



CELL TOWER VALUATIONS REAL PROPERTY

CHIEF APPRAISER'S MEETING
SEPTEMBER 13, 2018
SHELBY COUNTY SHERIFF'S TRAINING CENTER
COLUMBIANA, AL 35051

Objective

- To locate and appraise all cell tower sites in the county.
- Determine parcel number, owner of tower, equipment, shelters, fencing, etc.
- Communicate with Business Personal Property upon discovery.
- Annually gather lease information and update database.
- **Cell tower sites generate income, therefore the valuation is an income based valuation. This valuation is determined by utilizing annual and cumulative lease amounts that are paid to the land owner.**

Process

- **Locate cell tower** site via building permits, newly recorded lease information and/or visual discovery.
- **Verify parcel number** and owner of record.
- If the parcel is a larger acreage parcel, separate 1 acre for the cell tower site valuation.
- Due to the restricted use of the cell tower site, a land restriction should be applied.
- **Excel spreadsheet with:** a) Real Property parcel number b) Land Owner, c) Lessee Name, d) Date of lease, e) Consideration Amount, f) Lease Term (yrs.), g) Calculate Lease Term to Annual and h) Calculate Annual to Monthly. Once median lease amount is determined, multiply by 12 to get Annual then apply a capitalization rate.
- Cell Tower Site Valuation – (Average monthly lease * 12) / Cap Rate.
IE: $\$1,547 * 12 = \$18,564 / .148 = \$125,432$ (125,000 rounded).
- **Verify with Personal Property:** buildings and/or miscellaneous items are being assessed by Business Personal Property. (We do this due to the fact that the property owner does not own the improvements and is receiving income for their presence.)

| Cell Tower Owners |
|---|
| American Tower |
| American Tower Management INC |
| BELLSOUTH MOBILITY LLC |
| BNSF Railroad |
| Branch Towers LLC |
| Cellco Partnership |
| Charter Communications |
| CIG Comp Tower LLC |
| Clear Channel |
| Crown Castle |
| Dial Call INC |
| Diamond Communications |
| Foresite LLC |
| Global Signal Acquisitions LLC |
| Insite Towers |
| Intercel Birmingham MTA INC |
| Meadiacom Communications |
| New Cingular Wireless PCS LLC |
| Nextel South |
| Pegasus Wireless |
| Pinnacle Towers LLC |
| Powertel Birmingham INC |
| SBA Communication |
| SkyWay Towers |
| South Carolina Educational TV |
| Southern Tower Antenna Rental II LLC |
| Southern Communications Services INC |
| Southern Tower Antenna Rental II LLC |
| Spectrasite Communications INC |
| Sprint Sites USA |
| Sprint Spectrum LP |
| STC FIVE LLC |
| Subcarrier Communications |
| T Mobile South LLC |
| Time Warner |
| T-Mobile Towers |
| Tower Asset Sub INC |
| Trillion Parters |
| Tritel Communications INC |
| Union Pacific Railroad Company |
| United Cellular Co. |
| Verizon Wireless |
| https://hifid-geoplatform.opendata.arcgis.com/datasets/cellular-towers |
| https://www.cellreception.com/towers |

Shelby County Probate Records

All Shelby County Land Records have been Verified from 10/01/1985 through 08/28/2018.

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Drag a column header here to group by that column

| # | Instrument # | Image | Ver | Dat Rec | Name | Role | OtherName | OtherRole | Type | Book/Page | Legal Page# | Sign Page | Consideration Amt | Remarks |
|---|-----------------------------------|-------|-----|---------------------------|--------------------------|---------|--|-----------|----------|-----------|-------------|-----------|-------------------|---|
| 1 | 19990511000197631 | | Y | 5/11/1999 11:06:07 AM | NEXTEL | Grantor | TOWER ASSET SUB INC | Grantee | ASSIGN | | | | 0 | Sec:12 Twn:21S Rng:3W Qt:SE BQt:NE Other:SEE INST... |
| 2 | 20060407000160650 | | Y | 4/7/2006 9:49:51 AM | NEXTEL | Grantee | BONIN, DONALD J | Grantor | SUBAGREM | 2 | 1 | | 0 | Sec:34 Twn:20S Rng:1W Qt:SE BQt:SE Other:SEE INST... |
| 3 | 20021107000556390 | | Y | 11/7/2002 3:17:00 PM | NEXTEL COMMUNICATIONS | Grantee | PINNACLE TOWERS INC | Grantor | GRLEASE | 3 | 1 | | 222272.00 | Book:8 Pg:70... |
| 4 | 20011030000466881 | | Y | 10/30/2001 12:46:29 PM | NEXTEL COMMUNICATIONS | Grantee | WEST SHELBY FIRE & RESCUE DISTRICT | Grantor | GRLEASE | | | | 0 | Lot#:1 Book:16 Pg:16 Desc:SEE INST... |
| 5 | 19991019000432231 | | Y | 10/19/1999 10:23:59 AM | NEXTEL COMMUNICATIONS | Grantee | BELLSOUTH CELLULAR CORPORATION | Grantor | GRLEASE | | | | 275040.00 | Sec:13 Twn:20S Rng:3W BQt:SW Other:SEE INST... |
| 6 | 19990920000392531 | | Y | 9/20/1999 11:11:11 AM | NEXTEL COMMUNICATIONS | Grantee | FLOYD, THOMAS H | Grantor | GRLEASE | | | | 93023.00 | Sec:10 Twn:20S Rng:2W Qt:SW BQt:NE Other:SEE INST... |
| 7 | 20000606000187291 | | Y | 6/6/2000 11:48:10 AM | NEXTEL COMMUNICATIONS | Grantee | MONTEVALLO CITY OF | Grantor | GRLEASE | | | | 186500.00 | Lot#:1 Lot:8 Blk:M Book:3 Pg:41 Desc:4,5,6,11 AND 12 BLK G REYNOLDS ADD MONT... |
| 8 | 20001228000452311 | | Y | 12/28/2000 10:34:18 AM | NEXTEL COMMUNICATIONS | Grantee | COBB, DELIA G | Grantor | GRLEASE | | | | 43500.00 | Lot#:2 Book:4 Pg:90... |





