

Appendix 6

Recalculation of the City of Regina's 144 Henderson Drive Effective Age

| <i>Unit</i> | <i>Effective Year</i> | <i>Area</i> | <i>Area Percent</i> | | <i>Area Weight</i> |
|--------------|-----------------------|--------------|---------------------|--------------|--------------------|
| 1 | 2001 | 1188 | 0.017948331 | | 35.91460946 |
| 2 | 1995 | 7350 | 0.111043964 | | 221.5327089 |
| 3 | 1993 | 7500 | 0.113310168 | | 225.8271642 |
| 4 | 1992 | 6160 | 0.093065418 | | 185.3863121 |
| 5 | 1988 | 10500 | 0.158634235 | | 315.3648587 |
| 6 | 1993 | 5824 | 0.087989122 | | 175.3623206 |
| 7 | 1987 | 8645 | 0.130608853 | | 259.5197915 |
| 8 | 1978 | 10500 | 0.158634235 | | 313.7785164 |
| 9 | 1988 | 288 | 0.00435111 | | 8.650007554 |
| 10 | 1987 | 884 | 0.013355492 | | 26.53736214 |
| 11 | 1996 | 1458 | 0.022027497 | | 43.96688321 |
| 12 | 1992 | 1431 | 0.02161958 | | 43.06620335 |
| 13 | 1978 | 1890 | 0.028554162 | | 56.48013295 |
| 14 | 1987 | 2572 | 0.038857834 | | 77.21051518 |
| Total | | 66190 | 1.00000000 | Actual Year | 1988.597386 |
| | | | | Applied Year | 1988 |

00Site Address: 000144 HENDERSON

Exterior Code 302 Office Buil"
 Interior Code 302 Office Buil"
 Type 3 Masonry Load"
 Year Built 1992 "
 Exterior Class B CLASS B "
 Interior Class B CLASS B "
 Condition 1.00 Average "
 Depn Table 50 50 year Lif"
 Perimeter Factor 04500 AP Ratio 4"
 Story Height 0720 12.0 Stor"
 Story/Total Story 1/1 1 St / 1 To"
 Roof Structure STJST Steel Joist"
 Wall Class B CLASS B "
 Wall-1 CBL3 Concrete Bl"
 % Wall 1 100 100% "
 Fnd Type/Qty PLSB Piles Cls"
 Floor Structure CONC Concrete "
 Basic Frame 3 Masonry Load"
 Elec Int Code 302 Office Buil"
 Electrical ADB1 Adequate "B"
 Heating Int Cd 302 Office Buil"
 Heating FHAB Forced Hot "AREA
 Cooling Int Cd 302 Office Buil"
 Cooling ACE Air Conditi"
 Plumbing Int Cd 302 Office Buil"
 Plumbing ADB Univ Adeq. "ASA
 % Cont Factor Y Yes-Apply F"END

FLAT EFF% E/AREA ACT% A/AREA SA/AA HEATED "
 302 1431 1.00 1431 1.00 1431 1431 1431"
 61258 1.00 61258 1.00 61258 61258
 39126 0.00 0 0.00 0 0
 1431 0.00 0 0.00 0 0
 302(001431)TRA(061258)ASA(039126)END(001431).
 00000027.0L 00000053.0L

"Land Value (Total) 238,660
 "Misc Value 0
 "Bldg Value 1,649,240
 "Total Value 1,887,900
 "Value By CMAA
 "Effective Area 1,431
 "Points 0.0000
 "Bldg Rate 12.53
 "RCN 56.562
 "% Depreciation 0.0400
 "OBSOL 0.0000
 "Building Value 54,300
 "BOOK PAGE DATE QS SALE PRICE
 "PERMIT NO TYPE DATE AMOUNT
 "Appraiser: RJD1 RJD INSPECTED
 "Appr Date 12/20/01
 "Use Code 4760 Othr Heavy Mfg
 "NRHD 520300.00
 L100 M049 B049

