

KEY TO THE COMPARISON OF VARIOUS METHODS ANALYSIS

BID Assessment Review Subcommittee, Jan. 13, 2010

ASSUMPTIONS:

Attempted to achieve the same overall assessment under each method, in order for effective comparison.

Current Method

\$15 per lineal foot of frontage (100% of primary & 50% of secondary)

Assessment capped at \$0.30 per SF of building area

Adjacent column to the left shows how many properties fall under the cap limit

Variation of Current Method

\$15.50 per lineal foot of frontage (100% of primary & 50% of secondary)

Assessment capped at \$0.20 per SF of building area

Adjacent column to the left shows how many properties fall under the cap limit

Blended Method 90%, 10%

90% based on \$15 per lineal foot of frontage (100% of primary & 50% of secondary)

10% based on \$0.55 per \$1,000 of assessed value

Assessment capped at \$0.30 per SF of building area

Blended Method 75%, 25%

75% based on \$15 per lineal foot of frontage (100% of primary & 50% of secondary)

25% based on \$0.55 per \$1,000 of assessed value

Assessment capped at \$0.30 per SF of building area

Comparison of Various Methods

BID Assessment Review Subcommittee, Jan. 13, 2010
Shaded = fall-on building

#	Dir	Street	Owner Name 1	1st Front	2nd Front	Billable Frontage	Total Sq. Fig.	Assessed Valuation 09	Current Code	Current Method	Variation Code	Variation of Current Method	Blended (90%, 10%)	Blended (75%, 25%)
1S		Pinkney	PINCKNEY INVESTMENT	264	264	396.00	361,773	\$ 47,200,000		\$ 5,940,000		\$ 6,138.00	\$ 7,942.00	\$ 10,945.00
1W		Dayton	CONCOURSE HOTEL INC	330	128	394.00	269,098	\$ 18,224,900		\$ 5,910,000		\$ 6,107.00	\$ 6,321.37	\$ 6,938.42
222 W		Washington	FIORE COAL & OIL & 20TH	363	0	363.00	194,896	\$ 20,296,500		\$ 5,445,000		\$ 5,626.50	\$ 6,016.81	\$ 6,874.52
333 W		Johnson	CAPITOL CENTRE HOUSING	234.37	235.03	351.89	140,290	\$ 13,836,000		\$ 5,278.28		\$ 5,454.22	\$ 5,511.43	\$ 5,861.16
10E		Doty	BLOCK 89 AIR RIGHTS LTD	198.76	107.43	252.48	135,209	\$ 16,729,000		\$ 3,787.13		\$ 3,913.36	\$ 4,328.51	\$ 5,140.58
2E		Mifflin	CAPITOL SQUARE INVSTRS I	132	264	264.00	89,712	\$ 14,914,000		\$ 3,960.00		\$ 4,082.00	\$ 4,384.27	\$ 5,020.68
110E		Main	TENNEY LLC	66	264	198.00	191,013	\$ 17,900,000		\$ 2,970.00		\$ 3,069.00	\$ 3,649.25	\$ 4,668.13
15E		Wilson St	MARCUS HOTELS INC	145	0	145.00	168,451	\$ 20,407,800		\$ 2,175.00		\$ 2,247.50	\$ 3,079.93	\$ 4,437.32
33E		Main	BLOCK 89 AIR RIGHTS LTD	99	132	165.00	141,368	\$ 15,540,000		\$ 2,175.00		\$ 2,557.50	\$ 3,082.20	\$ 3,993.00
441 N		Frances	STATE STREET ASSOCIATES	222	150	297.00	34,034	\$ 3,178,400		\$ 4,465.00		\$ 4,603.50	\$ 4,164.31	\$ 3,778.28
502 N		Frances	TOWERS HOLDINGS LLC	132	162.5	213.25	146,165	\$ 9,676,600		\$ 3,198.75		\$ 3,305.38	\$ 3,411.09	\$ 3,728.60
1E		Main	ONE EAST MAIN ASSOCIATES	90	198.66	189.33	98,944	\$ 10,982,000		\$ 2,839.95		\$ 2,964.62	\$ 3,159.97	\$ 3,639.99
26 W		Main	ANCHORBANK FSB	125	132	191.00	120,060	\$ 10,440,000		\$ 2,865.00		\$ 2,960.50	\$ 3,152.70	\$ 3,584.25
22E		Mifflin	NORTH SQUARE ASSOCIATES	128.44	0	128.44	135,061	\$ 14,879,000		\$ 1,928.60		\$ 1,990.82	\$ 2,552.29	\$ 3,490.81
505 N		Frances	THE STATESIDER RESIDENCE HALL LLC	132	66	165.00	59,837	\$ 10,145,400		\$ 2,475.00		\$ 2,557.50	\$ 2,765.50	\$ 3,251.24
22 S		Carroll	CAPITAL PARK ASSOCIATES	132	192.06	228.03	145,297	\$ 4,276,700		\$ 3,420.45		\$ 3,594.47	\$ 3,313.62	\$ 3,153.38
30 W		Mifflin	MADISON RE PROPERTIES	110	132	176.00	90,006	\$ 7,624,000		\$ 2,640.00		\$ 2,728.00	\$ 2,795.32	\$ 3,028.30
21E		Main	BLOCK 89 AIR RIGHTS LTD	142.23	0	142.23	43,149	\$ 10,191,000		\$ 2,133.45		\$ 2,204.57	\$ 2,204.57	\$ 3,001.35
123 W		Washington	THE LORRAINE CDM UNIT OWN	198	132	264.00	24,146	per condo		\$ 3,960.00		\$ 4,092.00	\$ 3,564.00	\$ 2,970.00
44E		Mifflin	URBAN LAND INTERESTS	131.61	0	131.61	10,180	\$ 9,882,000		\$ 1,974.15	LIMIT	\$ 2,036.00	\$ 2,320.25	\$ 2,839.39
126 S		Carroll	ANCHORBANK FSB	132	128	196.00	93,669	\$ 2,504,000		\$ 2,940.00		\$ 3,038.00	\$ 2,783.72	\$ 2,549.30