PROPERTY RECORD CARD - 2019

[Print](#)
[Advance Print](#)
[Print PRC](#)

Parcel 04 5 15 0 001 012.000
 Land Use 471 - Cell Tower
 Nbh 01 VANDIVER SOUTH R-1
 Mun. 01 **LF: 0% BF: 0%**
 Assmt. 3
 Appr. **KEVIN ARROWOOD**

Current Owners:

EVANS WILLIAM T & DELORIS

**223 DOYLE DRIVE,
 MONTEVALLO, AL 35115**

Last Modified: **7/31/2018 9:37:13 PM**

- [APPRAISE](#) [DELETE](#) [FLAG](#)
[ADD IMPR](#) [ADD EST](#)
[COMP SALES](#)

Add To Annual Review



Land Value \$193,250.00

Total Appr. Value \$193,250.00

Property Address:
 148 HWY 491
 VANDIVER, AL, 35176

[Documents\(3\)](#) [Images\(3\)](#) | [Land](#)
[Sketches\(0\)](#)

| Rollover | | Land Computation Edit | | | | | Sort Code - RE00815 | | | |
|----------|-------------------------------|---------------------------------------|--------------------|-----------------|------------|--------------|-------------------------|-------------------|---------------|-----------------------------|
| | CODE | ACTUAL FRONTAGE | EFFECTIVE FRONTAGE | EFFECTIVE DEPTH | UNIT PRICE | DEPTH FACTOR | ACTUAL INFLUENCE FACTOR | MARKET VALUE | CU UNIT PRICE | CU VALUE |
| LT/C2/J | 03 832 Timber (Average CII) | | 22.5 ACRES | | 3000 | | | -100% \$67,500.00 | CU/C2/A-572 | \$12,870.00 |
| LT/C2/J | 02 471 Cell Tower | | 0.5 ACRES | | 3000 | | R-50% 50% | \$750.00 | -0 | add |

Rollback/Homesite/Miscellaneous [Edit Rollback](#) [Edit Homesite](#)

Cell Tower Site \$125,000.00 Qty: 1 Unit Value: \$125,000.00 Assmt Class: 02

Legal Description

SUB DIVISON1: MAP BOOK: 00 PAGE: 000
 SUB DIVISON2: MAP BOOK: 00 PAGE: 000

Summary:

Locating and listing cell tower sites are done the same way as listing any other miscellaneous improvement to a parcel. The exceptions are; adding a restriction to the acre the tower physically sits on and determining the added miscellaneous value based on the income the site is capable of producing.

Contracts with the land owner and cell companies usually contain information as to who will be responsible for the real property portion of the property tax bill.

Good communication among departments will allow the Business Personal Property Division to properly assess the tower, misc. improvements & buildings that house the personal property at the base of the tower.

Sample Letter: Cell Tower Portion of Tax Bill



DEBBIE SMITH
PROPERTY TAX ADMINISTRATOR

Don Armstrong
PROPERTY TAX COMMISSIONER

P.O. BOX 1269
COLUMBIANA, ALABAMA 35051
TELEPHONE 205-670-6900
FAX 205-670-6962

J.R. HENDERSON
CHIEF MAPPER

LISA WIDEMAN
CHIEF APPRAISER

KAY WILSON
COLLECTION SUPERVISOR

29 December 2014

Tom Floyd
7050 Hwy 11
Pelham, AL 35124

RE: 14 2 10 0 000 005.000

Dear Mr. Floyd,

As per your request today, you will find listed below a break down of the increase of your property taxes due to the assessment of the cell tower. The following tax is for the 2013 tax year:

| | |
|---------------------------|-----------------|
| Cell Tower - Market Value | \$71,810 |
| Assessed Value | \$14,380 |
| Tax | \$834.04 |
| Land - Market Value | \$116,790 |
| Assessed Value | \$ 11,680 |
| Tax | \$0.00 |
| Total Tax Bill | \$834.04 |

If we can be of further assistance, please let us know.

Thank you,

Don Armstrong
Property Tax Commissioner
Shelby County

