315 ELIZABETH LLC

Parcel ID: 09-194 - 1- 2-

315 ELIZABETH ST
177699

PLAT: 00000/00000 UNIQ ID 258307 SPLIT FROM ID
LUMBER STACKING ID NO: 2840.16 83 2686

COUNTY (100)
Reval Year: 2025 Tax Year: 2027 BK 2084 PG 1383 YR 2023 ST 8000.00
Appraised By 04 on 03/25/2013 00041 NEIGHBORHOOD

CARD NO. 1 of 8
1.0000 LT
TW-09 CI-01 FR- SRC=
EX- AT- LAST ACTION 20250109

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade	8.00
Exterior Walls	02
Corrugated Metal (Light)	7.00
Roofing Structure	10
Steel Frame	18.00
Roofing Cover	01
Corrugated or Sheet Metal	3.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	03
Gas	1.00
Heating Type	03
Forced Air - Not Ducted	3.00
Air Conditioning Type	01
None	0.00
Structural Frame	06
Steel	15.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	7.00
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Plumbing Fixtures	
2.00	2.000
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	74.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	18	Non-Std Wall Height	1.04
Quality	3	Average	1.00
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.14
TOTAL ADJUSTMENT FACTOR			1.190
TOTAL QUALITY INDEX			88

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	5,400	100	232848
FOF	1,500	150	97020
UST	80	039	1337
SUBAREA TOTALS	6,980		331,205

MARKET VALUE

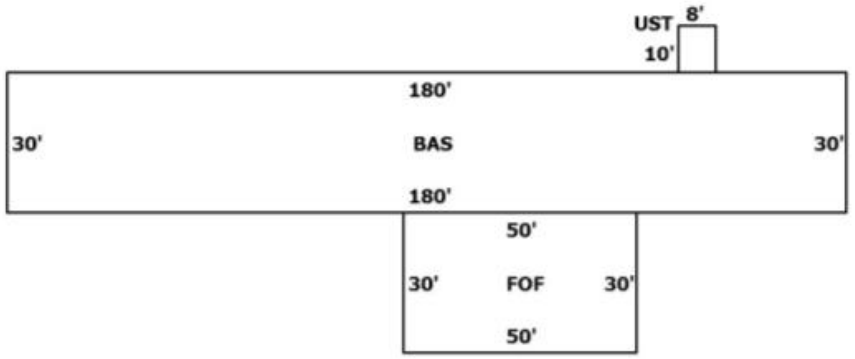
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
48	06	7,681	88	43.12	331205	1975	1971

TYPE: WAREHOUSE
STYLE: 1 - 1.0 Story

DEPRECIATION

NORM	0.82000
% GOOD	18.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	59,600
DEPR. OB/XF VALUE - CARD	41,500
MARKET LAND VALUE - CARD	238,200
TOTAL MARKET VALUE - CARD	339,300
TOTAL APPRAISED VALUE - CARD	339,300
TOTAL APPRAISED VALUE - PARCEL	3,747,900
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,747,900

PERMIT

CODE	DATE	NO.

PRIOR APPRAISAL

BUILDING VALUE	1,845,100
OBXF VALUE	41,500
LAND VALUE	205,200
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	2,091,800

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02084	1383	5	2023	WD	A	I	4,000,000
01955	0626	12	2018	WD	A	I	130,000
01849	0644	5	2014	WD	U	I	0
01838	0193	11	2013	WD	A	I	1,020,000

BUILDING AREA 6,900

NOTES

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
	PUMP HOUSE		24	18	432	12.00	10.00	_		0	0	S0		100	518
	WATER TANK		0	0	150,000	0.50	10.00	_		0	0	S0		100	7500
	STORAGE		43	40	1,720	14.00	10.00	_		1969	1969	S0		100	2408
	WATER TANK		0	0	125,000	0.50	10.00	_		0	0	S0		100	6250
	CL FENCE		0	0	2,695	6.00	15.00	_		0	0	S0		100	2426
	STORAGE		40	24	960	14.00	10.00	_		0	0	S0		100	1344
	CARPORT		0	0	4	500.00	100.00	_		0	0	S0		100	2000
	ASP PAVING		0	0	77,500	1.50	15.00	_		0	0	S0		100	17438
	GUARD HSE		0	0	2	800.00	100.00	_		0	0	S0		100	1600
TOTAL OB/XF VALUE															41484