OnSite Address: 000144 HENDERSON DR

Exterior Code 402
 Interior Code 302
 Type 1
 Year Built 1995
 Exterior Class B
 Interior Class B
 Condition 1.00
 Depn Table 50
 Perimeter Factor 04500
 Story Height 0120
 #Stys/Total Sty 1/1
 Roof Structure STJST
 Wall Class B
 Wall-1 (BL)
 % Wall-1 100
 Fnd Type/Qty PLSE
 Floor Structure CONC
 Basic Frame 1
 Elec Int Code 302
 Electrical ADR
 Heating Int Cd 302
 Heating FRAB
 Cooling Int Cd 302
 Cooling ACE
 Plumbing Int Cd 302
 Plumbing ADR
 98 Cost Factor Y

Office Builn
 Office Builn
 Masonry Load
 " "
 CLASS B " "
 CLASS B " "
 Average " "
 50 year Lifn
 AP Ratio 4n
 12.0 Stor
 1 St / 1 To
 Steel Joistn
 CLASS B " "
 Concrete Bln
 100% " "
 Filcc Clsn
 Concrete " "
 Masonry Load
 Office Builn
 Adequate "R"
 Office Builn
 Forced Hot "AREA
 Office Builn
 Air Conditionn
 Office Builn
 Univ Adeq "ASA
 Yes Apply Fnd

"Land Value (Total) 238,660
 "Misc Value 0
 "Bldg Value 1,649,240
 "Total Value 1,887,900
 "Value By CAMA
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 " "
 "Effective Area 1,455
 "Points 0.0000
 "Bldg Rate 19.51
 "RCN 57,629
 "% Depreciation 0.0200
 "RESOL 0.0000
 "Building Value 56,480
 " "

"BOOK PAGE DATE QS SALE PRICE

"PERMIT NO TYPE DATE AMOUNT

| | AREA | FLAT | EFF% E/AREA | ACT% A/AREA | EA/AA HEATED |
|-----|-------|------|-------------|-------------|--------------|
| 302 | 1458 | 1.00 | 1458 | 1.00 | 1458 |
| TRA | 61258 | 1.00 | 61258 | 1.00 | 61258 |
| ASA | 61258 | 0.00 | 0 | 0.00 | 0 |
| FND | 1458 | 0.00 | 0 | 0.00 | 0 |

"Appraiser RJD1 RJD INSPECTED

"Appr Date 12/20/01

"Use Code 4760 Othr Heavy Mfg

"NBHD 530300.00

L100 MG49 R049

"302(001458) TRA(061258) ASA(061258) FND(001458)

"00000027.0L 00000054.0L

Site Address: 000144 HENDERSON

Exterior Code 416 Office/Show
 Interior Code 416 Office/Show
 Type OFF Office Fini
 Year Built 1987
 Exterior Class B CLASS B
 Off Fin Class B 1 Unit, "B"
 Condition 1.00 Average
 Depn Table 30 30 year Lif
 Perimeter Factor 00000 N/A
 Story Height 0000 N/A
 #Stys/Total Sty 0/0 N/A
 # ROOMS 1 1 Unit
 Avg Unit Area 1000 501-1000 Sq
 Wall Class B CLASS B
 Wall-1 000 N/A
 Basic Frame OFF Off/Show
 98 Cost Factor Y Yes-Apply F

DR #
 "Land Value (Total) 2 Exterior
 "Misc Value Interior
 "Bldg Value 1.0 Type
 "Total Value 1.5 Year Bui
 "Value By CANA Exterior
 " Interior
 " Condition
 " Depn Tab
 "Effective Area Perimete
 "Points Story He
 "Bldg Rate #Stys/Tot
 "RCN Roof Str
 "% Depreciation Wall Cla
 "OBSDI Wall-1
 "Building Value 1 Wall-1
 " Fnd Type
 "BOOK PAGE DATE QS SALE Floor St
 " Basic Fri
 " Elec Int
 " Electric

| AREA | FLAT | EFF% D/AREA | ACT% A/AREA | EA/MA | HEATED |
|------|------|-------------|-------------|-------|--------|
| "416 | 884 | 1.00 | 884 | 1.00 | 884 |
| "TRA | 884 | 1.00 | 884 | 1.00 | 884 |
| "ASA | 884 | 0.00 | 0 | 0.00 | 0 |

"PERMIT NO TYPE DATE Heating
 " Heating
 " Cooling
 " Cooling
 "Appraiser RJD1 RJB INSPECT Plumbing
 "Appr Date 12/20/01 Plumbing
 "Use Code 4750 Other Heavy 98 Cost
 "NBHD 520300.00
 " L100 M049 B

"416 (884) TRA (884) ASA (884)
 00000026.0L 00000034

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Site Address: 000144 HENDERSON DR

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|-----------------|-------|-------------|-------------------------------|-----------|
| Exterior Code | 416 | Office/Show | "Land Value (Total) | 238,600 |
| Interior Code | 416 | Office/Show | "Misc Value | 0 |
| Type | OFF | Office Fini | "Bldg Value | 1,649,240 |
| Year Built | 1988 | " | "Total Value | 1,887,900 |
| Exterior Class | B | CLASS B | "Value By CAMA | " |
| Off Fin. Class | B | 2 Units,"B" | " | " |
| Condition | 1.00 | Average | " | " |
| Depn Table | 30 | 30-year Lif | " | " |
| Perimeter Factr | 00000 | N/A | "Effective Area | 288 |
| Story Height | 0000 | N/A | "Points | 0.0000 |
| #Styu/Total Sty | 0/0 | N/A | "Bldg Rate | 7.83 |
| # ROOMS | 2 | 2 Units | "RCN | 2,244 |
| Avg Unit Area | 500 | 1-500 Sq Ft | "% Depreciation | 0.2400 |
| Wall Class | B | CLASS B | "OBSOL | 0.0000 |
| % Wall-1 | 000 | N/A | "Building Value | 1,710 |
| Basic Frame | OFF | Off/Showrm | " | " |
| 94 Cost Factor | Y | Yes-Apply F | "BOOK PAGE DATE OS SALE PRICE | " |

| "AREA | FLAT | EFF% | E/AREA | ACT% | A/AREA | SA/AA | HEATED | "PERMIT NO | TYPE | DATE | AMOUNT |
|-----------------------------|------|------|--------|------|--------|-------|--------|------------|-----------|----------------|-----------|
| "416 | 288 | 1.00 | 288 | 1.00 | 288 | 288 | 288" | | | | |
| "TRA | 288 | 1.00 | 288 | 1.00 | 288 | 288 | | "Appraise: | RJD1 | RJD | INSPECTED |
| "ASA | 288 | 0.00 | 0 | 0.00 | 0 | 0 | | "Appr Date | 12/20/01 | | |
| " | | | | | | | | "Use Code | 4760 | Othr Heavy Mfg | |
| " | | | | | | | | "NBHD | 526100.00 | | |
| " | | | | | | | | | | L100 | H049 B049 |
| "416(288) TRA(288) ASA(288) | | | | | | | | | | | |
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Site Address: 000144 HENDERSON DR #2

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|-----------------|-------|---------------|--|--|--|--|--|--|-------------------------------|-----------|
| Exterior Code | 402 | Auto Specia" | | | | | | | "Land Value (Total) | 218,660 |
| Interior Code | 402 | Auto Specia" | | | | | | | "Misc Value | 0 |
| Type | 5 | Steel Frm Co" | | | | | | | "Bldg Value | 1,649,240 |
| Type Variation | TRUCK | Truck Court" | | | | | | | "Total Value | 1,887,900 |
| Year Buil | 1987 | " | | | | | | | "Value By CAMA | |
| Exterior Class | B | CLASS B " | | | | | | | " | |
| Interior Class | B | CLASS B " | | | | | | | " | |
| Condition | 1.00 | Average " | | | | | | | " | |
| Depn Table | 35 | 35 year Lit" | | | | | | | "Effective Area | 8,645 |
| Perimeter Factr | 04500 | AP Ratio 4" | | | | | | | "Points | 6.0000 |
| Story Height | 0320 | 32.0 Stor" | | | | | | | "Bldg Rate | 26.34 |
| #Stys/Total Sly | 1/1 | 1 St / 1 Tot" | | | | | | | "RCN | 227,669 |
| Roof Structure | SBENT | Steel Bent" | | | | | | | "% Depreciation | 0.1900 |
| Wall Class | B | CLASS B " | | | | | | | "OBSOL | 0.0000 |
| Wall-1 | MTSM4 | Metal Sandw" | | | | | | | "Building Value | 184,410 |
| Wall-1 | 100 | 100% " | | | | | | | " | |
| End Type/Qty | GRDB | Grd Bm Clg" | | | | | | | "BOOK PAGE DATE QS SALE PRICE | |
| Floor Structure | CONC | Concrete " | | | | | | | " | |
| Basic Frame | 5 | Steel Frc " | | | | | | | " | |
| Interior Walla | UNF | Unfinished " | | | | | | | " | |
| Ceiling | UNF | Unfinished " | | | | | | | "PERMIT NO TYPE DATE AMOUNT | |

