

Web Page Name	Web Display Name	Excel Template Name	Description	Date Added	Version
General	Parcel ID	ID or Parcel ID	Report Writer's internal Database ID	1/25/2014	
General	Created By	Created By	Property Created By (User Name)	9/24/2018	
General	Creation Date	Time Stamp	Date Comparable created.	9/24/2018	
General	Name	Property Name or Name	Property Name	1/25/2014	
General	Appraisal Usage	Appraisal Usage	Appraisal Usage (Subject, Comparable or Both)	3/8/2018	
General	Ready For Use?	ReadyForUse	Has this property been reviewed and is it ready for use in a	3/23/2018	
General	Property Major Type	Property Major Type	Property Major Type	1/25/2014	
General	Property Type	Property Type	Property Type	1/25/2014	
General	Property Sub Type	Property Sub Type	Property Sub Type	1/25/2014	
General	Owner	Owner	One who has the legal or rightful title to a property.	8/28/2020	1.20.2
General	Address	Address	Address	1/25/2014	
General	City	City	City	1/25/2014	
General	County	County	County	1/25/2014	
General	State/Prov.	State	State	1/25/2014	
General	Zip/Postal	Zip	Zip (Postal Code)	1/25/2014	
General	Country	Country	Country which Parcel resides in.	1/30/2019	
General	Latitude	Latitude	Latitude	1/25/2014	
General	Longitude	Longitude	Longitude	1/25/2014	
General	Verification	Verification	Data Source(s) and Verification source	1/25/2014	
General	Is this a Ground Lease?	Is Ground Lease	Is this property a ground lease?	8/22/2018	
General	Market	Market	Market Identifier (CBD, Neighborhood Name, etc.)	1/25/2014	
General	Submarket	Submarket	Sub Market	10/11/2017	
General	Township/Range	Township/Range	A township usually measures six miles in size. Range measures EAST or WEST from the principal meridian which is	8/28/2020	1.20.2
General	Municipality	Municipality	A district with a government that typically encloses no other governed districts; a borough, city, or incorporated town or	8/28/2020	1.20.2
General	CBSA	CBSA Name	Core-Based Statistical Area	10/11/2017	
General	MSA	MSA	Metropolitan Statistical Area	6/26/2020	1.20.0
General	Census Block	Census Block	A geographic region defined for the purpose of taking a	6/26/2020	1.20.0
General	Census Tract	Census Tract	A geographic region defined for the purpose of taking a	6/26/2020	1.20.0
General	Neighborhood	Neighborhood	A geographic region defined for Location purposes.	6/26/2020	1.20.0
General	Location Description	Location Description	Description of the property location.	6/26/2020	1.20.0
General	Opportunity Zone	Opportunity Zone	A designation and investment program created by the Tax Cuts and Jobs Act of 2017 allowing for certain investments in lower income areas to have tax advantages.	8/28/2020	1.20.2
General	School District	School District	A geographical unit for the local administration of schools.	6/26/2020	1.20.0
General	District Spending	District Spending	School District Spending.	8/28/2020	1.20.2
General	District URL	District URL	School District website	8/28/2020	1.20.2
General	Student Teacher Ratio	Student Teacher Ratio	The Student to Teacher ratio for the District.	8/28/2020	1.20.2
General	Enrollment	Enrollment	Number of students enrolled in District.	8/28/2020	1.20.2
General	Comments	Comments	Property Comments	1/25/2014	
General	PGIM	PGIM	PGIM	1/25/2014	
General	EGIM	EGIM	EGIM	1/25/2014	
General	Cap Rate	Cap Rate	Cap Rate	1/25/2014	
UAF	Appraisal File	Appraisal File	Appraisal File	1/25/2014	
UAF	Other DB Refs	Other DB Refs	Other DB Reference IDs (Historical, etc.)	1/25/2014	
UAF	Supporting Files	Supporting Files	Supporting Files	1/25/2014	
Transactions	Date	Date	List, Contract or Sale Date	1/25/2014	
Transactions	Transaction Type	Transaction Type	Transaction Type (List, Contract, Sale)	1/25/2014	
Transactions	Confidential	Confidential	Is this a confidential sale?	2/22/2019	
Transactions	Actual Price	Actual Price	The starting price of the Sale Transaction	10/9/2018	
Transactions	FF and E Adjustment	FF and E Adjustment	FF&E at time of sale, contributory to sale price	4/30/2021	1.23.1
Transactions	Excess Land Adjustment	Excess Land Adjustment	Excess land price at time of sale, contributory to sale price	4/30/2021	1.23.1
Transactions	Business Value Adjustment	Business Value Adjustment	Business value at time of sale, contributory to sale price	4/30/2021	1.23.1

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Transactions	Financing Terms Adjustment	Financing Terms Adjustment	Adjustment to sale price based on financing terms	4/30/2021	1.23.1
Transactions	Conditions of Sale Adjustment	Conditions of Sale Adjustment	Adjustment to sale price based on conditions of sale	4/30/2021	1.23.1
Transactions	Expenditures after Sale Adjustment	Expenditures after Sale Adjustment	Adjustment to sale price based on expenditures after sale	4/30/2021	1.23.1
Transactions	Other Adjustment	Other Adjustment	Adjustment to sale price based on other factors	4/30/2021	1.23.1
Transactions	Price Adjustment	Price Adjustment	Adjustment to the original Price	10/9/2018	
Transactions	Price	Price	Price (List, Contract or Sale)	1/25/2014	
Transactions	Price Per SF	Price Per SF	Price Per SF GBA	1/25/2014	
Transactions	Price Per RA	Price Per RA	Price Per RA	1/10/2018	
Transactions	Price Per Unit	Price Per Unit	Price Per Unit	1/25/2014	
Transactions	Price Per Room	Price Per Room	Price Per Room	1/25/2014	
Transactions	Price Per Bedroom	Price Per Bedroom	Price Per Bedroom	4/30/2021	1.23.1
Transactions	Price Per Bed	Price Per Bed	Price Per Bed	1/25/2014	
Transactions	Price Per MF Room	Price Per MF Room	Price Per MF Room	4/30/2021	1.23.1
Transactions	Price Per MF Bedroom	Price Per MF Bedroom	Price Per MF Bedroom	4/30/2021	1.23.1
Transactions	Price Per Land SF	Price Per Land SF	Price Per Land SF	1/25/2014	
Transactions	Price Per Acre	Price Per Acre	Price Per Acre	1/25/2014	
Transactions	Price Per Land Unit	Price Per Land Unit	Price Per Land Unit	1/25/2014	
Transactions	Price Per Usable Acre	Price Per Usable Acre	Price Per Usable Acre	10/15/2018	
Transactions	Price Per Buildable SF	Price Per Buildable SF	Price Per Buildable SF	4/30/2021	1.23.1
Transactions	Price Per Primary Frontage Feet	Price Per Primary Frontage Feet	Price Per Primary Frontage Feet	4/30/2021	1.23.1
Transactions	Price Per FAR	Price Per FAR	Price Per FAR	4/30/2021	1.23.1
Transactions	Price Per Bay	Price Per Bay	Price Per Bay	4/30/2021	1.23.1
Transactions	Price Per Space	Price Per Space	Price Per Space	4/30/2021	1.23.1
Transactions	Price Per GBA Meters	Price Per GBA Meters	Price Per GBA Meters	1/17/2020	
Transactions	Price Per RA Meters	Price Per RA Meters	Price Per Rentable Area Meters	1/17/2020	
Transactions	Price Per Land Sq. Meters	Price Per Land Sq. Meters	Price Per Land SQ Meters	1/17/2020	
Transactions	Price Per Land Hectares	Price Per Land Hectares	Price Per Land Hectares	1/17/2020	
Transactions	Grantor	Grantor	Grantor - Seller	1/25/2014	
Transactions	Grantee	Grantee	Grantee - Buyer	1/25/2014	
Transactions	Property Rights	Property Rights	An enforceable, legal claim to title of or interest in property.	1/25/2014	
Transactions	Financing	Financing	Financing	1/25/2014	
Transactions	Conditions of Sale	Conditions of Sale	Conditions of Sale	1/25/2014	
Transactions	Current Use	Current Use	Current Use	1/25/2014	
Transactions	Property Included	Property Included	Area(s) included in sale (i.e. Real Property, Going Concern, Real & Personal Property)	4/30/2021	1.23.1
Transactions	Days On Market (DOM)	Days On Market	Days On Market	1/25/2014	
Transactions	Recording Date	Recording Date	Date of Recording Document	2/22/2019	
Transactions	Book/Page or Reference Doc	Book/Page or Reference Doc	Book/Page or Reference Doc	1/30/2015	
Transactions	Lender	Lender	Name of Lender for Transaction	4/30/2021	1.23.1
Transactions	Buyer Type	Buyer Type	Type of buyer (i.e. Owner-User, Investor, Partial-User, etc.)	4/30/2021	1.23.1
Transactions	Proposed Use	Proposed Use	Proposed Use	1/25/2014	
