



Wireless Telecommunications Site Valuation 2013 Assessor Retreat

Montgomery Bell State Park

September 18th , 2013

Office of State Assessed Properties

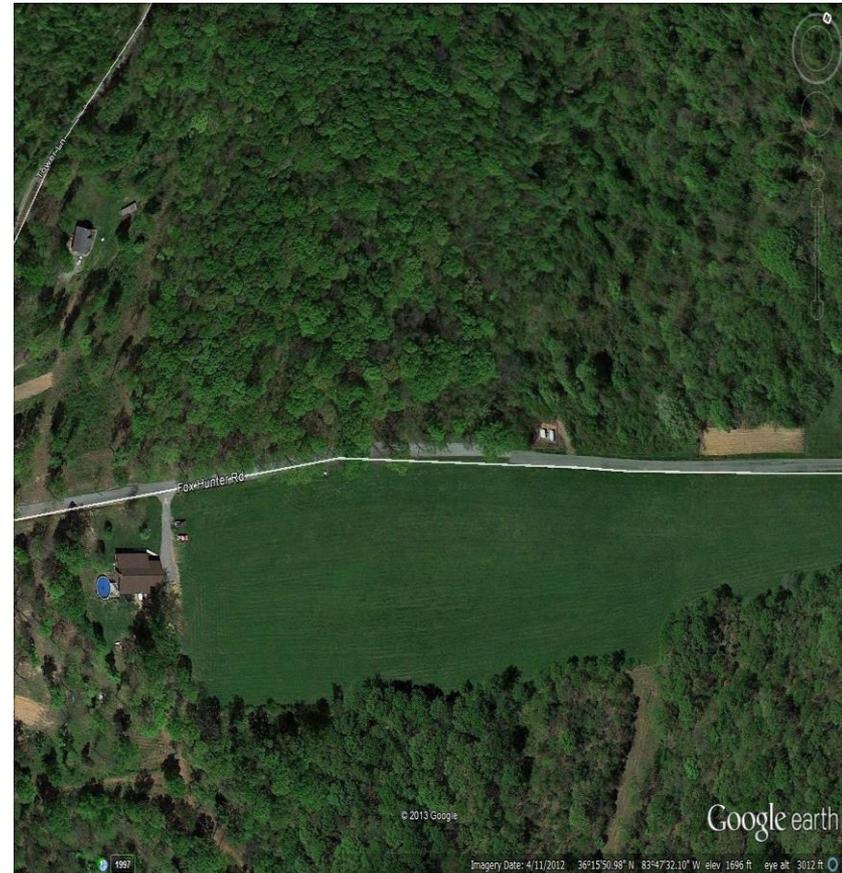


Poor Site Example

Street View



Aerial View



Poor Site



- Are considered to be rural sites with little opportunity for tenant expansion.
- Traffic and population densities are low.
- The proper value for this status must be market-derived as an alternative land use.
- Annual Rental = \$3,000
- Cap Rate = 10.63%
- Value = \$28,000

