



Reassessment Manual  
For  
The County of Powhatan  
2024

Produced by:  
Powhatan County Real  
Estate Assessment  
Office

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## **Introduction**

The intent of this manual is to function as an efficient appraisal tool for the local taxing authority. Proper use of this manual will assure that future assessments of real estate will be calculated in a fair and equitable manner following the general reassessment program.

Following extensive research of area property values, we are recommending the values and rates enclosed in this manual. The building cost schedules were prepared from information gathered from local sales, local contractors, collection of materials cost data, and from the Marshall & Swift cost manual which has been incorporated into this manual. A copy of this manual is

located in the Commissioner of the Revenue. The residential, rural and commercial building costs were calculated according to construction quality and grade. Proper application of the enclosed cost schedules will result in fair replacement costs consistent with construction cost in the County of Powhatan as of January 1, 2024

The land value schedules were also prepared after extensive research of all land classes in the area. The enclosed land schedules have been examined against properties of known value, which varied not only as to class but also as to specific location. These schedules have been proven to be fair and equitable on all classes of property and their proper application will result in reasonable estimates of value in the County of Powhatan as of January 1, 2024

It is important to emphasize that while this manual provides an accurate resource to land and building valuation, it also serves the important role of equalization. If the schedule and appraisal guidelines enclosed in this manual are followed, then the local taxing authority will be able to maintain an equalization of values in the years following the general reassessment program. We have attempted to present these guidelines in a clear, detailed and easy to use format that will allow the efficient and accurate assignment of equal values to all classes of property.

## Code of Virginia 58.1-3200

The following Code of Virginia sections apply to General Reassessments. For a complete list refer to the entire code of Virginia.

**58.1-3200. Real estate subject to local taxation; taxable real estate defined; leaseholds.**

All taxable real estate, having been segregated for and made subject to local taxation only by Article X, Section 4 of the Constitution of Virginia, shall be assessed for local taxation in accordance with the provisions of this chapter and other provisions of law. For purposes of the assessment of real estate for taxation, the term "taxable real estate" shall include a leasehold interest in every case in which the land or improvements, or both, as the case may be, are exempt from assessment for taxation to the owner. The provisions of this chapter relating to the assessment of real estate shall not apply to property required by law to be assessed by the State Corporation Commission or the Department of Taxation.

(Code 1950, § 58-758; 1954, c. 317; 1984, c. 675; 1985, c. 221.)

**§ 58.1-3201. What real estate to be taxed; amount of assessment; public service corporation property.**

All real estate, except that exempted by law, shall be subject to such annual taxation as may be prescribed by law.

All general reassessments or annual assessments in those localities which have annual assessments of real estate, except as otherwise provided in § 58.1-2804, shall be made at 100 percent fair market value and, except as provided in § 58.1-2808, the State Corporation Commission and the Department of Taxation shall certify public service corporation property to such county or city, with the exception of the nonoperating (noncarrier) property of railroads, on the basis of the assessment ratio as most recently determined and published by the Department of Taxation. The Department of Taxation shall, ten days after determining the assessment ratio, notify the locality of that determination and the basis on which the determination was made. Nonoperating (noncarrier) property of railroads shall be valued for assessment by the city or county in which it is located uniformly with similarly situated real estate in the same jurisdiction upon the best and most reliable information that can be procured. The Tax Commissioner shall determine which property is part of the operating unit of the railroads and which is nonoperating (noncarrier) property for purposes of the report described in § 58.1-2653. Such determination shall be made in accordance with the meaning of such terms in the Interstate Commerce Commission's Uniform System of Accounts. The inclusion, or failure to include, property in such report described in § 58.1-2653 may be reviewed and redetermined by the Tax Commissioner at the request of any railroad, county, city, town or magisterial district.

(Code 1950, § 58-760; 1982, c. 619; 1983, cc. 556, 570; 1984, c. 675; 1985, c. 30.)

**§ 58.1-3202. Taxation of certain multi-unit real estate.**

Beginning with assessments effective on January 1, 1984, the fair market value of multi-unit real estate leased primarily to residential tenants shall be determined without regard to its potential for conversion to condominium or cooperative ownership. A sale of apartment property shall not be presumed to be for such conversion unless overt action which is a prerequisite to conversion by the buyer has been taken within three months from the recordation of the deed.

(Code 1950, § 58-760; 1982, c. 619; 1983, cc. 556, 570; 1984, c. 675.)

**§ 58.1-3203. Taxation of certain leasehold interests; concessions.**

A. All leasehold interests in real property that is exempt from assessment for taxation from the owner shall be assessed for local taxation to the lessee. If the remaining term of the lease is 50 years or more, or the lease permits the lessee to acquire the real property for a nominal sum at the completion of the term, such leasehold interest shall be assessed as if the lessee were the owner. Otherwise, such assessment shall be reduced two percent for each year that the remainder of such term is less than 50 years; however, no such assessment shall be reduced more than 85 percent. If the lessee has a right to renew without the consent of the lessor, the term of such lease shall be the sum of the original lease term plus all such renewal terms.

B. When any real property is exempt from taxation under Section 6 (a) (1) or (2) or by designation under Section 6 (a) (6) of Article X of the Constitution of Virginia, the leasehold interest in such property may also be exempt from taxation, provided that the property is leased to a lessee that is exempt from taxation pursuant to § 501 (c) of the Internal Revenue Code or to a lessee that is entitled to or has received federal rehabilitation tax credits relating to the property pursuant to 26 U.S.C. § 47 or any successor thereto, and is used exclusively by such lessee primarily for charitable, literary, scientific, cultural, or educational purposes. No leasehold interest or concession, as defined in § 33.2-1800, of tax exempt property of a governmental agency shall be subject to assessment for local property tax purposes where the property is leased to a public service corporation or subsidiary thereof or a nonstock, nonprofit corporation whose occupation, use or operation of the tax exempt property is in aid of or promotes the governmental purposes set out in Chapter 10 (§ 62.1-128 et seq.) of Title 62.1 or to a private entity that is party to a concession agreement with a responsible public entity pursuant to the Public-Private Transportation Act of 1995 (§ 33.2-1800 et seq.) or to similar federal law. The provisions of this section shall not apply to any leasehold interests exempted or partially exempted by other provisions of law.

C. When any real property is exempt from taxation under (§ 15.2-7510), the leasehold interest in the property shall also be exempt from taxation.

D. The provisions of this section shall not apply to any leasehold interests exempted or partially exempted by other provisions of law.

(Code 1950, § 58-758.1; 1975, c. 374; 1976, c. 418; 1979, c. 359; 1981, c. 431; 1983, c. 549; 1984, c. 675; 1992, c. 842; 1996, c. 478; 2006, c. 922; 2015, cc. 87, 234; 2018, c.437.)

**§ 58.1-3231. Authority of counties, cities and towns to adopt ordinances; general reassessment following adoption of ordinance.**

Any county, city or town which has adopted a land-use plan may adopt an ordinance to provide for the use value assessment and taxation, in accord with the provisions of this article, of real estate classified in § 58.1-3230. The local governing body pursuant to § 58.1-3237.1 may provide in the ordinance that property located in specified zoning districts shall not be eligible for special assessment as provided in this article. However, real estate that is being provided use value assessment and taxation shall not be denied such use value assessment and taxation solely because of its location in a newly created zoning district that was not requested by the real estate owner. The provisions of this article shall not be applicable in any county, city or town for any year unless such an ordinance is adopted by the governing body thereof not later than June 30 of

the year previous to the year when such taxes are first assessed and levied under this article, or December 31 of such year for localities which have adopted a fiscal year assessment date of July 1, under Chapter 30 (§ ~~58.1-3000~~ et seq.) of this subtitle. The provisions of this article also shall not apply to the assessment of any real estate assessable pursuant to law by a central state agency.

Land used in agricultural and forestal production within an agricultural district, a forestal district or an agricultural and forestal district that has been established under Chapter 43 (§ ~~15.2-4300~~ et seq.) of Title 15.2, shall be eligible for the use value assessment and taxation whether or not a local land-use plan or local ordinance pursuant to this section has been adopted.

Such ordinance shall provide for the assessment and taxation in accordance with the provisions of this article of any or all of the four classes of real estate set forth in § ~~58.1-3230~~. If the uniform standards prescribed by the Commissioner of Agriculture and Consumer Services pursuant to § ~~58.1-3230~~ require real estate to have been used for a particular purpose for a minimum length of time before qualifying as real estate devoted to agricultural use or horticultural use, then such ordinance may waive such prior use requirement for real estate devoted to the production of agricultural and horticultural crops that require more than two years from initial planting until commercially feasible harvesting. If the uniform standards prescribed by the Commissioner of Agriculture and Consumer Services shall include in the uniform standards a shorter minimum length of time for real estate with no prior qualifying use, provided that the owner submits a written document of the owner's intent regarding use if the real estate containing elements set out in the uniform standards. Localities are not required to maintain such written document.

In addition to but not to replace any other requirements of a land-use plan such ordinance may provide that the special assessment and taxation be established on a sliding scale which establishes a lower assessment for property held for longer periods of time within the classes of real estate set forth in § ~~58.1-3230~~. Any such sliding scale shall be set forth in the ordinance. Notwithstanding any other provision of law, the governing body of any county, city or town shall be authorized to direct a general reassessment of real estate in the year following adoption of an ordinance pursuant to this article.

(Code 1950, § 58-769.6; 1971, Ex. Sess., c. 172; 1973, c. 209; 1974, c. 34; 1975, c. 233; 1977, c. 681; 1978, c. 250; 1984, cc. 92, 675; 1987, c. 628; 1988, c. 695; 1999, c. 1026; 2000, c. 410; 2001, c. 705; 2018, c.504.)

**§ ~~58.1-3236~~. Valuation of real estate under ordinance.**

A. In valuing real estate for purposes of taxation by any county, city or town which has adopted an ordinance pursuant to this article, the commissioner of the revenue or duly appointed assessor shall consider only those indicia of value which such real estate has for agricultural, horticultural, forest or open space use, and real estate taxes for such jurisdiction shall be extended upon the value so determined. In addition to use of his personal knowledge, judgment and experience as to the value of real estate in agricultural, horticultural, forest or open space use, he shall, in arriving at the value of such land, consider available evidence of agricultural, horticultural, forest or open space capability, and the recommendations of value of such real estate as made by the State Land Evaluation Advisory Council.

B. In determining the total area of real estate actively devoted to agricultural, horticultural, forest or open space use there shall be included the area of all real estate under barns, sheds, silos, cribs, greenhouses, public recreation facilities and like structures, lakes, dams, ponds, streams, irrigation ditches and like facilities; but real estate under, and such additional real estate as may

be actually used in connection with, the farmhouse or home or any other structure not related to such special use, shall be excluded in determining such total area.

C. All structures which are located on real estate in agricultural, horticultural, forest or open space use and the farmhouse or home or any other structure not related to such special use and the real estate on which the farmhouse or home or such other structure is located, together with the additional real estate used in connection therewith, shall be valued, assessed and taxed by the same standards, methods and procedures as other taxable structures and other real estate in the locality.

D. In addition, such real estate in agricultural, horticultural, forest or open space use shall be evaluated on the basis of fair market value as applied to other real estate in the taxing jurisdiction, and land book records shall be maintained to show both the use value and the fair market value of such real estate.

(Code 1950, § 58-769.9; 1971, Ex. Sess., c. 172; 1984, c. 675.)

**§ 58.1-3250. General reassessment in cities.**

In each of the cities of this Commonwealth, there shall be a general reassessment of real estate every two years. Sections 58.1-3258, 58.1-3275, 58.1-3271, 58.1-3276, and 58.1-3278, and other relevant provisions of law shall be applicable to general reassessments of real estate in cities. Any city which has a total population of 30,000 or less, may elect by majority vote of its council to conduct its general reassessments at four-year intervals.

No provision of this section shall affect the power of any city to use the annual or biennial assessment method in lieu of general assessments.

(Code 1950, § 58-776; 1976, c. 717; 1979, c. 577; 1980, c. 569; 1984, c. 675.)

**§ 58.1-3251. Annual assessment and reassessment in cities having not more than 30,000 population.**

The governing body of any city having a population not in excess of 30,000 may, in lieu of the reassessment provided by general law, by ordinance provide for the annual assessment and reassessment and equalization of assessments of real estate therein, and to that end may appoint a professional real estate assessor certified by the Department, or a board of assessors, to assess and from time to time reassess for taxation in such city, and shall prescribe the duties and terms of office of the assessor or assessors.

(Code 1950, § 58-776.1; 1950, p. 700; 1952, c. 164; 1976, c. 717; 1979, c. 577; 1983, c. 304; 1984, c. 675.)

**§ 58.1-3252. In counties.**

There shall be a general reassessment of real estate every four years. Any county that, however, has a total population of 50,000 or less may elect by majority vote of its board of supervisors to conduct its general reassessments at either five-year or six-year intervals. In addition, Augusta County and Bedford County may elect by majority vote of its board of supervisors to conduct their general reassessments at either five-year or six-year intervals.

Nothing in this section shall affect the power of any county to use the annual or biennial assessment method as authorized by law.

(Code 1950, § 58-778; 1950, p. 10; 1976, c. 717; 1977, c. 419; 1979, cc. 574, 577; 1981, c. 439; 1984, cc. 273, 675; 2009, c. 529; 2018, c.24.)



**§ ~~58.1-3253~~. Biennial general reassessments; annual or biennial assessment.**

A. Notwithstanding any other provision of law, the governing body of any county or city having at least one full-time real estate appraiser or assessor qualified by the Tax Commissioner may provide by ordinance for the biennial assessment and equalization of real estate in lieu of the reassessments required under this chapter. Any county or city employing such method shall conduct a new reassessment of all real property biennially, but may complete such reassessment during an entire two-year period, employing the same standards of value for all appraisals made during such period.

B. In lieu of the method now prescribed by law, the governing body of any county or city may, by ordinance duly adopted, provide for the annual assessment and equalization of real estate for local taxation, or the biennial assessment as authorized by subsection A. If so made, all real estate shall thereafter be assessed as of January 1 of each year, except as provided in Chapter 30 of this subtitle.

(Code 1950, §§ 58-769.2, 58-778.1; 1966, c. 84; 1976, cc. 711, 717; 1979, c. 577; 1984, c. 675; 2008, c. 540.)

**§ ~~58.1-3254~~. Reassessment by direction of governing body.**

Notwithstanding any other provision of this article to the contrary, there may be a general reassessment of real estate in any county or city in any year if the governing body so directs by a majority of all the members thereof, by a recorded yea and nay vote. If such general reassessment is conducted, further general reassessments shall be required only every fourth year thereafter for counties, or every second year thereafter for cities notwithstanding the provisions of §§ ~~58.1-3250~~ and ~~58.1-3252~~ to the contrary.

(Code 1950, § 58-784.3; 1950, p. 1267; 1976, c. 717; 1984, c. 675.)

**§ ~~58.1-3255~~. General reassessment every four years not required in certain counties.**

The governing body of any county which established a department of real estate assessments and provided for annual assessment and reassessment and equalization of assessments of real estate as provided in §§ ~~15.2-716~~ and ~~15.2-716.1~~ shall not be required to undertake general reassessments of real estate every four years as otherwise provided in this article.

(Code 1950, § 58-784.5; 1973, c. 152; 1976, c. 717; 1984, c. 675; 2010, cc. 154, 199.)

**§ ~~58.1-3257~~. Completion of work; extensions.**

A. Except as provided in subsection B, in every city and county the person or officers making such reassessment shall complete the same and comply with the provisions of § ~~58.1-3300~~ not later than December 31 of the year of such reassessment. But the circuit court in such city or county may for good cause, extend the time for completing such reassessment and complying with such section for a period not exceeding three months from December 31 of the year of such reassessment.

B. In Hanover County, the person or officers making such reassessment shall complete the same and comply with the provisions of § ~~58.1-3300~~ not later than three months after December 31 of the year of such reassessment.

(Code 1950, § 58-792; 1968, c. 742; 1971, Ex. Sess., c. 221; 1976, c. 717; 1980, c. 2; 1984, c. 675; 2001, c. 449; 2007, c. 813.)

**§ ~~58.1-3259~~. Failure of county or city to comply with law on general reassessment of real estate.**

If any county or city fails to comply with the provisions of this article requiring a general reassessment of real estate periodically in such county or city by omitting such general reassessment in the year required by this article, or by failing to comply with the provisions of § ~~58.1-3201~~ requiring assessment at 100 percent fair market value, the Department, on receiving proof of such delinquency, shall so notify the Comptroller, whereupon the Comptroller shall withhold from such county or city the payment of its share of the net profits of the operation of the alcoholic beverage control system as provided for by § ~~4.1-117~~ until such time as the provisions of § ~~58.1-3201~~ have been complied with in such county or city. Results of the Tax Department's official assessment sales ratio study showing such county or city to have a sales assessment ratio lower than 70 percent or higher than 130 percent for the year a general reassessment or annual assessment is effective shall be prima facie proof that such locality has failed to assess at 100 percent.

The Department shall notify the Comptroller to pay over the accumulated profits, less a penalty charge of eight percent annually, on receipt of the results of an official assessment sales ratio study showing such county or city to have a sales assessment ratio higher than 70 percent and less than 130 percent.

(Code 1950, § 58-795.2; 1964, c. 281; 1979, c. 156; 1980, c. 125; 1983, c. 161; 1984, c. 675; 1993, c. 866; 2010, c. 552.)

**§ ~~58.1-3280~~. Assessment of values.**

Every assessor or appraiser so designated under this chapter shall, as soon as practicable after being so designated, proceed to ascertain and assess the fair market value of all lands and lots assessable by them, with the improvements and buildings thereon. They shall make a physical examination thereof if required by the taxpayer, and in all other cases where they deem it advisable.

(Code 1950, § 58-790; 1975, cc. 51, 547; 1976, c. 676; 1983, c. 161; 1984, c. 675.)

**§ ~~58.1-3284.1~~. Assessment of lots and open spaces in certain planned development subdivisions.**

A. Residential or commercial property, which is part of a planned development which contains open or common space, which includes the right by easement, covenant, deed or other interest in real estate, to the use of the open or common space, shall be assessed at a value which includes the proportional share of the value of such open or common space.

All real property used for open or common space pursuant to this section shall be construed as having no value in itself for assessment purposes. Its only value lies in the value that is attached to the residential or commercial property which has a right by easement, covenant, deed or other interest.

"Open or common space" shall, for purposes of this section, include parks, parking areas, private streets, walkways, recreational facilities, natural or improved areas, lakes, ponds, recreational, community service, or maintenance buildings or structures, or any other property used and owned by an automatic membership corporation or association. It shall also include such property that is part of a planned residential development initially recorded before January 1, 1985, that is exempt from the requirements of the Property Owners' Association Act pursuant to

**§ ~~55-508~~** and did not include automatic membership in a membership corporation or association in its declaration.

**B.** No locality shall assess real estate taxes against a membership corporation or association for open or common space except as may be permitted pursuant to this section. Every locality shall reassess such open or common space, and the planned development of which it is part, as of the date of transfer of such open or common space to the association. The developer of such planned development shall pay all real estate taxes attributable to such open or common space at the time of transfer as provided in **§ ~~55-509.1~~**.

(1985, c. 550; 1993, c. 956; 2005, c. 218.)

**§ ~~58.1-3291~~. Valuation of repairs, additions and new buildings.**

Any building and enclosure which may have been increased in value to \$500 or upwards, by repairs or additions thereto, shall be assessed in the same manner as if they were new.

New buildings shall be assessed, whether entirely finished or not, at their actual value at the time of assessment.

(Code 1950, §§ 58-811, 58-812; 1974, c. 133; 1983, c. 161; 1984, c. 675.)

**§ ~~58.1-3300~~. Reassessment record; original filed in clerk's office; copies to commissioner of the revenue and local board of equalization; recapitulation sheets to Department.**

As soon as the persons, or officers, designated under the provisions of Article 6 (**§ ~~58.1-3270~~** et seq.) herein have completed the reassessment, they shall make two copies of such record, in the form in which the land books are made out, and shall certify on oath that no assessable real estate is omitted and that there is no error on the face of such record. Such persons, or officers, designated as aforesaid shall then file the original of such reassessment in the office of the circuit court clerk of the city or county, who shall preserve the same in his office; and he or they shall deliver one copy of such reassessment to the commissioner of the revenue of the city or county and one copy to the local board of equalization of such city or county. For cities having an additional court for the recordation of deeds, one extra copy of such reassessment, embracing real estate the conveyance of which is required to be recorded in the clerk's office of such additional court, shall be made and filed in such circuit court clerk's office.

Such persons or officers shall at the same time forward to the Department of Taxation a copy of the recapitulation sheets of such reassessment.

In lieu of complying with the foregoing provisions of this section, the person or persons appointed by the governing body to perform the annual or biennial reassessment of real estate set forth in §§ **~~58.1-3251~~** and **~~58.1-3253~~** shall sign the land book attesting to the valuations contained therein resulting from such assessment.

(Code 1950, § 58-791; 1984, c. 675; 1985, c. 221.)

**§ ~~58.1-3330~~. Notice of change in assessment.**

**A.** Whenever in any county, city or town there is a reassessment of real estate, or any change in the assessed value of any real estate, notice shall be given by mail directly to each property owner, as shown by the land books of the county, city or town whose assessment has been changed. Such notice shall be sent by postpaid mail at least fifteen days prior to the date of a hearing to protest such change to the address of the property owner as shown on such land books. The governing body of the county, city or town shall require the officer of such county, city or

town charged with the assessment of real estate to send such notices or it shall provide funds or services to the persons making such reassessment so that such persons can send such notices.

B. Every notice shall, among other matters, show the magisterial or other district, if any, in which the real estate is located, the amount and the new and immediately prior two tax years' final assessed values of land, and the new and immediately prior two tax years' final assessed values of improvements. It shall further set out the time and place at which persons may appear before the officers making such reassessment or change and present objections thereto. The notice shall also inform each property owner of the right to view and make copies of records maintained by the local assessment office pursuant to §§ 58.1-3331 and 58.1-3332, and inform each property owner that the records available and the procedure for accessing them are set out in §§ 58.1-3331 and 58.1-3332. In counties which have elected by ordinance to prepare land and personal property books in alphabetical order as authorized by § 58.1-3301 B such notice may omit reference to districts as provided herein.

The following requirements shall apply to any notice of change in assessment other than one in which the change arises solely from the construction or addition of new improvements to the real estate. If the tax rate that will apply to the new assessed value has been established, then the notice shall set out such rate. In addition, whether or not the tax rate applicable to the new assessed value has been established, the notice shall set out the tax rates for the immediately prior two tax years, the total amount of the new tax levy, based on the current tax rate at the time the notices are prepared, and the amounts of the total tax levies for the immediately prior two tax years, based on the final tax rates for those tax years multiplied by the final assessed values of land and improvements for those tax years, and the percentage changes in the new tax levy from the tax levies in the immediately prior two tax years.

If the tax rate that will apply to the new assessed value has not been established, then the notice shall set out the time and place of the next meeting of the local governing body at which public testimony will be accepted on any real estate tax rate changes. If this meeting will be more than 60 days from the date of the reassessment notice, then instead of the date of the meeting, the notice shall include information on when the date of the meeting will be set and where it will be publicized.

C. Any person other than the owner who receives such reassessment notice, shall transmit the notice to such owner, at his last known address, immediately on receipt thereof, and shall be liable to such owner in an action at law for liquidated damages in the amount of twenty-five dollars, in the event of a failure to so transmit the notice. Mailing such notice to the last known address of the property owner shall be deemed to satisfy the requirements of this section.

D. Notwithstanding the provisions of this section, if the address of the taxpayer as shown on the tax record is in care of a lender, the lender shall upon request furnish the county, city or town a list of such property owners, together with their current addresses as they appear on the books of the lender, or the parties may by agreement permit the lender to forward such notices to the property owner, with the cost of postage to be paid by the county, city or town.

(Code 1950, § 58-792.01; 1973, c. 210; 1974, c. 179; 1975, c. 614; 1977, c. 594; 1984, c. 675; 2006, cc. 255, 509; 2007, cc. 344, 353; 2014, cc. 71, 802; 2015, cc. 151, 157.)

## Mass Appraisal Process

Mass Appraisal is the process of valuing a universe of properties as of a given date, in a uniform order, utilizing standard methodology, employing a common reference for data, and allowing for statistical testing.

Tools used for the Mass Appraisal process are: property record cards consisting of map numbers, site addresses, lot and acreage sizes, description of the improvements, age, size, quality, record of ownership, deed information, etc.

Pricing schedules consist of: property class of construction (grade), replacement costs for different types of dwellings, prices for porches, wood decks, extra baths, fireplaces, garages, etc. Also for commercial, storage buildings, special purpose buildings, industrial buildings, etc.

POWHATAN COUNTY has adopted the following steps in the Mass Appraisal process to insure a quality reassessment.

- Establish a field office
- Contact local builders and real estate professionals
- Test the sales study and visit established by the last reassessment
- Develop the cost schedules for residential, commercial, and industrial properties. As necessary, Marshall & Swift cost tables are used when determining baseline values, and then are modified using local sales data.

The data collectors/appraisers will visit property, verify the improvement descriptions, measure all dwellings and support structures, photograph the dwelling if so requested by the locality, determine the quality (grade of the dwelling), apply the appropriate physical or other form of depreciation to the improvements based on the observed condition of the property. Valuation of the land by the collector/appraiser will be determined from comparable sales. Land values will be determined from comparable land sales. A building site will be valued on any tract that has been improved with a dwelling, commercial structure, etc. The appraiser will determine in each neighborhood a base building site value and adjust the site (+/-) for location, view, access, topography, etc. Excess or residual land will be valued on a per acre basis. Size, location, access, topography, etc. will determine the overall rate per acre. This value is the residual land value after the home site. Also, during the fieldwork the neighborhoods will be delineated. The locality will be divided into larger rural neighborhoods, sometimes by natural boundaries or voting districts, etc. These are marked on the main map. Also, within that neighborhood the appraiser will break down the larger neighborhoods into smaller neighborhoods, as the market area so determines. This is compiled on a map by map basis. Therefore, the neighborhood delineation is an ongoing process throughout the entire project until the last maps are worked.

## **Data Collection Procedures in the Field**

The application of standardized methodology in the appraisal of a structure requires work to be performed in three areas: fieldwork, calculation and valuation. The purpose of this sheet is to supply basic, general field instruction.

### **Introduction:**

Fieldwork should be approached with three basic components in mind. Collection or verification of measurements of any improvements, correction of any such measurements and recording information correctly on the field data collection instrument.

### **Collection or Verification of Construction Data:**

This involves two basic techniques. The majority of the data is confirmed by a visual inspection and can be done while walking up to the front door. An appraiser should give the area he or she is studying a broad preview while looking for a parking spot. This provides a good indication of the typical exterior components – roofs, exterior walls, and develops a “feel” for the neighborhood.

As you approach each house check the exterior walls, roof structure, roof cover look for indications of heating type- i.e. fireplace, compressors, oil drums, etc.

Identify yourself and your purpose, remembering at all times to be polite and respectful.

One approach goes as follows: “Good Morning. My name is John Doe and I am with the County/City Tax Department. (Display your County/City identification card), verifying data for the County’s/City’s Tax Reassessment Project. I need to ask you a few questions and walk around the outside of your home.”

Usually people are cooperative. Remember your job is solely to collect or verify data, not come up with the assessment value.

These questions can be asked as follows:

“What year was your house constructed?” “Is there a basement under the house and any part finished into livable space?” “What kind of floors do you have?” “How do you heat and cool your house?” “How many bathrooms and bedrooms do you have?” Then, “Thank you very much. Now, all I need to do is take a quick look around the outside, okay?”

Sometimes you will have to take measurements to appraise improvements. If you have to measure the whole house, explain to the owner that you are collecting and verifying the building measurements.

There are three basic steps to this process:

1. Measure each side of structure accurately.
2. Make a diagram placing dimensions (rounded to the nearest foot) beside each line they represent.
3. Label structural variations with appropriate abbreviations (FEP, FSP, FCP, etc.)  
Lettering and numbers are to be neatly made with measurements written so as to read from the bottom of the card looking up.

To check for closure:

**BASIC RULE:** the sums of the lengths of the opposite sides must be equal to each other.

The sum of the top horizontal lines (the back of the house) should equal the sum of the bottom horizontal lines (the front of the house). The sum of the left vertical lines (the left side of the house) should equal the sum of the right vertical lines (the right side of the house) in the same manner.

The following examples depict various types of improvements and how they should be drawn, labeled, and checked for closure.

#### **Standardized Method of Drawing Structures**

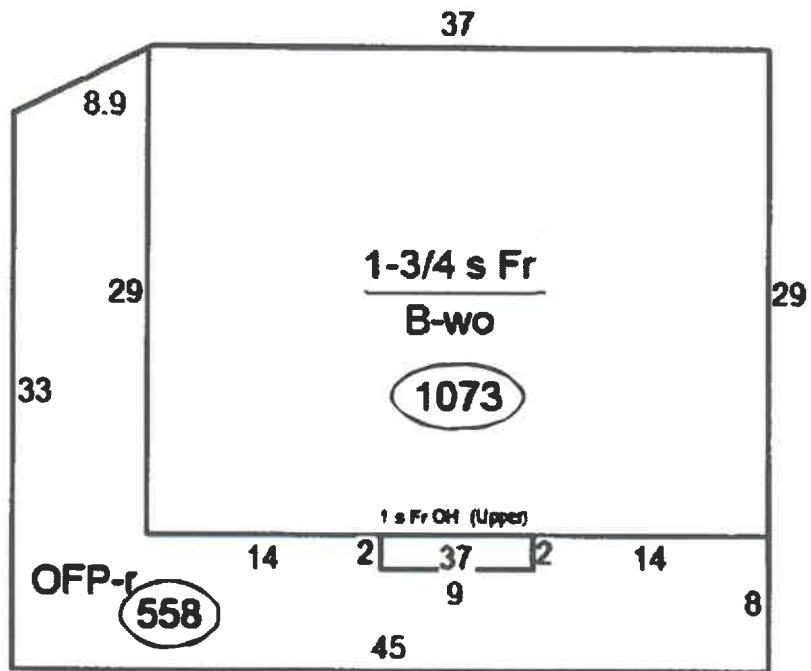
A uniform method of drawing and labeling structures must be adopted. The following method is to be employed in preparing documents for use by the system.

Orient your drawing so that the front of the structure is towards the bottom of the card. All labeling should be oriented in this same direction.

In drawing structures, it is essential to delineate the auxiliary areas properly so that they can easily be distinguished from the base area.

Familiarity with auxiliary area abbreviations is essential, along with an understanding of the visual indications of these areas. For example: an enclosed porch which may have windows is different from the base, a lower foundation than the base, or different roof cover.

If you are confronted with an exceptionally large property with many sides, a piece of graph paper used in drawing the sketch can be invaluable in preventing errors.



**TOP HORIZONTAL (LEFT TO RIGHT)**

$$8+37=45$$

**BOTTOM HORIZONTAL (LEFT TO RIGHT)**

$$45=45$$

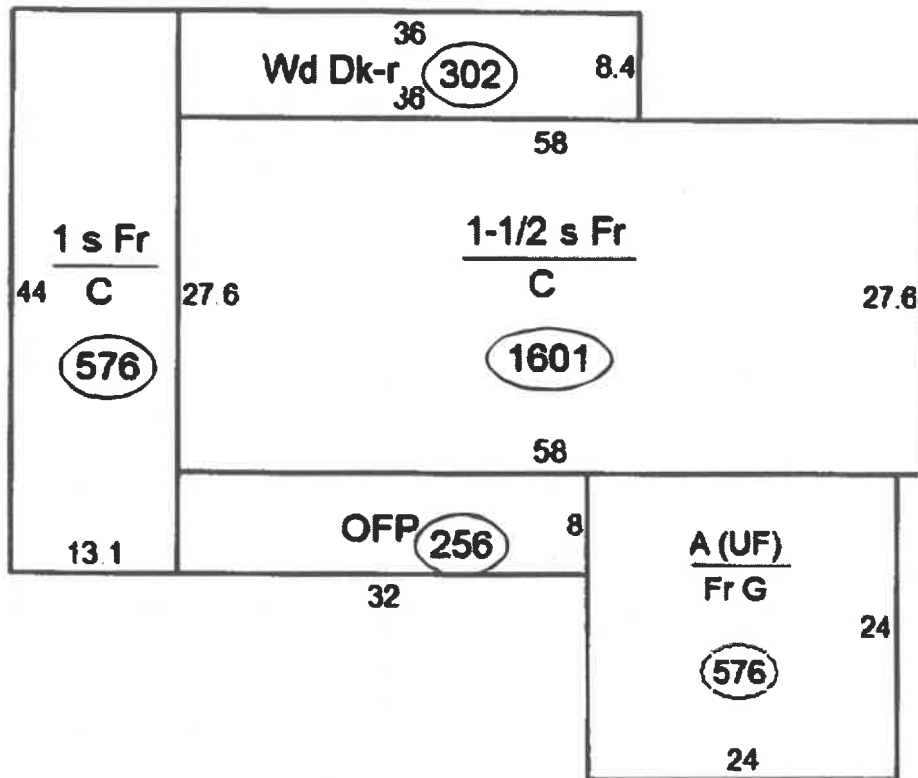
**RIGHT VERTICAL LINES**

$$8+29=37$$

**LEFT VERTICAL LINES**

$$33+4=37$$





**TOP HORIZONTAL (LEFT TO RIGHT)**

$$13.1+36+22=71.1$$

**BOTTOM HORIZONTAL (LEFT TO RIGHT)**

$$13.1+32+24+2=71.1$$

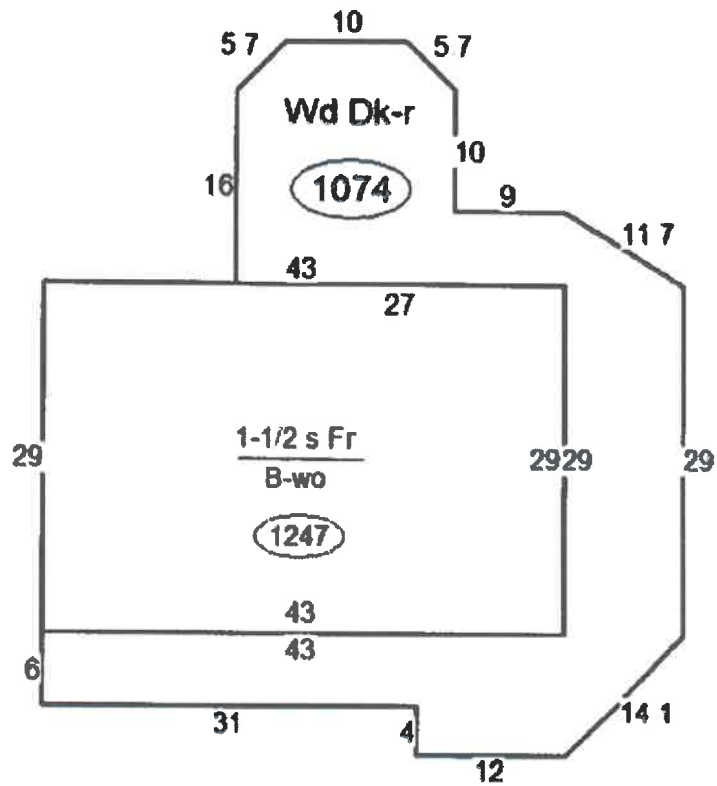
**RIGHT VERTICAL LINES**

$$24+27.6+8.4=60$$

**LEFT VERTICAL LINES**

$$16+44=60$$

**Note upper**



**Special attention needs to be given to multi-story buildings. A notation to denote upper and /or basements should be as follows:**

**1-1/2 s =one and a half story dwelling**

**B= Basement**

## B-wo is Basement walk out

## **Appraisal Methods**

The three approaches to value are:

1. Market Approach (Sales Comparison)
2. Cost Approach
3. Income Approach

The Market Approach to value is derived from analyzing the selling price of properties. Adjustments are made for dissimilarities and similarities compared to the property being assessed. This approach relies on the principle of substitution.

The basic steps in the Market Approach are as follows, according to Property Assessment Valuation (third edition) copyright, 2010:

1. Data collection and verification
2. Analysis of market data to develop units of comparison and select attributes for adjustment
3. Development of reasonable adjustments
4. Application of adjustments to the comparable sales.

The elements of comparison for improvements:

1. Overall quality
2. Architectural attractiveness
3. Age
4. Size (square footage, stories, number of units, number of bedrooms, and baths)
5. Amenities (special-purpose rooms, garage, swimming pool, parking)
6. Functional utility (architecture and appearance, layout, equipment)
7. Accrued depreciation (physical deterioration, maintenance, modernization, including remodeling and additions)

## **Market Approach**

The Market Approach (also called the sales comparison approach) uses analysis of recent comparable sales to value subject properties. The Market Approach is used to estimate property at its "fair market value". Ergo, the best technique for the valuation of property is abstracting data from actual sales and applying the results to unsold properties. The general formula for the market is:

$$MV=S \pm A$$

Where MV is market value, S is the sales of comparable property, and A is the amount of adjustments.

The sales comparison approach models the behavior of the market by comparing the properties being appraised (subjects) with similar properties that have recently sold (comparable properties). Comparable properties are selected for similarity to the subject property. The sales are then adjusted for their differences from the subject. Finally, a market value for the subject is estimated from the adjusted sales prices of the comparable properties.

Typical adjustments originate from one of the following:

- Paired data set analysis
- Statistical analysis
- Graphic analysis
- Cost-related analysis
- Secondary data analysis

Comparable properties are selected and adjusted to the subject property. Typically three to five sales, property that has recently sold, are used in this process. The sales comparison approach requires adjustments for differences, such as time, attribute differences, competitiveness in the same market, and other factors.

In the sales comparison approach, appraisers estimate a price per unit. The unit of comparison may be the property as a whole or some smaller measure of the size of the property. Converting the sales price to a unit of measure makes it easier to compare and adjust properties that compete in the same market. The price per unit of comparison is the dependent variable-what is being estimated-in the valuation model. The value of the dependent variable is predicted by the values of the other variables, such as property attributes. The unit of comparison should never be the grounds for selecting comparables. Property attributes should be used instead.

Once the attributes have been selected and the adjustments determined, the appraiser can apply the sales comparison model. The appraiser first describes subject and comparables in a comparative attribute display, then selects and adjustment method and adjusts each comparable to the subject. After adjustments have been made an estimate of value can be determined about the subject property.

Source: The International Association of Assessing Officers, Joseph K. Eckert editor, Property Appraisal and Assessment Administration, 1990, Chicago, International Association of Assessing Officers, p. 153

## **Cost Approach**

First the appraiser estimates the present reproduction cost to construct a duplicate of all the improvements on the subject property. If the improvements would be impossible or impractical to duplicate, the appraiser estimates replacement cost, the cost of constructing improvements with the same functional utility. The appraiser next reduces the estimated present construction cost by the loss in value the subject property has undergone due to depreciation since it was first constructed. The appraiser then adds to the depreciated cost estimate the estimated value of the subject site. The resulting figure is the property's indicated value by the cost approach.

Below is what we require our appraisers to look at when estimating and working with the cost approach:

1. Estimate the value of the site.
2. Compute the area of the dwelling
3. Estimate the reproduction cost of the dwelling
4. Estimate the reproduction cost of any garage, carport or other structure (out buildings)
5. Estimate the amount by which the structures have depreciated
6. Estimate the "as is" value of any other site improvements (Ex: Mobile Homes) and
7. Add site value to the depreciated cost of improvements to find the indicated value.

The appraiser will include a sketch showing a drawing of the perimeter of the subject structure(s), with dimensions given in feet, and spot all out buildings around the subject structure.

Simply stated:

**Reproduction or Replacement Cost – Accrued Depreciation + Site Value = Total Property Value**

## **Income Approach**

The Income Approach can be the most technically complex method of appraisal when applied to large commercial properties. This procedure in appraisal analysis which converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate. The income approach is widely applied in appraising income-producing properties. Anticipated future income and/or reversions are discounted to a present worth figure through the capitalization process.

Market rent is the rental income that a property would most probably command on the open market as indicated by current rentals paid for comparable space. To find market rent, an appraiser must know what rent tenants have paid, and are currently paying, on comparable properties. By comparing present and past performance of properties similar to the subject, the appraiser should be able to determine the subject property's rent potential. By analyzing sales prices of comparable properties, the factor, or gross rent multiplier, that represents the relationship between market rent and market value, can be determined. When the appropriate gross rent multiplier is applied to the rental income the subject property is expected to be produce, the result is an estimate of market value.

The steps in this method of applying the income approach are summarized below and explained in this section. The appraiser must:

1. Estimate the subject property's monthly market rent;
2. Calculate gross rent multipliers from recently sold comparable properties that were rented at the time of sale;
3. Based on rent multiplier analysis, derive the appropriate GRM for the subject property; and
4. Estimate market value by multiplying the amount of the monthly market rent by the subject property's GRM

The Gross Rent Multiplier (GRM) technique is proper for appraising single family and small multi-family; apartments and some commercial properties purchased for income purchases.

The basic steps we will use in the Income Approach on commercial property are as follows:

1. Estimate potential gross income
2. Deduct for vacancy and collection loss
3. Add miscellaneous income
4. Determine operating expenses
5. Deduct operating expenses to determine net income before discount, recapture, and taxes
6. Select the proper capitalization rate
7. Determine the appropriate capitalization procedure to be used
8. Capitalize the net income into an estimated property value

**Capitalize is to convert future income into current value. It involves discounting future income into present value. Capitalization is the mathematical process for converting the net income produced by property into an indication of value.**

**The process evolves out of the principles of perpetuity and termination. Perpetuity affirms that the net income produced by land will continue for an infinity period of time. Termination affirms that the net income produced by a building (assuming normal repairs and maintenance) will stop after a certain number of years in the future and will cease to have an economic value.**

**If the income flow produced by a building will terminate in the future, it is reasonable to suggest that the investor in buildings is entitled to the return of his investment as well as a return on his investment. In the capitalization process, this recovery of the investment is referred to as recapture. Theoretically, the recovered capital would be used to replace the present structure when it ceases to have value. In actual practice, however, the investor usually uses the return capital for debt service or for reinvestment in other projects.**

**Several methods of capitalization are currently employed by appraisers. All the methods recognize that the investor is entitled to both a return on and the recapture of his investment.**

### **Sample of an Income Approach**

The method used in assessing rentals is as follows:

Potential Gross Income

- % Vacancy and Loss
- EFFECTIVE GROSS INCOME
  
- % Expenses
- NET OPERATING INCOME

Divide by      % Capitalization rate           

VALUE



## **HIGHEST AND BEST USE**

The term highest and best use is understood to mean that reasonable and most probable use which would most likely produce the highest present worth or that use which will support the highest present value of the property. The determination of highest and best use results from the appraiser's experience, judgment, and analytical skills (that is an opinion).

According to the Dictionary of Real Estate Appraisal, a publication of the American Institute of Real Estate Appraisers, highest and best use is defined as:

1. The reasonable and probable use that supports the highest present value of vacant land or improved property, as defined, as of the date of the appraisal.
2. The reasonable probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible and resulting in the highest present land value.
3. The most profitable use.

Implied in this definition is that the determination of highest and best use takes in account the contribution of a specific use to the community and community development goals, as well as, the benefits of the use to individual property owners. Hence, in certain situations the highest and best use of the land may be for parks, greenbelts, preservation, wildlife habitats, and the like. The analysis of highest and best use of any property involves consideration of the following questions:

1. Physical possible: How is the site physically capable of being used? What particular uses are possible, based upon the size, configuration, and terrain of the site?
2. Legally permissible: What are the permitted uses according to zoning regulations, deed restrictions, etc.
3. Financially feasible: Among the feasible uses will produce the highest net return, resulting in the highest present worth to the owner?
4. Maximally productive: Which use among the feasible uses will produce the highest net return, resulting in the highest present worth to the owner?

## **VALUATION OF LAND**

**The valuation of land in the mass appraisal process is as follows:**

- 1. The comparable sales approach is the most reliable method**
- 2. Abstraction (allocation or distribution)**
- 3. Anticipated use or development**
- 4. Capitalization of ground rent**
- 5. Land residual capitalization**

**The majority is usually valued on a per acre basis. This will be determined by the Field Appraisers from comparable land sales. Other methods that may be used in the valuation of land are rate per square foot or site value. The field appraiser will determine the most appropriate method from what he/she observes in the neighborhood or market place.**

## **Land Valuation Process**

Accurate land Values are crucial to an effective assessment system. They contribute to the accuracy of appraisal of improved parcels and ensure that landowners pay their fair share of taxes. Accurate land values promote well-informed land use decisions by both the public and private sectors. This manual helps promote equity and uniformity to any adjustments that was needed to base land values.

Physically, land may be defined as the surface of the earth together with everything beneath and above. The shape of a parcel is like a three dimensional pyramid, with its apex at the center of the earth, extending upward through the surface into space. Legally, land is the right to enjoy, use, and dispose of this physical space, subject to the limitations imposed by government. The assessor first identifies, lists, and values all land and improvements thereto. This task requires the use of cadastral maps showing boundaries and other features. Second an accurate inventory of land data, including location, ownership, classification and use, size, shape, and physical characteristics. The assessor analyzes the local market and estimates the value.

There are several methods that can be used to extract and arrive at an assessment. These are:

- Sales Comparison
- Abstraction
- Allocation
- Anticipated Use
- Capitalization of Ground Rents
- Land Residual Capitalization

### **Sales Comparison**

The sales comparison approach uses analysis of recent comparable sales to value subject properties. The sales comparison approach is used to estimate property at its "fair market value". Ergo, the best technique for the valuation of property is abstracting data from actual sales and applying the results to unsold properties. The general formula for the market is:

$$MV=S \pm A.$$

Where MV is market value, S is the sales of comparable property, and A is the amount of adjustments.

The sales comparison approach models the behavior of the market by comparing the properties being appraised (subjects) with similar properties that have recently sold (comparable properties). Comparable properties are selected for similarity to the subject property. The sales are then adjusted for their differences from the subject. Finally, a market value for the subject is estimated from the adjusted sales prices of the comparable properties.

Subjective elements, intuition, and personal judgment are to be minimized as much as possible. A scientific methodology should be the objective of every appraiser. Personal judgment, no

matter how well formed by experience, does not meet the criteria of the scientific process, which required that every result be verifiable; verifiable independently of the peculiarities and personal idiosyncrasies of an individual.

There are two principle applications of the sales comparison approach in land valuation. The first is the comparative unit method and secondly the base lot method.

The appraiser uses the comparative unit method after a determination of the average or typical unit value. The average value is found by calculating the median or mean sale price per unit. The appraiser uses the base lot method after a base parcel is selected to represent the stratum from a neighborhood sales file. Once the base lot is selected it is used as a benchmark to establish values for individual parcels for that neighborhood.

### **Abstraction Method**

In the next method described we use the ability to subtract the depreciated replacement cost new of the improvement value from the sales price to arrive at the residual land value estimate. The calculated land values supplement the land value database. Sales with newer improvement make it easier to estimate depreciation, which in turn gives a better land value estimate. When using the abstraction method ensure that the correct comparative unit is used. Taking the time to convert the land value estimates to a comparative unit value will enhance uniformity and consistency among parcels in the market.

A questions arises, what if there are not a significant number of vacant sales to make a market value assessment. Then there are other established methods and appraiser can choose and with careful research and good judgment a value can be achieved.

### **Allocation**

One method is the Allocation method. The allocation method is also known as the land ratio and improvement values. With this relationship an appraiser can seek comparable areas with sufficient land sales, determine the typical ratio to sales of improved parcels in the subject area. The abstraction method is useful primarily in older established neighborhoods with few vacant land sales. This method can be useful if applied with care and validated to ensure that calculated land and improvement value estimates are consistent with available sale price data.

### **Anticipated Use or Cost of Development Method**

Again in the absence of sufficient sales, there is another method that can be used to develop a land value for a property. This method is not the preferred method but can project a value based on the principle that the projected improvement must represent the highest and best use of the land. The results based on the principle of surplus productivity, indicates that the price a developer will pay for land in its present undeveloped state and by subtracting the total development cost from the projected sales price of the lots as if developed. The appraiser can calculate the residual land value after the satisfaction of labor, capital, and management has been met.

When studying Income property, or the ability for a parcel to generate income, all properties have one common appraisal characteristic: the capitalization of income generated by land is an important indication of value. Their value is based on the quantity, quality, and durability of their estimated net income before debt and after expenses is deducted. To arrive at a value for a property based on income some methods can be used.

### **Capitalization of Ground Rents**

Capitalization of ground rents is used best when land rented or leased independently of improvements. This method can be used with farmland or commercial land that is leased on a net basis, where lessee is responsible for property taxes and all other expenses. This is best achieved if the lease is new or current for market conditions.

### **Land Residual Capitalization**

When you apply this method it is important to understand several things. One that this method assumes that the parcel of land has an improvement on it and that the improvement is relatively new and that it represents the highest and best use of the property. Plus the improvement has no depreciation. This method also requires some other information.

A net operating income  
A building value  
A proper discount rate  
A recapture rate  
And an effective tax rate

When valuing land a standard unit of comparison is needed to establish an average or typical value for an area or neighborhood. There are several different units of comparison. Each different type of comparison can be used for different property classes. There are typically five different unit types.

Lot or Site  
Site/Units Buildable  
Acre  
Square foot  
Front foot  
Lot or Site

Lot or site value is used when the market does not indicate a difference in land size. This is typically used in residential subdivisions that are planned or developed in such a way that there is some degree of uniformity to the neighborhood.

### **Site or Units Buildable**

When a parcel of land sells on unit basis, for example an apartment complex, this method of comparison can be used. Apartment property is typically sold as a unit and such the unit of comparison would be units buildable.

### **Acre**

In general when the market analysis shows that tracts of land sells for a per acre rate then this unit of comparison is used. Typically rural tracts of land, and industrial property use this type of comparison since they are sold commonly in larger portions.

### **Square Foot**

This type of comparison is used mostly for commercial property. Since this type of property sells on a square foot basis.

### **Front Foot**

Use a front foot unit of comparison when a property value indicates that the amount of exposure significantly contributes to value. This type of comparison is used typically when a parcel is more desirable and value based on how much frontal exposure there may be. Some examples are commercial and even water front residential property.

1 Source: Property Assessment Valuation, third edition International Association of Assessing Officers, Copyright 2010, 314 W. 10th Street, Kansas City, Missouri 64105-1616. Pages 167-201.

## **RESIDENTIAL LAND VALUATION**

The valuation of land is based solely on comparable market sales. Lots and home sites of similar size and in the same areas or neighborhoods should be appraised very much the same. Some factors such as size, shape, street, topography and frontage could make a valuation difference. As always in common appraisal methods of our appraisers will always estimate site value, as if vacant.

In localities where there are plenty of lots and land for sale there should be an abundance of sales. With these sales the appraiser will define his area of land values, land tables will be developed for every neighborhood. The tables will be derived from what the typical informed buyer will pay.

The most common form of rural land valuation is by a per acre value. Most all home sites typically require a one-acre site. Some could be smaller with estate type properties consisting of several acres for a site.

Land values do change with economic conditions and historical land values have been increasing. It is our job as appraiser to follow this market and to inquire what buyers are paying for land and or lots.

## **Land Influence Factors**

### ***Topography***

This category allows the reviewer's judgment of the degree of difficulty due to poor topography in erecting a suitable improvement on the subject parcel.

Normally if suitable improvement is present on the subject lot, the topography problem has been corrected. Therefore, an improved lot normally should have no allowance for topography. However, a topography influence may need to be applied in significant cases of unimproved lots or tracts where poor topography represents an actual detriment to the presumed utilization of the parcel.

Topography factors include: irregular land contour, poor drainage, potential subsidence, sub-surface rock ledge, potential erosion and flood plain areas.

The following is presented as a guide:

### **Topography Influence Factors**

|                      | <b><i>Condition</i></b>                                                                                                                                                                     | <b><i>Factor</i></b> |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b><i>Normal</i></b> | Problem corrected or not significant                                                                                                                                                        | 0%                   |
| <b><i>Slight</i></b> | Problem is a moderate handicap to full utilization of the lot but is correctable.<br><br>The lot is buildable, but less desirable than typical lots in the area due to topographic problem. | -10% to 25%          |



|                    |                                                                                                                                                       |             |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <i>Severe</i>      | Problem is significant but correctable in that it prevents the development of the lot until the topographic problem is corrected.                     | -25% to 75% |
| <i>Unbuildable</i> | The topography problem is so severe it is not economically feasible to develop the lot. Example: a lot that cannot pass health and safety perk tests. | -75% to 90% |

### **Shape / Size**

The shape/size factor is normally a negative adjustment to account for loss of value due to highly irregular shape or insufficient size for the presumed utilization of the parcel.

Utilizing the shape/size factor is a review judgement and may apply to all land types. The basis for any factor is a negative adjustment reducing the subject lot value to the amount and degree of land utility applicable for the presumed utilization.

The following is presented as a guide:

### **Size/Shape Influence Factor Guide**

|                      | <b><i>Condition</i></b>                                                                                                                                             | <b><i>Factor</i></b> |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b><i>Normal</i></b> | Shape or size is no significant detriment to the presumed utilization of the parcel.                                                                                | 0%                   |
| <b><i>Minor</i></b>  | The lot is buildable and/or economically usable for the presumed utilization but irregular shape or insufficient size precludes the full utilization of the parcel. | -10% to 25%          |

***Major***

**Irregular shape or insufficient size represents a significant handicap to the presumed utilization and/or development of the land category is restricted to a significant under-utilization of the parcel.**

**-25% to 75%**

***Unbuildable***

**The shape or size problem is so severe that it renders the land category unusable and/or unbuildable for the presumed utilization. Example: and undersized lot subject to minimum zoning restrictions which effectively prevents any economical utilization.**

**-75% to 90%**

## **Restrictions**

A negative land influence adjustment for restrictions is applicable for cases where the property is subject to a legal or physical restriction to its utilization. Typical examples would include:

Utility easements, such as power lines and sewer lines

Zoning or deed restrictions to the property, limiting the utilization to a less than normal use for typical lots in the neighborhood.

Physical barriers to the property (bridges, highway medians, fences or abutment)

The following is presented as a guide.

### **Restrictions Influence Factor Guide**

|                      | <b><i>CONDITION</i></b>                                                                                                                                                                                                                                           | <b><i>FACTOR</i></b> |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b><i>Normal</i></b> | No significant restriction to the property.                                                                                                                                                                                                                       | 0%                   |
| <b><i>Minor</i></b>  | A restriction of moderate significance, legal or physical -- exists which causes the property to be less desirable than similar lots in the area which are not subject to this restriction but does not prevent utilization of the property for the presumed use. | -10% to 25%          |

***Major***

A restriction of major significance, -25% to 75%  
legal or physical, exists which causes  
the property to be restricted to a less than  
full utilization compared to similar lots  
in the area, which are not subject to this  
restriction. Example: power lines bisecting  
a lot which prevent the building of a  
dwelling but would be suitable for a garage or  
secondary structure.

***Unbuildable***

A restrictive of very severe impact, -75% to 90%  
legal or physical, exists which causes the  
property to be rendered virtually unusable  
for any significant utilization compared to  
similar lots in the area which are not  
subject to this restriction. Example: a lot  
rendered inaccessible by a highway right-  
of-way.

## **Economic Misimprovements**

This category is reserved as a reviewer's judgment of the comparative loss of value land (either under-improvement or over-improvement). In essence, this judgement is expressing the appraiser's opinion that the existing structure represents an encumbrance to the full utilization of the land.

The application of a misimprovement factor for residential/agricultural property is possible but very rare. Most instances occur in commercial or industrial situations where market evidence indicates a different economic utilization of the land than the current utilization. It is important to recognize in the application of economic misimprovement factors that the land is presumed to be valued on the bases of typical "highest and best" utilization and the existing structure in non-contributory to this most economical utilization. Obviously, vacant tracts are not encumbered by any structure, and are not subject to economic misimprovement factors. Further, the appraiser should recognize that the economic misimprovement condition is "curable" (i.e., if the structure is removed, the previously applied economic misimprovement factor is normally no longer applicable.)

Typical examples include:

Dwellings in areas converting to commercial development

An old warehouse located in an area where market evidence indicates modern office and complex development are the prevailing trait.

The following is presented as a guide.

### **Misimprovement Influence Factor Guide**

|                      | <b><i>CONDITION</i></b>                                                                                                                                                                  | <b><i>FACTOR</i></b> |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b><i>Normal</i></b> | The property is unimproved (no major structures present) or the existing structure is consistent with the economical utilization of the land.                                            | 0%                   |
| <b><i>Minor</i></b>  | The land is encumbered with a structure that represents an economic misimprovement, and the structure has an assigned value of 25% - 50% of the land value at highest and best use.      | -25% to 50%          |
| <b><i>Major</i></b>  | The land is encumbered with a structure that represents an economic misimprovement and the structure has an assigned value of 50% or more of the land value at the highest and best use. | -50% to 75%          |

### **Corner and/or Alley Influence**

This category is reserved for the recognized of the enhancement in land value attributable to the potential utilization of a corner lot, over and above the value of an otherwise comparable interior site. The enhancement due to the presence of a rear or side alley is normally common to all lots in a given area or block. Therefore, recommended procedure for enhancement due to alley influence, if any, is to consider this factor in the land rate itself.

The amount of enhancement, if any, to a corner lot must be based on the individual merits of each corner location.

Normally, corner influence is not applicable to residential/agricultural property. Corner influence factors should be applied to only those cases of commercial or industrial property where the corner is an actual enhancement to the land.

The following is presented as a guide:

### **Corner Influence Factor Guide**

|                      | <b><i>CONDITION</i></b>                                                                     | <b><i>FACTOR</i></b> |
|----------------------|---------------------------------------------------------------------------------------------|----------------------|
| <b><i>Normal</i></b> | The presence of a corner or alley has no significant enhancement or impact to the property. | 0%                   |



***Minor***

The lot value is moderately enhanced by the presence of corner or alley exposure. Example: Intersection of two secondary streets or a major arterial street and a secondary street.

+10% to 25%

***Major***

The lot value is significantly enhanced by the presence of corner or alley exposure. Example: the intersection of two major arterial streets.

+25% to 100%

## **View Influence**

This factor is normally a positive adjustment for lots or parcels where the land value is significantly enhanced by the presence of a scenic or waterfront view when compared to similar lots in the area where no significant view is present. This factor also applies to golf course lots.

It is highly recommended that the appraiser due caution in the application of view influence. It is useful to remember that while the subject may have an appealing view, if this condition is common to most parcels in the area, then comparatively there is probably no real view enhancement. The appraiser should also consider the permanency of the view (i.e., the probability of potential obstruction).

The following is presented as a guide:

### **View Influence Factor Guide**

|                      | <b><i>CONDITION</i></b>                                                                                                  | <b><i>FACTOR</i></b> |
|----------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b><i>Normal</i></b> | The view is considered common to the area, and market evidence indicates no actual value enhancement exists.             | 0%                   |
| <b><i>Minor</i></b>  | The subject property has a moderate enhancement due to an appealing view and market evidence supports value enhancement. | +10% to 25%          |

***Major***

The subject property has a significant enhancement due to an appealing view. Further, the view enhancement is not common to similar lots in the area and there is little or no potential for obstruction of the view by other parcels.

**+25% to 250%**

***Negative***

For properties with less than normal or typical views, the appraiser should apply negative factors to the affected properties as indicated by market analysis and evidence.

**-10% to 75%**

**RESIDENTIAL AND APARTMENT DEPTH FACTOR TABLES**  
**STANDARD DEPTH**

| Depth in Feet | 100' | 125' | 150' | 175' | 200' | 300' | 400' |
|---------------|------|------|------|------|------|------|------|
| 5             | .10  | .10  | .10  | .10  | .10  | .02  | .02  |
| 10            | .18  | .16  | .16  | .14  | .14  | .05  | .04  |
| 15            | .26  | .22  | .20  | .18  | .18  | .07  | .06  |
| 20            | .33  | .28  | .24  | .22  | .22  | .10  | .08  |
| 25            | .40  | .34  | .28  | .26  | .25  | .12  | .10  |
| 30            | .47  | .40  | .32  | .30  | .28  | .16  | .12  |
| 35            | .53  | .45  | .36  | .34  | .31  | .18  | .14  |
| 40            | .59  | .50  | .40  | .38  | .34  | .21  | .16  |
| 45            | .65  | .54  | .44  | .42  | .37  | .24  | .18  |
| 50            | .70  | .58  | .48  | .46  | .40  | .26  | .20  |
| 55            | .75  | .62  | .52  | .49  | .43  | .29  | .22  |
| 60            | .79  | .66  | .56  | .52  | .46  | .32  | .24  |
| 65            | .83  | .70  | .60  | .55  | .49  | .34  | .26  |
| 70            | .87  | .74  | .64  | .58  | .52  | .37  | .28  |
| 75            | .90  | .78  | .68  | .61  | .55  | .40  | .30  |
| 80            | .92  | .81  | .72  | .64  | .58  | .42  | .32  |
| 85            | .94  | .84  | .75  | .67  | .61  | .44  | .34  |
| 90            | .96  | .86  | .78  | .70  | .64  | .46  | .36  |
| 95            | .98  | .88  | .81  | .73  | .67  | .48  | .38  |
| 100           | 1.00 | .90  | .84  | .76  | .70  | .50  | .40  |
| 105           | 1.02 | .92  | .87  | .79  | .72  | .52  | .42  |
| 110           | 1.04 | .94  | .89  | .81  | .74  | .53  | .43  |
| 115           | 1.06 | .96  | .91  | .84  | .76  | .55  | .45  |
| 120           | 1.08 | .98  | .93  | .86  | .78  | .58  | .46  |
| 125           | 1.10 | 1.00 | .95  | .88  | .80  | .60  | .47  |
| 130           | 1.12 | 1.02 | .96  | .90  | .82  | .61  | .49  |
| 135           | 1.14 | 1.04 | .97  | .92  | .84  | .63  | .50  |
| 140           | 1.15 | 1.06 | .98  | .93  | .86  | .65  | .52  |
| 145           | 1.16 | 1.08 | .99  | .94  | .88  | .67  | .53  |
| 150           | 1.17 | 1.10 | 1.00 | .95  | .90  | .70  | .55  |
| 155           | 1.18 | 1.12 | 1.01 | .96  | .91  | .71  | .56  |
| 160           | 1.19 | 1.14 | 1.02 | .97  | .92  | .72  | .58  |
| 165           | 1.20 | 1.15 | 1.03 | .98  | .93  | .74  | .60  |
| 170           | 1.21 | 1.16 | 1.04 | .99  | .94  | .75  | .61  |
| 175           | 1.22 | 1.17 | 1.05 | 1.00 | .95  | .77  | .63  |
| 180           | 1.23 | 1.18 | 1.06 | 1.01 | .96  | .78  | .64  |
| 185           | 1.24 | 1.19 | 1.07 | 1.02 | .97  | .80  | .65  |
| 190           | 1.25 | 1.20 | 1.08 | 1.03 | .98  | .81  | .67  |
| 195           | 1.26 | 1.21 | 1.09 | 1.04 | .99  | .83  | .68  |
| 200           | 1.27 | 1.22 | 1.10 | 1.05 | 1.00 | .84  | .70  |
| 250           | 1.30 | 1.25 | 1.15 | 1.10 | 1.06 | .93  | .80  |
| 300           | 1.32 | 1.27 | 1.20 | 1.14 | 1.10 | 1.00 | .90  |
| 350           | 1.34 | 1.29 | 1.24 | 1.18 | 1.13 | 1.05 | .95  |
| 400           | 1.36 | 1.31 | 1.26 | 1.21 | 1.16 | 1.08 | 1.00 |
| 450           | 1.38 | 1.33 | 1.28 | 1.23 | 1.18 | 1.10 | 1.04 |
| 500           | 1.40 | 1.35 | 1.30 | 1.25 | 1.20 | 1.11 | 1.05 |

Add .02 for each 50' over 500'

**EXCESSIVE FRONTAGE**  
**RESIDENTIAL ADJUSTMENT CHARTS**

| <b>50' STANDARD</b> |               | <b>75' STANDARD</b> |               | <b>100' STANDARD</b> |               | <b>150' STANDARD</b> |               |
|---------------------|---------------|---------------------|---------------|----------------------|---------------|----------------------|---------------|
| <b>Frontage</b>     | <b>Factor</b> | <b>Frontage</b>     | <b>Factor</b> | <b>Frontage</b>      | <b>Factor</b> | <b>Frontage</b>      | <b>Factor</b> |
| 50                  | 1.00          | 75                  | 1.00          | 100                  | 1.00          | 150                  | 1.00          |
| 60                  | .97           | 85                  | .97           | 110                  | .97           | 160                  | .97           |
| 70                  | .94           | 95                  | .94           | 120                  | .94           | 170                  | .94           |
| 80                  | .91           | 105                 | .91           | 130                  | .91           | 180                  | .91           |
| 90                  | .88           | 115                 | .88           | 140                  | .88           | 190                  | .88           |
| 100                 | .85           | 125                 | .85           | 150                  | .85           | 200                  | .85           |
| 110                 | .83           | 135                 | .83           | 160                  | .83           | 210                  | .83           |
| 120                 | .81           | 145                 | .81           | 170                  | .81           | 220                  | .81           |
| 130                 | .79           | 155                 | .79           | 180                  | .79           | 230                  | .79           |
| 140                 | .77           | 165                 | .77           | 190                  | .77           | 240                  | .77           |
| 150                 | .75           | 175                 | .75           | 200                  | .75           | 250                  | .76           |
| 160                 | .74           | 185                 | .74           | 210                  | .73           | 260                  | .75           |
| 170                 | .73           | 195                 | .73           | 220                  | .72           | 270                  | .74           |
| 180                 | .72           | 205                 | .71           | 230                  | .71           | 280                  | .73           |
| 190                 | .71           | 215                 | .69           | 240                  | .70           | 290                  | .72           |
| 200                 | .70           | 225                 | .68           | 250                  | .69           | 300                  | .71           |
| 210                 | .69           | 235                 | .67           | 260                  | .68           | 310                  | .70           |
| 220                 | .68           | 245                 | .66           | 270                  | .67           | 320                  | .69           |
| 240                 | .67           | 255                 | .65           | 280                  | .66           | 330                  | .68           |
| 250                 | .66           | 265                 | .64           | 290                  | .65           | 340                  | .67           |
| 260                 | .65           | 275                 | .63           | 300                  | .64           | 350                  | .66           |
| 270                 | .64           | 285                 | .62           | 310                  | .63           | 360                  | .65           |
| 280                 | .63           | 295                 | .61           | 320                  | .62           | 370                  | .64           |
| 290                 | .62           | 305                 | .60           | 330                  | .61           | 380                  | .63           |
| 300                 | .61           | 315                 | .59           | 340                  | .60           | 390                  | .62           |
| 310                 | .60           | 325                 | .59           | 350                  | .59           | 400                  | .61           |
| 320                 | .59           | 335                 | .58           | 360                  | .59           |                      |               |
| 330                 | .59           | 345                 | .58           | 370                  | .58           |                      |               |
| 340                 | .58           | 355                 | .57           | 380                  | .58           |                      |               |
| 350                 | .58           | 365                 | .57           | 390                  | .57           |                      |               |
|                     |               | 375                 | .56           | 400                  | .57           |                      |               |
|                     |               | 385                 | .56           |                      |               |                      |               |
|                     |               | 395                 | .56           |                      |               |                      |               |
|                     |               | 405                 | .55           |                      |               |                      |               |

# ADJUSTMENT FACTORS FOR PRICING HOMESITES LESS THAN ONE ACRE

(If this chart is being used, please indicate with the abbreviation "L/A" in the breakdown for that site.)