BLDG DIMENSIONS BAS=N30W180S30E180Area:5400;UST=N10W8S10E8Area:80;FOF=S30W50N30E50Area:1500;TotalArea:6980

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
INDUSTRIAL	0600		0	0	1.0000	0	1.0000		RP	17,700.00	10.000	AC	1.000	17,700.00	177000	0	
RURAL AC	0120		0	0	1.6000	4	1.0000	+00 +00 +00 +00 +00	RP	3,700.00	10.330	AC	1.600	5,920.00	61154	0	
TOTAL MARKET LAND DATA											20.33				238154		
TOTAL PRESENT USE DATA																	

315 ELIZABETH LLC — **Parcel ID: 09-194 - 1- 2-**

315 ELIZABETH ST — PLAT: 00000/00000 UNIQ ID 258307 — SPLIT FROM ID
177699 — KILNS/DRYSHED — ID NO: 2840.16 83 2686
COUNTY (100) — CARD NO. 2 of 8
Reval Year: 2025 Tax Year: 2027 — BK 2084 PG 1383 YR 2023 ST 8000.00 — 1.0000 LT — SRC=
Appraised By 05 on 02/27/2012 00041 NEIGHBORHOOD — TW-09 CI-01 FR- — **EX-** — AT- — LAST ACTION 20250109

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade	8.00
Exterior Walls	21
Face Brick/Rock	22.00
Exterior Walls	02
Corrugated Metal (Light)	0.00
Roofing Structure	09
Bar Joist	16.00
Roofing Cover	05
Rubber	10.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Structural Frame	06
Steel	15.00
Ceiling & Insulation	08
Not Suspended - No Insulation	4.00
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	85.000

BUILDING ADJUSTMENTS			
Non-Std Wall Height	30	Non-Std Wall Height	1.25
Quality	3	Average	1.00
Shape/Design	3	Slight Irregular	1.00
Size	Size	Size	0.97
TOTAL ADJUSTMENT FACTOR			1.210
TOTAL QUALITY INDEX			103

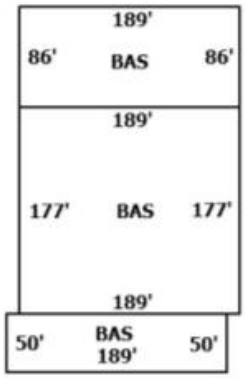
MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
48	06	59,157	103	50.47	2985654	1975	1970

DEPRECIATION

NORM	0.82000
% GOOD	18.0

TYPE: WAREHOUSE — WAREHOUSE/INDUSTRIAL
STYLE: 1 - 1.0 Story



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	537,400
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	537,400
TOTAL APPRAISED VALUE - CARD	537,400
TOTAL APPRAISED VALUE - PARCEL	3,747,900
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,747,900

PERMIT

CODE	DATE	NO.

PRIOR APPRAISAL

BUILDING VALUE	1,845,100
OBXF VALUE	41,500
LAND VALUE	205,200
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	2,091,800

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02084	1383	5	2023	WD	A	I	4,000,000
01955	0626	12	2018	WD	A	I	130,000
01849	0644	5	2014	WD	U	I	0
01838	0193	11	2013	WD	A	I	1,020,000

BUILDING AREA 59,157

NOTES

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	59,157	100	2985654
SUBAREA TOTALS	59,157		2,985,654

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															0

BLDG DIMENSIONS BAS=N177E189S177W189Area:33453;BAS=N86E189S86W189Area:16254;BAS=S50W189N50E189Area:9450;TotalArea:59157