633		Langdon	DIVALL LANGDON ASSOC	132	88	176.00	44,677	\$ 3,898,000		\$ 2,640.00		\$ 2,728.00	\$ 2,590.39	\$ 2,515.98
128 S		Hamilton	ANCHORBANK FSB	148.5	105	201.00	15,654	\$ 1,411,000		\$ 3,015.00		\$ 3,115.50	\$ 2,791.11	\$ 2,455.28
115 S		Carroll	ANCHORBANK FSB	132	125	194.50	57,388	\$ 1,660,000	Parking Lot	\$ 2,917.50	Parking Lot	\$ 3,014.75	\$ 2,717.05	\$ 2,416.38
701		State	LUTHERAN CHURCH-MO SYNOD	172	132	238.00	57,388	\$ 5,858,000		\$ 2,092.50		\$ 2,162.25	\$ 2,205.44	\$ 2,374.85
31 S		Henry	31 S HENRY LLC	160.72	66.32	193.88	24,162	\$ 1,315,000		\$ 2,908.20		\$ 3,005.14	\$ 2,689.71	\$ 2,361.96
309 W		Johnson	HOVDE BUILDING LLC	132.22	99	181.72	29,832	\$ 1,944,600		\$ 2,725.80		\$ 2,816.66	\$ 2,560.17	\$ 2,311.73
119		Martin Luther	INSURANCE BUILDING	66	132	132.00	59,612	\$ 5,840,000		\$ 1,980.00		\$ 2,046.00	\$ 2,103.20	\$ 2,288.00
1 W		Main	M&I MADISON BANK	73.15	123.4	134.85	59,304	\$ 5,095,000		\$ 2,022.75		\$ 2,090.18	\$ 2,005.97	\$ 2,205.80
601		Langdon	MADISON INN LIMITED	91	132	157.00	32,653	\$ 2,975,700		\$ 2,355.00		\$ 2,433.50	\$ 2,283.16	\$ 2,175.41
341		State	MCCAUGHEY DEVELOPMENT	98.3	100	148.30	36,073	\$ 3,284,000		\$ 2,224.50		\$ 2,298.85	\$ 2,182.67	\$ 2,119.93
402 W		Gotham	LEE, HYUNGRI	94	132	160.00	8,224	\$ 1,755,000		\$ 2,400.00	LIMIT	\$ 1,644.80	\$ 2,256.53	\$ 2,041.31
122 W		Washington	HOVDE BUILDING LLC	66	132	132.00	79,110	\$ 3,293,900		\$ 1,980.00		\$ 2,046.00	\$ 1,963.16	\$ 1,918.13
509 N		Lake	0509 COMPANY	110	66	143.00	29,516	\$ 2,250,000		\$ 2,145.00		\$ 2,216.50	\$ 2,054.25	\$ 1,918.13
240 W		Gilman	HIL PROPERTY LLC	132	0	132.00	15,488	\$ 2,999,500		\$ 1,980.00		\$ 2,046.00	\$ 1,946.97	\$ 1,897.43
17 W		Main	STATE JUSTICE CDM ASC INC	93.09	141	132.59	38,423	per condo		\$ 2,453.85		\$ 2,535.65	\$ 2,208.47	\$ 1,840.39
202		State	202 STATE STREET LLC	66	93.25	112.63	32,576	\$ 4,110,000		\$ 1,689.38		\$ 1,745.69	\$ 1,746.49	\$ 1,832.16
108 E		Doty	108 E DOTY ST LLC d6 STEVEN BREZINSKI	83	92	138.00	15,105	\$ 1,849,100		\$ 2,085.00		\$ 2,154.50	\$ 1,978.20	\$ 1,818.00
322 W		Johnson	322 W JOHNSON CORP	132	0	132.00	32,658	\$ 2,048,000		\$ 1,980.00		\$ 2,046.00	\$ 1,894.64	\$ 1,766.60
346		State	CONTACT LENS & OPTICAL	85	116	143.00	8,202	\$ 1,093,000		\$ 2,145.00	LIMIT	\$ 1,640.40	\$ 1,990.62	\$ 1,759.04
201 W		Gotham	MARTIN TR ETAL, THOMAS M	96	50	121.00	19,257	\$ 2,888,000		\$ 1,815.00		\$ 1,875.50	\$ 1,792.34	\$ 1,759.35
515 N		Lake	COLLEGIATE LLC, THE	67.8	0	67.80	11,664	\$ 5,807,000		\$ 1,017.00		\$ 1,050.90	\$ 1,234.69	\$ 1,561.21
202 W		Gotham	LAUREL COMMONS LLC	99	44	121.00	10,413	\$ 1,414,000		\$ 1,815.00		\$ 1,875.50	\$ 1,711.27	\$ 1,555.68
100		State	FRANK LIQUORS OF FLA	113	0	113.00	20,744	\$ 2,049,000		\$ 1,895.00		\$ 1,751.50	\$ 1,838.20	\$ 1,552.99
321 W		Gotham	FIRE HOUSE JT VENTURE II	66	132	132.00	271,000	\$ 3,500,000		\$ 1,980.00		\$ 2,046.00	\$ 1,801.25	\$ 1,530.71
123 E		Mifflin	HENDRICKSON TRUST,	62	99	111.50	21,152	\$ 2,009,700		\$ 1,672.50		\$ 1,728.25	\$ 1,615.78	\$ 1,503.13
486		State	SHAPIRO, JAMES A	80	90	125.00	5,398	\$ 795,000	LIMIT	\$ 1,618.88	LIMIT	\$ 1,078.20	\$ 1,818.80	\$ 1,514.19
210 N		Henry	210 NORTH HENRY LLC	114.1	0	114.10	14,414	\$ 1,412,500		\$ 1,711.50		\$ 1,768.55	\$ 1,618.04	\$ 1,477.84
244 W		Gilman	244 W GILMAN LLC	73	0	73.00	9,656	\$ 4,757,000		\$ 1,095.00		\$ 1,131.50	\$ 1,247.14	\$ 1,455.34
156 W		Johnson	HENRY JOHNSON FAMILY LTD	66	90	111.00	17,152	\$ 1,503,600		\$ 1,665.00		\$ 1,720.50	\$ 1,581.20	\$ 1,455.50
202 N		Henry	R & D OF MADISON CORP	85.6	66	118.60	6,578	\$ 700,000		\$ 1,779.00	LIMIT	\$ 1,315.60	\$ 1,639.60	\$ 1,430.50
101		King	OHERN, VINCENT & LINDA	63.4	107.9	117.35	5,450	\$ 877,300	LIMIT	\$ 1,635.00	LIMIT	\$ 1,080.00	\$ 1,821.48	\$ 1,413.32
315 W		Gotham	BARASH, HARVEY & GERTRUDE	100.83	0	100.83	20,479	\$ 1,987,000		\$ 1,512.45		\$ 1,562.87	\$ 1,470.76	\$ 1,407.55
107		King	FRITZ, J RICHARD	82.8	45.5	105.55	13,619	\$ 1,542,500		\$ 1,583.25		\$ 1,636.03	\$ 1,509.79	\$ 1,399.53