Transactions	Highest and Best Use	Highest and Best Use	Highest and Best Use of property at time of sale	4/30/2021	1.23.1
Transactions	Sale Verification Source	Sale Verification Source	Source of this sale's verification	2/22/2019	
Transactions	Sale Verification Phone	Sale Verification Phone	Sale Verification Phone	10/23/2019	
Transactions	Sale Verification Date	Sale Verification Date	Date that this Sale was verified	2/22/2019	
Transactions	Sale Data Source	Sale Data Source	Sale Data Source	1/25/2014	
Transactions	Sale Supporting Files	Sale Supporting Files	Supporting Files for Sale Transactions	1/25/2014	
Transactions	Legal Description	Legal Description	Legal Description	1/25/2014	
Transactions	Finish Condition	Finish Condition	Finish condition at time of sale (i.e. Finished, Warm Shell, etc.)	4/30/2021	1.23.1
Transactions	Appraisal Date	Appraisal Date	Appraisal Date	1/25/2014	
Transactions	Appraised Value	Appraised Value	Appraised Value	1/25/2014	
Transactions	Land Value Per SF	Land Value Per SF	Appraiser estimated land value allocation for improved	4/30/2021	1.23.1
Transactions	Land Value	Land Value	Allocated value of Land for a property.	4/30/2021	1.23.1
Transactions	Improvement Value	Improvement Value	Allocated value of improvements for an improved property.	4/30/2021	1.23.1

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Transactions	Improvement Value Per SF	Improvement Value Per SF	Total value of improvements divided by Allocated	4/30/2021	1.23.1
Transactions	PGIM	PGIM	Potential Gross Income Multiplier	1/25/2014	
Transactions	EGIM	EGIM	Effective Gross Income Multiplier	1/25/2014	
Transactions	NIM	NIM	Net Income Multiplier	1/25/2014	
Transactions	Cap Rate	Cap Rate	Capitalization Rate	1/25/2014	
Transactions	Room Revenue Multiplier	Room Revenue Multiplier	Calculated field for Hospitality and Lodging	4/30/2021	1.23.1
Transactions	TOS Cap Rate	TOS Cap Rate	TOS Cap Rate	9/27/2017	
Transactions	TOS EGIM	TOS EGIM	Time of Sale - Effective Gross Income Multiplier	2/22/2019	
Transactions	TOS NOI	TOS NOI	NOI at time of sale	4/30/2021	1.23.1
Transactions	TOS Occupancy Rate	TOS Occupancy Rate	TOS Occupancy Rate	9/27/2017	
Transactions	TOS Vacancy Rate	TOS Vacancy Rate	TOS Vacancy Rate	9/27/2017	
Transactions	TOS Price Per Rentable Space	TOS Price Per Rentable Space	TOS Price Per Rentable Space	9/27/2017	
Transactions	TOS Price Per Usable Acre Lan	TOS Price Per Usable Acre Land	TOS Price Per Usable Acre Land	9/27/2017	
Transactions	TOS Price Per Usable SF Land	TOS Price Per Usable SF Land	TOS Price Per Usable SF Land	9/27/2017	
Transactions	TOS Number Of Tenants	TOS Number Of Tenants	TOS Number Of Tenants	9/27/2017	
Transactions	TOS Tenancy Type	TOS Tenancy Type	Describes property configuration at time of sale (i.e. Multi-Tenant, Single-Tenant).	4/30/2021	1.23.1
Transactions	TOS Weighted Avg. Lease Terr	TOS Weighted Avg. Lease Term	TOS Weighted Avg. Lease Term	9/27/2017	
Transactions	TOS Effective Age	TOS Effective Age	The effective age of the property at time of the sale instance.	7/25/2019	
Transactions	Discount Rate	Discount Rate	The discount rate is the rate used in a discounted cash flow analysis to compute present values. When solving for the future value of money set aside today, we compound our	7/22/2019	
Transactions	Expense Growth Rate	Expense Growth Rate	Expense Growth Rate	7/22/2019	
Transactions	Income Growth Rate	Income Growth Rate	Income Growth Rate	7/22/2019	
Transactions	Terminal Cap Rate	Terminal Cap Rate	The terminal capitalization rate is the rate used to estimate the resale value of a property at the end of the holding period. The expected net operating income (NOI) per year is divided by the terminal cap rate (expressed as percentage) to	7/22/2019	
Transactions	Holding Period Years	Holding Period Years	Holding Period Years	7/22/2019	
Transactions	Income Growth	Income Growth	Describes upcoming income growth (i.e. Stable, Increasing, Flat, etc.) at time of sale.	4/30/2021	1.23.1
Transactions	Risk Profile	Risk Profile	Describes property's risk level (i.e. Average Risk, High Risk,	4/30/2021	1.23.1
Transactions	Original List Price	Original List Price	Original List price for analysis against price sold for	4/30/2021	1.23.1
Transactions	Original List Price Difference	Original List Price Difference	Percent difference from Original List Price to Sale Price	4/30/2021	1.23.1
Transactions	Current List Price	Current List Price	Most recent List price for analysis against price sold for	4/30/2021	1.23.1
Transactions	Current List Price Difference	Current List Price Difference	Percent difference from Current List Price to Sale Price	4/30/2021	1.23.1
Transactions	Environmental Concerns	Environmental Concerns	Description of any environmental issues as property	4/30/2021	1.23.1
Transactions	Environmental Status	Environmental Status	Status at time of Sale	4/30/2021	1.23.1
Transactions	Environmental Remarks	Environmental Remarks	Additional environmental/contamination notes	4/30/2021	1.23.1
Transactions	Clean up Costs	Clean up Costs	Cost of remaining environmental clean-up	4/30/2021	1.23.1
Transactions	Type of Contamination	Type of Contamination	Description of contamination type	4/30/2021	1.23.1
Transactions	Responsible Party	Responsible Party	Party responsible for contamination	4/30/2021	1.23.1
Transactions	Percent Diminution in Value	Percent Diminution in Value	Percent sale price was decreased due to contamination	4/30/2021	1.23.1
Transactions	Diminution Source	Diminution Source	Information source for percent decrease in value due to	4/30/2021	1.23.1
Transactions	Percent Stigma	Percent Stigma	Percent sale price was decreased due to stigma from	4/30/2021	1.23.1
Transactions	Adjustment Comments	Adjustment Comments	Explanation of adjustments made	2/22/2019	
Transactions	Internal Comments	Internal Comments	Comments for internal use within the appraisal firm.	2/22/2019	
Transactions	Sale Notes	Sale Notes	List, Contract or Sale Notes	1/25/2014	
Transactions	Sale Comments	Sale Comments	List, Contract or Sale Comments	1/25/2014	
UAF	Price Per Usable Acre	Price Per Usable Acre	Price Per Usable Acre	10/15/2018	
UAF	Price Per Usable Land SF	Price Per Usable Land SF	Price Per Usable Land SF	1/25/2014	
Site	Land Use	Land Use	Standardized Land Use Code normalized across all counties. Indicates the use of a property.	8/28/2020	1.20.2
Site	Acres	Acres	Total Acres	1/25/2014	

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Site	Land SF	Land SF	Land Area Square Feet	1/25/2014	
Site	Usable Acres	Usable Acres	Usable Acres	1/25/2014	
Site	Usable Land SF	Usable Land SF	Usable Land SF	1/25/2014	
Site	Excess Acres	Excess Acres	Excess Acres is defined as that which is larger than what is typical in the neighborhood AND capable of a separate use. Generally, the excess portion can be subdivided and marketed	7/23/2019	
Site	Excess Land SF	Excess Land SF	Excess land is defined as that which is larger than what is typical in the neighborhood AND capable of a separate use. Generally, the excess portion can be subdivided and marketed	7/23/2019	
Site	Easement Acres	Easement Acres	A legal right to use another person's land for as long as the owner owns that land or the holder of the easement dies.	7/23/2019	
Site	Easement Land SF	Easement Land SF	A legal right to use another person's land for as long as the owner owns that land or the holder of the easement dies.	7/23/2019	
Site	Buildable SF	Buildable SF	Buildable land area is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of way, wetlands and watercourses,	10/11/2017	
Site	Gross Land Area Hectares	Gross Land Area Hectares	Metric System; Primary Land Data Entry	7/29/2019	
Site	Gross Land Area Sq Meters	Gross Land Area Sq Meters	Metric System; Land Meters calculate based on hectars	7/29/2019	
Site	Allowable Floor Area SF	Allowable Floor Area SF	Allowable Floor Area SF	7/18/2019	
Site	Allowable Units	Allowable Units	The number of allowed Units.	8/28/2020	1.20.2
