



**Mobile County
Board of Equalization**

Kim Hastie
Revenue Commissioner
PO Drawer 1169
Mobile, AL 36633-1169

THIS IS NOT A TAX STATEMENT
Real Property Valuation Notice
DO NOT SEND PAYMENT

| |
|------------------------------|
| Notice Date: |
| 04/25/2018 |
| Last Date to Protest: |
| 05/25/2018 |



*****AUTO**5-DIGIT 36606 597 227
RIS PROPERTIES LLC
PO BOX 161604
MOBILE, AL 36616-2604

RECEIVED
MAY 01 2018
BY: _____

| KEY | VALUATION YEAR | APPRAISED VALUE | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------|-------------|-------------|
| | | 2017 | 2018 | |
| 821043 | 2018 | | | |
| PARCEL # | CLASS | LAND | | |
| 29 07 42 0 001 182.XXX | 2 | BUILDINGS, etc. | | |
| PROPERTY DESCRIPTION | | TOTAL FAIR MARKET VALUE | 1,156,500 | 1,141,400 |
| Property Address: 1972 WAGNER ST | | TAX AMOUNT | \$14,687.55 | \$14,495.78 |
| Legal Description: COMMENCING AT THE NORTHWEST CORNER OF WAGNER STREET AND DONALD STREET THEN RUN SOUTHWESTERLY 150 FT(S) TO THE POINT OF BEGINNING. CONTINUE SOUTHWESTERLY ALONG THE NORTH RIGHT OF WAY OF SAID WAGNER STREET 230.13 FT THEN NORTHERLY 350.37 FT THEN NORTHEAST 151.4 FT THEN SOUTHEAST 278.36 FT THEN SOUTHWEST 80 FT THEN SOUTHERLY 123.9 FT TO THE POINT OF BEGINNING. | | TAX AMOUNT IS AN ESTIMATE ONLY AND DOES NOT INCLUDE ANY FEES THAT MAY BE DUE ON OCTOBER 1st (i.e. Fire Fee). | | |

The Mobile County Revenue Commission Appraisal Department Market Value estimate is shown above. If you feel this value does not reasonably represent the Fair Market Value of the property described above as of October 1, 2017, and you have information or evidence you would like to present to support your position, you may file a protest and request a hearing for your valuation appeal.

- Must be filed within 30 days of this notice

- Your appeal must be in written form
- Must have a key and parcel number
- Must have a contact phone number and an email address (if applicable)

SUGGESTED INFORMATION FOR YOUR APPEAL

- Latest appraisal completed before October 1, 2017
- Comparable sales occurring before October 1, 2017
- Factual error concerning your property or value estimate
- Photograph or survey, etc., that documents specific issues that affect your property (TOPO or wetlands on the site, condition of improvements, etc.)
- Purchase price of property before October 1, 2017
- Documented income and expenses for commercial properties

THE TOTAL MARKET VALUE is based on the appraised value of your property under the provision ACT 160 and Federal Court Order. To protest the assessment, you must file a written appeal with the Board of Equalization WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE.