

IN OR 2698/1614
ESMT IN OR 374/3
EX 5-1 & 5-2

NORTH COAST APARTMENTS LLC
5830 E 2ND ST STE 6100
CASPER, WY 82609

2024

37-3N-24-0000-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 11,600 TOTAL MARKET VALUE 11,600 SOH/AGL Deduction 0 ASSESSED VALUE 11,600 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,600 TOTAL JUST VALUE 11,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11,600											
DOR CODE		1001V C W/XFOB																													
MAP NUM		MKT AREA								09																					
NEIGHBORHOOD/LOC		9001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																				US HWY 1, CALLAHAN											
EXTRA FEATURES																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	001000	C	COMMERCIAL	0	0004	CG	0.00	0.00	0.58	AC		1.00	1.00	1.00	20,000.00	20,000.00	11,600														
REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.58 Total Land Value: 11,600 Market: 0 Agricultural: 0 Common: 11,600 PRINTED 08/06/2024 BY SYS																															