

# Appendix C

Date: 17-Jan-2017  
Time: 10:30:40

City of Regina - Production v7.04 - Taxation and Assessment Suite  
Income (SPSS) Detail Report

Report Name: GMR0055  
Page: 1

Account: 10169644 Nbhd: 1999 - Ross Industrial

Type: REGULAR

As of: Jan. 18, 2017

Filing #: 475548040

Zoning: IB EVZ: IB LUC1:

LUC2:

For: 2017

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

Mkt Area:

Master: N Bidg Only: N

Reinspt: 2023 Approach: INCOME

Study Area: 5203

Lease: N Mobile Home: N

Lot Size: 87,015.000 UOM: IMP

Address: 2216 E EMMETT HALL ROAD

Legal: Plan: 101987590 Block: 40 Lot: 3

Parcel: Plan: 101987590 Block: 40 Lot: 3

REGINA SK  
S4N 3M3

SPSS Calculation Output

Building - 1	Warehouse Main	3,479.99979	40,712
Building - 1	Warehouse Upper	1,619.99990	16,052
Vacancy - 1	Main Floor and BMT Vacancy	-5.09000	-2,072
Vacancy - 1	Upper Vacancy	-10.90000	-1,749
Shortfall - 1	Shortfall	-1.31000	-693
Building - 1	NOI		52,248
Building - 1	Cap Rate	4.44640	1,175,081
Building - 1	Total Building Value		1,175,081
Land	Site Coverage Adjustment	4.44000	466,335

Final Assessment:

1,641,400