Adj.  
Factor  
Acreage Factor (-100%)

|                      |
|----------------------|
| .05.....300%.....200 |
| .06.....294%.....194 |
| .07.....288%.....188 |
| .08.....282%.....182 |
| .09.....276%.....176 |
| .10.....270%.....170 |
| .11.....264%.....164 |
| .12.....258%.....158 |
| .13.....252%.....152 |
| .14.....246%.....146 |
| .15.....240%.....140 |
| .16.....236%.....136 |
| .17.....232%.....132 |
| .18.....228%.....128 |
| .19.....224%.....124 |
| .20.....220%.....120 |
| .21.....216%.....116 |
| .22.....212%.....112 |
| .23.....208%.....108 |
| .24.....204%.....104 |
| .25.....200%.....100 |
| .26.....197%.....97  |
| .27.....194%.....94  |
| .28.....191%.....91  |
| .29.....188%.....88  |
| .30.....185%.....85  |
| .31.....183%.....83  |
| .32.....181%.....81  |
| .33.....179%.....79  |
| .34.....177%.....77  |
| .35.....175%.....75  |
| .36.....173%.....73  |
| .37.....171%.....71  |
| .38.....169%.....69  |
| .39.....167%.....67  |
| .40.....165%.....65  |
| .41.....163%.....63  |
| .42.....162%.....62  |
| .43.....160%.....60  |
| .44.....159%.....59  |
| .45.....157%.....57  |
| .46.....155%.....55  |
| .47.....154%.....54  |
| .48.....153%.....53  |
| .49.....151%.....51  |
| .50.....150%.....50  |
| .51.....149%.....49  |
| .52.....148%.....48  |

Adj.  
Factor  
Acreage Factor (-100%)

|                      |
|----------------------|
| .53.....146%.....46  |
| .54.....145%.....45  |
| .55.....144%.....44  |
| .56.....144%.....44  |
| .57.....143%.....43  |
| .58.....143%.....43  |
| .59.....142%.....42  |
| .60.....142%.....42  |
| .61.....142%.....42  |
| .62.....141%.....41  |
| .63.....141%.....41  |
| .64.....140%.....40  |
| .65.....140%.....40  |
| .66.....138%.....38  |
| .67.....137%.....37  |
| .68.....135%.....35  |
| .69.....134%.....34  |
| .70.....132%.....32  |
| .71.....130%.....30  |
| .72.....129%.....29  |
| .73.....128%.....28  |
| .74.....126%.....26  |
| .75.....125%.....25  |
| .76.....124%.....24  |
| .77.....123%.....23  |
| .78.....121%.....21  |
| .79.....120%.....20  |
| .80.....119%.....19  |
| .81.....118%.....18  |
| .82.....117%.....17  |
| .83.....115%.....15  |
| .84.....114%.....14  |
| .85.....113%.....13  |
| .86.....112%.....12  |
| .87.....111%.....11  |
| .88.....110%.....10  |
| .89.....109%.....09  |
| .90.....108%.....08  |
| .91.....107%.....07  |
| .92.....106%.....06  |
| .93.....106%.....06  |
| .94.....105%.....05  |
| .95.....104%.....04  |
| .96.....103%.....03  |
| .97.....102%.....02  |
| .98.....102%.....02  |
| .99.....101%.....01  |
| 1.00.....100%.....00 |

### **Commercial Land Valuation**

This land valuation process generally follows the same procedure as the residential valuation. One difference needs to be noted is in the units of levy. The accepted units of comparison here will be the square foot method. Some larger commercial or industrial tracts still could be valued per acre.

## **Mineral Land Rates**

**All property within each permitted mining site is to be valued at the same rate per acre as all the property of the same type in the immediate area.**

|                |                                                        |
|----------------|--------------------------------------------------------|
| <b>Mineral</b> | <b>Severed Mineral Rights \$3.00 to \$200 Per Acre</b> |
|----------------|--------------------------------------------------------|



## **Valuation of Residential Buildings**

### **Marshall & Swift Residential Estimator**

Wampler-Eanes subscribes and refers to Marshall & Swift as we build our tables. Our market based valuations are supported by the cost approach and values all components on current cost information, from heating and cooling systems to exterior walls, roofing, foundations, etc. Also, this allows you to select separate quality levels for components. This system also allows for you to depreciate using the age/life method.

Adjustments of + or – can also be implemented if the appraiser feels they need to raise or lower a dwellings value.

Using this estimator system, items keyed are as follows:

- **Residence type** (ex. single family residence)
- **Style** (ex. split level)
- **Total Floor Area** (ex. 2258 square feet)
- **Number of Units** (ex. 01)
- **Grade or Quality** (ex. average/good)
- **Condition** (ex. average)
- **Building Depreciation**
  1. Marshall & Swift Tables
  2. Combined physical and functional
  3. Separate physical and functional
  4. Age/Life (straight line)
  5. Additional depreciation
  6. Exterior depreciation

| <b><u>M &amp; S CODE</u></b> | <b><u>GRADE</u></b> | <b><u>DESCRIPTION</u></b> |
|------------------------------|---------------------|---------------------------|
| 1                            | CHP                 | CHEAP                     |
| 2                            | E                   | LOW                       |
| 3                            | D                   | FAIR                      |
| 4                            | C                   | AVERAGE                   |
| 5                            | B                   | GOOD                      |
| 6                            | A                   | VERY GOOD                 |
| 7                            | AA                  | EXCELLENT                 |
| 8                            | AAA                 | HIGH VALUE                |
| 9                            | AV6                 | HIGHEST                   |

Appraiser may select + or – adjustment between the grades. E+5 or E-5, etc.

Range per S.F. of the base rate for dwellings will be from:

**\$15.00 to \$300.00**

This base rate is then adjusted for factors such as size, shape, condition, quality, location, roof cover, exterior siding, etc. We have integrated the Marshall & Swift Calculator Method to calculate these adjustments and determine the final base rate. The tables are adjusted to the local market and verified and tested against qualified sales on a neighborhood by neighborhood basis.

### Grade "M" Dwelling

Establishments of excellent/superior quality are generally found on estate-type properties and in some residential developments. They are designed by well-known architects for individual owners and built by reputable contractors specializing in high quality mansion-type construction.

This class of dwelling contains top quality materials and workmanship and encompasses the mansion-type, very expensive residences. Very narrate attention has been given to interior and exterior refinements. Cabinets, paneling, molding, and trim are of the best available materials and on many occasions some imported materials are used.

Exterior front elevations are elaborate with superior fenestration and customized ornamental features.

### Grade "A" Dwelling

Residences of very good quality are usually individually designed and are characterized by the high quality of workmanship, finishes and appointments, and considerable attention to detail. These homes are designed by well-known architects for individual owners and built by reputable contractors specializing in quality construction. Although this class of home includes high quality materials and workmanship, it does not encompass the mansion-type residences. Considerable attention has been given to interior refinement and detail. Cabinets, paneling, molding, and trim are usually well finished hardwood. Care has been taken in the selection of high quality fixtures and built-in appliances.

Exterior front elevations are attractive with good fenestration and custom ornamental features.

### Grade "B" Dwelling

Homes of good quality are typical of those built in high quality tracts or developments and are frequently individually designed. Good quality standard materials are used throughout. Attention has been given to interior refinement and detail. Exteriors have good fenestration with some custom ornamentation.

Architectural design is attractive with attention given to refinement and detail. Interiors are well finished, usually having some good quality wallpaper, hardwood paneling and selected fixtures.

Exterior front elevations frequently have an appealing combination of ornamental materials and other refinement.

### Grade "C" Dwelling

This is the average quality dwelling which includes the majority of homes. These dwellings are frequently mass-produced and exceed the minimum construction requirements. The interior craftsmanship includes stock items such as cabinets, doors, plumbing, etc. The roof slope is usually 5 and 12 or less with moderate eaves. The interior is generally drywall taped and painted. During the field inspection, the appraiser will have to make a judgment call depending on the individual dwelling whether a positive 5 or 10% or a negative 5 or 10% is warranted.

### Grade "D" Dwelling

This is a fair quality dwelling, frequently mass-produced. Low cost, however, will meet minimum construction requirements. The designs are usually rectangular, few doors and windows and typically a gable roof. Depending on the individual dwelling, the appraiser must determine whether a positive 5 or 10% or a negative 5 or 10% is warranted.

### Grade "E" Dwelling

Homes of low quality are of low cost construction and meet minimum building code qualifications. Interior and exterior finishes are plain, modest and inexpensive with little attention given to detail.

Architectural design is primarily concerned with function, not appearance. Some summer cabins would be indicative of an "E" grade. The appraiser used his/her judgment on whether to add or subtract 5% to the grade.

## **GENERAL SPECIFICATIONS FOR SINGLE FAMILY RESIDENCE**

### **EXCELLENT QUALITY**

Residences of High Value Quality are individually designed and are characterized by the very finest quality and workmanship, finishes and appointments, and meticulous attention to detail. Residences of this quality level have the finest quality material and workmanship, and each is unique in its design.

The high value residences range from a minimum quality to an excellent quality.

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FOUNDATION</b>       | A continuous reinforced concrete perimeter.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>FRAME</b>            | A partial steel frame is included to allow for long spans in great rooms, living rooms etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>FLOOR STRUCTURE</b>  | Wood or steel floor joists and sub-floor on first and upper floors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>FLOOR INSULATION</b> | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>FLOOR COVER</b>      | The finest quality carpet or hardwoods, terrazzo, ceramic or quarry tile, marble and granite floor tile are used.                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>EXTERIOR WALL</b>    | Fenestration is of finest custom designs, and the entry and sash arc of the highest quality. The finest custom ornamentation and trim above windows, doors, roofline, etc. are displayed. Select brick, cut stone, glass block, local stone, marble, etc. is used throughout the exterior walls. Extra heavy framed exterior walls are 2 x 6 or 2 x 8 or appropriate steel stud construction with some pocket doors.                                                                                                                                        |
| <b>ROOF</b>             | A roof of the finest quality custom design, with many ridges and valleys. Heavy wood rafters and sheathing. The finest clay tile, composition shingle, built up rock, concrete tile, slate, wood shakes/shingle, roofing. Very good flashing, gutters and downspouts, along with the best custom designed skylights. Large roof overhangs.                                                                                                                                                                                                                  |
| <b>INTERIOR FINISH</b>  | Plaster and drywall, with the finest grades of paper or vinyl wall covering, hardwood paneling or the finest quality custom ceramic, marble, granite and glass tiles. Built-in book shelving and the finest custom cabinets. All kitchen cabinetry will be the finest quality. Drawer and door hardware will be finest quality grades. Kitchen counters and sink tops will be of the finest grades of solid plastics, the finest with some degree of intricacy in their design and/or finish. Custom ceramic tiles, the finest marble or granite and woods. |
| <b>HEATING/COOLING</b>  | Heating/Cooling system with multiple controls.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>ENERGY PACKAGE</b>   | The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>ELECTRICAL</b>       | Numerous well positioned outlets and finest quality fixtures throughout.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>PLUMBING</b>         | Finest quality white or colored plumbing fixtures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## GENERAL SPECIFICATIONS FOR SINGLE FAMILY RESIDENCE

### EXCELLENT QUALITY

Residences of Excellent Quality are usually individually designed and are characterized by the high quality of workmanship, finishes and appointments and the considerable attention to detail. Residences at this quality level are inclusive of high quality material and workmanship, and are somewhat unique in their design.

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FOUNDATION       | A continuous, reinforced concrete perimeter and interior bearing wall foundation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| FLOOR STRUCTURE  | Wood or steel floor joists and sub-floor on first and upper floors. Concrete slab on grade.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| FLOOR INSULATION | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| FLOOR COVER      | High-quality carpet or hardwood (parquet or plank), terrazzo, and vinyl, ceramic or quarry tile.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| EXTERIOR WALL    | Fenestration is well designed with high-quality sash. Custom ornamentation and trim, select brick, cut stone, high quality siding, etc. are used.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ROOF             | Heavy wood rafters and sheathing, or excellent quality roof cover.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| INTERIOR FINISH  | Interior walls are drywall with high grade paper or vinyl wall covering, hardwood paneling or ceramic tile. Built-in book shelving and ample cabinets. Ceramic tile, marble or highest-quality laminated plastic counter tops and splash. Ceilings are mostly painted drywall with molding and coving details and other ornamentation with some degree of intricacy in their design and/or finish. Raised panel hardwood veneer or enameled doors with good-quality hardware. Spacious walk-in closets or wardrobes with many built-in features. Large linen storage closets and pantry are fully shelved. Base interior wall height is 10'. |
| HEATING/COOLING  | Forced-air furnace with air conditioning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| ENERGY PACKAGE   | The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| ELECTRICAL       | Many well-positioned outlets and high-quality fixtures throughout. Large luminous fixtures in kitchen, bath and dressing areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PLUMBING         | An adequate amount of high-quality white or colored plumbing fixtures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

## **GENERAL SPECIFICATIONS FOR SINGLE FAMILY RESIDENCE**

### **ABOVE AVERAGE QUALITY**

Residences of Above Average Quality may be mass produced in above-average residential developments or built for an individual owner. Above Average quality standard materials are used throughout. These houses generally exceed the minimum construction requirements of building codes. Some attention is given to architectural design in both refinements and detail. Interiors are well finished, usually having some good-quality wallpaper or wood paneling. Exteriors have good fenestration with ornamental materials or other refinements. These residences are typical of the upper middle class or move-up type of development. From the exterior, they frequently copy the above average custom residence, but usually with less detail and workmanship.

- FOUNDATION** ————— A continuous, reinforced concrete perimeter foundation and foundation or piers under interior bearing wall.
- FLOOR STRUCTURE** ————— Wood or steel floor joists and sub-floor on first and upper floors. Concrete slab on grade.
- FLOOR INSULATION** ————— None
- FLOOR COVER** ————— Carpet, hardwood, sheet vinyl or vinyl tile floor.
- EXTERIOR WALL** ————— Good fenestration using good-quality sash. Some ornamental trim.
- ROOF** ————— Wood rafters and sheathing with hips and valleys. Good quality roof cover.
- INTERIOR FINISH** ————— Interior walls are drywall with some good-quality wallpaper or wood paneling. Kitchen and baths have enamel-painted walls and ceilings. An ample amount of cabinetry. Countertops and splash are laminated plastic, ceramic tile or simulated marble. Ceilings are painted drywall. Doors are good quality, hollow core with attractive hardware. Walk-in closets or large sliding door wardrobes. Ample linen and storage closets. Workmanship throughout is of good quality. Base interior wall height is 8' or higher.
- HEATING/COOLING** ————— Forced-air furnace with air conditioning.
- ENERGY PACKAGE** ————— The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate.
- ELECTRICAL** ————— A good amount of convenient outlets. Luminous fixtures in kitchen and bath areas.
- PLUMBING** ————— An adequate amount of good-quality, white or colored plumbing fixtures.

## **GENERAL SPECIFICATIONS FOR SINGLE FAMILY RESIDENCE**

### **ABOVE AVERAGE CUSTOM QUALITY**

Residences at Above Average Custom Quality are typical of those built in high-quality tracts or developments and are frequently individually designed houses in the move-up bracket. Attention has been given to interior refinements and detail. Exteriors have good fenestration with some custom ornamentation.

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FOUNDATION</b>       | A continuous, reinforced concrete perimeter and interior bearing wall foundation.                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>FLOOR STRUCTURE</b>  | Wood or steel floor joists and sub-floor on first and upper floors. Concrete slab on grade.                                                                                                                                                                                                                                                                                                                                                                               |
| <b>FLOOR INSULATION</b> | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>FLOOR COVER</b>      | High-quality carpet, hardwood, sheet vinyl and ceramic tile.                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>EXTERIOR WALL</b>    | Fenestration is well designed with high-quality sash. Custom ornamentation and trim are used.                                                                                                                                                                                                                                                                                                                                                                             |
| <b>ROOF</b>             | Wood rafters and sheathing. Very good roof cover.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>INTERIOR FINISH</b>  | Interior walls are drywall with high-grade paper or vinyl wall covering, hardwood paneling or ceramic tile. Ample amount of cabinetry. Ceramic tile or highest-quality laminated plastic countertops and splash. Ceilings are drywall, with some molding and coving details. Raised-panel hardwood veneer or enameled doors with good-quality hardware. Spacious walk-in closets or wardrobes and large linen storage closets. Base interior wall height is 8' or higher. |
| <b>HEATING/COOLING</b>  | Forced-air furnace with air-conditioning.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>ENERGY PACKAGE</b>   | The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate.                                                                                                                                                                                                                                                                                                                                |
| <b>ELECTRICAL</b>       | Well positioned outlets and high-quality fixtures throughout Good luminous fixtures in kitchen and bath areas.                                                                                                                                                                                                                                                                                                                                                            |
| <b>PLUMBING</b>         | An adequate amount of high-quality white or colored plumbing fixtures.                                                                                                                                                                                                                                                                                                                                                                                                    |



## GENERAL SPECIFICATIONS FOR SINGLE FAMILY RESIDENCE

### AVERAGE QUALITY

Residences of Average Quality typically will be encountered more frequently than residences of other qualities. They are usually mass produced and will meet or exceed the minimum construction requirements of building codes. By most standards, the quality of materials and workmanship is acceptable, but does not reflect custom craftsmanship. Cabinets, doors, hardware and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on the front elevation.

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FOUNDATION       | A continuous concrete perimeter foundation and foundation or piers under interior bearing wall.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| FLOOR STRUCTURE  | Wood structure and sub-floor on first and upper floors. Concrete slab on grade.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| FLOOR INSULATION | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| FLOOR COVER      | Carpet, hardwood, vinyl composition tile or sheet vinyl.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| EXTERIOR WALL    | Standard aluminum sash or wood sash is typical of the fenestration at Average Quality.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| ROOF             | Rafters or prefabricated trusses with exterior-grade ply-wood or wood sheathing with a medium-weight composition shingle or a built-up with small rock roof cover.                                                                                                                                                                                                                                                                                                                                                              |
| INTERIOR FINISH  | Interior walls are drywall with an allowance for some inexpensive wallpaper or paneling. Kitchen and baths have enamel painted walls and ceilings. Pre-finished plywood cabinets in the kitchen with a small pullman or vanity in bath areas. Countertops are laminated plastic or ceramic tile. Doors are medium grade, hollow core with standard-grade hardware. Baseboard and casing are stock. An adequate amount of closet space. Workmanship throughout is of average quality. Base interior wall height is 8' or higher. |
| HEATING/COOLING  | Forced-air furnace with air condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| ENERGY PACKAGE   | The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate.                                                                                                                                                                                                                                                                                                                                                                                      |
| ELECTRICAL       | An adequate number of outlets with some luminous fixtures in kitchen and bath areas.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PLUMBING         | An adequate number of white or colored plumbing fixtures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

## GENERAL SPECIFICATIONS FOR SINGLE FAMILY RESIDENCE

### BELOW AVERAGE QUALITY

Residences of Below Average Quality are frequently mass produced. Low-cost production is a primary consideration. Although overall quality of materials and workmanship is below average, these houses are not substandard and will meet minimum construction requirements of building codes. Interior finish is plain with few refinements. Design is from stock plans, and ornamentation is usually limited to the front elevation.

