

# Attachment B

Model Input			
Appeal #	Property	Address	Assessor's #
CWF-0430	Fifteen Twenty-One Second Avenue Condominiums	1521 2nd Avenue Units 3800	2538831460

ASSESSMENT BASED ON 5-YR DISCOUNT TO PRESENT VALUE			Value	5-yr delay
H	City LID special benefit for subject		\$105,265	
	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			\$14,151

Model Input			
Appeal #	Property	Address	Assessor's #
CWF-0431	Fifteen Twenty-One Second Avenue Condominiums	1521 2nd Avenue Units 3802	2538831480

ASSESSMENT BASED ON 5-YR DISCOUNT TO PRESENT VALUE			Value	5-yr delay
H	City LID special benefit for subject		\$112,509	
	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			\$15,124

## Model Input

Appeal #	Property	Address	Assessor's #
CWF-0430	Fifteen Twenty-One Second Avenue Condominiums	1521 2nd Avenue Units 3800	2538831460

BEFORE		Appraiser	Value
A	Final City Before Value	City	\$3,898,700
B	Actual Value per Taxpayer - January 2020	Taxpayer	N/A (no appraisal)
C	COVID 19 Discount and value	?	
D			
(B*(1+C) unless no value Corrected FMV for Assessment for B, then A*(1+C)			\$3,898,700

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	\$105,265		
H/A	As Percentage of Final City Before Value	2.700%		
H/A * D	Apply "Percentage of Final City Before Value" to "Corrected FMV for Assessment"	\$105,265		
	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		\$36,099	\$9,919
J	Percentage of Special benefit to be assessed by City	39.20%		
J * I	Recomputed Assessment (5-yr delay, and 10-yr delay)		\$14,151	\$3,888

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

## Model Input

Appeal #	Property	Address	Assessor's #
CWF-0431	Fifteen Twenty-One Second Avenue Condominiums	1521 2nd Avenue Units 3802	2538831480

	BEFORE	Appraiser	Value
A	Final City Before Value	City	\$4,167,000
B	Actual Value per Taxpayer - January 2020	Taxpayer	N/A (no appraisal)
C	COVID 19 Discount and value	?	
D			
(B*(1+C) unless no value for B, then A*(1+C) Corrected FMV for Assessment			\$4,279,509

	SPECIAL BENEFIT		5-yr delay	10-yr delay
E	City Total LID Special Benefit	City		
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	\$112,509		
H/A	As Percentage of Final City Before Value	2.700%		
H/A * D	Apply "Percentage of Final City Before Value" to "Corrected FMV for Assessment"	\$115,547		
	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		\$39,625	\$10,888
J	Percentage of Special benefit to be assessed by City	39.20%		
J * I	Recomputed Assessment (5-yr delay, and 10-yr delay)		\$15,533	\$4,268

	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