

# 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:** OPA Assessed Value less Opinion of Value = \$ \_\_\_\_\_

**ABATEMENT:**  No  Yes

**LAND VALUE INCREASE ONLY?**  No  Yes

**Use of Property:**

<input type="checkbox"/> Office	<input type="checkbox"/> Apartments	<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Residential
<input type="checkbox"/> Commercial	<input type="checkbox"/> Hotel	<input type="checkbox"/> Vacant Land	<input type="checkbox"/> 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.