

Attachment C

Model Input			
Appeal #	Property	Address	Assessor's #
CWF-0416	The Martin	2105 5th Avenue	0696000055

ASSESSMENT BASED ON 5-YR DISCOUNT TO PRESENT VALUE			Value	5-yr delay
H	City LID special benefit for subject		\$503,000	34.29%
	Discount for Date of Benefit Receipt (F) - 5-yr and 10-yr			
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			\$67,618

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CWF-0416	The Martin	2105 5th Avenue	0696000055

BEFORE		Appraiser	Value
A	Final City Before Value	City	\$126,396,000
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 \$110,596,500

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		\$503,000		
H/A	As Percentage of Final City Before Value		0.398%		
H/A * D	Apply "Percentage of Final City Before Value" to "Corrected FMV for Assessment"		\$440,125		
	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			\$150,933	\$41,471
J	Percentage of Special benefit to be assessed by City		39.20%		
J * I	Recomputed Assessment (5-yr delay, and 10-yr delay)			\$59,166	\$16,257

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