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

315 ELIZABETH LLC — **Parcel ID: 09-194 - 1- 2-**

315 ELIZABETH ST — PLAT: 00000/00000 UNIQ ID 258307 — SPLIT FROM ID
177699 — MACHINE ROOM — ID NO: 2840.16 83 2686
COUNTY (100) — CARD NO. 3 of 8
Reval Year: 2025 Tax Year: 2027 — BK 2084 PG 1383 YR 2023 ST 8000.00 — 1.0000 LT — SRC=
Appraised By 05 on 02/27/2012 00041 NEIGHBORHOOD — TW-09 CI-01 FR- — **EX-** — AT- — LAST ACTION 20250109

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade	8.00
Exterior Walls	21
Face Brick/Rock	38.00
Roofing Structure	09
Bar Joist	16.00
Roofing Cover	05
Rubber	10.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	07
Steam	7.00
Air Conditioning Type	01
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	7.00
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Plumbing Fixtures	
3.00	1.000
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	110.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	18	Non-Std Wall Height	1.04
Quality	3	Average	1.00
Shape/Design	3	Slight Irregular	1.00
Size	Size	Size	1.00
TOTAL ADJUSTMENT FACTOR			1.040
TOTAL QUALITY INDEX			114

MARKET VALUE

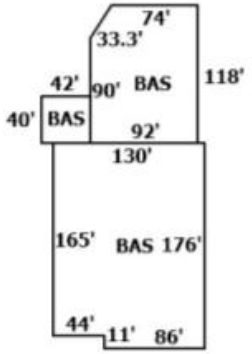
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
40	06	34,680	114	47.88	1660478	1975	1954

TYPE: INDUSTRIAL
STYLE: 1 - 1.0 Story

DEPRECIATION

NORM	0.82000
% GOOD	18.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	298,900
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	298,900
TOTAL APPRAISED VALUE - CARD	298,900
TOTAL APPRAISED VALUE - PARCEL	3,747,900
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,747,900

PERMIT

CODE	DATE	NO.

PRIOR APPRAISAL

BUILDING VALUE	1,845,100
OBXF VALUE	41,500
LAND VALUE	205,200
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	2,091,800

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02084	1383	5	2023	WD	A	I	4,000,000
01955	0626	12	2018	WD	A	I	130,000
01849	0644	5	2014	WD	U	I	0
01838	0193	11	2013	WD	A	I	1,020,000

BUILDING AREA 34,680

NOTES

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	34,680	100	1660478
SUBAREA TOTALS	34,680		1,660,478

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															0

BLDG DIMENSIONS BAS=N176W130S165E44S11E86Area:22396;BAS=S90E92N118W74SW@57.26-33.29Area:10604;BAS=W42N40E42S40Area:1680;TotalArea:34680

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

315 ELIZABETH LLC — **Parcel ID: 09-194 - 1- 2-**

315 ELIZABETH ST — PLAT: 00000/00000 UNIQ ID 258307 — SPLIT FROM ID

177699 — MACHINE ROOM/SANDING — ID NO: 2840.16 83 2686

COUNTY (100) — CARD NO. 4 of 8

Reval Year: 2025 Tax Year: 2027 — BK 2084 PG 1383 YR 2023 ST 8000.00 — 1.0000 LT — SRC=

Appraised By 05 on 02/27/2012 00041 NEIGHBORHOOD — TW-09 CI-01 FR- — **EX-** — AT- — LAST ACTION 20250109

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade	8.00
Exterior Walls	21
Face Brick/Rock	38.00
Roofing Structure	09
Bar Joist	16.00
Roofing Cover	05
Rubber	10.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	10.00
Interior Floor Cover	12
Hardwood/ Vinyl Plank	0.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	07
Steam	7.00
Air Conditioning Type	01
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	7.00
Floor Number	3
Floor	0.00
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	_
Plumbing Fixtures	
24.00	1.000
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	118.000