Fair Site Example

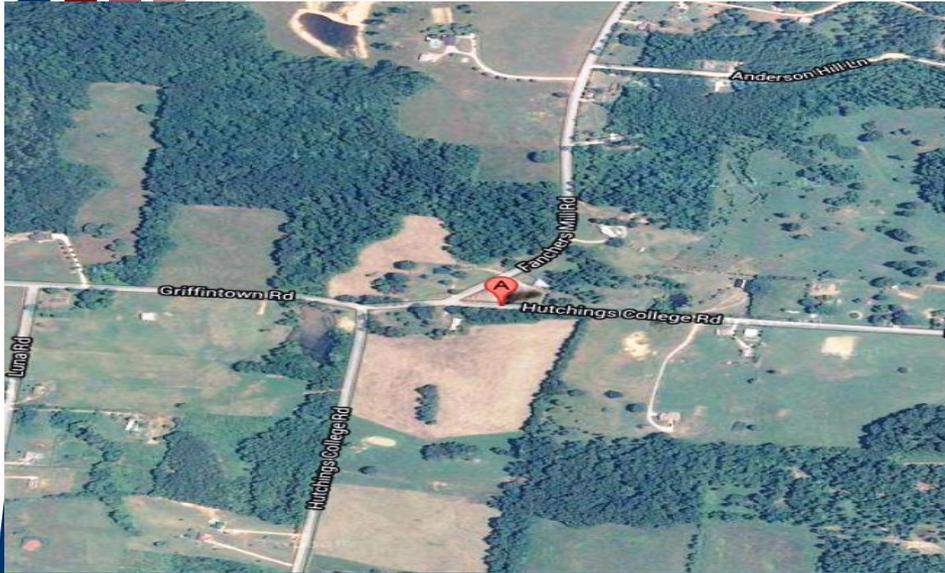
Street View



Aerial View



Fair Site



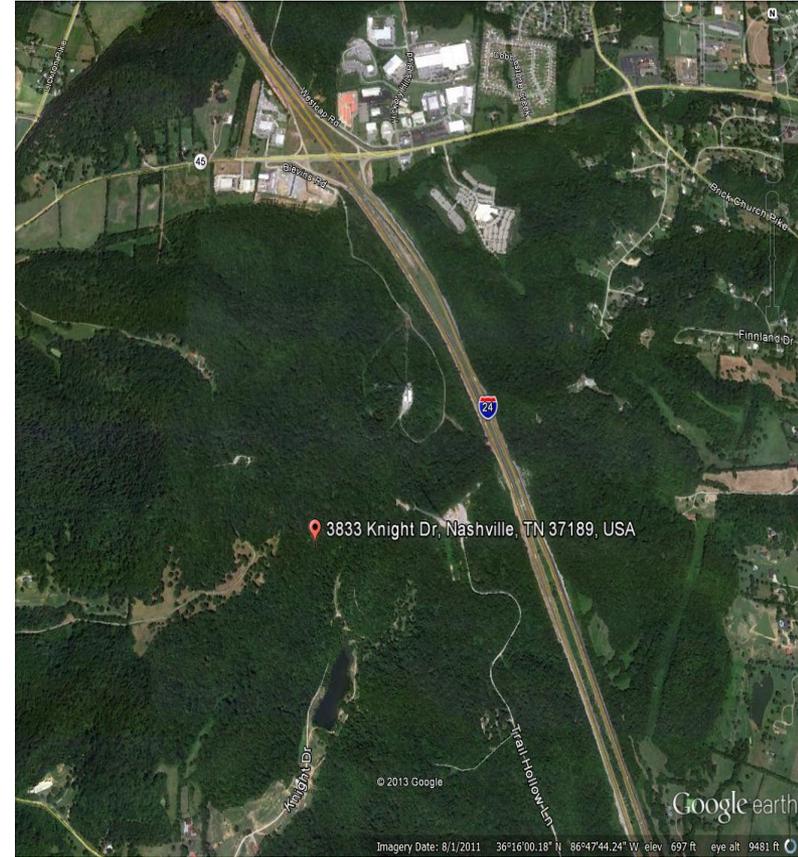
- Is a rural area that has more traffic and population densities.
- This site classification is less desirable than suburban areas.
- Annual Rental = \$5,400
- Cap Rate = 9.56%
- Value = \$56,000

