

# Appendix C

Date: 16-Jan-2017

Time: 08:46:32

City of Regina - Production v7.04 - Taxation and Assessment Suite

Report Name: GMR0055

Income (SPSS) Detail Report

Page: 1

Account: 10018730

Nbhd: 1999 - Ross Industrial

Asmt Period: 2003 /

Type: REGULAR

As of: Jan. 17, 2017

Filing #: 475406600

Zoning: IB

EVZ: IB

LUC1:

LUC2:

For: 2017

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Master: N Bldg Only: N

Reinspect: 2015 Approach: INCOME

Study Area: 5203

Lease: N Mobile Home: N

Lot Size: 329,473.995 UOM: IMP

Address: 610 HENDERSON DRIVE  
REGINA SK  
S4N 5X3

Legal: Plan: 78R30133 Block: 15 Lot: 5

Parcel: Plan: 78R30133 Block: 15 Lot: 5

SPSS Calculation Output

Building - 1	Warehouse Main	52,999.99680	521,469
Building - 1	Warehouse Upper	1,599.99990	12,878
Building - 1	Unheat Adjustment	4,999.99969	-21,153
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-25,466
Vacancy - 1	Upper Vacancy	-10.90000	-1,403
Shortfall - 1	Shortfall	-1.31000	-6,370
Building - 1	NOI		479,952
Building - 1	Cap Rate	7.78740	6,163,195
Building - 1	Total Building Value		6,163,195

Final Assessment:

6,163,100