

# BOARD OF REVISION OF TAXES - VALUE SUMMARY COVER SHEET

OPA Account Number: \_\_\_\_\_

Address/Location: \_\_\_\_\_

Effective Date of Value: \_\_\_\_\_ Appraiser  or Evaluator   
Submitted by: \_\_\_\_\_

## INDICATIONS OF VALUE:

Sales Comparison	\$	/ \$	sf	- see page #
Income Capitalization	\$	/ \$	sf	- see page #
Cost	\$	/ \$	sf	- see page #

## PRIMARY APPROACH TO VALUE:

RECONCILED/FINAL VALUE: \$ \_\_\_\_\_ / \$ \_\_\_\_\_ sf \_\_\_\_\_

## OFFICE OF PROPERTY ASSESSMENT (OPA) CERTIFIED ASSESSED VALUE:

Total Assessed Value	\$	/ \$	sf
Land Assessed Value	\$	/ \$	sf
Improved Assessed Value	\$	/ \$	sf

Effective Gross Income: \_\_\_\_\_

Total Operating Expense: \_\_\_\_\_

Net Operating Income: \_\_\_\_\_

Capitalization Rate (loaded): \_\_\_\_\_

DIFFERENCE: 2022 OPA Assessed Value less Opinion of Value = \$ \_\_\_\_\_

ABATEMENT:  No  Yes

LAND VALUE INCREASE ONLY?  No  Yes

## Use of Property:

Office  Apartments  Mixed Use  Residential  
 Commercial  Hotel  Vacant Land  Other

## Highest and Best Use:

Site/Land Area: sq. ft. or acre(s) \_\_\_\_\_

Gross Building Area: sq. ft. \_\_\_\_\_

Rentable Area: sq. ft. \_\_\_\_\_

Zoning: \_\_\_\_\_

**\*\* REMINDER \*\***

Restricted Use Appraisals will be given the weight determined by the Board.