

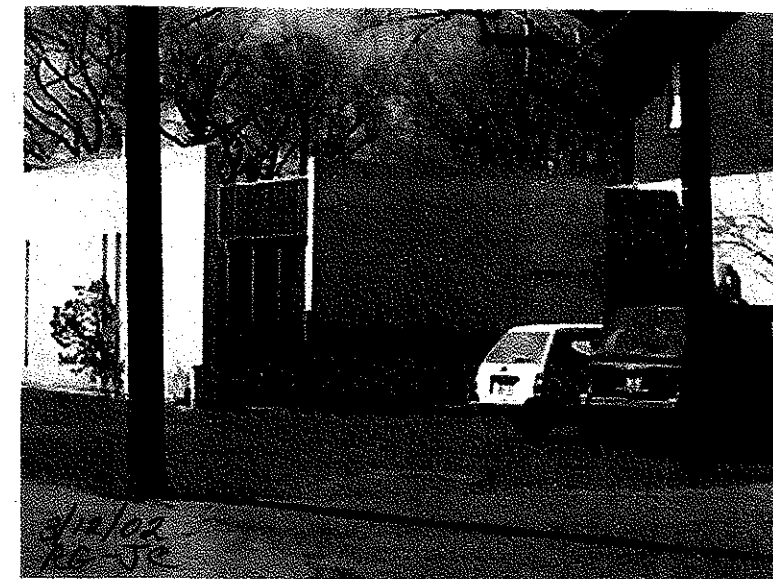
7/5/11 87
COMMERCIAL PROPERTY APPRAISAL RECORD

(VAA) CITY OR TOWN _____ (ABA) SCHEDULE NO. _____ (DAI) MAP NO. _____ (DAF) TAX AREA 11-0 (AAA) PARCEL NO. 5413-102-14-013

(VAB) SUBDIVISION	(VAC) BLOCK	(VAD) LOT(S)	(DAB) SEC 1/4 SEC	TWP	RANGE	(DAA) TWP NO
Alamosa	27	S 34' OF 10-16 + S 30' OF N. 116' LOTS 10 & 11				
(DAC) CITY NO.	(DAD) SUB NO.	(DAJ) NEIGHBORHOOD	(DAK) SCHOOL DIST.			

(CAF) PROPERTY ADDRESS	311 San Juan Ave						
(BAA) OWNERS NAME	(CAC) MAILING ADDRESS	(CAD) CITY/STATE	(CAE) ZIP	(HAC) SALES DATE	(HAE) & (HAF) BOOK or PAGE (HAH) Clerk's No.	(HAI) TYPE DEED	(HAB) DOC. FEE
311 San Juan, LLC	(Three-one-one)			5/16/02	306685	WD	-0-

(VAE) LEGAL DESCRIPTION	REMARKS	(HBB) Verified Sales Price	(HBF) Ver. Code
S 30' OF N 116' OF LOTS 10 & 11 ALAMOSA BLK 27 WD B 284 P 128 9-17-81 S 34' OF LOTS 10 THRU 16 ALAMOSA BLK 27 WD B 271 P 393 1-4-80	(HAK) ON SALE		
		\$	
		\$	
	(JFA) ON LAND		
		\$	
		\$	
		\$	
		\$	
	PHYSICAL INSP. 7/23/02 SK-RG		



LAND ATTRIBUTES		COMBINATION		HOTEL		(IAA) OCCUPANCY	(IAC) FURNISHED
JBA PAVED ST	JDA LEVEL	APARTMENT	AUTO AGENCY	Owner/Tenant	UNFURNISHED		
JBS GRAV ST	JDB HIGH	OFFICES	MEDICAL CLINIC				
JBC UNIMPROVED	JDC STEEP	STORE	NURSING HOME				
JBD SIDEWALK	JDD LOW	RSTRNT-TAVERN	WAREHOUSE				
JBE CURB & GUT	JDE SLOPING	MOTEL					
JBF ST LIGHTS	JDF HILLY	MOTOR MOTEL					
JBG ALLEY	JDH RET WALL						

LAND VALUE CALCULATIONS										
DATE	(GBE) SIZE	BASE UNIT VALUE	SIZE	SALES ADJUSTMENT FACTORS	TIME	LOCATION	OTHER	Composite	ADJ. BASE UNIT VALUE	TOTAL LAND VALUE
2011			7450						200	14900

COST APPROACH										
DATE	REPLACEMENT COST NEW	AREA FACTOR	(HAM) ADJ. RCN	DEPRECIATION				(HAN) RCNLD	LAND VALUE	TOTAL VALUE
				% GOOD	PHYS.	FUNC.	ECON.			

MARKET APPROACH									
SALES REFERENCE NAME/NO.			IND. VALUE Per SQ. FT.	ADJUSTMENTS		ADJ. VALUE Per SQ. FT.	SUBJECT Sq. Ft. Area	SUBJECT INDIC. VALUE	

INCOME APPROACH						
DATE	SALES/RENTAL REFERENCE FILE	(IAD) SUBJECT Economic Rent	Gross Rent Multiplier	INDICATED VALUE		
CORRELATION						
COST APPROACH		\$				
MARKET APPROACH		\$				
INCOME APPROACH		\$				
FINAL ESTIMATE OF VALUE		\$				
ACTUAL VALUE				%	ASSESSED VALUE	
YEAR	(GBD) LAND	(FBC) IMPS.	TOTAL		LAND	IMPS. TOTAL
2011	14900	190818	205718	29	4321	55337596584
2013	14900	189414	204314	29	4321	54930592514

[illegible]