Attachment C

Model Input

Appeal #	Property	Address	Assessor's #
CWF-0412	Cirrus	2030 8th Avenue	0660000575

	ASSESSMENT BASED ON 5-YR DISCOUNT TO PRESENT VALUE	Value	5-yr delay
H	City LID special benefit for subject	$379,000	
	Discount for Date of Benefit Receipt (F) - 5-yr and 10-yr		34.29%
J	Percentage of Special benefit to be assessed by City	39.20%	
H * DISC 5YR*J	City's Assessment - 5-yr Discount to Present Value only		$50,949

Model Input

Appeal #	Property	Address	Assessor's #
CWF-0412	Cirrus	2030 8th Avenue	0660000575

	BEFORE	Appraiser		Value
A	Final City Before Value	City		$238,030,000
B	Actual Value per Taxpayer - January 2020	Taxpayer		N/A (no appraisal)
C	COVID 19 Discount and value		-12.5%	
D				
(B*(1+C) unless no value for B, then A*(1+C)	Corrected FMV for Assessment			$208,276,250

	SPECIAL BENEFIT				5-yr delay	10-yr delay
E	City Total LID Special Benefit	City	$447,908,000			
F	Discount to present value (Dollars)	Taxpayer			$153,601,847	$42,204,577
G	Discount to present value (percentage of total)				34.29%	9.42%

	CORRECTION OF ASSESSMENT	Value	5-yr delay	10-yr delay
H	City LID special benefit for subject	$379,000		
H/A	As Percentage of Final City Before Value	0.159%		
H/A * D	Apply "Percentage of Final City Before Value" to "Corrected FMV for Assessment"	$331,625		
	Discount for Date of Benefit Receipt (F) - 5-yr and 10-yr		34.29%	9.42%
I	Final Concluded Special Benefit Assignment for Subject - Discounted to Present Value		$113,725	$31,248
J	Percentage of Special benefit to be assessed by City	39.20%		
J * I	Recomputed Assessment (5-yr delay, and 10-yr delay)		$44,580	$12,249

	DISTANCE FROM PARK IMPROVEMENTS	Value	5-yr delay	10-yr delay
K	> 2,000 feet from Pier 58, Overlook, Promenade	Yes		
J*I unless K = Yes	Recomputed Assessment (5-yr delay, and 10-yr delay)	$0	$0	$0