

Schedule E

Calculation of Estimated Property Tax for Relevant Hospital Entity

Attach to Form PTAX-300-H

Step 1: Describe the property

1 Use of property							
2 Address							
3 Property index numbers							

Step 2: Provide the estimated land value

4 Total assessed land value							
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Step 3: Figure the estimated buildings value

5 Square footage of building							
6 Marshall & Swift Cost Manual	X	X	X	X	X	X	X
7 Total replacement cost	=	=	=	=	=	=	=
8 Actual age							
9 Adjusted remaining life							
10 Percentage of remaining life	X . _____	X . _____	X . _____	X . _____	X . _____	X . _____	X . _____
11 Assessment factor	X	X	X	X	X	X	X
12 Assessed buildings value	=	=	=	=	=	=	=

Step 4: Figure the total estimated assessed value

13 Land value (Line 4)							
14 Buildings value (Line 12)	+	+	+	+	+	+	+
15 Total estimated value	=	=	=	=	=	=	=

Step 5: Figure the total estimated property tax

16 Add all Line 15 totals together.

17 Multiply Line 16 by the state equalization rate: _____

18 Multiply Line 17 by the applicable tax rate: _____ Write this amount on PTAX-300-H, Line 20.

16 _____

17 _____

18 _____

Instructions for Schedule E

Step 2: Provide the estimated assessed land value

Line 4 – Total assessed land value - Determine a square foot average of assessed values of three parcels of land (not including farm land, and excluding the assessed value of the improvements thereon) that are reasonably comparable to the property. Multiply this average by the square foot of land for which the exemption is sought.

Step 3: Figure the estimated buildings value

Line 5 – Square footage of building – Calculate the square footage of the building for which the exemption is sought.

Line 6 – Marshall & Swift Cost Manual – Calculate the replacement cost per square foot for Class A Average building found in the most recent edition of the Marshall & Swift Valuation Services Manual, adjusted by any appropriate current cost and local multipliers.

Line 7 – Total replacement Cost – Multiply Line 5 by Line 6 to obtain an estimated replacement cost of building.

Line 8 – Actual Age – Write the actual age of the building.

Line 9 – Adjusted Remaining Life – The useful life of a building is a weighted mean life based on original construction. Hospitals are assumed to have a 40-year life and other types of buildings will use the applicable life from the American Hospital Association publication “Estimated Useful Lives of Depreciable Hospital Assets”. Hospital buildings older than 35 years will have an assumed remaining life of 5 years and hospital buildings newer than 8 years will assume to have a remaining life of 32 years. Apply the same parameter ratios of remaining life to non-hospital buildings.

Line 10 – Percentage of remaining life – The adjusted remaining life is divided by the useful life. For example, a hospital with a remaining life of 28 years is divided by a 40 year useful life to obtain a percentage of 70%.

Line 11 – Assessment factor – Write the assessment factor for the county.

Line 12 – Estimated assessed buildings value – Multiply Line 7 by Line 10 by Line 11.

Step 4: Figure the total estimated assessed value

Follow the instructions on the form.

Step 5: Figure the total estimated property tax

Follow the instructions on the form.