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FOUNDATION       | A continuous concrete perimeter foundation and piers.                                                                                                                                                                                                                                                                                                                                                             |
| FLOOR STRUCTURE  | Wood structure and sub-floor on first and upper floors. Concrete slab on grade.                                                                                                                                                                                                                                                                                                                                   |
| FLOOR INSULATION | None                                                                                                                                                                                                                                                                                                                                                                                                              |
| FLOOR COVER      | Carpet, asphalt or vinyl composition tile used.                                                                                                                                                                                                                                                                                                                                                                   |
| EXTERIOR WALL    | Moderate fenestration with inexpensive sash is typical. Front elevation may have inexpensive trim.                                                                                                                                                                                                                                                                                                                |
| ROOF             | Rafters or prefabricated trusses with plywood or other inexpensive sheathing with a lightweight composition shingle or a built-up with small rock roof cover. Roof slope is usually less than 4 in 12 with a minimal eave.                                                                                                                                                                                        |
| INTERIOR FINISH  | Interior walls are taped and painted drywall with enamel painted walls and ceilings in kitchen and baths. Inexpensive stock cabinets of paint-grade wood or vinyl veneer in kitchen with a small pullman or vanity in bath. Countertops are laminated plastic with a small splash. Stock, hollow core doors with inexpensive hardware. Minimal amount of closet space. Base interior wall height is 8' or higher. |
| HEATING/COOLING  | Floor, wall furnace                                                                                                                                                                                                                                                                                                                                                                                               |
| ENERGY PACKAGE   | None                                                                                                                                                                                                                                                                                                                                                                                                              |
| ELECTRICAL       | A minimum number of outlets and lighting fixtures.                                                                                                                                                                                                                                                                                                                                                                |
| PLUMBING         | An adequate amount of white plumbing fixtures.                                                                                                                                                                                                                                                                                                                                                                    |

## **GENERAL SPECIFICATIONS FOR SINGLE FAMILY RESIDENCE**

### **MINIMUM QUALITY**

Residences of Minimum Quality are of low-cost construction and meet minimum building code requirements. Interior and exterior finishes are plain and inexpensive with little or no attention given to detail. Architectural design is concerned with function, not appearance. The residence is a substandard dwelling, usually built prior to code enforcement.

|                         |                                                                                                                                                                                                                                                                                                     |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FOUNDATION</b>       | A continuous concrete perimeter foundation and piers.                                                                                                                                                                                                                                               |
| <b>FLOOR STRUCTURE</b>  | Wood structure and sub-floor on first and upper floors. Concrete slab on grade.                                                                                                                                                                                                                     |
| <b>FLOOR INSULATION</b> | None                                                                                                                                                                                                                                                                                                |
| <b>FLOOR COVER</b>      | Inexpensive carpet, and asphalt or vinyl composition tile.                                                                                                                                                                                                                                          |
| <b>EXTERIOR WALL</b>    | Minimum fenestration with inexpensive sash with little or no trim.                                                                                                                                                                                                                                  |
| <b>ROOF</b>             | Rafters or prefabricated trusses with plywood or other inexpensive sheathing with a lightweight composition shingle or a built-up with gravel roof cover.                                                                                                                                           |
| <b>INTERIOR FINISH</b>  | Walls are drywall. Kitchen and baths may have enamel painted ceiling and walls. Cabinets are paint grade wood or vinyl veneer with low-cost laminated plastic countertops. Doors are hollow core with low cost hardware. Minimal amount of closet space. Base interior wall height is 8' or higher. |
| <b>HEATING/COOLING</b>  | None                                                                                                                                                                                                                                                                                                |
| <b>ENERGY PACKAGE</b>   | None                                                                                                                                                                                                                                                                                                |
| <b>ELECTRICAL</b>       | A minimum number of outlets and low-cost lighting fixtures.                                                                                                                                                                                                                                         |
| <b>PLUMBING</b>         | An adequate amount of white plumbing fixtures.                                                                                                                                                                                                                                                      |

### PERCENT OF COMPLETION

| <b>Item of Completion</b>                           | <b>Percent of Total</b> | <b>Cumulative Percent of Total Completion</b> |
|-----------------------------------------------------|-------------------------|-----------------------------------------------|
| Plans, permits and survey                           | 2                       | 2                                             |
| Excavation, forms, water / sewage hookup            | 4                       | 6                                             |
| Foundation                                          | 8                       | 14                                            |
| Sheathing                                           | 24                      | 38                                            |
| Rough-in (to include all trades, windows and doors) | 17                      | 55                                            |
| Insulation                                          | 1                       | 56                                            |
| Interior drywall                                    | 8                       | 64                                            |
| Exterior cover                                      | 6                       | 70                                            |
| Built-in cabinets, interior doors, trim, etc.       | 13                      | 83                                            |
| Plumbing fixtures                                   | 5                       | 88                                            |
| Light fixtures and finish hardware                  | 2                       | 90                                            |
| Flooring covers                                     | 3                       | 93                                            |
| Built-in appliances                                 | 3                       | 96                                            |
| Painting and decorating                             | 4                       | 100                                           |
| <b>Total</b>                                        | <b>100</b>              |                                               |

This chart is to be used as a guide to determine a buildings percentage of completion subject to the appraiser's best judgement.

## **Valuation of Improvements**

Wampler-Eanes refers to Marshall & Swift for valuation of outbuildings. The field appraiser will be responsible for the correct identification of the outbuildings as for type, construction quality, and estimation of the effective year of construction. Steps in valuation are as follows:

1. Measure the structure
2. Photograph the structure
3. Identify the structure (ex. residential detached garage)
4. Estimate the year built and the effective year
5. Grade the structure for quality (A,B,C, etc.)



**Barn - As Is \$3 per SF  
or New \$20 per SF**



**Barn - As Is \$4 per SF  
or New \$15 per SF**



**Barn - \$20 per SF**



**Boat House - \$35 per SF**



**Boat House - \$35 per SF  
Pier - \$20 per SF**



**Boat House - \$35 per SF  
Pier - \$20 per SF**



**Boat Pier - \$20 per SF**



**Boat Pier - \$20 per SF**



**Boat Pier - \$20 per SF**



|                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    |    |    |
| <b>Boat Pier - \$20 per SF</b>                                                      | <b>Carport - \$2 per SF</b>                                                          | <b>Carport - \$3.50 per SF</b>                                                        |
|   |   |   |
| <b>Carport - \$4 per SF</b>                                                         | <b>Carport - \$10 per SF</b>                                                         | <b>Carport - \$15 per SF</b>                                                          |
|  |  |  |
| <b>Equip. Shed - As Is \$3 per SF<br/>or New \$6 per SF</b>                         | <b>Equip. Shed - \$8 per SF</b>                                                      | <b>Farm Equip. Bldg. - \$20<br/>(open) per SF<br/>\$30 (enclosed) per<br/>SF</b>      |

|                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    |    |    |
| <b>Garage - \$20 per SF</b>                                                         | <b>Garage - \$25 per SF</b>                                                          | <b>Garage - \$30 per SF</b>                                                           |
|   |   |   |
| <b>Garage - \$40 per SF</b>                                                         | <b>Garage - \$50 per SF</b>                                                          | <b>Garage to Tiki Bar - \$15 (open) per SF<br/>\$30 (enclosed) per SF</b>             |
|  |  |  |
| <b>Garage w/Loft - \$35 per SF</b>                                                  | <b>Garage w/Loft &amp; Carport - \$15 (open) per SF<br/>\$45 (enclosed) per SF</b>   | <b>Garage w/Carport - \$15 (open) per SF<br/>\$30 (enclosed) per SF</b>               |



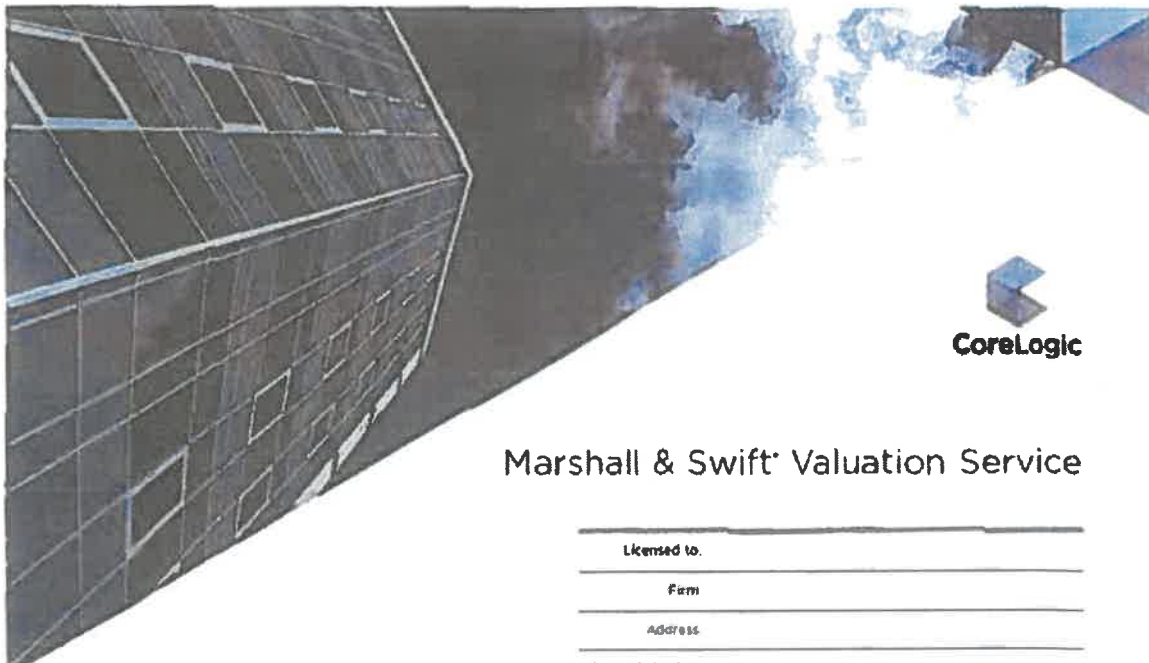
|                                                                                     |                                                                                      |                                                                                            |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
|    |    |         |
| Garage w/Carport<br>\$15 (open) per SF<br>\$35 (enclosed) per SF                    | Garage Apartment –<br>\$75 per SF                                                    | Garage Apartment –<br>\$80 per SF                                                          |
|   |   |        |
| Garden Shed - \$15 per SF                                                           | Garden Shed - \$15 per SF                                                            | Garden Shed - \$15 per SF                                                                  |
|  |  |       |
| Garden Shed - \$15 per SF                                                           | Generator - \$5,000                                                                  | Commercial Generator –<br>\$10,000 to \$50,000+<br>(A ppraiser to find cost from<br>owner) |

|                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    |    |    |
| <b>Golf Course Restroom - \$80 per SF</b>                                           | <b>Horse Arena - \$8 per SF</b>                                                      | <b>Industrial Trash Collection Facility - \$50 per SF</b>                             |
|   |   |   |
| <b>Metal Shop - \$25 per SF</b>                                                     | <b>Pool - \$50 per SF</b>                                                            | <b>Pool - \$50 per SF</b>                                                             |
|  |  |  |
| <b>Pool - \$50 per SF</b>                                                           | <b>Run-In - \$6 per SF</b>                                                           | <b>Tankless Water Heater - Price is Built into House Price</b>                        |

## Valuation of Commercial/Industrial Buildings

Wampler-Eanes utilizes the Marshall & Swift Cost Tables in the valuation of Commercial/Industrial buildings. The price per square foot is determined by size, perimeter, height, construction type, use, age, condition, etc. The field appraiser is responsible for the correct identification of the building being appraised and values the property based on Occupancy Codes (Restaurant Auto Service, etc.). Steps in data collection and valuation are as follows:

1. List and measure the structure, label construction class (CB, metal, etc.)
2. Establish how the property is being used (use code)
3. Photography the structure
4. Grade for quality, measure wall height, and perimeter
5. Estimate the year built and effective age



Marshall & Swift® Valuation Service

|                |
|----------------|
| Licensed to:   |
| Firm           |
| Address        |
| Account Number |

40 Pacific Suite 900 Irvine CA 92618 TEL 800 544 2678

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### **The Valuation of Campground & Mobile Home Sites**

**Campgrounds and mobile homes parks will be valued as follows:**

**The land value will be determined on a per acre basis from comparable land sales within the County/City. Second, the pads or hookups will be valued along with any pertinent structures belonging to the park. The pad values are based on whether they are a full hookup (water, electric, sewer), partial or primitive.**

**Mobile Home Parks                      Range \$2,500 to \$12,000 per pad**

**Campground:                              Range \$500 to \$8,000 per pad**

**Family Mobile Home Parks      Range \$1,000 to \$6,000 per pad**



### Mobile Home Park

B=\$12,000

C=\$8,600

D=\$5,400

E=\$2,500

- E:**        Narrow, unpaved roads  
             High density (Older Park)  
             No recreation hall or other facilities  
             Generally unattractive appearance
- D:**        Narrow, unpaved roads or broken pavement  
             High density (Older Park)  
             Deteriorated recreation hall and/or laundry  
             No curbing, no street lights  
             Many mobile homes without skirts  
             Little effort to maintain attractive appearance
- C:**        Above average location and design  
             Streets paved and wide enough for cars to pass  
             Curbing and sidewalks  
             Streets with street lights and street signs  
             Above Average recreation hall, shuffle board, swimming pool  
             Attractive entrance and above general appearance  
             (Lawns cut and edged, bushes trimmed)  
             Density 8 to 10 sites per acre
- B:**        Good location and design  
             Streets paved and wide enough for cars to pass  
             Curbing and sidewalks  
             Streets with street lights and street signs  
             Good recreation hall, shuffle board, swimming pool  
             Attractive entrance and good general appearance  
             (Lawns cut and edged, bushes trimmed)  
             Density of 8 to 10 sites per acre

### **Appraisal of Cemeteries for Tax Purposes**

In appraising cemeteries the first concern is determining the total number of acres in ownership. The total should appear in the legal description and in the total acreage of the land lines. In other words, just because lots are sold off and become exempt, you still need to account for all the acreage within that tract.

Cemeteries are generally divided into four categories:

1. Developed acreage
2. Undeveloped acreage (future gravesites)
3. Waste land acreage (roads, gully, etc.)
4. Deeded acreage (Exempt deeded lots)

These four categories should always total to the original acreage in the ownership or legal description.

## **Golf Courses**

Prices include normal grading, sprinkler systems, service roads and cart paths and architect fees.

|                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Class I – Minimum Quality:<br/>(Typical Features)</b>                   | <b>\$66,250 – \$90,750 per hole<br/>80 to 100 acres<br/>5,600 yards to 6,000 yards<br/>open terrain<br/>no bunkers<br/>gravel cart paths</b>                                                                                                                                                                                                                                                   |
| <b>Class II – Semi-Private and Municipal Clubs:<br/>(Typical Features)</b> | <b>\$94,750 - \$135,000 per hole<br/>6,000 yards to 6,400 yards<br/>few bunkers<br/>few trees<br/>green sprinkled<br/>paved cart paths</b>                                                                                                                                                                                                                                                     |
| <b>Class III – Private Club:<br/>(Typical Features)</b>                    | <b>\$137,000 - \$202,000 per hole<br/>120 to 160 acres<br/>6,400 yards to 6,700 yards<br/>bunkered at most greens<br/>some trees<br/>driving range<br/>sprinklers manual or automatic<br/>paved cart paths</b>                                                                                                                                                                                 |
| <b>Class IV – Championship:<br/><br/>(Typical Features)</b>                | <b>Average \$207,000 - \$330,000 per hole<br/>Good \$296,000 - \$458,000<br/>Excellent \$579,000 - \$908,000<br/>160 to 200 acres<br/>6,700 to 7,200 yards long<br/>bunkered greens and fairways<br/>large trees, greens and fairways<br/>driving range<br/>name architect<br/>automatic sprinklers for greens and fairways<br/>paved cart paths<br/>Bridges or Tunnels<br/>Lakes or Ponds</b> |

This schedule represents replacement cost. Depreciation may be used to consider economic factors.

## **Depreciation**

Depreciation is the loss of utility and consequently value from any cause. For these losses there are three forms of depreciation: 1) physical deterioration, 2) function obsolescence, and 3) economic obsolescence. Physical depreciation is evidenced by wear and tear, decay, dry rot, weather, cracks, encrustations, or structural defects. Obsolescence is divisible into two parts, functional and economic. Functional obsolescence may be due to poor house plans, oversized or over built for the neighborhood, mechanical inadequacy or over adequacy and/or style and age. It is evidenced by conditions within the dwelling. Economic, external and/or location obsolescence is caused by factors outside the property or home.

The most common form of depreciation is physical depreciation. Functional obsolescence is used due to size, poor floor plan, design, etc. Economic obsolescence is used due to situations such as a dwelling abutting commercial or inferior properties, or the home site being located close to a major highway.

Many efforts have been made to compile schedules, which reflect the combined effects of deterioration and obsolescence into a single guideline for depreciation estimates in appraising. The schedules most frequently attempt to identify an overall economic or useful life for various structural classes, then set out percentage remainders of reproduction or replacement cost of properties of a given age and class. The term age used in these schedules is intended to be understood as effective age. The classes may be generally described as typical ranges of life expectancy for certain structural classes and implies the amount of time an improvement would normally be expected to remain an asset to the land in its present or intended use.

