

Attachment C

Model Input			
Appeal #	Property	Address	Assessor's #
CWF-0426	Harbor Steps NE Tower -- 1301 1st Avenue	1301 1st Avenue	1976200075

ASSESSMENT BASED ON 5-YR DISCOUNT TO PRESENT VALUE			Value	5-yr delay
H	City LID special benefit for subject		\$3,512,000	
	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			\$472,115

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BEFORE		Appraiser	Value
A	Final City Before Value	City	\$127,557,000
B	Actual Value per Taxpayer - January 2020	Taxpayer	\$105,557,000
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			\$92,362,375

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	\$3,512,000		
H/A	As Percentage of Final City Before Value	2.753%		
H/A * D	Apply "Percentage of Final City Before Value" to "Corrected FMV for Assessment"	\$2,542,994		
	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		\$872,073	\$239,616
J	Percentage of Special benefit to be assessed by City	39.20%		
J * I	Recomputed Assessment (5-yr delay, and 10-yr delay)		\$341,853	\$93,930

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