BUILDING ADJUSTMENTS

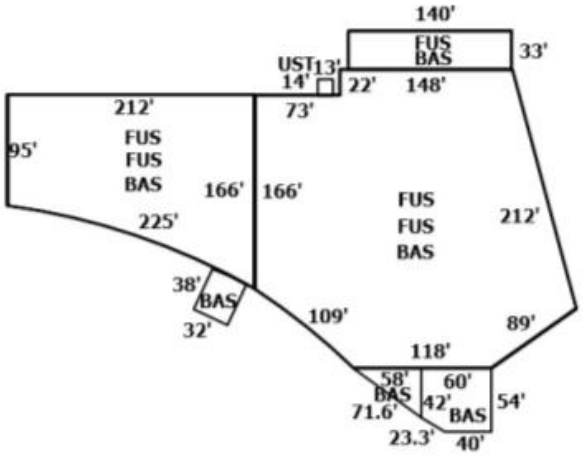
Non-Std Wall Height	12	Non-Std Wall Height	0.98
Quality	3	Average	1.00
Shape/Design	3	Slight Irregular	1.00
Size	Size	Size	0.82
TOTAL ADJUSTMENT FACTOR			0.800
TOTAL QUALITY INDEX			94

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
40	06	252,449	94	39.48	9966686	1965	1951

TYPE: INDUSTRIAL — WAREHOUSE/INDUSTRIAL

STYLE: 4 - 2.5 Stories or More



DEPRECIATION

NORM	0.92000
% GOOD	8.0

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	797,300
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	797,300
TOTAL APPRAISED VALUE - CARD	797,300
TOTAL APPRAISED VALUE - PARCEL	3,747,900
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,747,900

PERMIT

CODE	DATE	NO.

PRIOR APPRAISAL

BUILDING VALUE	1,845,100
OBXF VALUE	41,500
LAND VALUE	205,200
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	2,091,800

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02084	1383	5	2023	WD	A	I	4,000,000
01955	0626	12	2018	WD	A	I	130,000
01849	0644	5	2014	WD	U	I	0
01838	0193	11	2013	WD	A	I	1,020,000

BUILDING AREA 268,259

NOTES

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	94,672	100	3737651
FUS	173,586	090	6167881
UOP	4,620	032	58351
UST	182	039	2803
SUBAREA TOTALS	273,060		9,966,686

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															0

BLDG DIMENSIONS

FUS=E118NE@35-89NW@75-212NW@-148S22W73S166SE@38.66-109.02OnCurve@11Area:58424.51;BAS=E118NE@35-89NW@75-212NW@-148S22W73S166SE@38.66-109.02OnCurve@11Area:58424.51;FUS=E118NE@35-89NW@75-212NW@-148S22W73S166SE@38.66-109.02OnCurve@11Area:58424.51;BAS=N33W140S33E140Area:4620;FUS=N33W140S33E140Area:4620;UOP=Area:4620;BAS=E40N54W60S42SE@30.96-23.32Area:3120;BAS=N42W58SE@35.91-71.61Area:1218;BAS=N166W212S95SE@18.52-224.95OnCurve@22Area:26058.7;FUS=N166W212S95SE@18.52-224.95OnCurve@22Area:26058.7;FUS=N166W212S95SE@18.52-224.95OnCurve@22Area:26058.7;BAS=SW@65-38NW@25-32NE@65-38SE@25-32.04OnCurve@10Area:1230.91;UST=N14W13S14E13Area:182;TotalArea:273060.53

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

315 ELIZABETH LLC **Parcel ID: 09-194 - 1- 2-**

315 ELIZABETH ST PLAT: 00000/00000 UNIQ ID 258307 SPLIT FROM ID

177699 CABINET/VENEER ID NO: 2840.16 83 2686

COUNTY (100) CARD NO. 5 of 8

Reval Year: 2025 Tax Year: 2027 BK 2084 PG 1383 YR 2023 ST 8000.00 1.0000 LT SRC=

Appraised By 05 on 02/27/2012 00041 NEIGHBORHOOD TW-09 CI-01 FR- **EX-** AT- LAST ACTION 20250109