| | | | | | | | | | |
|----------------|-------|---|-------|-------------|-------------|------|--------|-------|-------------------------------|
| Electrical | ADBTK | Adeg "B" TAREA | FLAT | EFF% E/AREA | ACT% A/AREA | EA/A | HEATED | | |
| Heating | UHTE | Unit Heater" | | | | | | | |
| Plumbing | ADBTK | Trek Adeg #402 | 8645 | 1.00 | 8645 | 1.00 | 8645 | 8645 | 8645" |
| 98 Cost Factor | Y | yes Apply PTRA | 61258 | 1.00 | 61258 | 1.00 | 61258 | 61258 | "Appraiser RJD1 RJD INSPECTED |
| | | ASA | 8645 | 0.00 | 0 | 0.00 | 0 | 0 | "Appr Date 12/20/01 |
| | | FND | 8645 | 0.00 | 0 | 0.00 | 0 | 0 | "Use Code 4760 Ochr Heavy Mfg |
| | | | | | | | | | "NBHD 520300.00 |
| | | | | | | | | | "L100 MD49 B049 |
| | | #402 (8645) TRA (61258) ASA (8645) FND (8645) . | | | | | | | " |
| | | | | | | | | | "00000995 DL 00000091" |
| | | SQL | | | | | | | " |
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Site Address: 000144 HENDERSON DR

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|-----------------|-------|--------------|---|----------------------|------------|
| Exterior Code | 402 | Auto Specia | " | "Land Value (Total) | 238,660 |
| Interior Code | 402 | Auto Specia | " | "Misc Value | 0 |
| Type | 3 | Steel Frm Ch | " | "Bldg Value | 1,645,240 |
| Type Variation | TRUCK | Truck Court | " | "Total Value | 1,887,900 |
| Year Built | 1991 | " | " | "Value By CAMA | |
| Exterior Class | B | CLASS B | " | " | |
| Interior Class | B | CLASS B | " | " | |
| Condition | 1.00 | Average | " | " | |
| Depn Table | 35 | 35-year Lif | " | "Effective Area | 5,824 |
| Perimeter Factr | 04500 | AP Ratio 4 | " | "Points | 0.0000 |
| Story Height | 0320 | 12.0 Stor | " | "Bidg Rate | 25.75 |
| #Stys/Total Sty | 1/1 | 1 St / 1 To | " | "RCM | 149,079 |
| Roof Structure | STJST | Steel Joist | " | "% Depreciation | 0.0800 |
| Wall Class | B | CLASS B | " | "OBSOL | 0.0000 |
| Wall 1 | LMETC | Light Metal | " | "Building Value | 117,980 |
| % Wall 1 | 062 | 062% | " | | |
| Wall 2 | CELC4 | Concrete Bl | " | "BOOK PAGE DATE QS | SALE PRICE |
| % Wall 2 | 038 | 038% | " | | |
| Fnd Type/Qty | PLSB | Piles Cla | " | | |
| Floor Structure | CONC | Concrete | " | | |
| Basic Frame | 5 | Steel Frme | " | "PERMIT NO TYPE DATE | AMOUNT |

