

## DESCRIPTION OF IMPROVEMENTS

The subject of this report is comprised of a church and preschool situated on a 13.35 acre campus. The improvements consist of a sanctuary with an attached two-story education wing and three separate single-family houses that are utilized as classrooms or storage. The main building features approximately 31,210 SF including the sanctuary and education wing, both of which are masonry brick veneer construction. The building is irregular in shape and was constructed in three phases between the late 1940's and the early 1980's. The sanctuary provides seating for approximately 600 people including the first floor and balcony. The main floor is fan shaped and provides seating for 400 people with an additional 200 seats in the balcony. All of the seating on the first floor consists of oak hardwood pews with fabric-covered seats and the balcony features painted and stained pine wood pews with cushioned seats. The access to the sanctuary is through double wood doors to a vestibule located at the front of the building (east side), a vestibule at the rear of the building (west side) and through a hallway that connects to the education wing. The floor covering consists of commercial carpet, the ceiling features suspended acoustic tiles and the walls are painted drywall or plaster. The balcony is accessible by one stairwell in each of the vestibules. The pulpit area is semicircular in shape and is elevated approximately 24" with a baptistry located behind the speaker stand. The windows in the sanctuary consist of clear glass in metal frames. The sanctuary is in average condition and has been well maintained.

Approximately half of the two-story education wing was built in 1967 with the remaining half built in the early 1980's. The construction of the education wing is concrete block exterior wall with masonry brick veneer and frosted glass windows in metal frames. The interior partitioning features drywall over wood stud walls. All of the floors in this part of the building consist of vinyl tiles and the ceilings are suspended acoustic tiles similar to the sanctuary. Approximately half of the education wing (circa 1967) is utilized for church offices or classrooms and the other half is utilized by the preschool and kindergarten. The first floor of newest addition is an open room and is utilized primarily as a fellowship hall with the remainder of the building built out as classrooms ranging in size from 15' x 20' to 20' x 60'. There is also a kitchen adjacent to the fellowship hall. The access to the second floor in the education wing is by two sets of stairs. The education wing is in good condition and has been well maintained.

In addition to the main sanctuary and education wing, there is a one-story 2,769 SF house built in 1960 that has been converted to classroom use for the preschool and kindergarten. This building is located in front of the north end of the education wing and features three classrooms, a director's office, kitchen and three restrooms. The exterior of the building consists of brick veneer or vinyl siding over wood siding with a pitched roof. The interior of the building features painted wood paneling in the foyer and lobby and painted drywall or plaster walls and ceiling. The flooring in this building is vinyl tile or sheet vinyl. This building is in average condition and is functional as a preschool classroom.

There is also a 1,668 SF house located north of the classroom building that is utilized by the high school class at the church. This building features a combination of painted wood siding and painted brick veneer exterior and a pitched roof with fiberglass shingles.

Description of Improvements, Contd.

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This building also features a large wood exterior deck located on the north and west side of the building. The interior features three large open areas with hardwood floors and painted plaster walls and ceilings. This building is in below average condition and due to the age and condition of this building; it does not add any appreciable value to the subject property.

Finally, a 960 SF building was built in 1948 and is located on the south side of the property. This house consists of wood frame with wood siding and a pitched roof with fiberglass shingles. This portion of the property was purchased in 1997 for the 2.2 acres of land in the event the church planned to expand the existing improvements. This building is utilized for storage and is in poor condition. Due to the age and condition of this building, it does not add any appreciable value to the subject property.

The following is a description of the subject property. A summary of the major construction components is included as follows:

<b>FOUNDATION:</b>	Reinforced concrete slab or crawl space (houses only).
<b>FRAME:</b>	Masonry with brick veneer for sanctuary and education wing, wood frame for all three houses
<b>EXTERIOR WALLS:</b>	Masonry brick veneer for sanctuary and brick, wood siding and vinyl siding for houses
<b>INTERIOR WALLS:</b>	Painted concrete block, drywall and wood paneling
<b>ROOFING:</b>	Pitched with fiberglass shingles
<b>WINDOWS:</b>	Single pane clear or opaque glass in wood or metal frame of various sizes
<b>DOORS:</b>	Solid wood or metal exterior, wood interior
<b>CEILING:</b>	Acoustic tiles or drywall/plaster in houses
<b>FLOORING:</b>	Carpet in sanctuary and vinyl tile in all other areas
<b>LIGHTING:</b>	Suspended or recessed fluorescent fixtures with recessed incandescent in sanctuary
<b>MECHANICAL/ELECTRICAL AND PLUMBING:</b>	Equipment and systems are assumed to comply with all governing codes and good industry standard practice.

Description of Improvements, Contd.

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**SITE IMPROVEMENTS:**

Asphalt paved light duty parking areas with 200 parking spaces and concrete sidewalks at various locations on the site. There is a fenced playground located at the north side of the education building. There is also a covered drive through porch located between the education wing and the preschool building.

**CONDITION:**

The sanctuary and education wing ranges in age from 21 to 54 years in actual age. The estimated economic life is 55 years, according to Marshall Valuation Service. The subject improvements are in average condition and have been well maintained. No deferred maintenance was noted or observed. Due to the ongoing maintenance, the effective age of the subject is estimated to be 30 years with a remaining economic life of 25 years.

The 2,769 SF house utilized as a preschool classroom was built in 1960 and has been renovated several times. This building is in average condition with an estimated economic life of 50 years, according to the Marshall Valuation Service. The effective age of this building is estimated to be 40 years with a remaining economic life of 10 years.

The 1,668 SF house was built in 1937 and is currently used by the church high school class. This building is 67 years in actual age and is in below average condition. According to the Marshall Valuation Service, the economic life of this building is 50 years. This building is fully depreciated and due to the age and condition, it does not add any significant value to subject property.

The 960 SF house was built in 1948 and is currently used by the church as storage space. This building is 56 years in actual age with an economic age of 50 years. This building is fully depreciated and due to the age and condition, it does not add any significant value to subject property.

Description of Improvements, Contd.

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**CONCLUSION:**

The sanctuary and education wing are in good condition, have been well maintained and are functional as either as a church or as a private school. No deferred maintenance was noted or observed. The 2,769 SF house is in average condition with an estimated effective age of 40 years with a remaining economic life of 10 years. The two remaining buildings are 1,668 SF and 960 SF in size. These two buildings are in below average condition, are fully depreciated and do not add any significant value to the subject property.