Attachment C

Model Input

Appeal #	Property	Address	Assessor's #
CWF-0420	TwoPine (formerly Broadacres Building)	1601 2nd Avenue	1117080020

	ASSESSMENT BASED ON 5-YR DISCOUNT TO PRESENT VALUE	Value	5-yr delay
H	City LID special benefit for subject	$1,711,000	
	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		$230,008

Model Input

Appeal #	Property	Address	Assessor's #
CWF-0420	TwoPine (formerly Broadacres Building)	1601 2nd Avenue	1117080020

	BEFORE	Appraiser			Value
A	Final City Before Value	City			$61,054,000
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				$53,422,250

	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	$1,711,000		
H/A	As Percentage of Final City Before Value	2.802%		
H/A * D	Apply "Percentage of Final City Before Value" to "Corrected FMV for Assessment"	$1,497,125		
	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		$513,412	$141,068
J	Percentage of Special benefit to be assessed by City	39.20%		
J * I	Recomputed Assessment (5-yr delay, and 10-yr delay)		$201,257	$55,299

	DISTANCE FROM PARK IMPROVEMENTS	Value	5-yr delay	10-yr delay
K	> 2,000 feet from Pier 58, Overlook, Promenade	No		
J*I unless K = Yes	Recomputed Assessment (5-yr delay, and 10-yr delay)	N/A	N/A	N/A