#	Dir	Street	Owner Name 1	1st Front	2nd Front	Billable Frontage	Total Sq. Fig.	Assessed Valuation 09	Current Code	Current Method	Variation Code	Variation of Current Method	Blended (90%, 10%)	Blended (75%, 25%)
449		State	WITTE JOINT REV TRUST	33	132	99.00	15,318	\$ 2,043,000		\$ 1,485.00		\$ 1,534.50	\$ 1,448.87	\$ 1,394.86
121 S		Pinckney	SPRING PROPERTIES LLC & SPRING TIME LLC	60	75.8	97.90	22,424	\$ 2,109,000		\$ 1,468.50		\$ 1,517.45	\$ 1,437.65	\$ 1,391.36
639		State	THE HAWTHORNE BUILDINGS	86	0	0	24,361	\$ 2,955,000		\$ 1,290.00		\$ 1,333.00	\$ 1,323.53	\$ 1,372.81
531		State	STATE STREET ASSOCIATES	50	117	108.50	-	\$ 981,000	Parking Lot	\$ 1,627.50	Parking Lot	\$ 1,681.75	\$ 1,518.71	\$ 1,355.51
122		State	122 STATE STREET GROUP	42	97	90.50	41,070	\$ 2,354,000		\$ 1,367.50		\$ 1,402.75	\$ 1,351.22	\$ 1,341.80
311		State	MITROPOULOS FAMILY LTD	62	69.3	96.65	14,534	\$ 1,761,000		\$ 1,449.75		\$ 1,498.08	\$ 1,401.63	\$ 1,328.45
1 N		Pinckney	ONE NORTH PINCKNEY ASSOC	22	154	99.00	13,402	\$ 1,461,600		\$ 1,485.00		\$ 1,534.50	\$ 1,416.89	\$ 1,314.72
673		State	OSBORN ET AL, DUANE	53	88	97.00	12,334	\$ 1,541,000		\$ 1,455.00		\$ 1,503.50	\$ 1,394.26	\$ 1,303.14
116		King	L C R PARTNERSHIP, c/o THE RIFKEN GROUP LTD	99.95	0	99.95	12,349	\$ 1,266,000		\$ 1,489.25		\$ 1,549.23	\$ 1,418.96	\$ 1,298.51
315 N		Henry	LLR VENTURE GROUP LLC	88.5	0	88.5	19,291	\$ 2,194,500		\$ 1,527.50		\$ 1,571.75	\$ 1,415.45	\$ 1,287.37
301		State	121 LANGDON STREET GROUP	60	84.85	102.43	6,680	\$ 1,052,000		\$ 1,356.38	LIMIT	\$ 1,338.00	\$ 1,440.60	\$ 1,296.93
10 W		Mifflin	HENRY JOHNSON FAMILY LTD PARTNERSHIP	91	46.7	114.35	7,872	per condo		\$ 1,715.25	LIMIT	\$ 1,574.40	\$ 1,543.73	\$ 1,286.44
216		State	216 STATE STREET LLC	35	132	101.00	35,515	\$ 1,041,700		\$ 1,515.00		\$ 1,565.50	\$ 1,420.79	\$ 1,279.48
14 W		Mifflin	0014 W MIFFLIN ASSOC LLC	80	0	80.00	31,740	\$ 2,738,000		\$ 1,200.00		\$ 1,420.00	\$ 1,230.59	\$ 1,276.48
102		King	SUTTON, JOHN W	76	53	102.50	7,131	\$ 855,800		\$ 1,537.50	LIMIT	\$ 1,428.20	\$ 1,430.82	\$ 1,270.80
301 N		Broom	FIRE HOUSE JT VENT PRTRSH	72	66	105.00	9,783	\$ 500,000		\$ 1,575.00		\$ 1,627.50	\$ 1,445.00	\$ 1,250.00
403		State	JDM PROPERTIES LLC	61.5	71.5	97.23	5,483	\$ 911,000		\$ 1,458.75	LIMIT	\$ 1,627.50	\$ 1,382.98	\$ 1,219.33
601		State	STATE STREET BRATS	46	88	90.00	6,624	\$ 1,162,000		\$ 1,350.00	LIMIT	\$ 1,324.80	\$ 1,279.08	\$ 1,172.69
515		State	515 STATE STREET LLC	50	44	72.00	20,917	\$ 2,528,000		\$ 1,080.00		\$ 1,116.00	\$ 1,111.04	\$ 1,157.60
328 W		Gorham	405 N BROOM PARTNERS	50	80	90.00	11,622	\$ 854,700		\$ 1,264.05	LIMIT	\$ 1,395.00	\$ 1,262.01	\$ 1,130.02
124 E		Washington	GSV PROPERTIES LLC	56	56.54	84.27	6,200	\$ 861,000	Parking Lot	\$ 1,284.05	LIMIT	\$ 1,240.00	\$ 1,232.88	\$ 1,056.43
301 W		Johnson	NEULAH, THOMAS M	44	92	90.00	-	\$ 325,000		\$ 1,350.00	Parking Lot	\$ 1,350.00	\$ 1,292.88	\$ 1,051.19
232		State	301 WEST JOHNSON LLC	50	66	83.00	10,900	\$ 862,000		\$ 1,245.00		\$ 1,286.50	\$ 1,167.91	\$ 1,052.28
507		Pinckney	GARGANO, BIAGIO	80	86	83.00	3,502	\$ 552,000	LIMIT	\$ 1,050.80	LIMIT	\$ 700.40	\$ 1,010.26	\$ 1,040.84
121 E		Main	OSORIO INVESTMENTS LLC	66	0	66.00	18,872	\$ 2,168,000		\$ 990.00		\$ 1,185.75	\$ 1,099.74	\$ 1,028.10
118		King	GARGANO, BIAGIO	44	65	76.50	10,833	\$ 1,218,000		\$ 1,147.50		\$ 1,185.75	\$ 1,099.74	\$ 1,028.10
648		State	121-123 EAST MAIN ST LTD PARTNERSHIP	47.8	63	79.30	11,151	\$ 950,000		\$ 1,189.50		\$ 1,229.15	\$ 1,122.80	\$ 1,022.75
