

JEFFERSON CENTRAL APPRAISAL DISTRICT
2023 REAL ESTATE APPRAISER/INVESTOR SURVEY

The Jefferson Central Appraisal District is collecting data for the 2023 Appraisal Year. The information derived from this survey will be included in the income analysis for valuing commercial properties with an effective date of January 1, 2023.

The following questions are regarding your observations of the current commercial real estate market conditions. Please answer the questions to the best of your ability based on your current knowledge and understanding of the market. Leave blank the fields you cannot answer. If additional input is included from another person in your firm, please also provide their name at the bottom of the form.

Please **exclude** a replacement allowance from the cap rates in your answers. Thank you.

Cap Rate = Net Income ÷ Sale Price	Per	Rents		Typical Vacancy	Expense Ratio		Cap Rate Range (Ro)	
		Low	High		Low	High	Low	High
APARTMENTS	Unit							
5 to 40 Units								
41 to 100 Units								
OVER 100 Units								
BANK	Sq Ft							
CONVENIENCE STORES	Sq Ft							
FASTFOOD	Sq Ft							
GENERAL	Sq Ft							
HOTEL/MOTEL	Room							
INDUSTRIAL WAREHOUSE	Sq Ft							
LARGE INDUSTRIAL (30,000+ SF)	Sq Ft							
NON-INDUSTRIAL WAREHOUSE	Sq Ft							
BIG BOX	Sq Ft							
MEDICAL OFFICE BUILDING	Sq Ft							
MINI-STORAGE	Sq Ft							
MOBILE HOME PARKS	Space							
OFFICE	Sq Ft							
RESTAURANT (FULL-SERVICE, BAR/TAVERN)	Sq Ft							
SENIOR HOUSING	Unit							
RETAIL (FREE STANDING)	Sq Ft							
STRIP SHOPPING CENTER (INCLUDES NEIGHBORHOOD CENTERS & COMMUNITY SHOPPING CENTERS)	Sq Ft							

This information will be compiled and sources will not be disclosed.

Thank you for your participation in this survey and for sharing your time and knowledge.

Survey Respondent: _____

Company: _____

Date: _____