While such schedules are recognized to be only guides at best (with depreciation estimated for a particular property by current market data, considered most accurate), their use in mass appraisal efforts is well founded and generally considered sufficient.



## **USE OF DEPRECIATION**

Unlike residential buildings, commercial and industrial buildings are usually built to a special design for a special purpose. The appraiser must first establish for what purpose the building was constructed. Then he must select from the listing of the commercial buildings the type of structure that most closely fits the building he is about to appraise. To do this he would go to the listing of building types listed in the manual. Once the appraiser has classified and graded the building, he then must consider the age and condition of the building in order to apply the proper amount of depreciation. All commercial and industrial properties in the taxing jurisdiction will be appraised at replacement cost less normal depreciation. The income approach will be used when data is available and reliable. Factors, which would normally influence the amount of depreciation given to a commercial or industrial property, are as follows:

1. **Age** - consideration for life expectancy and normal wear.
2. **Functional depreciation** - consideration for uses of building, for example, being used for another purpose than that for which it was originally intended.
3. **Economic depreciation** - consideration for the location of the building, for example, a service station at a location where there is no longer a high volume of traffic.

## **Depreciation Terms**

**Depreciation** – A loss in value due to any cause.

**Physical Depreciation** – Is loss in value due to physical deterioration. It is readily observed as the decaying effect of the elements (and) or lack of maintenance, in conjunction with the chronological age of the structural components of the buildings.

**Functional Obsolescence** – Is a loss in value due to lack of utility or desirability of part or all the property.

**Economic Obsolescence** – Is loss in value due to causes outside the property and inadequacy of the property.

**Effective Age** – An age which reflects a true remaining life for the property, taking into account the typical life expectancy of building of its class and usage. It is a matter of judgment, taking all factors into consideration.

**Remaining Life** – The length of time the improvement may be expected to continue to perform its function economically.

**Percent Good** – 100% less the percentage of depreciation.

**Examples of Functional Obsolescence** – Old fashion bathroom and kitchen features, inadequate hot water or heating systems, inadequate placement of electrical outlets, low hanging pipes in commercial or industrial building, and absence of ventilating facilities, poor room arrangements, super adequacies such as extra high ceilings, inadequate column spacing in a warehouse, multi-story construction in an old industrial building, and undesirable shape or location on a site of a commercial structure.

**Examples of Economic Obsolescence** – Inharmonious land uses, location of obnoxious commercial or industrial businesses in a residential neighborhood, narrow streets with poor traffic access, and lack of adequate parking in a retail business district.

## **Reconciliation**

**This is the final step in which the appraiser brings all elements of the appraisal together to present a final conclusion of the market value of the subject property.**

**The separate value estimates reached by the different appraisal approaches rarely will be identical. Through the process of reconciliation the appraiser compares and analyzes the estimates derived from the approaches used (sales comparison, cost and/or income). By considering the appropriateness of each approach for the property appraised, the value estimate that most accurately represents the market value of the subject can be determined.**

**The process of reconciliation is not a simple averaging of figures. One approach may have more validity for certain properties at certain times. Another approach may have little utility for the type of property being appraised. For instance, because most single-family residences are not purchased for their income-producing capability, the value reached by applying the income approach in the appraisal of a single-family residence is rarely a significant determinant of market value.**

**The Income Approach will only be used on income producing properties. In Mass Appraisal the Cost Approach less depreciation is the most acceptable form. The Market Approach is strongly considered and is referenced to with the County/City sales study.**

## Glossary of Terms

### **Exterior Walls**

**Aluminum Siding**-Flat or corrugated aluminum sheets fastened to a wood or metal frame.

**Asbestos Shingle Wall**-Refers to asbestos shingle laid over wood frame with sheathing. The principle composition of these shingles is asbestos which is a mineral fiber occurring in long and delicate fibers or fibrous masses. It is incombustible, non-conducting and chemically resistant. Typically these shingles are hard and brittle in nature with a noticeable grain or texture.

**Board and Batten on Plywood with Strips**-Sheathing placed on walls in a vertical position with the joints covered by narrow wooden strips called battens.

**Board and Batten 12"** boards nailed to sheathing in a vertical position and the joints covered by battens (which are narrow wooden strips), this form of siding commonly used on small buildings.

**Cedar or Redwood Siding**-Horizontal cedar or redwood lap siding or panel siding normally, unfinished or naturally stained which is desirable because of color and maintenance free characteristics.

**Cement Brick**-Cement brick is normally a 4" cement brick wall backed with masonry or wood.

Cement bricks lack the reddish clay color of common brick.

**Common Brick**-Brick commonly used for construction purposes, primarily made for building and not specially treated for color. They are made from clay or a clay mixture molded into blocks which are then hardened in the sun or baked in a kiln.

**Composition or Wall Board**-Refers to composition siding which comes in varied thickness and rolls, and is usually fastened over wood framing by nailing. Can be any of the various man-made materials on wood or metal framing such as "Homosote" or "Cleotex" or other trade name products. These must be treated or painted to withstand weather.

**Concrete or Cinder Block**-The standard concrete or cinder block which can range in size from 8 to 26 inches.

**Corrugated Asbestos**-Sometimes called by trade names such as "Transite", this is asbestos manufactured in corrugated sheets which can be fastened to wood or metal framing.

**Corrugated Metal (Light)**-An inexpensive steel or galvanized siding with minimum thickness. This is usually manufactured in sheets which can be fastened to wood or metal framing.

**Corrugated Metal (Heavy)**-An expensive steel or galvanized siding generally used for commercial construction.

**Exterior Insulating Finish System (EIFS)**-Resembles traditional masonry stucco available in drainable and barrier systems. Also called synthetic stucco. Where the siding is retaining moisture or likely to do so additional depreciation should be considered.

**Face Brick**-A quality of brick such as that used on exposed parts of a building and is usually color treated and finished.

**Glass/Thermo-pane**-A glass sandwich designed for use on exterior walls. Usually tinted and with an aluminum or metal framing system. This normally occurs only on large commercial office buildings.

**Hardiplank-Portland Cement-Ground Sand-Cellulose Fiber-Select Additives-No Asbestos-No Formaldehyde**-Sizes 6 ¼ to 9 ¼ inches-8 ¼ inches is considered standard.

**Masonite**-Hardboard siding 6 to 12 inches wide.

**Modular Metal**-This refers to the type walls used in mobile homes and commercial construction and other similar prefab metal walls.

**Precast Panel**-A modular construction material usually with a washed pebble finish. Such panels are precast and brought to the site to be erected. Normally used as the major exterior wall finish, it is most often found on commercial buildings.

**Prefinished Metal**-This refers to the enameled or anodized metal which is commonly used on service stations and other metal, commercial structures.

**Reinforced Concrete**-Structural frame of concrete which has been reinforced with steel bars and used as exterior walls.

**Siding Average**-Used to describe infrequent unusual combinations not otherwise described, and reflects average quality material and workmanship.

**Siding Maximum**-A mixture of expensive siding.

**Siding Minimum**-Used to describe infrequent or unusual combinations not otherwise described and reflects very low quality materials.

**Single Siding with Wood Framing Not Sheathing**-Denotes inexpensive wood framing without sheathing.

**Stone**-refers to various good stone or stone veneers, usually on masonry.

**Stucco on Concrete Block**-A wall of concrete block with cement stucco applied to the exterior creating a textured surface.

**Stucco on Tile or Wood Frame**- Tile stucco refers to terra cotta tile with cement stucco applied to the exterior. Wood frame stucco is a type of wall which is formed by applying cement stucco to a framework of wood with wire or wood lath. (Stucco is a coating in which cement is used for covering walls and is put on wet, but when dry it becomes exceedingly hard and durable).

**Wood on Sheathing or Plywood**-Wood is either lapped or 4x8 panels. Horizontal wood siding which is normally lapped over the sheathing and painted or a wood panel (plywood) nailed to the sheathing.

**Wood Shingle**-These are usually cedar or redwood shingles and usually appear on expensive homes-the irregular shaped cedar shakes being the most expensive.

### **Roofing Structure**

**Bowstring Truss**-A large curved truss common to airplane hangars and Quonset huts.



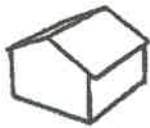
**Bowstring**

**Flat Roof**-A flat roof refers to a structural material which spans a horizontal or nearly horizontal position from wall-to-wall or beam-to-beam.



**Flat**

**Gable**-A gable roof is pitched (pitch is the slope of the roof) in two directions.



**Gable**

**Gambrel**-A type of roof which has its slope broken by an obtuse angle so that the lower slope is steeper than the upper slope; a roof with two pitches such as is common on a barn.



**Gambrel**

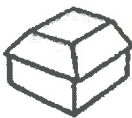
**Hip Roof**-The hip roof is usually pitched in four directions.



**Hip**

**Irregular Roof**-Any of a variety of unusual slopes which does not have the same rise per foot run throughout.

**Mansard**-A roof with two slopes on all four sides, the lower slope is very steep, the upper slope is almost flat.



**Mansard**

**Pre-stressed Concrete**-Roofs which are made up of concrete which has been made up elsewhere, pre-stressed and erected in place with cranes. Pre-stressing makes it possible to use less steel and usually less bulky than reinforcing.

**Reinforced Concrete Roof**-Roof framing where concrete is formed and poured in place with a system of steel rods or mesh for absorbing tensile and shearing stresses. Roof framing of this



type has been formed and poured on the ground and through a system of hydraulic jacks raised to proper position.

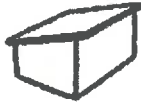
**Rigid Frame with Bar Joist**-Bar joists are fabricated steel open trusses which have been set close together and serve as roof beams or ceiling joists. The span of these is limited due to their lightness and depth. Bar joists limit roof shape to flat or shed and is to be used in place of flat or shed roofs on commercial buildings with medium spans.

**Saw Tooth Roof**-A roof which is formed of a number of trusses having unusual slopes. When viewed from the end, such a roof presents a serrated profile similar to the teeth of a saw.



**Sawtooth**

**Shed Roof**-Similar to Flat roof except that it has a noted slope in one direction.



**Shed**

**Steel Frame or Truss**-A truss made up of various shapes of steel members either bolted or welded together and which can, due to strength of steel and depth of truss, cover large spans in either flat, shed, hip, gable, mansard or gambrel shapes and is to be used on commercial buildings with heavy loads or wide spans in place of flat, shed, gable, mansard or gambrel shapes.



**Steel Truss**

**Wood Truss**-This is made up of various size lumber or timber such as beams, bars and ties usually arranged in triangular units to form a rigid framework and may be flat, shed or pitched. Spans are limited due to the strength of the material. This is to be used in place of the flat or shed on commercial buildings with limited spans.

#### **Roofing Cover**

**Asbestos Shingle**-Shingles made of rigid, fireproof asbestos products which come in individual shingles and are fastened down in the same manner as wood or composition.

**Asphalt or Composition Shingle**-Refers to shingles made from asbestos felt saturated with asphalt. These are pliable shingles which are fastened down by nailing to some type of sheathing.

**Built up Tar and Gravel**-Gravel embedded in tar is hot mopped over various types of composition concrete, metal or gypsum roofing. This product requires a very low pitched or flat roof shape. Built up refers to the building up of waterproof layers with the mopped tar.

**Cedar Shakes**-Comes in random widths, lengths and very expensive.

**Clay or Bermuda Tile**-Clay tile is usually a half round clay product which has been kiln baked to a hardness which gives a wearing surface that needs no paint. Bermuda roofing is formed from

light weight cement and/or gypsum products to give the appearance of a heavy, wide lapped roof.

**Concrete Tile**-A cement product in either flat or half round form which is laid over a built up surface and painted.

**Corrugated Asbestos**-Asbestos manufactured in sheets which can be fastened to either wood or metal.

**Enameled Metal Shingle**-Metal shingles with an enamel coating. This type of shingle is usually predrilled and fastened down by nailing to some type of sheathing on strips.

**Corrugated or Sheet Metal**-Sheet metal is either flat, corrugated or V-crimp metal of either aluminum or steel products and is fastened over wood or steel framing.

**Rolled or Built-up Composition**-A roofing consisting of asbestos felt saturated with asphalt and assembled with asphalt cement, which comes in rolls and is fastened down to a wood, composition or gypsum decking with tar and nails.

**Rubberized**-All of the new lines of rubber composition or plastic roofing materials used on flat roof surfaces.

**Slate-Shingles** made of slate fastened down to sheathing or strips.

**Wood Shingles**-These are usually cedar and redwood shingles and usually appear on expensive homes.

### **Interior Wall Construction**

**Drywall**-A sandwich of plaster with paper surfaces normally available in 4' x 8' sheets which are cut to fit. It is fastened to studding or furring strips and requires a seal where joints occur.

**Masonry Interior Wall**-Normally exterior walls which serve as an interior wall face usually of brick or block material which are usually unfinished although they may be painted.

**Plastered**-This refers to all plaster on lath interior walls.

**Plywood Panel**-These are mostly inexpensive 4' x 8' plywood panels which are decorative in nature and characteristically a veneer.

**Wall Board or Wood Wall**-Wall Boards come in many makes or trade names but all are made up of a composition of materials to form boards which are usually 4' x 8' in size. These are treated paper such as "Celotex", plaster boards or other paper products pressed together.

**Wood Panel or Custom**-Very high grade plywood veneers or solid hardwoods in tongue and groove which are used as interior finish.

### **Interior Flooring**

**Asphalt Tile**- This applies to the various composition tiles that are laid over wood or concrete floors and includes the concrete or wood.

**Carpet**-Carpeting is the floor finish where the base is prepared and the carpet acts as the finish and includes the underlay. Carpet is fastened to the floor.

**Ceramic Clay Tile**-Same as finished or baked clay tile set in grout or concrete.

**Concrete Tapered**-Same as finished concrete except raised usually to a loading dock level.

**Concrete Finished**-A floor finish where the concrete is troweled or a hardener applied with no other floor covering.

**Cork or Vinyl Tile**-All types of solid vinyl or cork tile.

**Hardwood**-A layer of hard wood usually over subflooring.

**Marble**-Refers to various expensive stones set in grout on concrete.

**Parquet**-Refers to a wearing surface made up of small pieces of hardwood set in patterns or designs over a subflooring. Can also be made up in blocks and laid in mastic over concrete.



**Pine or Soft Woods-Floor** finish of pine or other similar soft wood.

**Plywood/Linoleum**-A single layer of light wood usually of small thickness laid on floor joists; a composition material known as linoleum, which comes in sheets or tiles and is used as a floor covering.

**Precast Concrete**-Applies in this case to either pre-stressed or poured concrete floors which are suspended as in multi-story commercial buildings.

**Quarry or Hard Tile**-Refers to tiles which are machine made and unglazed.

**Sheet Vinyl**-A smooth seamless floor covering material manufactured with a resilient backing usually to either concrete or wood subflooring.

**Slate**-Refers to cut or random broken slate set in grout over concrete.

**Terrazzo Epoxy Strip**-A ground and polished terrazzo where metal with a finite modular spacing are incorporated in the poured terrazzo.

**Vinyl Asbestos**-A tough, strong, non-crystalline, thermoplastic tile.

#### **Heating Fuel**

**Electric-Electrical**

**Gas**-Natural or manufactured gas

**Oil**-Oil fired

**Solar**-Use of sun's radiation to heat

#### **Heating Type**

**Baseboard**-This refers to heating units which employ no mechanical methods to circulate the heated air.

**Forced Air-Ducted**-A central heating system that provides for the distribution of the air through ducts or conduits to the various parts of the building.

**Forced Air-Not Ducted**-A heating element and fan and/or blower enclosed in a common housing for circulating the heated air but no duct distribution system.

**Heat Pump**-A reverse cycle refrigeration unit which can be used for heating or cooling.

**Hot Water-(Steam heat)** A system of heating a building, usually commercial, by means of hot water and/or steam circulating through pipes, coils and radiators placed in rooms for that purpose.

**Radiant Electric**- A heating system which heats a room only by use of the floor, ceiling or walls as heating panels. Most contemporary radiant heating systems have extensive pipe coils in the floor structure or in the walls and ceilings which are to be used as heating panels.

**Radiant Water**-Same as radiant electric only the fuel or radiant source is from heated water as opposed to electric current. Usually used with solar heat.

**Direct Steam Heat**-A heating system using radiators in the rooms to be heated, the steam or vapor being delivered from boiler to radiators through one of several arrangements of piping. The one pipe gravity vapor system is used for larger installations.

#### **Air Conditioning Type**

**Central**-Refers to a central cooling system with duct work, thermostats and forced cold air.

**Chilled Water**-Usually a commercial air conditioning system utilizing a cooling tower as a heat exchanger and associated compressors with ducting.

**Packaged Roof Top**-Usually found in commercial buildings. The air conditioning unit is located on the roof of the property.

**Wall/Window Unit**-A unit air conditioning system self-contained usually placed in a window although sometimes placed in an exterior wall.

### **Quality Adjustment**

**Minimum-**To be used on low cost construction which meets the minimum building code requirements. Interior and exterior finished are plain with little or no attention given to detail.

**Below Average-**To be used on low cost construction which meets the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Interior finish is plain. Exterior ornamentation is typically limited to the front of the structure.

**Average-**To be used on mass produced construction which meets or slightly exceeds the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Cabinets, doors and plumbing fixtures are standard stock items. Exterior fenestration will be adequate. Exterior ornamentation is typically limited to the front of the structure.

**Above Average-**To be used on construction which exceeds the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Interior finish typically consists of good quality wallpaper or wood paneling. Exteriors have good fenestration with ornamental materials.