Site	Proposed SF	Proposed SF	Proposed Square Feet	7/18/2019	
Site	Proposed Units	Proposed Units	Proposed Units	7/18/2019	
Site	Land Units	Land Units	Number of Land Units	1/25/2014	
Site	Land Unit Type	Land Unit Type	Land Unit Type (Apt., Building Lot, etc.)	1/25/2014	
Site	Land Unit Approved Or Zoned	Land Unit Approved Or Zoned	Note if Land Units Approved or Zoned	1/25/2014	
Site	Road Frontage	Road Frontage	Road Frontage	1/25/2014	
Site	Primary Frontage Feet	Primary Frontage Feet	The frontage of the Primary Street of a property in Feet.	8/28/2020	1.20.2
Site	Primary Frontage Street	Primary Frontage Street	The street name of the property where the primary frontage	8/28/2020	1.20.2
Site	Secondary Frontage Feet	Secondary Frontage Feet	The frontage of the Secondary Street of a property in Feet.	8/28/2020	1.20.2
Site	Secondary Frontage Street	Secondary Frontage Street	The street name of the property where the secondary	8/28/2020	1.20.2
Site	Dimensions	Dimensions	The dimensions of a property or a site.	8/28/2020	1.20.2
Site	Water Frontage	Water Frontage	Water Frontage	1/25/2014	
Site	Effective Water Frontage	Effective Water Frontage	Effective Water Frontage	1/25/2014	
Site	Depth	Depth	Depth	1/25/2014	
Site	Access	Access	Access	6/5/2018	
Site	View	View	View	1/25/2014	
Site	Visibility	Visibility	The exposure attributed to a site.	8/28/2020	1.20.2
Site	Shape	Shape	Site Shape	1/25/2014	
Site	Topography	Topography	Topography	1/25/2014	
Site	Corner	Corner	Signalization of a property.	8/28/2020	1.20.2
Site	Utilities	Utilities	Site Utilities	1/25/2014	
Site	All Utilities to Site	All Utilities to Site	Are all utilities at site?	7/23/2019	
Site	Flood Zone	Flood Zone	Flood Zone	1/25/2014	
Site	Flood Map Panel	Flood Map Panel	The Flood Map Panel ID for the Parcel	7/23/2019	
Site	FEMA Map Date	FEMA Map Date	Date of FEMA Map.	8/28/2020	1.20.2
Site	Within 100-Year Flood Plain	Within 100 Year Flood Plain	Is the parcel within a 100-year flood plain?	7/23/2019	
Site	Encumbrance Or Easement	Encumbrance Or Easement	Encumbrance Or Easement	1/25/2014	
Site	Environmental Issues	Environmental Issues	Environmental Issues	1/25/2014	
Site	Drainage	Drainage	The adequacy of drainage attributed to a site.	8/28/2020	1.20.2
Site	Rail Service	Rail Service	Rail Service	10/24/2019	
Site	Demographics Survey Date	Demographics Survey Date	Demographics Survey Date	10/24/2019	
Site	Median Home Value	Median Home Value	Median Home Value	10/24/2019	
Site	Median Household Income	Median Household Income	Median Household Income	10/24/2019	
Site	Traffic Survey Date	Traffic Survey Date	Traffic Survey Date	10/24/2019	

Web Page Name	Web Display Name	Excel Template Name	Description	Date Added	Version
Site	Traffic Count	Traffic Count	Traffic Count for Site	10/24/2019	
Site	Soil Type	Soil Type	The Soil Type attributed to a Parcel or site.	8/28/2020	1.20.2
Site	Productivity Index	Productivity Index	Measured as the ratio of agricultural outputs to agricultural	8/28/2020	1.20.2
Site	Tillable Acres	Tillable Acres	The number of acres that are attributed as tillable on a Site.	8/28/2020	1.20.2
Site	Percent Tillable	Percent Tillable	The percent of tillable acres on a site.	8/28/2020	1.20.2
Site	Wetlands Type	Wetlands Type	The type of Wetlands the site exhibits. Ex: Freshwater Forested/Shrub Wetland.	8/28/2020	1.20.2
Site	Wetland Acres	Wetland Acres	The number of acres that are attributed as Wetlands on a Site.	8/28/2020	1.20.2
Site	Percent Wetlands	Percent Wetlands	The percent of wetlands on a site.	8/28/2020	1.20.2
Site	Woodland Acres	Woodland Acres	The number of acres that are attributed as Woodlands on a	8/28/2020	1.20.2
Site	Other Acres	Other Acres	The number of acres that are attributed as Other on a Site.	8/28/2020	1.20.2
Site	Waste Acres	Waste Acres	The number of acres that are attributed as Waste on a Site.	8/28/2020	1.20.2
Site	Home Site Acres	Home Site Acres	The number of acres that are attributed as Home Site on a	8/28/2020	1.20.2
Site	Comments	Site Comments	Site Comments	1/25/2014	
Improvements	Multifamily Units	No Of Multifamily Units	No. of Multifamily Units	1/25/2014	
Improvements	Multifamily GBA	Multifamily GBA	Multifamily GBA	1/25/2014	
Improvements	Multifamily RA	Multifamily RA	Multifamily RA	1/25/2014	
Improvements	Multifamily GBA Meters	Multifamily GBA Meters	Multifamily GBA (Meters)	7/26/2019	
Improvements	MultiFamily RA Meters	MultiFamily RA Meters	MultiFamily RA (Meters)	8/28/2019	
Improvements	Office Units	No Of Office Units	No. of Office Units	1/25/2014	
Improvements	Office GBA	Office GBA	Office GBA	1/25/2014	
Improvements	Office RA	Office RA	Office RA	1/25/2014	
Improvements	Office GBA Meters	Office GBA Meters	Office GBA (Meters)	8/28/2019	
Improvements	Office RA Meters	Office RA Meters	Office RA (Meters)	8/28/2019	
Improvements	Retail Units	No Of Retail Units	No. of Retail Units	1/25/2014	
Improvements	Retail GBA	Retail GBA	Retail GBA	1/25/2014	
Improvements	Retail GLA	GLA	GLA	1/25/2014	
Improvements	Retail GBA Meters	Retail GBA Meters	Retail GBA (Meters)	8/28/2019	
Improvements	Retail GLA Meters	Retail GLA Meters	Retail GLA (Meters)	8/28/2019	
Improvements	Industrial Units	No Of Industrial Units	No. of Industrial Units	1/25/2014	
Improvements	Industrial GBA	Industrial GBA	Industrial GBA	1/25/2014	
Improvements	Industrial RA	Industrial RA	Industrial RA	1/25/2014	
Improvements	Industrial GBA Meters	Industrial GBA Meters	Industrial GBA (Meters)	7/26/2019	
Improvements	Industrial RA Meters	Industrial RA Meters	Industrial RA (Meters)	8/28/2019	
Improvements	Other Units	No Of Other Units	No. of Other Units	1/25/2014	
Improvements	Other GBA	Other GBA	Other GBA	1/25/2014	
Improvements	Other RA	Other RA	Other RA (Rentable Area)	1/25/2014	
Improvements	Other GBA Meters	Other GBA Meters	Other GBA (Meters)	8/28/2019	
Improvements	Parking Ratio RA	Parking Ratio RA	Parking Ratio RA	1/25/2014	
Improvements	Other RA Meters	Other RA Meters	Other RA (Meters)	8/28/2019	
Improvements	No. of Units	No. of Units	Total No. of Units of for Property (All Types)	1/25/2014	
Improvements	GBA	GBA	Gross Building Area	1/25/2014	
Improvements	Rentable Area	Rentable Area	Total Rentable Area	1/25/2014	
Improvements	Total GBA Meters	Total GBA Meters	Total GBA (Meters)	8/28/2019	
Improvements	Total RA Meters	Total RA Meters	Total RA Meters	8/28/2019	
Improvements	Parking Spaces	Parking Spaces	Number of Parking Spaces	1/25/2014	
Improvements	Parking Ratio Unit	Parking Ratio Unit	Parking Ratio Unit	1/25/2014	
Improvements	Parking Ratio GBA	Parking Ratio GBA	Parking Ratio GBA	1/25/2014	
Improvements	Parking Ratio RA	Parking Ratio RA	Parking Ratio RA	1/26/2014	
Improvements	Usable Area	Usable Area	The actual occupied area of a floor or an office space; computed by measuring from the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining usable areas, and to the inside finished surface of the	6/20/2019	

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Improvements Load Factor	Load Factor	Load Factor	Compares the amount of space a tenant has to pay for in a commercial lease, versus the amount of space they can	6/20/2019	
Improvements Land To Building Ratio	Land To Building Ratio	Land To Building Ratio	Land To Building Ratio	1/25/2014	
Improvements FAR	FAR	FAR	Floor Area Ratio	1/25/2014	
Improvements Perimeter SF	Perimeter SF	Perimeter SF	Square Feet of Perimeter	7/26/2019	
Improvements Source For SF Area	Source For SF Area	Source For SF Area	Source For Square Foot Area	1/25/2014	
Improvements Construction Class	Construction Class	Construction Class	Marshall Valuation Services construction classes.	7/26/2019	
Improvements Building Class	Building Class	Building Class	Building Class	1/25/2014	
Improvements Percent Office	Percent Office	Percent Office	Percent Office	1/25/2014	
Improvements Percent Office RA	Percent Office RA	Percent Office RA	Office Rentable Area/Total Rentable Area	8/28/2019	