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade	8.00
Exterior Walls	21
Face Brick/Rock	38.00
Roofing Structure	09
Bar Joist	16.00
Roofing Cover	05
Rubber	10.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	10.00
Interior Floor Cover	12
Hardwood/ Vinyl Plank	0.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	07
Steam	7.00
Air Conditioning Type	01
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	7.00
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	_
Plumbing Fixtures	
15.00	1.000
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	118.000

BUILDING ADJUSTMENTS			
Non-Std Wall Height	13	Non-Std Wall Height	0.98
Quality	3	Average	1.00
Shape/Design	3	Slight Irregular	1.00
Size	Size	Size	0.88
TOTAL ADJUSTMENT FACTOR			0.860
TOTAL QUALITY INDEX			101

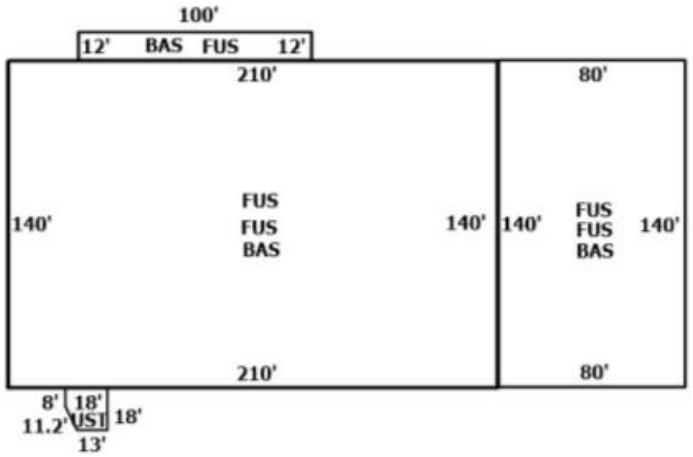
MARKET VALUE							
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
40	06	116,077	101	42.42	4923986	1965	1939

TYPE: INDUSTRIAL

STYLE: 4 - 2.5 Stories or More

DEPRECIATION	
NORM	0.92000
% GOOD	8.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	393,900
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	393,900
TOTAL APPRAISED VALUE - CARD	393,900
TOTAL APPRAISED VALUE - PARCEL	3,747,900
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,747,900

PERMIT		
CODE	DATE	NO.

PRIOR APPRAISAL	
BUILDING VALUE	1,845,100
OBXF VALUE	41,500
LAND VALUE	205,200
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	2,091,800

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02084	1383	5	2023	WD	A	I	4,000,000
01955	0626	12	2018	WD	A	I	130,000
01849	0644	5	2014	WD	U	I	0
01838	0193	11	2013	WD	A	I	1,020,000

BUILDING AREA 124,200

NOTES

SUBAREA			
TYPE	GS AREA	PCT	RPL CS
BAS	41,800	100	1773156
FUS	82,400	090	3145867
UST	299	039	4963
SUBAREA TOTALS	124,499		4,923,986

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															0

BLDG DIMENSIONS BAS=N140W80S140E80Area:11200;FUS=N140W80S140E80Area:11200;FUS=N140W80S140E80Area:11200;BAS=W210S140E210N140Area:29400;FUS=W210S140E210N140Area:29400;FUS=W210S140E210N140Area:29400;BAS=N12E100S12W100Area:1200;FUS=N12E100S12W100Area:1200;UST=N8E18S18W13NW@63.43-11.18Area:299;TotalArea:124499

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

315 ELIZABETH LLC — **Parcel ID: 09-194 - 1- 2-**

315 ELIZABETH ST — PLAT: 00000/00000 UNIQ ID 258307 — SPLIT FROM ID

177699 — FINISH/CABINET AND OFFICE — ID NO: 2840.16 83 2686

COUNTY (100) — CARD NO. 6 of 8

Reval Year: 2025 Tax Year: 2027 — BK 2084 PG 1383 YR 2023 ST 8000.00 — 1.0000 LT — SRC=

Appraised By 05 on 02/27/2012 00041 NEIGHBORHOOD — TW-09 CI-01 FR- — **EX-** — AT- — LAST ACTION 20250109

