

# Attachment C

| Model Input |   |                 |              |
|-------------|---|-----------------|--------------|
| Appeal #    | Property                                  | Address         | Assessor's # |
| CWF-0427    | Habor Steps (SE Tower) -- 1201 1st Avenue | 1201 1st Avenue | 1976200076   |

| ASSESSMENT BASED ON 5-YR DISCOUNT TO PRESENT VALUE |   |  | Value       | 5-yr delay |
|--|---|--|-------------|------------|
| H  | City LID special benefit for subject                      |  | \$4,511,000 |            |
|  | 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   |  |             | \$606,410  |

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|-------------|---|-----------------|--------------|
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|   | BEFORE                                   | Appraiser | Value         |
|---|--|-----------|---------------|
| A   | Final City Before Value                  | City      | \$180,511,000 |
| B   | Actual Value per Taxpayer - January 2020 | Taxpayer  | \$158,511,000 |
| 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 |  |           | \$138,697,125 |

|   | 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   | \$4,511,000 |             |             |
| H/A     | As Percentage of Final City Before Value   | 2.499%      |             |             |
| H/A * D | Apply "Percentage of Final City Before Value" to "Corrected FMV for Assessment"      | \$3,466,064 |             |             |
|         | 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 |             | \$1,188,623 | \$326,593   |
| J       | Percentage of Special benefit to be assessed by City                                 | 39.20%      |             |             |
| J * I   | Recomputed Assessment (5-yr delay, and 10-yr delay)                                  |             | \$465,940   | \$128,025   |

|                    | 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         |