Improvements Percent Retail	Percent Retail	Percent Retail	Percent Retail	1/25/2014	
Improvements No. of Buildings	No. of Buildings	No. of Buildings	No. of Buildings	1/25/2014	
Improvements No. of Stories	No. of Stories	No. of Stories	No. of Stories	1/25/2014	
Improvements No. of Rooms	No. of Rooms	No. of Rooms	Total No. of Rooms for Property	1/25/2014	
Improvements No. of Seats	No. of Seats	No. of Seats	No. of Seats	1/25/2014	
Improvements No. of Beds	No. of Beds	No. of Beds	Total No. of Beds for Property	1/25/2014	
Improvements No. of Bedrooms	No. of Bedrooms	No. of Bedrooms	Total No. of Bedrooms for Property	1/25/2014	
Improvements No. of Bathrooms	No. of Bathrooms	No. of Bathrooms	Total No. of Bathrooms for Property	1/25/2014	
Improvements No. of Half Baths	No. of Half Baths	No. of Half Baths	The number of Half baths.	3/26/2021	1.23.0
Improvements No. of Spaces	No. of Spaces	No. of Spaces	No. of Spaces	8/28/2019	
Improvements No. of Bays	No. of Bays	No. of Bays	Any of various compartments or sections used for a special purpose (as in an airplane, spacecraft, or gas station)	3/26/2021	1.23.0
Improvements No. of Golf Holes	No. of Golf Holes	No. of Golf Holes	Number of holes on a golf course	3/26/2021	1.23.0
Improvements No Of Multifamily Rooms	No Of Multifamily Rooms	No Of Multifamily Rooms	Total No. of Multifamily Rooms for Property	1/25/2014	
Improvements No Of Multifamily Bedrooms	No Of Multifamily Bedrooms	No Of Multifamily Bedrooms	Total No. of Multifamily Bedrooms for Property	1/25/2014	
Improvements No. Of MultiFamily Bathroom:	No. Of MultiFamily Bathrooms	No. Of MultiFamily Bathrooms	No. Of MultiFamily Bathrooms	2/15/2019	
Improvements ADR (Average Daily Rate)	ADR	ADR	Lodging & Hospitality - Average Daily Rate	11/1/2018	
Improvements Lodging Occupancy	Lodging Occupancy	Lodging Occupancy	Lodging & Hospitality - Occupancy %	11/1/2018	
Improvements RevPAR (Revenue/Avail Room)	RevPAR	RevPAR	Lodging & Hospitality - Revenue per Available Room	11/1/2018	
Improvements Product Segment	Product Segment	Product Segment	Hotel Segment Type	8/28/2019	
Improvements Hotel Flag	Hotel Flag	Hotel Flag	Industry term for Hotel Brands	3/31/2020	
Improvements Design Appeal	Design Appeal	Design Appeal	Design Appeal	1/25/2014	
Improvements Condition	Condition	Condition	Condition	1/25/2014	
Improvements Construction	Construction	Construction	Construction	1/25/2014	
Improvements Quality	Quality	Quality	Quality of Construction	1/25/2014	
Improvements Landscaping	Landscaping	Landscaping	Landscaping Description	1/25/2014	
Improvements Parking Type	Parking Type	Parking Type	The type of parking for a building: Garage, Surface, Car port,	3/26/2021	1.23.0
Improvements Parking Adequacy	Parking Adequacy	Parking Adequacy	Parking Adequacy	1/25/2014	
Improvements Deferred Maintenance	Deferred Maintenance	Deferred Maintenance	Deferred Maintenance	1/25/2014	
Improvements FF&E	FFandE	FFandE	Furniture Fixtures and Equipment	1/25/2014	
Improvements Year Built	Year Built	Year Built	Year Built	1/25/2014	
Improvements Year Built Numeric	Year Built Numeric	Year Built Numeric	Year Built (Numeric)	1/25/2014	
Improvements Renovations	Renovations	Renovations	Renovations	1/25/2014	
Improvements Total Economic Life	Total Economic Life	Total Economic Life	Total Economic Life	1/25/2014	
Improvements Effective Age	Effective Age	Effective Age	Effective Age	1/25/2014	
Improvements Remaining Economic Life	Remaining Economic Life	Remaining Economic Life	Remaining Economic Life	1/25/2014	
Improvements Foundation	Foundation	Foundation	Foundation	3/26/2021	1.23.0
Improvements Exterior Walls	Exterior Wall	Exterior Wall	Exterior Walls	3/26/2021	1.23.0
Improvements Basement Use and Finish	Basement Use and Finish	Basement Use and Finish	Basement Use and Finish	1/25/2014	
Improvements Basement Size	Basement Size	Basement Size	Basement Size	1/25/2014	
Improvements Column Spacing	Column Spacing	Column Spacing	Column Spacing	1/25/2014	
Improvements Ceiling Height	Ceiling Height	Ceiling Height	Ceiling Height	1/25/2014	
Improvements Roof Cover	Roof Cover	Roof Cover	Roof Cover	1/25/2014	
Improvements Roof Type	Roof Type	Roof Type	Roof Type	1/25/2014	

Web Page Nar	Web Display Name	Excel Template Name	Description	Date Added	Version
	Improvements No. of Truck Doors	No. of Truck Doors	No. of Truck Doors	1/25/2014	
	Improvements No. Truck Doors With Levelers	No. Truck Doors With Levelers	No. Truck Doors With Levelers	1/25/2014	
	Improvements Craneways	Craneways	Craneways	10/24/2019	
	Improvements Typical Bay Depth	Typical Bay Depth	Typical Bay Depth	1/25/2014	
	Improvements Clear Height	Clear Height	Clear Height	10/24/2019	
	Improvements Cooling	Cooling	Cooling	1/25/2014	
	Improvements Heating	Heating	Heating Expense	1/25/2014	
	Improvements No. of Elevators	No. of Elevators	No. of Elevators	1/25/2014	
	Improvements No. of Escalators	No. of Escalators	No. of Escalators	1/25/2014	
	Improvements Fire Sprinkler Type	Fire Sprinkler Type	Fire Sprinkler Type	1/25/2014	
	Improvements Residential Design	Residential Design	Residential Design	1/25/2014	
	Improvements Residential Amenities	Residential Amenities	Single Family Residential Amenities	1/25/2014	
	Improvements Fireplace or WoodStove	Fireplace or WoodStove	Fireplace or WoodStove	1/25/2014	
	Improvements Garage	Garage	Garage	1/25/2014	
	Improvements Docks	Dock or Boathouse	Dock or Boathouse	1/25/2014	
	Improvements Porch or Deck	Porch or Deck	Porch or Deck	1/25/2014	
	Improvements Ancillary Buildings	Ancillary Buildings	Ancillary Buildings	1/25/2014	
	Improvements Tenant Improvements	Tenant Improvements	Tenant Improvements	1/25/2014	
	Improvements Unit Features Checklist	Unit Features Checklist	Unit Feature Checklist in abbreviations	12/22/2016	
	Improvements Proj Amenities Checklist	Proj Amenities Checklist	Project Amenities Checklist in abbreviations	12/22/2016	
	Improvements Improvement Comments	Improvement Comments	Improvement Comments	1/25/2014	
UAF	Multifamily Amenities	Multifamily Amenities	Multifamily Amenities	1/25/2014	
UAF	Residential GLA	Residential GLA	Residential GLA	1/25/2014	
Com Lease	Comm Lease Survey Date	Comm Lease Survey Date	Commercial Lease Survey Date	1/25/2014	
Com Lease	Confidential	Confidential TF	Is the Tenant data confidential?	1/25/2014	
Com Lease	Comm Rent Per Sf Min	Comm Rent Per Sf Min	Commercial Rent Per SF Min	1/25/2014	
Com Lease	Comm Rent Per SF Max	Comm Rent Per SF Max	Commercial Rent Per SF Max	1/25/2014	
Com Lease	Rent Per Sf Per Mo Min	Rent Per Sf Per Mo Min	Commercial Rent Per SF Per Mo Min	1/25/2014	
Com Lease	Rent Per Sf Per Mo Max	Rent Per Sf Per Mo Max	Commercial Rent Per SF Per Mo Max	1/25/2014	
Com Lease	Comm Size Min	Comm Size Min	Commercial Unit Size Min	1/25/2014	
Com Lease	Comm Size Max	Comm Size Max	Commercial Unit Size Max	1/25/2014	
Com Lease	Comm. Verification Source	Comm. Verification Source	Verification Source for Commercial Lease Data	6/26/2020	1.20.0
Com Lease	Commercial Vacancy	Commercial Vacancy	Vacancy that is not tied to inc/exp	10/24/2019	
Com Lease	Override Rent Detail TF	Override Rent Detail TF	Are the Ranges overridden	1/25/2014	
Com Lease	Anchor Tenants	Anchor Tenants	Anchor Tenants	1/25/2014	
Com Lease	Shadow Anchors	Shadow Anchors	Understood with reference to an anchor store, which is a retail store that generates a great deal of traffic and attracts business to the shopping center in which it is located.	7/17/2019	
Com Lease	Comm Lease Comments	Comm Lease Comments	Commercial Lease Comments	1/25/2014	
Com Lease	Tenant/Lessee	Comm * Lessee	Tenant Name	1/25/2014	
Com Lease	Lessor	Comm * Lessor	Lessor Name	6/16/2015	
Com Lease	Lease Type	Comm * Lease Type	Lease Type (NNN, Gross, Etc)	1/25/2014	
Com Lease	Space Type	Comm * Space Type	Office, Retail, etc.	6/16/2015	
Com Lease	Lease Transaction Type	Comm * Transaction Type	The Transaction Type specific to the Tenant's lease.	6/26/2020	1.20.0