2 S		Carroll	SPRING PROPERTIES LLC & SPRING TIME LLC	66.7	50	91.70	3,935	\$ 224,000	LIMIT	\$ 1,000.50	LIMIT	\$ 687.00	\$ 1,000.50	\$ 1,000.50
122 W		Mifflin	THE HAWTHORNE BUILDINGS	66	0	66.00	14,082	\$ 1,741,000		\$ 990.00		\$ 1,023.00	\$ 986.76	\$ 981.89
652		State	HOME SAVINGS & LOAN ASSOC	44.96	66	77.96	5,458	\$ 676,000		\$ 1,169.40	LIMIT	\$ 1,091.60	\$ 1,089.64	\$ 970.00
222 W		Gorham	CENTRAL FOCUS LLC	39.5	74	76.50	5,653	\$ 750,000		\$ 1,147.50	LIMIT	\$ 1,138.60	\$ 1,074.00	\$ 965.75
119		State	HOKANSON PROPERTIES LLC	66	0	66.00	7,824	\$ 1,552,000		\$ 990.00		\$ 1,023.00	\$ 976.36	\$ 955.90
111		State	0222 VENTURE	66	0	66.00	8,925	\$ 1,515,000		\$ 990.00		\$ 1,023.00	\$ 974.33	\$ 950.81
111 S		Hamilton	117 STATE STREET LLC	41	44	66.00	15,916	\$ 1,448,000		\$ 990.00		\$ 1,023.00	\$ 970.64	\$ 941.60
317 W		Gorham	WADSACK, PETER	71	0	71.00	9,900	\$ 1,035,300		\$ 1,065.00		\$ 1,102.50	\$ 1,015.44	\$ 941.10
506		State	E OSBORN ENTERPRISES LLC	66	0	66.00	15,972	\$ 1,399,000		\$ 990.00		\$ 1,023.00	\$ 967.95	\$ 934.86
11 N		Pinckney	506 STATE STREET LLC	64	0	64.00	11,311	\$ 1,550,000		\$ 960.00		\$ 982.00	\$ 949.25	\$ 933.13
101 N		Hamilton	DECKER, OWEN KEITH	66	0	66.00	28,644	\$ 1,378,000		\$ 990.00		\$ 1,023.00	\$ 966.79	\$ 931.98
111		State	LANGE, KATHLEEN A	34	90	79.00	3,108	\$ 314,000	LIMIT	\$ 932.40	LIMIT	\$ 621.60	\$ 932.40	\$ 931.93
437		State	CAPUTO TR, THOMAS	53.2	35.85	71.13	4,680	\$ 738,000		\$ 1,066.88	LIMIT	\$ 936.00	\$ 1,000.78	\$ 901.63
228		State	GARGANO, BIAGIO	55.8	78	94.60	2,988	\$ 436,000	LIMIT	\$ 886.40	LIMIT	\$ 587.80	\$ 896.40	\$ 886.40
105		State	GARVER, JOHN & FANNY	44.15	46.5	67.40	8,173	\$ 930,000		\$ 1,011.00		\$ 1,044.70	\$ 961.05	\$ 886.13
305 W		Johnson	E OSBORN ENTERPRISES LLC	50	43.55	71.78	2,970	\$ 468,000		\$ 891.00	LIMIT	\$ 594.00	\$ 891.00	\$ 871.82
704		University	MILSTED FAMILY TRUST	87.58	0	87.58	6,861	\$ 807,000		\$ 1,013.70		\$ 1,047.49	\$ 956.72	\$ 871.24
16 S		Carroll	305 WEST JOHNSON LLC	49	33	65.50	11,452	\$ 934,000		\$ 982.50		\$ 1,015.25	\$ 935.62	\$ 865.30
307		State	DEUTSCHKRON TRUST, EVA	44.16	39	63.68	9,473	\$ 976,000		\$ 954.90		\$ 986.73	\$ 913.69	\$ 850.38
109		State	FORTNEY FORTNEY & FORTNEY	41.2	52	67.20	3,566	\$ 682,000		\$ 1,008.00	LIMIT	\$ 717.20	\$ 944.71	\$ 849.78
425		State	CAPITAL PARK ASSOCIATES	66	0	66.00	-	\$ 601,000	Parking Lot	\$ 990.00	Parking Lot	\$ 1,023.00	\$ 924.06	\$ 825.14
115		King	FIX, DANIEL J & KAREN	40	47	63.50	4,865	\$ 707,000		\$ 952.50		\$ 973.00	\$ 886.14	\$ 811.59
425 W		Gilman	SODERHOLM STATE STREET	22	71	57.50	6,867	\$ 1,149,000		\$ 862.50		\$ 891.25	\$ 839.45	\$ 804.86
16 N		Carroll	CAPUTO PROPERTIES LLC	44.3	29.75	59.18	8,042	\$ 1,002,000		\$ 887.63		\$ 917.21	\$ 853.97	\$ 803.49
12 N		Webster	DEUTSCHKRON TRUST, EVA	42	30	57.00	8,452	\$ 1,156,000		\$ 855.00		\$ 883.50	\$ 853.08	\$ 800.20
121		State	MAJESTIC BUILDING LLC	40	40	60.00	5,895	\$ 889,000		\$ 900.00		\$ 930.00	\$ 858.90	\$ 797.24
			MULLINS JT REV TRUST	66	0	66.00	-	\$ 369,000	Parking Lot	\$ 990.00	Parking Lot	\$ 1,023.00	\$ 911.30	\$ 793.24
			PRESTIGIACOMO TR, CHARLES	52	70	87.00	2,632	\$ 383,000	LIMIT	\$ 789.60	LIMIT	\$ 628.40	\$ 789.60	\$ 788.60
			HOVDE REALTY, INC	44	0	44.00	44,352	\$ 2,090,000		\$ 660.00		\$ 682.00	\$ 708.95	\$ 782.38
			NEULAH, THOMAS M	40	46	63.00	4,488	\$ 500,900		\$ 945.00	LIMIT	\$ 897.60	\$ 878.05	\$ 777.62
			CENTRAL FOCUS LLC	44	20	54.00	7,882	\$ 1,143,000		\$ 810.00		\$ 837.00	\$ 791.87	\$ 764.66