| | | | | | | | | | |
|----------------|-------|-------------|-------|-------|-------------|-------------|-------|--------|-------|
| Interior Walls | UNF | Unfinished | "AREA | FLAT | SFF% E/AREA | ACT% A/AREA | EA/AP | HEATED | " |
| Ceiling | UNF | Unfinished | " | | | | | | " |
| Electrical | EXBTK | Extra "E" T | "402 | 5824 | 1.00 | 5824 | 1.00 | 5824 | 5824 |
| Heating | UHTE | Unit Heater | "TRA | 61258 | 1.00 | 61258 | 1.00 | 61258 | 61258 |
| Plumbing | PXBTK | Trck Extra | "ASA | 52450 | 0.00 | 0 | 0.00 | 0 | 0 |
| 98 Cost Factor | Y | Yes-Apply F | "FND | 5824 | 0.00 | 0 | 0.00 | 0 | 0 |

"Appraiser RJD1 RJD INSPECTED
 "Appr Date 12/20/01
 "Use Code 4760 Othr Heavy Mfg
 "NBHD 520300 00
 " 1100 M049 B049
 "402(5824)TRA(61258)ASA(52450)FND(5824).
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Site Address: 000144 HENDERSON DR #2

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Exterior Code 401 Industrial n
Interior Code 401 Industrial n
Type 5 n
Type Variation WKSHF Workshop n
Year Built 1993 n
Exterior Class A CLASS A n
Interior Class A CLASS A n
Condition 1.00 Average n
Depn Table 40 40 year Life n
Perimeter Factr 04500 AP Ratio 4 n
Story Height 0320 32.0 Stor n
#Stys/Total Sty 1/1 1 St / 1 Tot n
Roof Structure STJST Steel Joist n
Wall Class A CLASS A n
Wall-1 LMET4 Light Metal n
% Wall 1 061 061 n
Wall-2 CPL4 Concrete Bl n
% Wall 2 039 039 n
Fnd Type/Qty PLSA Piles Cl n
Floor Structure CONC Concrete n
Basic Frame 5 Steel Frame n
Interior Walls UNF Unfinished n
Coiling UNF Unfinished n
Electrical ADAWK Adeq. "A" W401 7500 1.00 7500 1.00 7500 7500 7500 n
Heating UHTA Unit Heater TRA 61258 1.00 61258 1.00 61258 61258 n
Plumbing ADAWK Wksh Adeq. ASA 52450 0.00 0 0.00 0 0 n
98 Cost Factor Y Yes Apply FND 7500 0.00 0 0.00 0 0 n
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^Land Value (Total) 218,660
^Misc Value 0
^Bldg Value 1,649,240
^Total Value 1,867,900
^Value By CAMA
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^Effective Area 7,500
^Points 0.0000
^Bldg Rate 29.12
^RCN 218,369
^% Depreciation 0.0600
^OBSOL 0.0000
^Building Value 205,270
^BOOK PAGE DATE QS SALE PRICE
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^PERMIT NO TYPE DATE AMOUNT
n
^Appraiser RJD1 RJD INSPECTED
^Appr Date 12/20/01
^Use Code 4760 Oth Heavy Mfg
^NBHD 520300.00
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1,100 M049 B049
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0nsite Address: 000144 HENDERSON

DR

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Exterior Code 401
Interior Code 401
Type 5
Type Variation WKSHP
Year Built 1995
Exterior Class A
Interior Class A
Condition 1.00
Depn Table 40
Perimeter Factor 04500
Story Height 0280
#Stys/Total Sty 1/1
Roof Structure STJST
Wall Class A
Wall-1 LMET6
Wall-1 061
Wall-2 CBL4
Wall-2 039
Fnd Type/Qty PL5B
Floor Structure CONC
Basic Frame S
Interior Walls UNF
Ceiling UNF
Electrical ADANK
Heating UHTA
98 Cont Factor Y