Com Lease	Suite	Comm * Suite	Suite/Unit Identifier	6/16/2015	
Com Lease	Floor Level	Comm * Floor Level	Floor Level	6/16/2015	
Com Lease	Size	Comm * SF	Unit Size in Square Feet	1/25/2014	
Com Lease	Eff.\$/SF	Comm * Eff. Rent/SF	Effective or Contract Rent Per SF	6/16/2015	
Com Lease	Eff.\$/SF/Mo.	Comm * Eff. Rent/SF/Mo.	Effective or Contract Rent Per SF Per Mo.	6/16/2015	
Com Lease	Eff. Rent Per Year	Comm * Eff. Rent/Year	Effective or Contract Rent Per Year	6/26/2020	1.20.0
Com Lease	Eff. Rent Per Mo.	Comm * Eff. Rent/Mo.	Effective or Contract Rent Per Mo.	6/26/2020	1.20.0
Com Lease	Start Date	Comm * Start Date	Start Date of Lease	1/25/2014	
Com Lease	Expire Date	Comm * Expire Date	Expiration of Lease	6/16/2015	
Com Lease	Base Rent/SF	Comm * Base Rent/SF	Base, starting or Market Rent Per SF	6/16/2015	

Web Page Nar	Web Display Name	Excel Template Name	Description	Date Added	Version
Com Lease	Base Rent/SF/Mo.	Comm * Base Rent/SF/Mo.	Base, starting or Market Rent Per SF Per mo	6/16/2015	
Com Lease	Base Rent Per Year	Comm * Base Rent/Year	Base, starting or Market Rent Per Year	6/26/2020	1.20.0
Com Lease	Base Rent Per Mo.	Comm * Base Rent/Mo.	Base, starting or Market Rent Per Month	6/26/2020	1.20.0
Com Lease	Term	Comm * Lease Term	Lease Term	1/25/2014	
Com Lease	Concessions	Comm * Concessions	A rebate, a price reduction or some other form of benefit offered by landlords for inducing a prospective tenant to	6/16/2015	
Com Lease	Expense Stop	Comm * Expense Stop	A tool used by landlords to limit their exposure to operating costs, and as such helps to maintain predictable operating expenses over the term of a lease.	6/16/2015	
Com Lease	Date	Comm * Date	Date Lease was signed	1/25/2014	
Com Lease	Exp. Reimbursements	Comm * Expense Reimbursements	Tenant reimbursements, also known as tenant recoveries, are expenses which are paid back to a landlord by a tenant. Common examples of tenant reimbursements include property taxes, property insurance, maintenance and repair	6/16/2015	
Com Lease	Tenant Improvs	Comm * TI	Also known as Leasehold improvements, are the customized alterations a building owner makes to rental space as part of a lease agreement, in order to configure the space for the	6/16/2015	
Com Lease	Options	Comm * Options	An agreement that gives a renter a choice to purchase the rented property during or at the end of the rental period. It also precludes the owner from offering the property for sale	6/16/2015	
Com Lease	% Rent	Comm * Percent Rent	Percent Rent	1/25/2014	
Com Lease	Tenant CAM	Comm * Tenant CAM	Tenant CAM	3/19/2014	
Com Lease	Escalations	Comm * Escalations	Lease Escalations	1/25/2014	
Com Lease	Verification Date	Comm * Verification Date	Date the Lease was verified	6/16/2015	
Com Lease	Verification Source	Comm * Verification Source	Source of the Verification	6/16/2015	
Com Lease	Data Source	Comm * Data Source	Comm Data Source	6/16/2015	
Com Lease	Comments	Comm * Comments	Comments Per Tenant	6/16/2015	
Com Lease	Size M2	Comm * Size M2	Size of Unit in Square Meters	2/28/2020	
Com Lease	Rent/M2	Comm * Rent/M2	Annual Rent Per Square Meters	2/28/2020	
Com Lease	Rent/M2/Mo.	Comm * Rent/M2/Mo.	Monthly Rent Per Square Meters	2/28/2020	
Com Lease	% Office	Comm * Percent Office	Percent of Office Space.	6/26/2020	1.20.0
Com Lease	Anchor Type	Comm * Anchor Type	Defines the Anchor status for the space.	6/26/2020	1.20.0
Com Lease	Costs to Finish	Comm * Costs to Finish	This reflects the total estimated cost to finish warm shell space at time of lease (\$/SF).	6/26/2020	1.20.0
Com Lease	Current \$/Mo.	Comm * Current Rent/Mo.	The current rent at the time of use.	6/26/2020	1.20.0
Com Lease	Finish	Comm * Finish	This shows the state of the specific space at time of lease (i.e. Finished, Warm Shell, etc.)	6/26/2020	1.20.0
Com Lease	Free Rent Months	Comm * Free Rent	How many months of free rent did the lease provide?	6/26/2020	1.20.0
Com Lease	Lease Conditions	Comm * Lease Conditions	Describes leasing situation (i.e Typical, Motivated Lessor, etc.)	6/26/2020	1.20.0
Com Lease	Rent Basis	Comm * Rent Basis	Defines the type of Size used for analysis.	6/26/2020	1.20.0
Com Lease	Rent Increased	Comm * Rent Increased	The current rent increase at the time of use.	6/26/2020	1.20.0
Com Lease	Tenant Parking	Comm * Tenant Parking	This shows how many parking spaces (numeric) are included with a specific lease.	6/26/2020	1.20.0
UAF	Com Lease Type	Com Lease Type	Commercial Lease Type	1/25/2014	
UAF	Comm Lease Notes	Comm Lease Notes	Commercial Lease Notes	1/25/2014	
UAF	Comm Lease Terms	Comm Lease Terms	Commercial Lease Terms	1/25/2014	
UAF	Comm Rent Concessions	Comm Rent Concessions	Commercial Rent Concessions	1/25/2014	
UAF	Comm Source Notes	Comm Source Notes	Commercial Lease Source Notes	1/25/2014	
UAF	Commleasum Escalations	Commleasum Escalations	Commleasum Escalations	1/25/2014	
MF Lease	MF Lease Survey Date	MF Lease Survey Date	MF Lease Survey Date	1/25/2014	
MF Lease	MF Verification Source	MF Verification Source	MF Verification Source	1/25/2014	
MF Lease	Management Company	Management Company	The Company that manages or operates the Property.	6/26/2020	1.20.0
MF Lease	Category	Type * Category	A high-level description of the unit type.	12/18/2020	1.22.0
MF Lease	Description	Unit Type *	Unit Type	6/19/2019	

Web Page Name	Web Display Name	Excel Template Name	Description	Date Added	Version
MF Lease	No. Units	No. of Type *	Unit Count	1/25/2014	
MF Lease	Vacant Units	Type * Vacant Units	MF Vacant Units	8/21/2018	
MF Lease	Unit Size	Type * SF	Unit Size in Square Feet	1/25/2014	
MF Lease	Floor	Type * Floor	Floor(s) upon which the unit type exists	6/20/2019	
MF Lease	Rms	Type * No. of Rooms	Number of Rooms	1/25/2014	
MF Lease	No. BR	Type * BR	Number of Bedrooms	1/25/2014	
MF Lease	No. Bath	Type * Baths	Number of Baths	1/25/2014	
MF Lease	No. Beds	Type * Beds	Number of Beds per Unit type	6/20/2019	
MF Lease	Rent/Mo.	Type * Rent/Mo.	Rent Per Month	1/25/2014	
MF Lease	Rent/SF	Type * Rent/SF	Annual Rent Per SF	1/25/2014	
MF Lease	Rent Per SF Per Month	Type * Rent/SF/Mo.	Rent Per SF Per Month	1/25/2014	
MF Lease	Market Rent/Mo.	Type * Market Rent/Mo.	Multi-Family Market Rent Per Month	6/20/2019	
MF Lease	Market Rent/SF	Type * Market Rent/SF	Multi-Family Market Rent Per SF	6/20/2019	
MF Lease	Daily Rate/Unit	Type * Daily Rate per Unit	Field that can be used to capture 24 hour rates	6/20/2019	
MF Lease	Size (M2)	Type * M2	square meter area of unit type	6/20/2019	
MF Lease	Rent/M2	Type * Rent/M2	Annual Rent Per Square Meters	6/20/2019	
MF Lease	Surveyed Unit Count	Surveyed Unit Count	Multi-Family Unit Count Total on Date of Survey	6/1/2018	
MF Lease	Vacant Units	Vacant Units	Multi-Family Vacant Units	6/1/2018	
MF Lease	Vacancy Rate	Vacancy Rate	Vacancy Rate for Multifamily data	9/27/2017	
MF Lease	MF Occupancy	MF Occupancy	Occupancy for Multifamily data	6/26/2020	1.20.0
MF Lease	Utilities Paid By Owner	Utilities Paid By Owner	Utilities Paid By Owner (W,S,E,T,Hw,G,H,C,I,O)	1/25/2014	
MF Lease	MF Rent Type	MF Rent Type	MF Rent Type (Market, LIHTC, Rent Control, Etc.)	1/25/2014	
MF Lease	MF Rent Concessions	MF Rent Concessions	MF Rent Concessions	1/25/2014	
MF Lease	Monthly Carport Fee	Monthly Carport Fee	Multi-Family Monthly Carport Fee	6/1/2018	
MF Lease	Project Style	Project Style	Multifamily Project Style	1/25/2014	
MF Lease	Monthly Garage Fee	Monthly Garage Fee	Multi-Family Monthly Garage Fee	6/1/2018	
MF Lease	Storage Fee	Storage Fee	Multi-Family Storage Fee	1/11/2019	
MF Lease	MF Rent Per Mo Min	MF Rent Per Mo Min	The minimum Rent Per Month for all unit types.	6/26/2020	1.20.0
MF Lease	MF Rent Per Mo Max	MF Rent Per Mo Max	The maximum Rent Per Month for all unit types.	6/26/2020	1.20.0
MF Lease	MF Rent Per SF Min	MF Rent Per SF Min	MF Rent Per SF Min (Lowest Rent/SF)	1/25/2014	
MF Lease	MF Rent Per SF Max	MF Rent Per SF Max	MF Rent Per SF Max (Highest Rent/SF)	1/25/2014	