Average Site Example

Street View



Aerial View



Average Site



Tennessee 20 Jackson, Tennessee, United States
Address is approximate



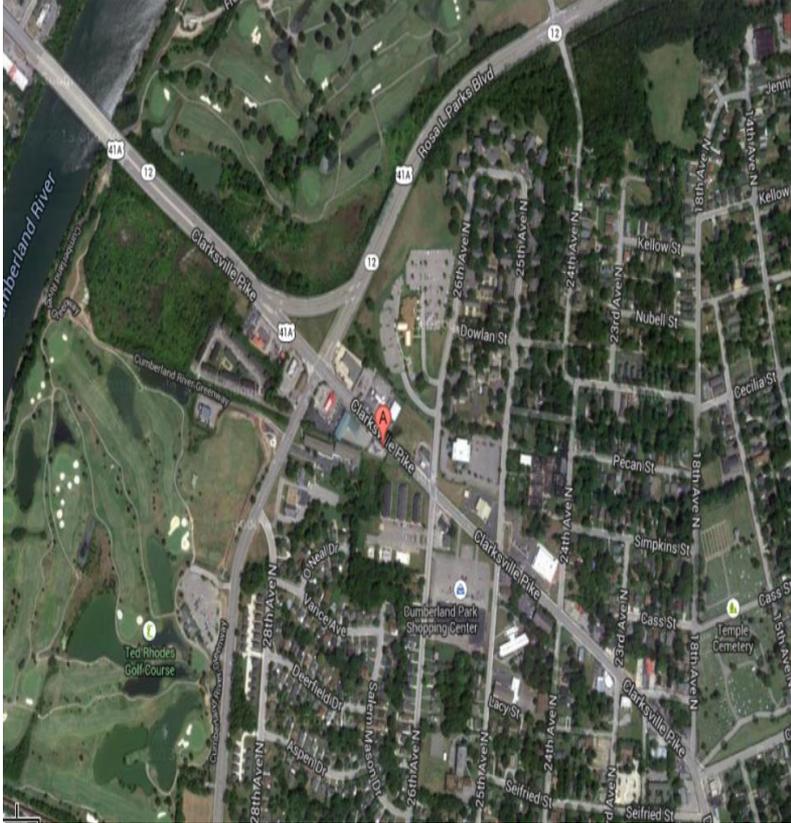
- Most typical location
- Typically these sites have at least three co-locators.
- Sites are usually located along major road ways and in more densely populated suburban areas.
- Annual Rental = \$7,800
- Cap Rate = 8.50%
- Value = \$92,000

Good Site Example

Street View



Aerial View



Good Site



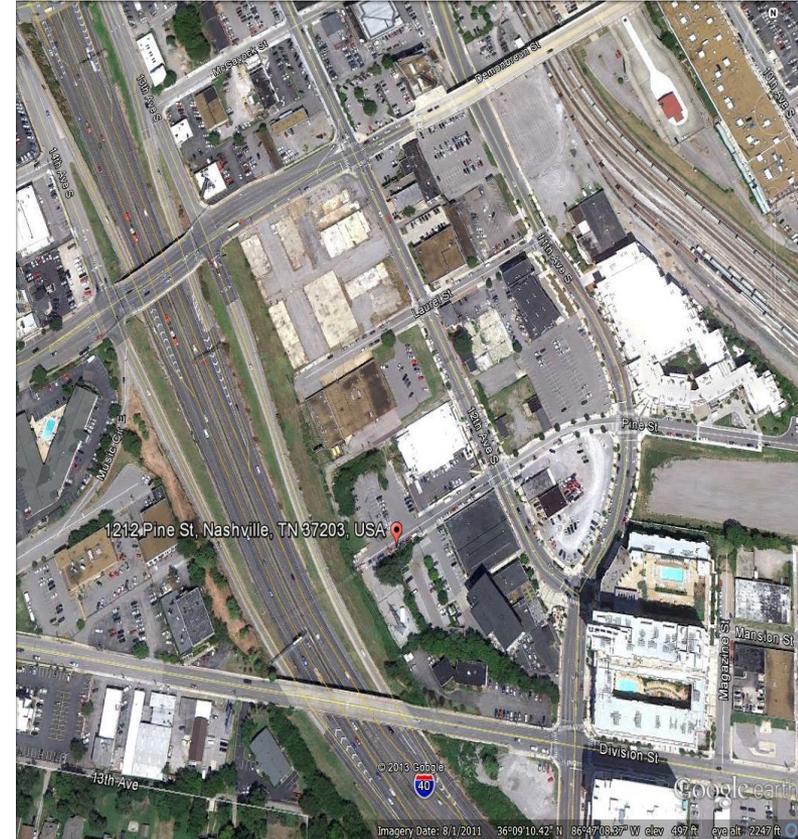
- Higher population and/or traffic densities.
- Typically, these site have four co-locators.
- Annual Rental = \$10,500
- Cap Rate = 7.44%
- Value = \$141,000

