	-100.0%	Included in PITO value on building 7901.
-	7907	RESTROOMS	700 SW Zoo Parkway	\$92,700	\$0	\$0	\$69,300	\$0	\$0	-25.2%	Building previously overvalued.
-	7901	BIG GAGE SHELTER HOUSE	700 SW Zoo Parkway	\$772,500	\$0	\$0	\$947,200	\$50,000	\$1,265,300	192.9%	Building and contents undervalued. PITO value includes entire park complex.
-	7902	G8--THEATER BUILDING --SAMPLE THEATER	700 SW Zoo Parkway	\$0	\$90,000	\$0	\$0	\$0	\$0	-100.0%	Contents owned/insured through the County.
Report Totals:				\$261,349,384	\$52,676,177	\$19,969,108	\$516,317,300	\$103,795,700	\$15,461,900	90.3%	