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade	8.00
Exterior Walls	21
Face Brick/Rock	38.00
Roofing Structure	09
Bar Joist	16.00
Roofing Cover	05
Rubber	10.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	10.00
Interior Floor Cover	12
Hardwood/ Vinyl Plank	0.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	07
Steam	7.00
Air Conditioning Type	01
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	7.00
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	_
Plumbing Fixtures	
12.00	1.000
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	118.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	28	Non-Std Wall Height	1.20
Quality	3	Average	1.00
Shape/Design	3	Slight Irregular	1.00
Size	Size	Size	0.96
TOTAL ADJUSTMENT FACTOR			1.150
TOTAL QUALITY INDEX			136

MARKET VALUE

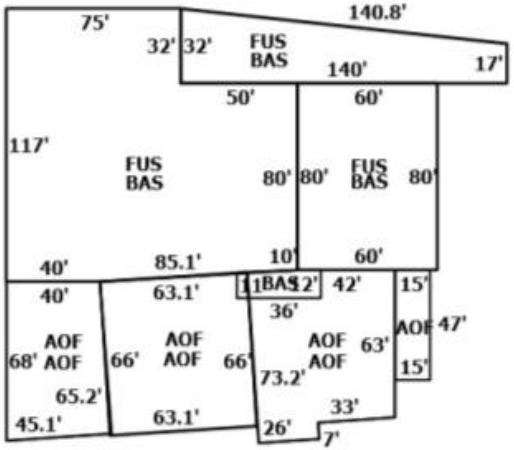
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
40	06	86,399	136	57.12	4935111	1965	1939

TYPE: INDUSTRIAL
STYLE: 3 - 2.0 Stories

DEPRECIATION

NORM	0.92000
% GOOD	8.0

WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	394,800
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	394,800
TOTAL APPRAISED VALUE - CARD	394,800
TOTAL APPRAISED VALUE - PARCEL	3,747,900
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,747,900

PERMIT

CODE	DATE	NO.

PRIOR APPRAISAL

ROUT: WTRSHD:

BUILDING VALUE	1,845,100
OBXF VALUE	41,500
LAND VALUE	205,200
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	2,091,800

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02084	1383	5	2023	WD	A	I	4,000,000
01955	0626	12	2018	WD	A	I	130,000
01849	0644	5	2014	WD	U	I	0
01838	0193	11	2013	WD	A	I	1,020,000

BUILDING AREA 65,504

NOTES

SUBAREA

TYPE	GS AREA	PCT	RPL CS
AOF	22,999	200	2627520
BAS	21,461	100	1225852
FUS	21,042	090	1081739
SUBAREA TOTALS	65,502		4,935,111

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															0

BLDG DIMENSIONS

BAS=N80W60S80E60Area:4800;FUS=N80W60S80E60Area:4800;BAS=S32E140N17NW@6.12-140.8Area:3430;FUS=S32E140N17NW@6.12-140.8Area:3430;BAS=N80W50N32W75S117E40NE@3.37-85.15Area:12812.5;FUS=N80W50N32W75S117E40NE@3.37-85.15Area:12812.5;AOF=S68NE@3.81-45.1NW@85.6-65.19W40Area:2830;AOF=S68NE@3.81-45.1NW@85.6-65.19W40Area:2830;AOF=NE@3.63-63.13SE@86.37-66SW@3.63-63.1NW@86.34-66Area:4165.49;AOF=NE@3.63-63.13SE@86.37-66SW@3.63-63.1NW@86.34-66Area:4165.49;AOF=SE@86.08-73.17NE@3.92-26NW@86.08-7NE@3.92-33N63W42SW@2.72-21.41Area:4151.96;AOF=SE@86.08-73.17NE@3.92-26NW@86.08-7NE@3.92-33N63W42SW@2.72-21.41Area:4151.96;AOF=E15N47W15S47Area:705;BAS=S12W36N11NE@2.2-26.02E10Area:419;TotalArea:65503.88