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222	State	Street	GOODMAN JEWELERS INC	47	0	47.00	17,981	\$ 1,465,000		\$ 705.00		\$ 728.50	\$ 715.08	\$ 730.19
523	State	Street	GARGANO, BIAGIO	50	0	50.00	9,000	\$ 1,037,000		\$ 750.00		\$ 732.04	\$ 705.09	\$ 705.09
662	State	Street	BROWZERS LLP	45	0	45.00	15,135	\$ 1,320,000		\$ 673.00		\$ 697.50	\$ 680.10	\$ 687.75
15 N	Pinckney	Street	GRUBSTAKE PARTNERSHIP	47	0	47.00	10,246	\$ 1,134,000		\$ 705.00		\$ 728.50	\$ 696.87	\$ 684.68
20 N	Carroll	Street	MOHS, FREDERIC E	44.9	0	44.90	16,326	\$ 1,226,400		\$ 673.50		\$ 695.95	\$ 673.60	\$ 673.76
112	King	Street	L C R PARTNERSHIP, c/o THE RIFKEN GROUP LTD	53	0	53.00	4,933	\$ 514,000		\$ 795.00		\$ 821.50	\$ 743.77	\$ 666.93
105 W	Main	Street	MUZZEY'S COMPANY LLC	47.5	67.18	81.09	2,220	\$ 281,900		\$ 688.00	LIMIT	\$ 444.00	\$ 666.00	\$ 666.00
208	State	Street	TANNER, MICHAEL A	44	0	44.00	10,748	\$ 1,241,000		\$ 680.00		\$ 662.00	\$ 662.26	\$ 665.64
22 N	Carroll	Street	MOHS, FREDERIC E	43.92	0	43.92	13,552	\$ 1,226,400		\$ 658.80		\$ 680.76	\$ 660.37	\$ 662.73
514	State	Street	PRESTIGIA/COMO TR, CHARLES	30	0	50.00	3,838	\$ 699,000		\$ 750.00	LIMIT	\$ 767.60	\$ 713.45	\$ 658.61
552	State	Street	PUB INC, THE	44	0	44.00	14,813	\$ 1,180,000		\$ 660.00		\$ 682.00	\$ 658.90	\$ 657.25
5 N	Pinckney	Street	BENTLEY, RICHARD R	44	0	44.00	9,896	\$ 1,162,400		\$ 660.00		\$ 682.00	\$ 657.93	\$ 654.83
627	State	Street	EBERHARDT, RICHARD J	42.5	0	42.50	10,032	\$ 1,216,000		\$ 637.50		\$ 658.75	\$ 640.63	\$ 645.33
133 W	Johnson	Street	GOODMAN JEWELERS INC	27	35	44.50	9,392	\$ 1,005,000		\$ 667.50		\$ 689.75	\$ 656.03	\$ 638.81
438 N	Frances	Street	FRANCES STREET VENTURES	44	0	44.00	5,325	\$ 1,045,000		\$ 680.00		\$ 662.00	\$ 651.48	\$ 638.69
534	State	Street	FOUR LAKES INVESTORS LLC	35	0	35.00	17,500	\$ 1,781,000		\$ 525.00		\$ 542.50	\$ 570.46	\$ 638.64
441 N	Lake	Street	POSTAL PARTNERS LLC	44	0	44.00	5,166	\$ 900,000		\$ 680.00		\$ 682.00	\$ 643.50	\$ 618.75
417	State	Street	BADAME VINVT TRUST	35.5	24	47.50	3,990	\$ 532,400		\$ 712.50		\$ 736.25	\$ 670.53	\$ 607.58
320	State	Street	STATE STREET PROP & STATE STREET PROP I LLC	49	0	49.00	2,156	\$ 392,000		\$ 646.80	LIMIT	\$ 431.20	\$ 646.80	\$ 605.15
6 S	Carroll	Street	HOME SAVINGS & LOAN ASSOC	45.83	0	45.83	6,098	\$ 650,000		\$ 687.45		\$ 710.37	\$ 654.46	\$ 604.96
12 S	Carroll	Street	CAPITAL PARK ASSOCIATES	42.92	0	42.92	7,746	\$ 837,900		\$ 643.80		\$ 665.26	\$ 625.30	\$ 598.06
432 W	Gilman	Street	STATE STREET ASSOCIATES	50	0	50.00	-	\$ 221,000	Parking Lot	\$ 750.00	Parking Lot	\$ 775.00	\$ 687.16	\$ 592.89
619	State	Street	CHENG, CHORNG-MING	40	0	40.00	5,995	\$ 945,000		\$ 600.00		\$ 620.00	\$ 591.98	\$ 579.94
638	State	Street	638 STATE STREET LLC	35.5	0	35.50	14,341	\$ 1,311,000		\$ 532.50		\$ 550.25	\$ 551.36	\$ 579.64
130	State	Street	COX RENTALS LLC	35	57	83.50	1,932	\$ 281,000	LIMIT	\$ 579.60	LIMIT	\$ 388.40	\$ 579.60	\$ 579.60
613	State	Street	MUNNS REV LIV TR, THOMAS	43	0	43.00	4,672	\$ 669,000		\$ 645.00		\$ 666.50	\$ 617.30	\$ 575.74
113 E	Mifflin	Street	GERALD A BARTELL COMM	44	0	44.00	7,668	\$ 499,800		\$ 660.00		\$ 682.00	\$ 621.49	\$ 563.72
411	State	Street	411 STATE STREET	26	27.4	39.70	6,990	\$ 847,000		\$ 595.50		\$ 615.35	\$ 582.54	\$ 563.09