Excellent Site Example

Street View



Aerial View



Excellent Site



20th Street Northeast / Shady Lane, Cleveland, Tennessee, United States
Address is approximate



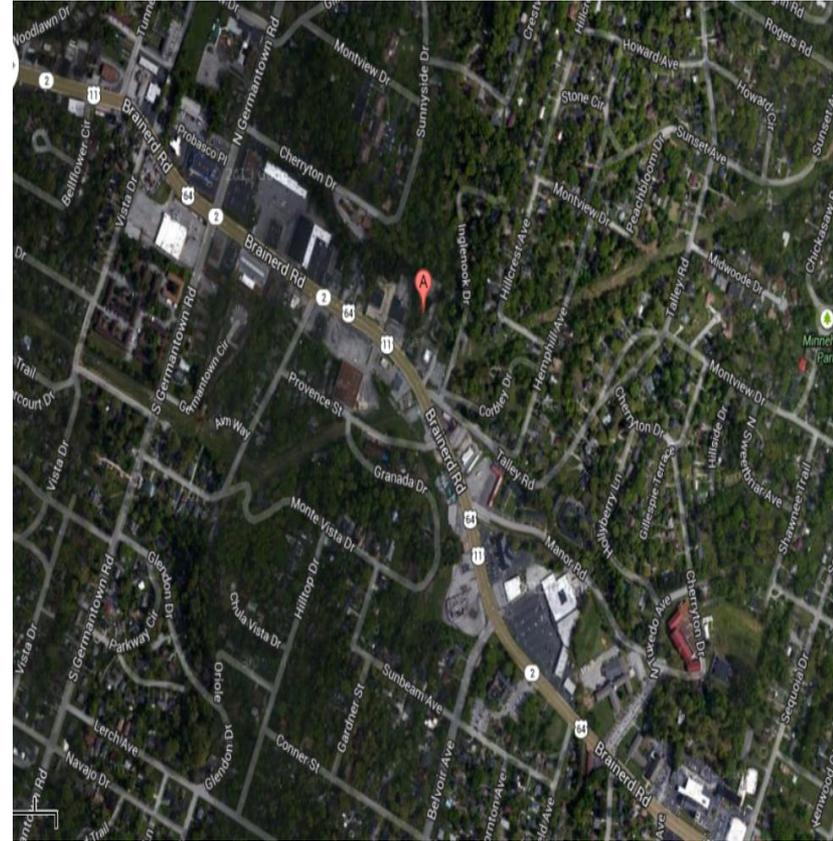
- Categorized by very dense population and/or traffic density
- These sites are often located in areas with high growth potential
- Usually intersect with major traffic corridors
- Annual Rental = \$14,400
- Cap Rate = 6.38%
- Value = \$226,000