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

315 ELIZABETH LLC — **Parcel ID: 09-194 - 1- 2-**

315 ELIZABETH ST — PLAT: 00000/00000 UNIQ ID 258307 — SPLIT FROM ID

177699 — NEW FINISH — ID NO: 2840.16 83 2686

COUNTY (100) — CARD NO. 7 of 8

Reval Year: 2025 Tax Year: 2027 — BK 2084 PG 1383 YR 2023 ST 8000.00 — 1.0000 LT — SRC=

Appraised By 05 on 02/27/2012 00041 NEIGHBORHOOD — TW-09 CI-01 FR- — **EX-** — AT- — LAST ACTION 20250109

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade	8.00
Exterior Walls	26
Precast Panel	30.00
Roofing Structure	09
Bar Joist	16.00
Roofing Cover	05
Rubber	10.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	03
Gas	1.00
Heating Type	04
Forced Air - Ducted	7.00
Air Conditioning Type	01
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	7.00
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Plumbing Fixtures	
6.00	1.000
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	103.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	18	Non-Std Wall Height	1.04
Quality	3	Average	1.00
Shape/Design	3	Slight Irregular	1.00
Size	Size	Size	0.98
TOTAL ADJUSTMENT FACTOR			1.020
TOTAL QUALITY INDEX			105

MARKET VALUE

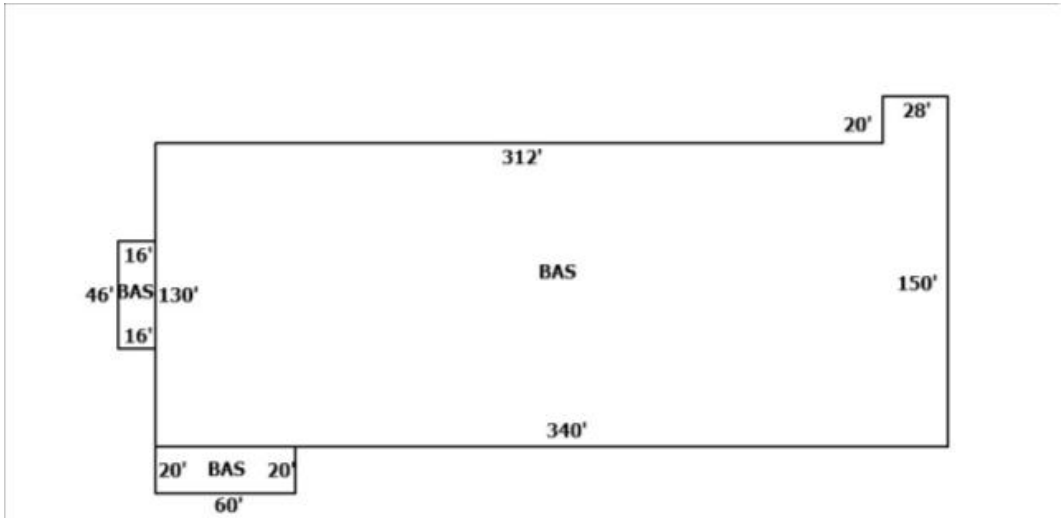
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
40	06	46,696	105	44.10	2059294	1995	1988

TYPE: INDUSTRIAL — WAREHOUSE/INDUSTRIAL

STYLE: 1 - 1.0 Story

DEPRECIATION

NORM	0.55000
% GOOD	45.0



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	926,700
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	926,700
TOTAL APPRAISED VALUE - CARD	926,700
TOTAL APPRAISED VALUE - PARCEL	3,747,900
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,747,900

PERMIT

CODE	DATE	NO.

