

If you are using income/expense information, this form **MUST** be completed. IRS tax returns or management operating statements **MUST ALSO** be provided to support the income/expense report.

Owner Name	_____	Date of Report	_____
Business Name	_____	Current Total Tax Assessment	_____
Contact Name	_____	Contact Phone No.	_____
Parcel ID (s) (Required)	_____	Parcel Address	_____
Property Type (Required)	_____	Total Leasable SF (Required)	_____
Number of Bldgs	_____	Total No. of Units	_____

	YEARS		
	Amount	Amount	Amount
<i>Actual</i> or <i>Market</i> Income (circle one)			
<b>EFFECTIVE GROSS INCOME</b>			
<b>Operating Expenses</b>			
<b>TOTAL OPERATING EXPENSES</b>			
<b>DO NOT INCLUDE DEBT SERVICE, DEPRECIATION, INTEREST, OR CAPITAL IMPROVEMENTS AS EXPENSE ITEMS</b>			

<b>NET OPERATING INCOME</b>			
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Three Year Average Net Operating Income	
Capitalization Rate	
Effective Tax Rate	
Average NOI / Cap Rate = Market Value	
<b>Owner's Declaration of Fair Market Value</b>	