

Claudine N. Forbes

From: Andy Fink [afink@propertyvaluationservices.net]
Sent: Monday, August 16, 2010 3:39 PM
To: Claudine N. Forbes
Subject: Appeal for PPIN 13725
Attachments: Cedar Lake Medical Plaza LOA RE().pdf; Cost Approach.pdf; Real Property Request for Review.pdf

To Whom It May Concern:

Please accept this email as our request to appeal the 2010 taxable value for account number 1208P-01-002.000 located at 1720 B Medical Park Drive. The property is Cedar Lake Medical Plaza and the owner name is listed as Cedar Lake Medical Plaza, LLC.

We, Property Valuation Services, have been hired by Cedar Lake Medical Plaza, LLC to handle all property tax matters. Attached with this email is letter from Cedar Lake Medical Plaza, LLC, authorizing us to appeal this property as tax agents.

Please contact us at 913-563-3571 to discuss this matter further. We appreciate your time and consideration in this matter.

Best wishes,

Andrew Fink

Real Estate Consultant

Property Valuation Services

www.propertyvaluationservices.net

14400 Metcalf Avenue

Overland Park, KS 66223

(913) 498-0790

Email: afink@propertyvaluationservices.net

Direct Phone (913) 563-3571

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8/16/2010

Letter of Authorization


We do hereby appoint and authorize **Property Valuation Services** located at 14400 Metcalf Avenue, Overland Park, Kansas 66223, Phone 913-498-0790 Fax 913-498-0797 to represent our firm as ad valorem tax agent. They have the right to file returns and applications, examine any records, change mailing addresses on the **Real Property Tax** accounts and discuss or appeal any tax assessments to the appropriate authorities for the purpose of obtaining the property tax values relative to property owned or controlled by this company.

This authorization expires **December 31, 2011**.

By: 
Michael Gossman
Cedar Lake Medical
1720 B Medical Park Dr.
Biloxi, MS 39532

BEFORE ME, the undersigned, a Notary Public within and for the County of HARRISON and State of MISSISSIPPI, personally appeared **Michael Gossman** who acknowledged to me that this certificate of authority was executed for the purposes herein expressed.

WITNESS MY HAND and notary seal this 22nd day of March, 2010.


SUSAN CHENEVERT Notary Public
Commission Expires May 31, 2011
JACKSON COUNTY

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 2011
BONDED THRU STEGALL NOTARY SERVICE
My Commission Expires

Estimate Number : 1922
 Property Owner : Cedar Lake Medical Plaza LLC
 Property Address : 1720 B Medical Park Drive
 Property City : Biloxi
 State/Province : MS
 ZIP/Postal Code : 39532

Section 1**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Medical Office	Fireproof structural steel frame	10.00	2.0
Total Area	: 65,649		
Number of Stories (Section)	: 3.00		
Shape	: 2.00		
Effective Age (years)	: 11.00		

Components

	<u>Units/%</u>	<u>Other</u>
Land and Site:		
Land	2,787,840	
Site Improvements (undepreciated)	50,000	
Elevators:		
Elevators (Area)	100%	
Sprinklers:		
Sprinklers	100%	

Section 2**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Medical Office	Fireproof structural steel frame	10.00	2.0
Total Area	: 28,687		
Number of Stories (Section)	: 2.00		
Shape	: 2.00		
Effective Age (years)	: 9.00		

Components

	<u>Units/%</u>	<u>Other</u>
Elevators:		
Elevators (Area)	100%	
Sprinklers:		
Sprinklers	100%	

Section 3**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Medical Office	Fireproof structural steel frame	10.00	2.0
Total Area	: 3,831		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		
Effective Age (years)	: 7.00		

Section 4**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
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Estimate Number : 1922
 ZIP/Postal Code : 39532

100% Medical Office Fireproof structural steel frame 10.00 2.0
 Total Area : 4,812
 Number of Stories (Section) : 1.00
 Shape : 2.00
 Effective Age (years) : 1.00

Cost as of 01/2010

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	102,979	83.47	8,595,296
Exterior Walls	102,979	17.69	1,821,789
Heating & Cooling	102,979	7.14	735,431
Elevators (Square Foot)	94,336	3.66	345,391
Sprinklers	94,336	2.21	208,802
Basic Structure Cost	102,979	113.68	11,706,709
Less Depreciation			
Physical & Functional	21.8%		2,548,878
Depreciated Cost	102,979	88.93	9,157,831
Miscellaneous			
Land			2,787,840
Site Improvements			50,000
Total Cost	102,979	116.49	11,995,671
Rounded to Nearest	1,000		11,996,000

Tal Flurry
Harrison County Tax Assessor
P.O. Box 462
Gulfport, MS 39502

Real Property Request For Review

Date 8-16-2010 Map Parcel 1208P-01-002.000
Owner's Name Cedar Lake Medical Plaza, LLC Owner's Estimate of Value
Mailing Address _____ Land \$ 2,787,840
Improvement \$ 9,208,160
Phone Number 913-563-3571 Total \$ 11,996,000
Physical Address 1720 B Medical Park Dr, Biloxi, MS 39532

In the space below, state briefly the reason for this request
("High Taxes" is not a valid reason for this review)

The property is assessed above fair market value. Cost approach
values the property at \$11,996,000.
Please send Appeal Info to Andrew Fink at Property Valuation Services.
14400 Metcalf Rd, Overland Park, KS 66223

Assessor's Office Use Only

Current Values

Land \$ _____ Requested By: _____
Imps \$ _____
Total \$ _____ Taken By: _____ counter mail

Field Review: _____

Date Reviewed: ____ / ____ / ____ By _____

Appraiser's Recommendation: _____

Date: ____ / ____ / ____ By _____

20 _____ Petition Yes No