112 E	Mifflin	Street	PARKSIDE COMMERCIAL	43.9	0	43.90	2,225	\$ 483,000		\$ 658.50	LIMIT	\$ 445.00	\$ 619.22	\$ 560.29
118	State	Street	118 LLC	20	37	38.50	5,626	\$ 911,000		\$ 577.50		\$ 586.75	\$ 569.86	\$ 558.39
115 W	Main	Street	CRANDALL BUILDING LLC	42	10	47.00	8,501	\$ 603,000		\$ 630.00		\$ 661.00	\$ 600.17	\$ 555.41
111 W	Main	Street	LAR-DOL ENTREPRENEURS INC	44	62.25	76.13	8,895	\$ 396,000		\$ 680.00		\$ 682.00	\$ 615.78	\$ 549.45
316	State	Street	VRAVANS, GUS	25	31	40.50	2,776	\$ 635,000		\$ 607.50	LIMIT	\$ 555.20	\$ 581.68	\$ 542.94
125 W	Mifflin	Street	HOVDE BUILDING LLC	20.92	99	70.42	1,760	\$ 227,000	LIMIT	\$ 528.00	LIMIT	\$ 382.00	\$ 528.00	\$ 528.00
440	State	Street	SHAPIRO, JAMES A	41	0	41.00	3,322	\$ 484,000		\$ 615.00		\$ 635.50	\$ 580.12	\$ 527.80
548	State	Street	548 STATE STREET LLC	33	0	33.00	6,956	\$ 1,013,000		\$ 495.00		\$ 511.50	\$ 501.22	\$ 510.54
408 W	Gorham	Street	408 LG PROPERTY LLC	38	0	38.00	3,936	\$ 601,000		\$ 670.00		\$ 589.00	\$ 546.06	\$ 510.14
422	State	Street	SODERHOLM STATE STREET	34	0	34.00	4,592	\$ 910,000		\$ 510.00		\$ 527.00	\$ 509.05	\$ 507.63
114	State	Street	TANNER, MICHAEL A	23	23	34.50	7,450	\$ 843,000		\$ 517.50		\$ 534.75	\$ 512.12	\$ 504.04
151 W	Gorham	Street	151 ASSOCIATES LLC	99	44	121.00	1,676	\$ 339,200		\$ 502.80	LIMIT	\$ 335.20	\$ 502.80	\$ 502.80
661	State	Street	H M ERICSON LMTD PRTNRSHP	33	0	33.00	5,148	\$ 938,000		\$ 495.00		\$ 511.50	\$ 497.15	\$ 500.36
520	State	Street	520 STATE ST LLC	32	0	32.00	8,190	\$ 993,000		\$ 480.00		\$ 486.00	\$ 486.62	\$ 486.54
409	State	Street	EDWARDS, BRUCE	24	28.3	38.15	3,733	\$ 461,000		\$ 572.25		\$ 591.33	\$ 540.38	\$ 482.58
519	State	Street	519 STATE STREET LLC	25	19	34.50	6,094	\$ 738,000		\$ 517.50		\$ 534.75	\$ 506.34	\$ 489.60
544	State	Street	BALLERING, MARK L	33	0	33.00	6,058	\$ 807,000		\$ 495.00		\$ 511.50	\$ 489.89	\$ 482.21
7 W	Main	Street	7-9 WEST MAIN LLC	19	19	28.50	8,658	\$ 1,162,400		\$ 427.50		\$ 441.75	\$ 448.68	\$ 480.46
422 W	Gilman	Street	422 WEST GILMAN ST LLC	36	0	36.00	2,594	\$ 380,000		\$ 570.00	LIMIT	\$ 518.80	\$ 533.90	\$ 479.75
419	State	Street	HALLEEN ET AL, NEIL C	34	0	34.00	4,352	\$ 696,300		\$ 510.00		\$ 527.00	\$ 497.30	\$ 478.24
302	State	Street	DISHAW, WAYNE & PATRICIA	40	53.65	66.83	1,548	\$ 243,000	LIMIT	\$ 464.40	LIMIT	\$ 309.60	\$ 464.40	\$ 464.40
731	State	Street	PRESBYTERIAN STUDENT	35	0	35.00	-	\$ 500,000		\$ 525.00		\$ 542.50	\$ 500.00	\$ 482.50
212 W	Gorham	Street	319 N FRANCES STREET	33	0	33.00	4,050	\$ 547,000		\$ 495.00		\$ 511.50	\$ 475.59	\$ 446.46
115 E	Main	Street	SCHIAVOLO LLC, ANTHONY & NICHOLAS	22	22	33.00	3,761	\$ 538,700		\$ 495.00		\$ 511.50	\$ 475.13	\$ 445.32
434	State	Street	432 STATE LLC	33	0	33.00	3,120	\$ 475,000		\$ 495.00		\$ 511.50	\$ 471.63	\$ 436.56
116 E	Washington	Street	NEUVAHR, THOMAS M	10	52	36.00	-	\$ 225,000	Parking Lot	\$ 540.00	Parking Lot	\$ 558.00	\$ 498.38	\$ 435.94
319	State	Street	BAUER, CHARLES	34	34.3	51.15	1,453	\$ 301,000		\$ 435.90	LIMIT	\$ 280.60	\$ 435.90	\$ 435.90
540	State	Street	GINO'S, LLC	30	0	30.00	4,784	\$ 696,000		\$ 450.00		\$ 465.00	\$ 443.28	\$ 433.20
125	State	Street	118 STATE STREET GROUP	20	28	34.00	1,976	\$ 281,000		\$ 510.00	LIMIT	\$ 395.20	\$ 474.79	\$ 421.96

