

Attachment C

Model Input

Appeal #	Property	Address	Assessor's #
CWF-0414	Hyatt Regency -- ASSOC w/ PIN 660000708	815 Howell Street	0660000740

ASSESSMENT BASED ON 5-YR DISCOUNT TO PRESENT VALUE			Value	5-yr delay
H	City LID special benefit for subject		\$188,000	
	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			\$25,273

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CWF-0414	Hyatt Regency -- ASSOC w/ PIN 660000708	815 Howell Street	0660000740

	BEFORE	Appraiser	Value
A	Final City Before Value	City	\$46,935,000
B	Actual Value per Taxpayer - January 2020	Taxpayer	N/A (parking lot)
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		\$41,068,125

	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	\$188,000		
H/A	As Percentage of Final City Before Value	0.401%		
H/A * D	Apply "Percentage of Final City Before Value" to "Corrected FMV for Assessment"	\$164,500		
	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		\$56,412	\$15,500
J	Percentage of Special benefit to be assessed by City	39.20%		
J * I	Recomputed Assessment (5-yr delay, and 10-yr delay)		\$22,114	\$6,076

	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