Super Site Example

Street View



Aerial View



Super Site

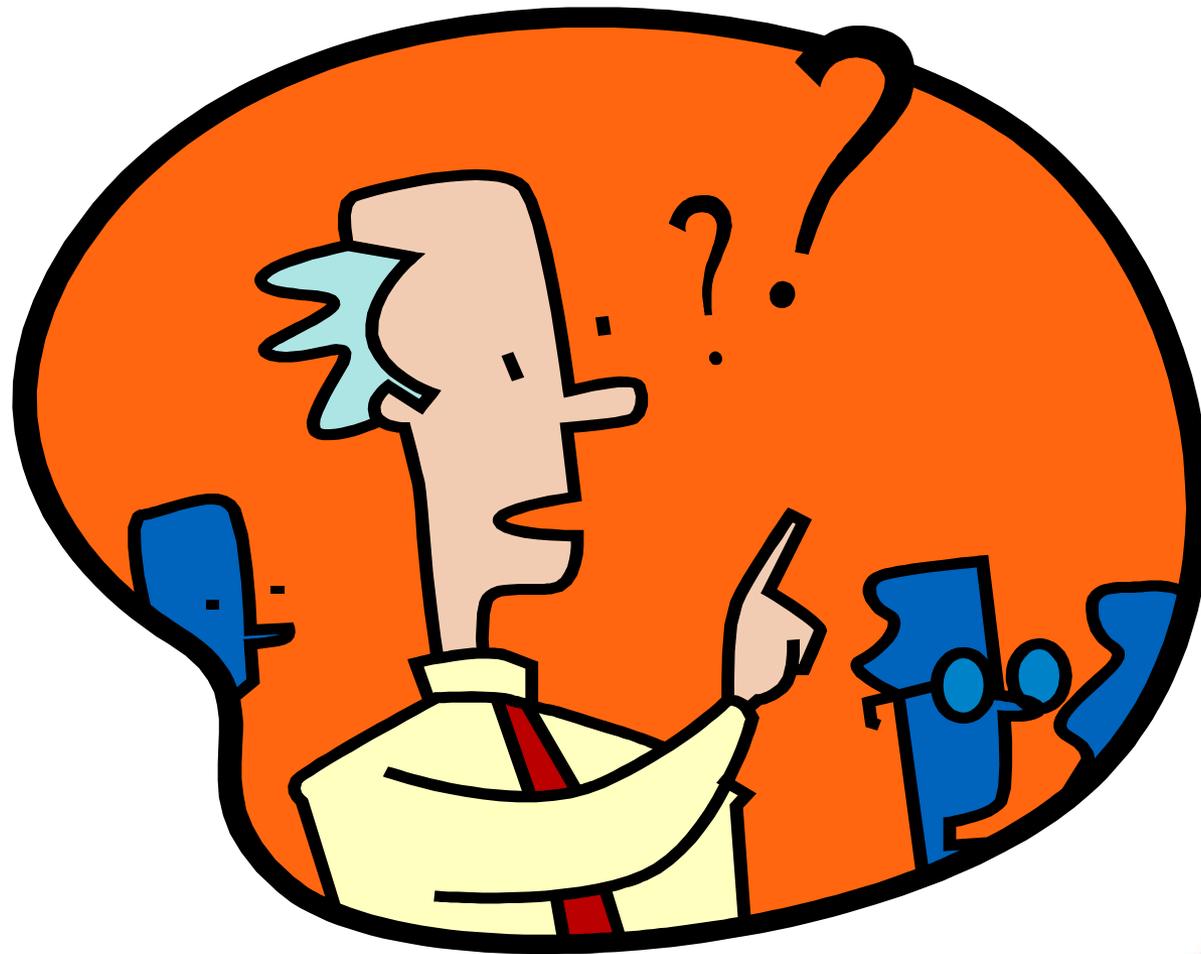


U.S. 70, Mount Juliet, Tennessee, United States
Address is approximate



- Often found in densely populated areas with significant land development
- Found alongside of heavily traveled federal/state highways with extremely high population and traffic densities
- Annual Rental = \$18,000
- Cap Rate = 5.31%
- Value = \$300,000

Questions and Comments



Important Web Link

- <http://wireless.fcc.gov/antenna/index.htm?job=home>
 - * **For tower information on towers over 200 vertical feet.**

Contact Information

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