#	Dir	Street	Owner Name 1	1st Front	2nd Front	Billable Frontage	Total Sq. Fig.	Assessed Valuation 09	Current Code	Current Method	Variation Code	Variation of Current Method	Blended (90%, 10%)	Blended (75%, 25%)
411 W		Gilman	ERICKSON & COOK	33	0	33.00	2,175	\$ 325,000		\$ 495.00	LIMIT	\$ 435.00	\$ 463.38	\$ 415.94
126		State	TANNER, MICHAEL A	18	24	30.00	6,024	\$ 565,000		\$ 450.00		\$ 465.00	\$ 436.08	\$ 415.19
106		King	SCHIAVO LLC, ANTHONY & NICHOLAS	21.5	19.9	31.45	3,080	\$ 440,000		\$ 471.75		\$ 487.48	\$ 448.78	\$ 414.31
326		State	STATE STREET PROP & STATE STREET PROP I	29.75	0	29.75	2,886	\$ 571,000		\$ 446.25		\$ 461.13	\$ 433.03	\$ 413.20
152 W		Johnson	HENRY JOHNSON FAMILY LTD	33	0	33.00	-	\$ 219,000	Parking Lot	\$ 495.00	Parking Lot	\$ 511.50	\$ 457.55	\$ 401.36
146 W		Hamilton	HENRY JOHNSON FAMILY LTD	33	0	33.00	-	\$ 219,000		\$ 495.00		\$ 511.50	\$ 457.55	\$ 401.36
103 N		Hamilton	PARKSIDE COMMERCIAL	0	58.1	29.05	2,835	\$ 518,100		\$ 435.75		\$ 450.28	\$ 420.67	\$ 398.05
317		State	MAKESSEY, VINCE & ARLINE	24.35	8.9	28.80	4,292	\$ 519,000		\$ 432.00		\$ 446.40	\$ 417.35	\$ 395.36
528		State	528 STATE ST LLC	28	0	28.00	3,621	\$ 523,000		\$ 420.00		\$ 434.00	\$ 406.77	\$ 386.91
25 N		Pinckney	CRESCENT LLC	22	0	22.00	7,326	\$ 953,400		\$ 340.00		\$ 341.00	\$ 349.44	\$ 376.59
226		State	CHRIST, ARIST	21.15	9.5	25.90	4,688	\$ 588,000		\$ 388.50		\$ 407.45	\$ 380.89	\$ 369.48
117 E		Mifflin	CAPITAL VIEW LLC	26	0	26.00	4,140	\$ 490,000		\$ 390.00		\$ 403.00	\$ 377.95	\$ 359.88
414		State	SHAPIRO, JAMES A	24	0	24.00	3,880	\$ 649,000		\$ 360.00		\$ 372.00	\$ 359.70	\$ 359.24
529		State	STATE STREET ASSOCIATES	25	0	25.00	3,825	\$ 557,000		\$ 375.00		\$ 387.50	\$ 368.14	\$ 357.84
20 W		Mifflin	20 WEST MIFFLIN	22	0	22.00	4,276	\$ 772,000		\$ 330.00		\$ 341.00	\$ 339.46	\$ 353.65
119 E		Main	FISHER, CLIFFORD D	24	0	24.00	5,309	\$ 550,000		\$ 360.00		\$ 372.00	\$ 354.25	\$ 348.63
117 E		Main	KESSENICH, DANIEL G & JEANNE KESSENICH	25.1	0	25.10	3,653	\$ 449,400		\$ 376.50		\$ 389.05	\$ 363.57	\$ 344.17
505		State	TRIPLE THREAT LLC	16.66	16.66	24.99	1,840	\$ 454,000		\$ 374.85	LIMIT	\$ 368.00	\$ 362.34	\$ 343.56
402		State	LEE, HYUNGJIL	22	11	27.50	1,324	\$ 235,000		\$ 397.20	LIMIT	\$ 264.80	\$ 394.18	\$ 341.69
214		State	TACZK PROPERTIES LLC	22	0	22.00	4,026	\$ 609,600		\$ 330.00		\$ 341.00	\$ 330.53	\$ 331.32
521		State	521 STATE STREET LLC	25	0	25.00	2,898	\$ 364,000		\$ 375.00		\$ 387.50	\$ 357.52	\$ 331.30
404		State	410 STATE STREET LLC	25	0	25.00	2,684	\$ 341,000		\$ 375.00		\$ 387.50	\$ 356.26	\$ 328.14
19 N		Pinckney	OSORIO INVESTMENTS LLC	19	0	19.00	6,680	\$ 776,000		\$ 285.00		\$ 294.50	\$ 299.18	\$ 320.45
135 W		Johnson	GOODMAN JEWELERS INC	27	0	27.00	-	\$ 59,000	Parking Lot	\$ 405.00	Parking Lot	\$ 418.50	\$ 367.15	\$ 311.86
538		State	PUB INC	22	0	22.00	6,454	\$ 458,000		\$ 330.00		\$ 341.00	\$ 322.19	\$ 310.48
128		State	COX RENTALS LLC	23	0	23.00	2,542	\$ 370,000		\$ 345.00		\$ 356.50	\$ 330.85	\$ 309.63
418		State	E OSBORN ENTERPRISES LLC	20	0	20.00	4,406	\$ 614,000		\$ 300.00		\$ 310.00	\$ 303.77	\$ 309.43
332		State	STATE STREET PROP & STATE STREET PROP I	22	0	22.00	2,532	\$ 435,000		\$ 330.00		\$ 341.00	\$ 320.93	\$ 307.31
529		State	STATE STREET ASSOCIATES	25	0	25.00	-	\$ 168,000	Parking Lot	\$ 375.00	Parking Lot	\$ 387.50	\$ 346.74	\$ 304.35
430 W		Gilman	430 WEST GILMAN ST LLC	23	0	23.00	2,800	\$ 271,000		\$ 345.00		\$ 356.50	\$ 325.41	\$ 296.01
117 W		Main	LICHTE, LARRY	21	21	31.50	4,200	\$ 351,000		\$ 315.00		\$ 326.50	\$ 302.81	\$ 284.51
670		State	ASKINS, CARYL F	21	0	21.00	1,794	\$ 342,000		\$ 315.00		\$ 326.50	\$ 302.31	\$ 283.28
137 W		Johnson	GOODMAN JEWELERS INC	23	0	23.00	1,928	\$ 168,000		\$ 345.00		\$ 356.50	\$ 319.74	\$ 281.85
428		State	SHAPIRO, JAMES A	20	0	20.00	1,928	\$ 400,000		\$ 300.00		\$ 310.00	\$ 292.00	\$ 280.00
123 W		Main	EMPIRE BUILDING LLC	21.5	21.5	32.25	4,140	\$ 255,000		\$ 322.50		\$ 333.25	\$ 304.28	\$ 276.94
119 W		Main	LICHTE, LARRY	21	21	31.50	3,528	\$ 295,000		\$ 315.00		\$ 326.50	\$ 299.73	\$ 276.81
120 E		Washington	NEUAHR, THOMAS M	22	0	22.00	-	\$ 163,000	Parking Lot	\$ 330.00	Parking Lot	\$ 341.00	\$ 305.97	\$ 269.91
118 E		Washington	NEUAHR, THOMAS M	22	0	22.00	-	\$ 163,000	Parking Lot	\$ 330.00	Parking Lot	\$ 341.00	\$ 305.97	\$ 269.91
117 W		Mifflin	TEASDALE, WILLIAM C	20.93	0	20.93	1,842	\$ 250,000		\$ 313.95		\$ 324.42	\$ 296.31	\$ 269.84
121 W		Main	WELLS BUILDING LLC	20	20	30.00	3,500	\$ 293,000		\$ 300.00		\$ 310.00	\$ 286.12	\$ 265.29
124		State	TANNER, MICHAEL A	20	0	20.00	2,334	\$ 282,000		\$ 300.00		\$ 310.00	\$ 285.51	\$ 263.78
120 W		Mifflin	CENTRAL FOCUS LLC	19.5	0	19.50	2,394	\$ 287,000		\$ 292.50		\$ 302.25	\$ 279.04	\$ 258.84
123 W		Mifflin	HOVDE BUILDING LLC	20.2	0	20.20	1,760	\$ 213,000		\$ 303.00		\$ 310.00	\$ 284.42	\$ 256.54
119 W		Mifflin	HOVDE BUILDING LLC	20	0	20.00	1,760	\$ 212,000		\$ 300.00		\$ 310.00	\$ 281.66	\$ 254.15
121 W		Mifflin	HOVDE BUILDING LLC	20	0	20.00	1,760	\$ 211,000		\$ 300.00		\$ 310.00	\$ 281.61	\$ 254.01
128		State	CENTRAL FOCUS LLC	41	54	88.00	785	\$ 281,000		\$ 229.50	LIMIT	\$ 165.00	\$ 229.50	\$ 218.50
120 E		Mifflin	PARKSIDE COMMERCIAL	27	0	28.00	728	\$ 106,800		\$ 218.40	LIMIT	\$ 145.60	\$ 218.40	\$ 218.40
127 N		Hamilton	CURBSIDE ESPRESSO LLC	28	30	42.00	556	\$ 158,000	LIMIT	\$ 186.80	LIMIT	\$ 111.20	\$ 166.80	\$ 166.80
107 N		Hamilton	PARKSIDE COMMERCIAL	0	24.9	12.45	2,762	\$ 181,500		\$ 186.75		\$ 192.98	\$ 178.06	\$ 165.02
121 S		Hamilton	THE BASKERVILLE CDM ASSC	0	25	12.50	17,405	pet condo	\$ 187.50		\$ 193.75	\$ 188.75	\$ 140.63	\$ 140.63
			115 W Washington Avenue					\$ 976,800					\$ 53.72	\$ 134.31
			Unit 100					\$ 752,900					\$ 41.41	\$ 103.52
			127 W Washington Avenue					\$ 745,800					\$ 41.02	\$ 102.55
			Unit 200					\$ 684,600					\$ 37.65	\$ 94.13
			Unit 400					\$ 655,200					\$ 36.04	\$ 90.09
			Unit 300					\$ 653,100					\$ 35.92	\$ 89.80