MF Lease	MF Rent Per Sf Per Mo Min	MF Rent Per Sf Per Mo Min	MF Rent Per SF Per Mo Min (Lowest Rent/SF/Mo.)	1/25/2014	
MF Lease	MF Rent Per Sf Per Mo Max	MF Rent Per Sf Per Mo Max	MF Rent Per SF Per Mo Max (Highest Rent/SF/Mo.)	1/25/2014	
MF Lease	MF Size SF Min	MF Size SF Min	MF Size SF Min (Smallest Unit Size in SF)	1/25/2014	
MF Lease	MF Size SF Max	MF Size SF Max	MF Size SF Max (Largest Unit Size in SF)	1/25/2014	
MF Lease	MF BR Min	MF BR Min	MF BR Min (min number of bedrooms)	1/25/2014	
MF Lease	MF BR Max	MF BR Max	MF BR Max (max number of bedrooms)	1/25/2014	
MF Lease	MF Total Rent Per Month	MF Total Rent Per Month	Derived from detail unit data. Rent /Mo. per No. of units per	9/9/2019	
MF Lease	MF Total Annual Rent	MF Total Annual Rent	Derived from Total Rent Per Month *12	9/9/2019	
MF Lease	Average MF Unit Size	Average MF Unit Size	Average MF Unit Size	1/25/2014	
MF Lease	MF Weighted Avg Rent/Unit	MF Weighted Avg Rent/Unit	mleasesum.TotalRentPerMonth/improv.NoOfMultifamilyUnit	9/9/2019	
MF Lease	MF Weighted Avg Rent/SF/Mo	MF Weighted Avg Rent/SF/Mo.	mleasesum.TotalAnnualRent/improv.MultifamilyRA	9/9/2019	
MF Lease	MF Weighted Avg Rent/SF/Year	MF Weighted Avg Rent/SF/Year	mleasesum.TotalAnnualRent/improv.NoOfMultifamilyUnits	9/9/2019	
MF Lease	Multifamily Project Amenities	Multifamily Project Amenities	Multifamily Project Amenities	1/25/2014	
MF Lease	Multifamily Unit Amenities	Multifamily Unit Amenities	Multifamily Unit Amenities	1/25/2014	
MF Lease	MF Lease Comments	MF Lease Comments	MF Lease Comments	1/25/2014	
Senior Housing	Medicaid Percentage	Medicaid Percentage	Senior Housing Medicaid Payor %	6/1/2018	
Senior Housing	Medicare Percentage	Medicare Percentage	Senior Housing Medicare Payor %	6/1/2018	
Senior Housing	VA Percentage	VA Percentage	Senior Housing Veteran Assistance Payor %	6/1/2018	
Senior Housing	Private Pay Percentage	Private Pay Percentage	Senior Housing Private Pay Payor %	6/1/2018	
Senior Housing	Other Percentage	Other Percentage	Senior Housing Other Payor %	6/1/2018	
Senior Housing	Assisted Living Unit Count	Assisted Living Unit Count	Assisted Living Unit Count	6/1/2018	
Senior Housing	Assisted Living Occupancy Per	Assisted Living Occupancy Percentage	Assisted Living Occupancy Percentage	6/1/2018	
Senior Housing	Assisted Living Entry Fee	Assisted Living Entry Fee	Assisted Living Entry Fee	6/1/2018	

Web Page Name	Web Display Name	Excel Template Name	Description	Date Added	Version
Senior Housing	Assisted Living Community Fee	Assisted Living Community Fee	Assisted Living Community Fee	6/1/2018	
Senior Housing	Assisted Living Monthly Second Person Fee	Assisted Living Monthly Second Person Fee	Assisted Living Monthly Second Person Fee	6/1/2018	
Senior Housing	Independent Living Unit Count	Independent Living Unit Count	Independent Living Unit Count	6/1/2018	
Senior Housing	Independent Living Occupancy Percentage	Independent Living Occupancy Percentage	Independent Living Occupancy Percentage	6/1/2018	
Senior Housing	Independent Living Entry Fee	Independent Living Entry Fee	Independent Living Entry Fee	6/1/2018	
Senior Housing	Independent Living Community Fee	Independent Living Community Fee	Independent Living Community Fee	6/1/2018	
Senior Housing	Independent Living Monthly Second Person Fee	Independent Living Monthly Second Person Fee	Independent Living Monthly Second Person Fee	6/1/2018	
Senior Housing	Memory Care Unit Count	Memory Care Unit Count	Memory Care Unit Count	6/1/2018	
Senior Housing	Memory Care Occupancy Percentage	Memory Care Occupancy Percentage	Memory Care Occupancy Percentage	6/1/2018	
Senior Housing	Memory Care Entry Fee	Memory Care Entry Fee	Memory Care Entry Fee	6/1/2018	
Senior Housing	Memory Care Community Fee	Memory Care Community Fee	Memory Care Community Fee	6/1/2018	
Senior Housing	Memory Care Monthly Second Person Fee	Memory Care Monthly Second Person Fee	Memory Care Monthly Second Person Fee	6/1/2018	
Senior Housing	Skilled Nursing Unit Count	Skilled Nursing Unit Count	Skilled Nursing Unit Count	6/1/2018	
Senior Housing	Skilled Nursing Occupancy Percentage	Skilled Nursing Occupancy Percentage	Skilled Nursing Occupancy Percentage	6/1/2018	
Senior Housing	Skilled Nursing Entry Fee	Skilled Nursing Entry Fee	Skilled Nursing Entry Fee	6/1/2018	
Senior Housing	Skilled Nursing Community Fee	Skilled Nursing Community Fee	Skilled Nursing Community Fee	6/1/2018	
Senior Housing	Skilled Nursing Monthly Second Person Fee	Skilled Nursing Monthly Second Person Fee	Skilled Nursing Monthly Second Person Fee	6/1/2018	
Senior Housing	Other Unit Count	Other Unit Count	Other Unit Count	6/1/2018	
Senior Housing	Other Occupancy Percentage	Other Occupancy Percentage	Other Occupancy Percentage	6/1/2018	
Senior Housing	Other Entry Fee	Other Entry Fee	Other Entry Fee	6/1/2018	
Senior Housing	Other Community Fee	Other Community Fee	Other Community Fee	6/1/2018	
Senior Housing	Other Monthly Second Person Fee	Other Monthly Second Person Fee	Other Monthly Second Person Fee	6/1/2018	
Senior Housing	Care Type Comments	Care Type Comments	Senior Housing Care Type Comments	6/1/2018	
MF Lease	MF Lease Notes	MF Lease Notes	MF Lease Notes	1/25/2014	
Inc. Exp.	Survey Type + Survey Date	IncExpName	IncExp Name	8/24/2018	
Inc. Exp.	Inc/Exp Survey Date	Inc/Exp Survey Date	Date of Expense data. Suggest using last day of financial	3/1/2018	
Inc. Exp.	Financials Type	Financials Type	The type of instanced income/expense data.	6/26/2020	1.20.0
Inc. Exp.	Rental Income	Rental Income	Total amount of revenue from leased spaces or units.	1/25/2014	
Inc. Exp.	Base Rent Abatement	Base Rent Abatement	Rent abatement is a provision that may be included in a commercial or residential property lease. It entitles the tenant to suspend rent payments or pay only a portion of the rent	6/16/2015	
Inc. Exp.	Expense Reimbursements	Expense Reimbursements	Tenant reimbursements, also known as tenant recoveries, are expenses which are paid back to a landlord by a tenant. Common examples of tenant reimbursements include property taxes, property insurance, maintenance and repair	6/16/2015	
Inc. Exp.	Net Parking Income	Net Parking Income	Total amount of revenue from parking fees, etc.	6/16/2015	
Inc. Exp.	Percentage Rent	Percentage Rent	Percentage rent, or a percentage lease, is a type of lease seen in commercial real estate. It is a rental charge based on the gross income of the tenant rather than a fixed monthly or annual value. In most examples, the percent rent only applies	6/16/2015	
Inc. Exp.	Other Income	Other Income	Other Income	1/25/2014	
Inc. Exp.	PGI	PGI	Potential Gross Income	1/25/2014	
Inc. Exp.	PGI Per SF	PGI Per SF	PGI Per SF	1/25/2014	
Inc. Exp.	PGI Per Unit	PGI Per Unit	PGI Per Unit	1/25/2014	
Inc. Exp.	Vacancy Amount	Vacancy Amount	Vacancy Dollar Amount	1/25/2014	
Inc. Exp.	Vacancy	Vacancy	Vacancy Percentage	1/25/2014	
Inc. Exp.	Vacancy Per SF	Vacancy Per SF	Vacancy Dollar Amount Per SF	1/25/2014	
Inc. Exp.	Vacancy Per Unit	Vacancy Per Unit	Vacancy Dollar Amount Per Unit	1/25/2014	
Inc. Exp.	Occupancy	Occupancy	Occupancy Percent	1/25/2014	
Inc. Exp.	EGI	EGI	Effective Gross Income	1/25/2014	
Inc. Exp.	EGI Per SF	EGI Per SF	EGI Per SF	1/25/2014	
Inc. Exp.	EGI Per Unit	EGI Per Unit	EGI Per Unit	1/25/2014	
Inc. Exp.	Tax Expense	Tax Expense	Tax Expense	1/25/2014	
Inc. Exp.	Insurance	Insurance	Insurance Expense	1/25/2014	

Web Page Name	Web Display Name	Excel Template Name	Description	Date Added	Version
Inc. Exp.	On Site Management	On Site Management	On Site management expense (for apartment and mini-	6/26/2020	1.20.0
Inc. Exp.	Management	Management	Management Expense	1/25/2014	
Inc. Exp.	Advertising And Marketing	Advertising And Marketing	Advertising And Marketing Expense	3/19/2014	
Inc. Exp.	Electric Expense	Electric Expense	IncExp Electric (sub-category of Total Utilities)	11/2/2018	
Inc. Exp.	Water Expense	Water Expense	IncExp Water (sub-category of Total Utilities)	10/29/2018	
