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Date: 5/16/2025 9:10:27 PM

Subject: RE: Questions

Here's the general information needed when estimating a value for a new commercial/industrial (manufacturing) type building:

1. Type of construction:

Concrete (with wood)

Wood frame

Pole

Steel frame

2. Quality:

Excellent

Good

Average

Low

3. Exterior:

Brick veneer

Cement fiber

Fiberglass

Glass panel

EIFS

Metal panel

Stucco

Stone veneer

Wood

4. Interior walls:

Stud frame

Masonry

5. Heating type?

6. Is there central cooling?

7. Floor covering

Asphalt tile

Brick/stone

Ceramic tile

Carpet

Hardwood

Rubber tile

Softwood

Terrazzo

Unfinished

Vinyl

8. Are there sprinklers?

9. Are there any elevators?

How many?

How many stops (floors) for each elevator?

10. Base area dimensions (per section) with foundation type, number of stories, and wall height.

i.e. 24X60 office footprint, with basement, two stories, 8 ft walls.

or 6,000 sq ft warehouse, slab foundation, one story, 20 ft wall height.

Please consider that this information is needed for EACH building and may be best gathered from the construction plans, especially as many buildings have multiple sections and require details for line item #10 on each section. Depending on the circumstances, we may consider that one building may fall into more than one building "type." For example, a large building that is half office and half warehouse, may be categorized this as one office building and one warehouse building and require separate data on each.

There are multiple (50+) commercial/industrial building types. The scope of this project is likely to encompass manufacturing, office, warehouse, and utility type buildings. Depending on the circumstances for each section of each building, more specific details may be required.

Feel free to reach out if there are questions.

Mike Busick

Commercial Appraisal Supervisor

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From: Darren Jablonsky
Sent: Thursday, May 8, 2025 3:17 PM
To: Mary Garness ; Dave Sipila ; Cory Leinwander ; Mike Busick
Cc: Chad Ronchetti
Subject: Questions

Greetings Team,

Per our last meeting with the City of Hermantown to determine the EMV of an industrial building, Hermantown received guidance to have the County provide a list of questions rather than construction plans.

Is it possible to get Chad the list of questions the County Assessors would need to make this EMV?

Deadline (to get questions to Chad) : Friday, May 16

Is this possible?

Darren



Darren Jablonsky , Director

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