#	Dir	Street	Owner Name 1	1st Front	2nd Front	Billable Frontage	Total Sq. Fig.	Assessed Valuation 09	Current Code	Current Method	Variation Code	Variation of Current Method	Blended (90%, 10%)	Blended (75%, 25%)
309	N	Henry	WRIGHT 2102 LTD PRTNSHIP	18	0	18.00	270	\$ 314,000		\$ 81.00	LIMIT	\$ 54.00	\$ 81.00	\$ 81.00
728		University	WINKLER, MS IRENE M	6.3	0	6.30	285	\$ 36,600		\$ 85.50	LIMIT	\$ 57.00	\$ 85.50	\$ 75.91
428	W	Gilman	521 STATE STREET LLC	4	0	4.00	-	\$ 7,000	Parking Lot	\$ 60.00	Parking Lot	\$ 62.00	\$ 54.39	\$ 45.96
			Unit 102					\$ 76,500		\$ -		\$ -	\$ 4.21	\$ 10.52
			11 S Fairchild Street					\$ 75,900		\$ -		\$ -	\$ 4.17	\$ 10.44
			Unit 101					\$ 48,000		\$ -		\$ -	\$ 2.64	\$ 6.60
			TOTALS			17854.81	4,927,953	\$ 492,671,500		\$ 257,209.65		\$ 256,257.93	\$ 259,554.27	\$ 262,684.86

Analysis of Various Methods

BID Assess Subcommittee Meeting Jan. 13, 2010

	Current Method	% total	Variation of Current Method	% total	Blended (90%, 10%)	% total	Blended (75%, 25%)	% total
TOTAL BID ASSESSMENT	\$257.210		\$256.258		\$259.554		\$262.685	
CAP SQUARE AREA SUBTOTAL	\$102,794	40%	\$104,619	41%	\$109,015	42%	\$117,662	45%
STATE ST AREA SUBTOTAL	\$139,019	54%	\$136,858	53%	\$135,775	52%	\$132,513	50%
KING ST. AREA SUBTOTAL	\$15,397	6%	\$14,781	6%	\$14,765	6%	\$13,616	5%
Highest single assessment	\$5,940		\$6,138		\$7,942		\$10,945	
Lowest single assessment	\$60		\$54		\$54		\$46	