Inc. Exp.	Sewer Expense	Sewer Expense	IncExp Sewer (sub-category of Total Utilities)	10/29/2018	
Inc. Exp.	Gas Expense	Gas Expense	IncExp Gas (sub-category of Total Utilities)	10/29/2018	
Inc. Exp.	Fuel Expense	Fuel Expense	IncExp Fuel (sub-category of Total Utilities)	6/26/2020	1.20.0
Inc. Exp.	Trash Expense	Trash Expense	IncExp Trash (sub-category of Total Utilities)	10/29/2018	
Inc. Exp.	Total Utilities	Total Utilities	Total Utilities	1/25/2014	
Inc. Exp.	Building Repairs	Building Repairs	IncExp Building Repairs	10/29/2018	
Inc. Exp.	Other Repairs	Other Repairs	IncExp Other Repairs	10/29/2018	
Inc. Exp.	Repairs And Maintenance	Repairs And Maintenance	Repairs And Maintenance Expense	1/25/2014	
Inc. Exp.	Painting And Decorating	Painting And Decorating	Painting And Decorating Expense	3/19/2014	
Inc. Exp.	Roads and Grounds	Roads and Grounds	Roads and Grounds	1/25/2014	
Inc. Exp.	Cleaning and Janitorial	Cleaning and Janitorial	Cleaning and Janitorial Expense	1/25/2014	
Inc. Exp.	CAM	CAM	Common Area Maintenance Charge	3/19/2014	
Inc. Exp.	Manager and Leasing Salaries	Manager and Leasing Salaries	Manager and Leasing Salaries	10/29/2018	
Inc. Exp.	Maintenance Salaries	Maintenance Salaries	Maintenance Salaries	10/29/2018	
Inc. Exp.	Other Salaries	Other Salaries	Other Salaries	10/29/2018	
Inc. Exp.	Payroll Taxes and Health Bene	Payroll Taxes and Health Benefits	Payroll Taxes and Health Benefits	10/29/2018	
Inc. Exp.	Payroll	Payroll	Payroll Expense	1/25/2014	
Inc. Exp.	Security	Security	Security Expenses	1/25/2014	
Inc. Exp.	Professional Services	Professional Services	Lawyer fees, etc.	6/26/2020	1.20.0
Inc. Exp.	General And Administrative	General And Administrative	General and Administrative Expenses	6/16/2015	
Inc. Exp.	Non Revenue Units	Non Revenue Units	Non Revenue Units	10/29/2018	
Inc. Exp.	Other Expenses	Other Expenses	Other Expenses	1/25/2014	
Inc. Exp.	Reserves	Reserves	Reserves Expense	1/25/2014	
Inc. Exp.	Deduct Reserves from EGI	Deduct Reserves from EGI	Deduct Reserves from EGI?	7/17/2019	
Inc. Exp.	Leasing Commissions	Leasing Commissions	Commissions for Leases	10/29/2018	
Inc. Exp.	Tenant Improvements Expens	Tenant Improvements Expense	Tenant Improvements Expense	10/29/2018	
Inc. Exp.	Ground Rent Expense	Ground Rent Expense	Utilized when Ground Lease payments are considered a part of operating expenses.	6/26/2020	1.20.0
Inc. Exp.	Total Expenses	Total Expenses	Total Expenses	1/25/2014	
Inc. Exp.	Expense Per SF	Expense Per SF	Expenses Per SF	1/25/2014	
Inc. Exp.	Expense Per Unit	Expense Per Unit	Expenses Per Unit	1/25/2014	
Inc. Exp.	Expense Ratio	Expense Ratio	Expense Ratio	1/25/2014	
Inc. Exp.	NOI	NOI	Net Operating Income	1/25/2014	
Inc. Exp.	Net Operating Income Per SF	Net Operating Income Per SF	Net Operating Income Per SF	1/25/2014	
Inc. Exp.	NOI Per Bed	NOI Per Bed	Net Operating Income Per Bed.	6/26/2020	1.20.0
Inc. Exp.	NOI Per GBA M2	NOI Per GBA M2	Net Operating Income Per GBA M2.	6/26/2020	1.20.0
Inc. Exp.	NOI Per RA SF	NOI Per RA SF	Net Operating Income Per Rentable Area Square Foot.	6/26/2020	1.20.0
Inc. Exp.	NOI Per Unit	NOI Per Unit	Net Operating Income Per Unit.	6/26/2020	1.20.0
Inc. Exp.	NOI Per Usable SF	NOI Per Usable SF	Net Operating Income Per Usable Area Square Foot.	6/26/2020	1.20.0
Inc. Exp.	NIM	NIM	NIM (Net Income Multiplier)	1/25/2014	
Inc. Exp.	Inc Exp Comments	Inc Exp Comments	Inc/Exp Comments	1/25/2014	
Assessment	Tax Authority/Jurisdiction	Taxing Authority	The jurisdiction responsible for assessment of the property.	7/31/2020	1.20.1
Assessment	Tax ID	Tax ID	Tax ID or Assessor's Parcel Number	1/25/2014	
Assessment	Assessment Year(s)	Assessment Year	Assessment Year	1/25/2014	
Assessment	Land Assessment	Land Assessment	Land Assessment	1/25/2014	
Assessment	Improvement Assessment	Improvement Assessment	Improvement Assessment	1/25/2014	
Assessment	Other Assessment	Other Assessment	Other Assessment	1/25/2014	
Assessment	Total Assessment	Total Assessment	Total Assessment	1/25/2014	
Assessment	Tax Year(s)	Tax Years	The year or years Taxes were levied.	7/31/2020	1.20.1

Web Page Name	Web Display Name	Excel Template Name	Description	Date Added	Version
Assessment	Tax Rate Code	Tax Rate Code	Tax Rate Code.	7/31/2020	1.20.1
Assessment	Tax Rate	Tax Rate	Tax Rate	1/25/2014	
Assessment	Tax Rate Per	Tax Rate Per	Used in the calculation of Taxes. Can be \$100, \$1,000 or a %.	7/31/2020	1.20.1
Assessment	Special Assessments	Special Assessments	A special assessment tax is a local surtax in addition to regular property taxes that is levied on homeowners to pay for a	7/31/2020	1.20.1
Assessment	Taxes	Taxes	Taxes	1/25/2014	
Assessment	Market Value	Market Value	Market value is the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and	7/31/2020	1.20.1
Assessment	Taxes/SF (GBA)	Taxes/SF GBA	Taxes/SF GBA	11/13/2014	
Assessment	Taxes/RA	Taxes Per RA	Taxes divided by Rentable Area Square Feet.	7/31/2020	1.20.1
Assessment	Taxes/Unit	Taxes/Unit	Taxes/Unit	11/13/2014	
Assessment	Taxes/Land SF	Taxes/Land SF	Taxes/Land SF	11/13/2014	
Assessment	Taxes/Acre	Taxes/Acre	Taxes/Acre	11/13/2014	
Assessment	Taxes/Land Unit	Taxes/Land Unit	Taxes/Land Unit	11/13/2014	
Assessment	Taxes/GBA (Meters)	Taxes Per GBA M2	Taxes divided by GBA Square Meters.	7/31/2020	1.20.1
Assessment	Taxes/RA (Meters)	Taxes Per RA M2	Taxes divided by Rentable Area Square Meters.	7/31/2020	1.20.1
Assessment	Taxes/Hectares	Taxes Per Hectares	Taxes divided by Land Hectares.	7/31/2020	1.20.1
Assessment	Taxes/Land Sq Meters	Taxes Per Land M2	Taxes divided by Land Square Meters.	7/31/2020	1.20.1
Assessment	Equalization Ratio	Equalization Ratio	Equalization Ratio	1/25/2014	
Assessment	Implied Value	Implied Value	Assessment Implied Value	1/25/2014	
Assessment	Assessment Comments	Assessment Comments	Assessment Comments	1/25/2014	
Cost	Land Costs	Land Costs	Land Cost	1/25/2014	
Cost	Land Costs Per SF	Land Costs Per SF	Land Cost Per SF	1/25/2014	
Cost	Land Cost Per Unit	Land Cost Per Unit	Land Cost Per Unit	1/25/2014	
Cost	Site Improvements	Site Improvement Costs	Site Improvement Costs	1/25/2014	
Cost	Site Improv Costs Per SF	Site Improv Costs Per SF	Site Improvement Cost Per SF	1/25/2014	
Cost	Site Improv Costs Per Unit	Site Improv Costs Per Unit	Site Improvement Cost Per Unit	1/25/2014	
Cost	Off Site Improvements	Off Site Improv Costs	Off Site Improvements Costs	1/25/2014	
Cost	Off Site Improv Costs Per SF	Off Site Improv Costs Per SF	Off Site Improvements Cost Per SF	1/25/2014	
Cost	Off Site Improv Costs Per Unit	Off Site Improv Costs Per Unit	Off Site Improvement Cost Per Unit	1/25/2014	
Cost	Building Improvements	Building Improvs	Building Improvements	1/25/2014	
Cost	Building Improvs Per SF	Building Improvs Per SF	Building Improvements Per SF	1/25/2014	
Cost	Building Improvs Per Unit	Building Improvs Per Unit	Total Rental Income	1/25/2014	
Cost	FF&E Costs	FFE Costs	FF&E Cost	1/25/2014	
Cost	FFE Costs Per SF	FFE Costs Per SF	FF&E Cost Per SF	1/25/2014	
Cost	FFE Costs Per Unit	FFE Costs Per Unit	FF&E Cost Per Unit	1/25/2014	
Cost	Soft Costs	Soft Costs	Soft Costs	1/25/2014	
Cost	Soft Costs Per SF	Soft Costs Per SF	Soft Costs Per SF	1/25/2014	
Cost	Soft Costs Per Unit	Soft Costs Per Unit	Soft Costs Per Unit	1/25/2014	
Cost	Other Costs	Other Costs	Other Development Costs	1/25/2014	
Cost	Other Costs Per SF	Other Costs Per SF	Other Costs Per SF	1/25/2014	
Cost	Other Costs Per Unit	Other Costs Per Unit	Other Costs Per Unit	1/25/2014	
Cost	Contingency	Contingency Costs	Contingency Costs	1/25/2014	
Cost	Contingency Costs Per SF	Contingency Costs Per SF	Contingency Costs Per SF	1/25/2014	
Cost	Contingency Costs Per Unit	Contingency Costs Per Unit	Contingency Costs Per Unit	1/25/2014	
Cost	Unallocated Costs	Unallocated Costs	Unallocated Costs	1/25/2014	
Cost	Unallocated Costs Per SF	Unallocated Costs Per SF	Unallocated Cost Per SF	1/25/2014	
Cost	Unallocated Costs Per Unit	Unallocated Costs Per Unit	Unallocated Cost Per Unit	1/25/2014	