Industrial "
Industrial "
" "
Workshop "
" "
CLASS A "
CLASS A "
Average "
40-year Lif "
AP Ratio 4"
28.0 Stor "
1 St / 1 To "
Steel Joist "
CLASS A "
Light Metal "
" "
Concrete Bl "
" "
Piles Cls "
Concrete "
Steel Frme "
Unfinished "AREA
Unfinished "
Adng "A" W#401
Unit Heater "TRA
Yes-Apply P#ASA
" F#D
" "
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"401 (7350) TRA (61258) ASA (61258) FND (7150) .
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"Land Value (Total) 238,660
"Misc Value 0
"Bldg Value 1,645,240
"Total Value 1,887,900
"Value By CAMA
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"Effective Area 7,350
"Points 0 0000
"Bldg Rate 24 95
"RCN 183,379
"% Depreciation 0 0400
"OB SOL 0 0000
"Building Value 176,040
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"BOOK PAGE DATE QS SALE PRICE
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"PERMIT NO TYPE DATE AMOUNT
" "
"Appraiser RJD1 RJD INSPECTED
"Appr Date 12/30/01
"Use Code 47GU Othr Heavy Mfg
"NBHD 520300 00
" " L100 M049 B049
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Site Address: 080144 HENDERSON

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|------------------|-------|------------------------------|---|
| Exterior Code | 302 | Office Buil ⁿ | |
| Interior Code | 302 | Office Buil ⁿ | |
| Type | 3 | Masonry Loam | |
| Year Built | 2001 | " | |
| Exterior Class | B | CLASS B | " |
| Interior Class | B | CLASS B | " |
| Condition | 1.0 | Average | " |
| Deprn Table | 50 | 50-year Life | " |
| Perimeter Factor | 01700 | AP Ratio 1 ⁿ | |
| Story Height | 0120 | 12.0 Stor ⁿ | |
| #Stys/Total Sty | 1/1 | 1 St / 1 To ⁿ | |
| Roof Structure | STJST | Steel Joist ⁿ | |
| Wall Class | B | CLASS B | " |
| Wall-1 | CEB3 | Concrete Bl ⁿ | |
| W Wall 1 | 100 | 100% | " |
| End Type/Qty | PLSB | Piles Cla ⁿ | |
| Floor Structure | CONC | Concrete | " |
| Basic Frame | i | Masonry Log ⁿ | |
| Elec Int Code | 302 | Office Buil ⁿ | |
| Electrical | ADB3 | Adequate | "B ⁿ |
| Heating Int Cd | 302 | Office Buil ⁿ | |
| Heating | FHAB | Forced Hot HAREA | FLAT EFF% E/AREA ACT% A/AREA EA/AA HEATED |
| Cooling Int Cd. | 302 | Office Buil ⁿ | |
| Cooling | ACB | Air Conditi ⁿ 302 | 1188 1.00 1188 1.00 1188 1188 1188 |
| Plumbing Int Cd | 302 | Office Buil ⁿ TRA | 1188 1.00 1188 1.00 1188 1188 |
| Plumbing | ADB | Univ Adeq. ⁿ FND | 1188 0.00 0 0.00 0 0 |
| 98 Cost Factor | Y | Yes-Apply For | |
| | | " | |
| | | " | |
| | | 302(1188)TRA(1188)FND(1188) | PEKIM.71, 27X44 |
| | | | ADVANCE ENGINEERING |
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|---------------------|-----------|
| "Land Value (Total) | 238,860 |
| "Misc Value | 0 |
| "Bldg Value | 1,649,240 |
| "Total Value | 1,887,900 |
| "Value By CAMA | |
| "Effective Area | 1,188 |
| "Points | 0.0000 |
| "Bldg Rate | 13.72 |
| "RCN | 51,949 |
| "% Depreciation | 0.0000 |
| "ORSOL | 0.0000 |
| "Building Value | 51,949 |

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|-------------------------------|--|
| "HOOK PAGE DATE QS SALE PRICE | |
| "FERMIT NO TYPE DATE AMOUNT | |
| "Appraiser RJD1 RJD INSPECTED | |
| "Appr Date 12/20/01 | |
| "Use Code 4760 Ochr Heavy Mfg | |
| "NBHD 620100.00 | |
| " L100 M049 B049 | |

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