

RESPONSE TO 556-721-03

Our issue is that a similarly situated property, actually the same property, sold off valuable townhome land, but the remainder parcel didn't go down.

Our income and loss, as reported to our CPA firm, for 2022, are:

Comml bldg rent	
Village Grill	3,000
Lullaby day care	9,928
Woodsong	6,476
Total Comml bldg rent	19,404
WVC Commercial exp	
Repair	12,880
Accounting	2,125
Depreciation	29,155
Electric and gas	1,837
Legal	4,160
Maintenance	10,805
Property tax	7,833
Security	2,436
Sewer	2,000
Trash	4,369
Utilities	-183
Water	2,300
WVA dues	1,750
Total WVC Commercial exp	81,467

Using a cap rate of 6.0% that's a value of less than zero.

The building has been completely rented for only 2 of the last 17 years. We have learned, as have other developers, that commercial space in the middle of a subdivision is a great idea that fails because people want solutions on their way home.

We expect our rent receipts in 2023 to be about \$60,000.

OTHER COMPARABLE PROPERTY

We used the same property, as appraised in former years, as our comparable. For the past 5-6 years the building and 5 acres of land zoned for townhomes were appraised between \$500,000 and \$640,000. This includes about 5 acres of land zoned for townhomes.

Hearing # 23-0012 Date 2-24-23
☒ Petitioner Exhibit # B
(A, B, C)
☐ Assessor Exhibit # _____
(I, II, III)

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	La
2021/22 FV	485,346	0	154,654	-425,968	586,035	640,000	
2020/21 FV	485,346	0	154,654	-442,401	551,303	640,000	
2019/20 FV	485,346	0	154,655	-416,736	525,050	640,000	
2018/19 FV	485,346	0	15,655	-549,822	501,003	501,000	
2017/18 FV	485,346	0	15,280	-558,901	500,624	500,627	
2016/17 FV	485,346	0	14,653	-573,344	500,002	500,000	
2015/16 FV	485,346	0	14,655	-576,788	500,002	500,000	
2014/15 FV	485,346	0	-248,490	-401,436	638,292	638,292	
2013/14 FV	485,346	0	178,988	0	664,335	664,334	
2012/13 FV	485,346	0	178,387	0	663,732	663,733	
2011/12 FV	485,346	0	178,206	0	663,551	663,552	

With the townhome land removed the value should have gone down, but instead it barely changed.

Valuation Information The 2023/2024 values are preliminary values and subject to change.							
	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	La
2023/24 NR	106,022	0	517,978	-176,295		624,000	
2023/24 VN	106,022	0	517,978	-176,295		624,000	
2022/23 FV	88,352	0	551,648	-32,825	632,917	640,000	

THE ASSESSOR'S COMPS

The Assessor's "comparable" sales of buildings and land are on major high traffic streets where commercial should be. Our building is on a very low traffic street, where we count on neighborhood traffic that did not materialize. The "comparable" sales prices do not reflect the difference in location and vehicle trips, so the Assessor erred using \$125 per SF for the market approach. We would sell this building tomorrow for \$70 per SF, about \$430,000.

The Assessor also used the income approach, projecting total rents of \$62,000 per year, ignoring actual rents well known to the Assessor's office.. Our average rent for the past 10 years has been \$32,613. Modifying the income approach to use actual rents, the value calculates at about \$210,000.