PRIOR APPRAISAL

ROUT: WTRSHD:

BUILDING VALUE	1,845,100
OBXF VALUE	41,500
LAND VALUE	205,200
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	2,091,800

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02084	1383	5	2023	WD	A	I	4,000,000
01955	0626	12	2018	WD	A	I	130,000
01849	0644	5	2014	WD	U	I	0
01838	0193	11	2013	WD	A	I	1,020,000

BUILDING AREA 46,696

NOTES

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	46,696	100	2059294
SUBAREA TOTALS	46,696		2,059,294

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															0

BLDG DIMENSIONS BAS=W28S20W312S130E340N150Area:44760;BAS=W16N46E16S46Area:736;BAS=S20E60N20W60Area:1200;TotalArea:46696

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

315 ELIZABETH LLC **Parcel ID: 09-194 - 1- 2-**

315 ELIZABETH ST PLAT: 00000/00000 UNIQ ID 258307 SPLIT FROM ID

177699 MAINTENANCE ID NO: 2840.16 83 2686

COUNTY (100) CARD NO. 8 of 8

Reval Year: 2025 Tax Year: 2027 BK 2084 PG 1383 YR 2023 ST 8000.00 1.0000 LT SRC=

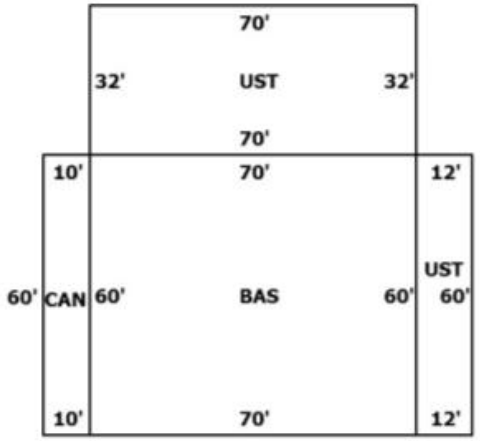
Appraised By 05 on 02/27/2012 00041 NEIGHBORHOOD TW-09 CI-01 FR- **EX-** AT- LAST ACTION 20250109

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	6.00
Sub Floor System	2
Slab on Grade	8.00
Exterior Walls	21
Face Brick/Rock	38.00
Roofing Structure	09
Bar Joist	16.00
Roofing Cover	04
Built Up Tar and Gravel	5.00
Interior Wall Construction	1
Masonry or Minimum	2.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	04
Electric	1.00
Heating Type	04
Forced Air - Ducted	7.00
Air Conditioning Type	01
None	0.00
Structural Frame	04
Masonry	13.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	7.00
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Plumbing Fixtures	
3.00	4.000
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	109.000

MARKET VALUE								
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	
40	06	5,924	133	55.86	330914	1975	1962	

DEPRECIATION	
NORM	0.82000
% GOOD	18.0

TYPE: INDUSTRIAL
STYLE: 1 - 1.0 Story
WAREHOUSE/INDUSTRIAL



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	59,600
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	59,600
TOTAL APPRAISED VALUE - CARD	59,600
TOTAL APPRAISED VALUE - PARCEL	3,747,900
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	3,747,900

PERMIT		
CODE	DATE	NO.

PRIOR APPRAISAL	
BUILDING VALUE	1,845,100
OBXF VALUE	41,500
LAND VALUE	205,200
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	2,091,800

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02084	1383	5	2023	WD	A	I	4,000,000
01955	0626	12	2018	WD	A	I	130,000
01849	0644	5	2014	WD	U	I	0
01838	0193	11	2013	WD	A	I	1,020,000

BUILDING AREA 5,100

NOTES

BUILDING ADJUSTMENTS

Non-Std Wall Height	20	Non-Std Wall Height	1.06
Quality	3	Average	1.00
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.15
TOTAL ADJUSTMENT FACTOR			1.220
TOTAL QUALITY INDEX			133

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	4,200	100	234612
CAN	600	020	6703
MEZ	900	050	25137
UST	2,960	039	64462
SUBAREA TOTALS	8,660		330,914

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															0

BLDG DIMENSIONS BAS=N60E70S60W70Area:4200;UST=N60E12S60W12Area:720;UST=N32E70S32W70Area:2240;CAN=W10N60E10S60Area:600;MEZ=Area:900;TotalArea:8660

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	