Cost	Developer's Fee Profit	Developers Fee	Developer's Fee	1/25/2014	
Cost	Developers Fee Per Unit	Developers Fee Per Unit	Developer's Fee Per Unit	1/25/2014	

Web Page Name	Web Display Name	Excel Template Name	Description	Date Added	Version
Cost	Total	Total Costs	Total Cost	1/25/2014	
Cost	Total Costs Per SF	Total Costs Per SF	Total Cost Per SF	1/25/2014	
Cost	Total Costs Per Unit	Total Costs Per Unit	Total CostsPer Unit	1/25/2014	
Cost	Cost Source And Comments	Cost Source And Comments	Cost Source And Comments	1/25/2014	
Cost	Developers Fee Per SF	Developers Fee Per SF	Developer's Fee Per SF	1/25/2014	
Zoning	Zoning Authority	Zoning Authority	City Ordinance origination.	6/26/2020	1.20.0
Zoning	Zoning District	Zoning District	District the code is from Example: Commercial.	6/26/2020	1.20.0
Zoning	Zoning	Zoning	Zoning Designation	1/25/2014	
Zoning	Zoning Type	Zoning Type	Zoning Type (Commercial, Multifamily, Residential, Etc)	1/25/2014	
Zoning	Zoning Summary	Zoning Summary	EX: Medium-Density Residential, High-Density Industrial, etc..	6/26/2020	1.20.0
Zoning	Zoned Density	Zoned Density	Density Allowed by Zoning	1/25/2014	
Zoning	Max Site Coverage	Max Site Coverage	Sometimes called Impervious Coverage.	6/26/2020	1.20.0
Zoning	Minimum Lot Area	Minimum Lot Area	SF preferred.	6/26/2020	1.20.0
Zoning	Front Set Back Distance	Front Set Back Distance	SF preferred.	6/26/2020	1.20.0
Zoning	Side Yard Distance	Side Yard Distance	SF preferred.	6/26/2020	1.20.0
Zoning	Back Yard Distance	Back Yard Distance	SF preferred.	6/26/2020	1.20.0
Zoning	Maximum Building Height	Maximum Building Height	SF or stories preferred.	6/26/2020	1.20.0
Zoning	Parking Requirements	Parking Requirements	Required Parking spaces etc..	6/26/2020	1.20.0
Zoning	Zoning Comments	Zoning Comments	Comments regarding Zoning for the Parcel.	6/26/2020	1.20.0
Valuation	Report Date	Report Date	Date of the Appraisal Report	12/18/2020	1.22.0
Valuation	Premise	Premise	An assumption regarding the most likely set of transactional circumstances that may be applicable to the subject valuation.	12/18/2020	1.22.0
Valuation	Valuation Perspective	Valuation Perspective	Identifies a value opinion as being effective at a historic, current or future period.	12/18/2020	1.22.0
Valuation	Valuation Type	Valuation Type	Valuation premise qualifier for valuation scenario - Ex: Market Value, Going Concern, etc.	12/18/2020	1.22.0
Valuation	Valuation Interest	Valuation Interest	Interest appraised for valuation scenario: An enforceable, legal claim to title of or interest in property.	12/18/2020	1.22.0
Valuation	Effective Date of Value	Effective Date of Value	The date on which the appraisal or review opinion applies.	12/18/2020	1.22.0
Valuation	Improvements Value	Improvements Value	Concluded contributory value of improvements - obtained from cost estimators, cost manuals, builders and contractors.	12/18/2020	1.22.0
Valuation	Primary Land Value	Primary Land Value	Concluded contributory value of primary land only: the main building site for improved or vacant parcels, unless they are	12/18/2020	1.22.0
Valuation	Permanent Equipment Real Pr	Permanent Equipment Real Property	Concluded contributory value of permant fixtures & equipment Ex: Elevators, Fixtures (Cranes, Girders)	12/18/2020	1.22.0
Valuation	Excess Land Value	Excess Land Value	Concluded contributory value of excess land: Land that is not needed to serve or support the existing improvement.	12/18/2020	1.22.0
Valuation	Total Value of Real Property	Total Value of Real Property	Sum of contributory values to Real Property: land and any property attached directly to it, including any subset of land that has been improved through legal human actions.	12/18/2020	1.22.0
Valuation	Personaly Property FFandE	Personaly Property FFandE	Concluded contributory value of personal property (FF&E) : movable furniture, fixtures, or other equipment that have no permanent connection to the structure of a building.	12/18/2020	1.22.0
Valuation	Business Enterprise	Business Enterprise	Nonphysical assets, including but not limited to franchises, trademarks, patents, copyrights, goodwill, equities, securities, and contracts as distinguished from physical assets such as	12/18/2020	1.22.0
Valuation	Total NonReal Property	Total NonReal Property	Total value of non real property	12/18/2020	1.22.0
Valuation	Overall Value Per Index	Overall Value Per Index	Total Value of Real Property / Primary Improvement Size	12/18/2020	1.22.0
Valuation	Effective OAR	Effective OAR	Overall Rate (Capitalization Rate)	12/18/2020	1.22.0
Valuation	Overall EGIM	Overall EGIM	Effective Gross Income Multiplier from Direct Capitalization	12/18/2020	1.22.0
Valuation	Income Approach Value	Income Approach Value	Valuation method that uses the income the property generates to estimate fair value. Calculated by dividing the net operating income by the capitalization rate.	12/18/2020	1.22.0
Valuation	Income Approach Value Per Ir	Income Approach Value Per Index	Income Approach Value / Primary Improvement Size	12/18/2020	1.22.0

Web Page Name	Web Display Name	Excel Template Name	Description	Date Added	Version
Valuation	Income Approach Effective OAR	Income Approach Effective OAR	Income Approach Overall Rate (Capitalization Rate)	12/18/2020	1.22.0
Valuation	Direct Cap Method Applied Cap Rate	Direct Cap Method Applied Cap Rate	Direct Capitalization Method Cap Rate	12/18/2020	1.22.0
Valuation	Internal Rate of Return Discount Rate	Internal Rate of Return Discount Rate	The internal rate of return is a discount rate that makes the net present value (NPV) of all cash flows equal to zero in a	12/18/2020	1.22.0
Valuation	Terminal Cap Rate	Terminal Cap Rate	Also known as the exit rate, is the rate used to estimate the resale value of a property at the end of the holding period.	12/18/2020	1.22.0
Valuation	Data Period Type	Data Period Type	Income/Expense Financial Type	12/18/2020	1.22.0
Valuation	Period	Period	The Effective Date of the Pro Forma or the Period of Financials ex: 2019 or 2020 10 months Annualized	12/18/2020	1.22.0
Valuation	Potential Gross Income	Potential Gross Income	The total annual income a property would produce with 100% occupancy and no collection or vacancy losses.	12/18/2020	1.22.0
Valuation	Effective Gross Income	Effective Gross Income	Effective gross income (EGI) is the Potential Gross Rental Income plus other income minus vacancy and credit costs of a	12/18/2020	1.22.0
Valuation	Operating Expenses	Operating Expenses	Total Operating Expenses of an income producing property	12/18/2020	1.22.0
Valuation	Net Operating Income	Net Operating Income	NOI equals all revenue from the property, minus all reasonably necessary operating expenses.	12/18/2020	1.22.0
Valuation	Occupancy Rate	Occupancy Rate	Percent of occupied rentable area or occupied units of a	12/18/2020	1.22.0
Valuation	Cost Approach Value	Cost Approach Value	The cost approach is a real estate valuation method that estimates the price a buyer should pay for a piece of property is equal the cost to build an equivalent building. In the cost approach, the property's value is equal to the cost of land,	12/18/2020	1.22.0
Valuation	Cost Approach Value Per Index	Cost Approach Value Per Index	Cost Approach Value / Primary Improvement Size	12/18/2020	1.22.0
Valuation	Sales Approach Value	Sales Approach Value	The Sales Comparison Approach a property valuation method that uses the value of recently sold comparable properties to	12/18/2020	1.22.0
Valuation	Sales Approach Value per Index	Sales Approach Value per Index	Sales Approach Value / Primary Improvement Size	12/18/2020	1.22.0
Valuation	Bulk Discounted Value	Bulk Discounted Value	The most probable price, in a competitive market, for the sale of all parcels within a tract or development project, to a single purchaser or to multiple buyers, discounted to present value.	12/18/2020	1.22.0