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**
Actual **or** ***Market*** **Income (circle one)**			
EFFECTIVE GROSS INCOME			
Operating Expenses			
TOTAL OPERATING EXPENSES			

DO NOT INCLUDE DEBT SERVICE, DEPRECIATION, INTEREST, OR CAPITAL IMPROVEMENTS AS EXPENSE ITEMS

NET OPERATING INCOME			

Three Year Average Net Operating Income	
Capitalization Rate	
Effective Tax Rate	
Average NOI / Cap Rate = Market Value	
Owner's Declaration of Fair Market Value	