Model Input

Appeal #	Property	Address	Assessor's #
CWF-0441	Helios	206 Pine Street	7683890010

	ASSESSMENT BASED ON 5-YR DISCOUNT TO PRESENT VALUE	Value	5-yr delay
H	City LID special benefit for subject	$5,728,000	
	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%	
L	City's Assessment - 5-yr Discount to Present Value only		$770,011

Model Input

Appeal #	Property	Address	Assessor's #
CWF-0441	Helios	206 Pine Street	7683890010

	BEFORE	Appraiser		Value
A	Final City Before Value	City		$298,884,000
B	Actual Value per Taxpayer - January 2020	Taxpayer		$239,884,000
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			$209,898,500

	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	$5,728,000		
H/A	As Percentage of Final City Before Value	1.916%		
H/A * D	Apply "Percentage of Final City Before Value" to "Corrected FMV for Assessment"	$4,022,626.20		
	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		$1,379,486	$379,036
J	Percentage of Special benefit to be assessed by City	39.20%		
J * I	Recomputed Assessment (5-yr delay, and 10-yr delay)		$540,759	$148,582

	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