**Above Average Custom-**to be used on construction typically found in high quality developments. Interior finish consists of high quality wallpaper, hardwood paneling or ceramic tile. Cabinets and countertops are high quality. Doors are usually hardwood veneer. Bedrooms typically contain large walk-in closets. Exteriors have well designed fenestration with some custom ornamentation and trim.

**Excellent-**To be used on construction which contains the highest quality of workmanship, finishes and appointments. These structures are usually individually designed and have considerable attention to detail. Interior finish consists of the highest quality wallpaper, hardwood paneling or ceramic tile. Cabinets are usually custom designed. Bedrooms contain large walk-in closets with built-in features. Exteriors have well designed fenestration. Custom ornamentation such as select brick and cut stone are frequently used.

### **Depreciation**

**Actual Year Built-**The year a structure was built.

**Effective Year Built-**The age indicated by the condition and utility of a structure.

**Economic Obsolescence-**A percentage to be added to the normal depreciation to account for increased depreciation due to the impairment of desirability or useful life of the property from an external factor.

**Functional Obsolescence-**A percentage to be added to the normal depreciation to account for increased depreciation due to the impairment of desirability or useful life of the property from an internal factor.

**Special Condition Code-**      UC-Under Construction  
                                         PD-Physically Damaged  
                                         AP-Abnormal Physical Depreciation

**Percent Condition-** The actual total percent condition of the improvement after the depreciation reflected by one of the Special Condition Codes. NOTE: To use the Percent Condition one of the Special Condition Codes must be used. Also care must be taken in the use of these codes as they will override the depreciation developed from the normal depreciation, economic obsolescence and functional obsolescence.

**Ownership %-**The percentage of common land, recreational building, golf privileges, etc. which are available to the unit owner.

### **Dwelling Information**

**Number of Bathrooms-** The total number of bathrooms in the building. A full bath consists of a tub or shower, bowl and basin. A half bath is any lesser combination having a bowl and one other feature.

**Number of Bedrooms-** Check the appropriate number of bedrooms for single family homes.

**Number of Single Family Residential Stories-** Check the appropriate number of stories for single family homes.

### **Fireplaces-**

1. None
2. Prefab
3. One story single stack with one outlet
4. Two story single stack or a double fireplace outlet with a single story stack
5. Two or more fireplaces
6. Massive: A large hearth and stack with stone or brick usually wider than six feet
7. Two or more massive
8. Prefab two or more

### **Commercial Heating & Air Conditioning**

**Heating & Air Conditioning Package-** Provides for heating and cooling together. The distribution of the air is provided through ducts or conduit leading from the unit to the various parts of the building. The source of supply normally is a single reverse cycle unit.

**Heating & Air Conditioning Split-** A system which provides for both the heating and cooling of the building. The distribution system includes ducts for distributing the air to the rooms. The source of supply is normally two separate units, one for heating and one for cooling.

### **Condominium, Townhouse or Apartment**

**Floor-** The floor level the subject unit is on.

**Location-** Use the following two digit codes:

- CN: Corner, no view
- CV: Corner, with view
- NV: No corner, with view
- NN: No corner, no view

**Number of Units-** The total number of units in the condominium or townhouse.

### **Quality Adjustment**

**Minimum-** Low cost construction that meets minimum building code requirements.

**Below Average-** Low cost construction that meets construction requirements of lending institutions, mortgage insuring agencies and building code requirements.

**Average-** Meets or exceeds the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Usually mass produced.

**Above Average-** Typically constructed of the best grade of standard stock materials.

**Above Average Custom-** Constructed with high grade materials. Workmanship is of high quality. Attention is given to detail.

**Excellent-** Usually individually designed and contain the highest quality workmanship. All materials used are top quality. Extensive attention is given to detail.

**Structural Frame**

**Fireproof Steel**-A steel structural frame which has been encased in fire resistive material.

**Masonry**-Structural frame of stone, brick, cement, concrete, etc, which is not reinforced.

**Reinforced Concrete**-Structural frame of concrete which has been reinforced with steel bars.

**Special**-Used where the structural frame is more costly due to complicated combinations or uses of any of the structural frames.

**Steel**-Structural frame of steel.

**Wood Frame**-Wooden structural frame supporting the floors, walls, roofs and partitions.

**Prefabricated**-Pre-engineered framing utilizing sections assembled at the construction site.

**Ceiling and Insulation Quality****Ceiling Insulated Only:**

1. Suspended Acoustical Ceilings
2. Non-suspended Ceilings
3. No Finished Ceiling

**Wall Insulated Only**

1. Suspended Acoustical Ceilings
2. Non-suspended Ceilings
3. No Finished Ceiling

**Ceiling and Walls Insulated**

1. Suspended Acoustical Ceilings
2. Non-suspended Ceilings
3. No Finished Ceiling

**No Insulation**

1. Suspended Acoustical Ceilings
2. Non-suspended Ceilings
3. No Finished Ceiling

**Average Number of Rooms Per Floor**-For commercial buildings, determine the average number of rooms per floor and enter here. A room is defined as any area having three or more sides in the form of walls reaching to the ceiling of the room. Enter 01, 02, etc.

**Estimated Percent Common Wall**-Estimate the percentage of shared wall to the nearest 25% based upon the perimeter of the wall.

**Nonstandard Wall Height**-The height in feet, applied to some industrial warehouse properties. Record the height of the base area only.

**Marketability**-The subject's comparability in terms of marketing to other properties within the neighborhood.

**Pre-Engineered Building**-A building constructed of pre-designed manufactured and assembled units such as wall, framing, floor and roof panels erected at the construction site.

**Prefabrication**-The manufacturing and assembling of construction materials and parts into component structural units, such as wall, floor and roof panels which are later erected at the construction site.

## 2024 REAS

| RAR090-A   |     | LOCATION RATE FILE LIST |         |         |         | COMMERCIAL, ETC. | 11/16/2023            |      |    |
|------------|-----|-------------------------|---------|---------|---------|------------------|-----------------------|------|----|
| LIBSECTION | NO  | CLASS A                 | CLASS B | CLASS C | CLASS D | CLASS M          | DESCRIPTION           | INCL | SF |
|            | A01 | 165                     | 140     | 131     | 104     |                  | APARTMENT-BRICK       | Y    |    |
|            | A02 | 133                     | 125     | 102     | 80      |                  | APARTMENT-CINDERBLCK  | Y    |    |
|            | A03 | 127                     | 115     | 97      | 72      |                  | APARTMENT-FRAME       | Y    |    |
|            | B01 | 267                     | 199     | 159     | 140     |                  | OFF BLDG-BRICK        | Y    |    |
|            | B02 | 259                     | 191     | 151     | 132     |                  | OFF BLDG-CINDERBLOCK  | Y    |    |
|            | B03 | 202                     | 155     | 144     | 99      |                  | OFF BLDG-FRAME        | Y    |    |
|            | B04 | 188                     | 134     | 131     | 88      |                  | OFF BLDG-METAL        | Y    |    |
|            | C01 | 151                     | 139     | 115     | 94      |                  | RETAIL-BRICK          | Y    |    |
|            | C02 | 145                     | 132     | 110     | 83      |                  | RETAIL-FRAME & CB     | Y    |    |
|            | C03 | 139                     | 118     | 104     | 78      |                  | RETAIL-METAL          | Y    |    |
|            | C04 | 127                     | 82      | 58      | 52      |                  | WAREHSE/SHOP-MASONRY  | Y    |    |
|            | C05 | 118                     | 75      | 54      | 47      |                  | WAREHSE/SHOP-METAL    | Y    |    |
|            | C06 | 93                      | 77      | 68      | 52      |                  | INTERIOR OFFICE       | N    |    |
|            | C07 | 96                      | 85      | 71      | 55      |                  | UNHEATED METAL BLDG   | Y    |    |
|            | C08 | 144                     | 116     | 111     | 86      |                  | UNHEATED BLK BLDG     | Y    |    |
|            | C09 | 100                     | 93      | 78      | 62      |                  | SERVICE STATION       | Y    |    |
|            | C10 | 179                     | 124     | 119     | 94      |                  | CONVENIENCE STORE     | Y    |    |
|            | C11 | 213                     | 191     | 168     | 156     |                  | BRANCH BANK           | Y    |    |
|            | C12 | 330                     | 283     | 234     | 203     |                  | MAIN BANK             | Y    |    |
|            | C13 | 283                     | 232     | 198     | 182     |                  | PUBLIC BUILDING       | Y    |    |
|            | C14 | 224                     | 186     | 172     | 140     |                  | MEDICAL BUILDING      | Y    |    |
|            | C15 | 124                     | 116     | 99      | 88      |                  | AUTO GARAGE           | Y    |    |
|            | C16 | 139                     | 127     | 100     | 85      |                  | AUTO SHOWROOM         | Y    |    |
|            | C17 | 139                     | 129     | 120     | 88      |                  | MOTEL                 | Y    |    |
|            | C18 | 213                     | 165     | 146     | 114     |                  | LOCAL RESTAURANT      | Y    |    |
|            | C19 | 244                     | 187     | 177     | 161     |                  | CHAIN RESTAURANT      | Y    |    |
|            | C20 | 220                     | 172     | 153     | 122     |                  | GOOD RESTAURANT       | Y    |    |
|            | C21 | 242                     | 196     | 156     | 109     |                  | CAR WASH-MAN-NO EQUIP | N    |    |
|            | C22 | 57                      | 46      | 36      | 26      |                  | CANOPY                | N    |    |
|            | C23 | 41                      | 31      | 25      | 17      |                  | DOCK                  | N    |    |
|            | C24 | 165                     | 155     | 125     | 99      |                  | REGIONAL SHOP CTR     | Y    |    |
|            | C25 | 206                     | 294     | 161     | 130     |                  | CINEMA THEATER        | Y    |    |
|            | C26 | 116                     | 95      | 90      | 83      |                  | RETAIL ANCHOR STORE   | Y    |    |
|            | C27 | 149                     | 134     | 125     | 99      |                  | NEIGHBORHOOD SHP CTR  | Y    |    |
|            | C28 | 99                      | 76      | 70      | 61      |                  | DISCOUNT/SUPER STORE  | Y    |    |
|            | C29 | 98                      | 77      | 68      | 57      |                  | OLD DOWNTOWN COMM     | Y    |    |
|            | C30 | 144                     | 124     | 109     | 96      |                  | BEAUTY/BARBER SHOP    | Y    |    |
|            | C31 | 266                     | 220     | 182     | 135     |                  | CAR WASH-DRIVE THRU   | Y    |    |
|            | C32 | 202                     | 185     | 151     | 102     |                  | COUNTRY CLUB          | Y    |    |
|            | C33 | 191                     | 149     | 135     | 94      |                  | CLUBHOUSE             | Y    |    |
|            | C34 | 171                     | 143     | 106     | 116     |                  | CONVEN. STORE-RURAL   | Y    |    |
|            | C35 | 191                     | 160     | 146     | 130     |                  | DAY CARE FACILITY     | Y    |    |
|            | C36 | 170                     | 139     | 120     | 78      |                  | MORTUARY              | Y    |    |
|            | C37 | 93                      | 77      | 68      | 57      |                  | GROCERY MARKET        | Y    |    |
|            | C38 | 149                     | 139     | 125     | 96      |                  | HOTEL                 | Y    |    |
|            | C39 | 113                     | 103     | 94      | 83      |                  | LAUNDRY/CLEANERS      | Y    |    |
|            | C40 | 172                     | 133     | 125     | 101     |                  | MINI-LUBE             | Y    |    |
|            | C41 | 67                      | 57      | 52      | 47      |                  | MINI-STORAGE          | Y    |    |
|            | C42 | 247                     | 191     | 156     | 135     |                  | FIRE/RESCUE STATION   | Y    |    |
|            | C43 | 155                     | 134     | 94      | 83      |                  | BREWERY/WINERY/RESTR  | Y    |    |
|            | C44 | 180                     | 155     | 104     | 83      |                  | DISTILLERY            | Y    |    |
|            | C45 | 170                     | 155     | 140     | 116     |                  | PHARMACY              | Y    |    |

## 2024 REAS

| RAR090-A   |      | LOCATION RATE FILE LIST |         |         |         | COMMERCIAL, ETC. | 11/16/2023           |      |    |
|------------|------|-------------------------|---------|---------|---------|------------------|----------------------|------|----|
| LIBSECTION | NO   | CLASS A                 | CLASS B | CLASS C | CLASS D | CLASS M          | DESCRIPTION          | INCL | SF |
| C46        | 192  | 155                     | 147     | 127     |         |                  | DENTAL OFFICE        | Y    |    |
| C47        | 93   | 88                      | 78      | 62      |         |                  | FLEX SPACE           | Y    |    |
| C48        | 129  | 103                     | 88      | 68      |         |                  | KENNEL               | Y    |    |
| C49        | 216  | 196                     | 187     | 177     |         |                  | POLICE STATION       | Y    |    |
| D01        | 283  | 232                     | 182     | 140     |         |                  | CHURCH-BRICK         | Y    |    |
| D02        | 237  | 206                     | 172     | 125     |         |                  | CHURCH-FRAME         | Y    |    |
| D03        | 309  | 283                     | 250     | 187     |         |                  | CHURCH-STONE         | Y    |    |
| D04        | 302  | 276                     | 242     | 180     |         |                  | CHURCH-CINDERBLOCK   | Y    |    |
| D05        | 180  | 155                     | 130     | 104     |         |                  | FELLOWSHIP HALL      | Y    |    |
| H01        | 309  | 268                     | 239     | 208     |         |                  | HOSPITAL             | Y    |    |
| H02        | 386  | 283                     | 260     | 208     |         |                  | OUTPATIENT SURGERY   | Y    |    |
| H03        | 288  | 258                     | 218     | 177     |         |                  | NURSING HOME/ASST LV | Y    |    |
| H04        | 309  | 283                     | 250     | 187     |         |                  | CONVALESCENT HOME    | Y    |    |
| H05        | 191  | 180                     | 161     | 135     |         |                  | URGENT CARE FACILTY  | Y    |    |
| H06        | 247  | 221                     | 187     | 146     |         |                  | VET HOSPITAL         | Y    |    |
| I01        | 95   | 84                      | 70      | 50      |         |                  | INDUSTRIAL-BRICK     | Y    |    |
| I02        | 91   | 80                      | 66      | 46      |         |                  | INDUSTRIAL-CINDERBLK | Y    |    |
| I03        | 88   | 74                      | 62      | 45      |         |                  | INDUSTRIAL-METAL     | Y    |    |
| I04        | 97   | 82                      | 64      | 52      |         |                  | INDUSTRIAL-QUALITY   | Y    |    |
| I05        | 70   | 58                      | 47      | 36      |         |                  | INDUSTRIAL-PRESTRESS | Y    |    |
| I06        | 109  | 90                      | 78      | 70      |         |                  | COLD STOR/CUBIC FOOT | N    |    |
| I07        | 6    | 5                       | 4       | 3       |         |                  | INSULATION/SQ FOOT   | N    |    |
| J01        | 361  | 309                     | 281     | 239     |         |                  | REGIONAL JAIL        | Y    |    |
| J02        | 361  | 309                     | 281     | 239     |         |                  | PRISON               | Y    |    |
| L01        | 191  | 170                     | 156     | 182     |         |                  | COMMUNITY LIBRARY    | Y    |    |
| MEZZ       | 36   | 26                      | 21      | 16      |         |                  | MEZZANINE            | N    |    |
| M01        | 206  | 185                     | 166     | 146     |         |                  | MALL                 | Y    |    |
| POST       | 214  | 170                     | 140     | 114     |         |                  | POST OFFICE          | Y    |    |
| P01        | 216  | 196                     | 187     | 177     |         |                  | PRISON               | Y    |    |
| S01        | 283  | 160                     | 151     | 120     |         |                  | HIGH SCHOOL          | Y    |    |
| S02        | 206  | 180                     | 161     | 146     |         |                  | MIDDLE SCHOOL        | Y    |    |
| S03        | 206  | 180                     | 161     | 146     |         |                  | ELEMENTARY SCHOOL    | Y    |    |
| S04        | 82   | 67                      | 52      | 42      |         |                  | OLD SCHOOL           | Y    |    |
| S05        | 175  | 160                     | 151     | 114     |         |                  | GYMNASIUM            | Y    |    |
| S06        | 288  | 258                     | 192     | 151     |         |                  | AUDITORIUM           | Y    |    |
| S07        | 258  | 191                     | 172     | 140     |         |                  | SCHOOL LIBRARY       | Y    |    |
| S08        | 237  | 221                     | 208     | 182     |         |                  | COMMUNITY COLLEGE    | Y    |    |
| TRPK       | 9999 | 9000                    | 8000    | 5000    |         |                  | MANUF HOUSING HOOKUP | N    |    |

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RAR095

## DEPRECIATION SCHEDULE FOR NEIGHBORHOOD- 0001

11/16/2023

REASSESSMENT YEAR-2024 2024 REAS

PAGE 1

| YEAR<br>BUILT | AGE | COND:<br>FACTOR: | GOOD<br>.0050 | AVERAGE<br>.0075 | FAIR<br>.0085 | POOR<br>.0100 |
|---------------|-----|------------------|---------------|------------------|---------------|---------------|
| 2024+         | 997 | NEW              | .00           | .00              | .00           | .00           |
|               | 998 | MED              | .11 (23)      | .25 (34)         | .35 (42)      | .50 (50)      |
|               | 999 | OLD              | .17 (35)      | .37 (50)         | .46 (55)      | .60 (60)      |
| 2023          | 1   |                  | .00           | .00              | .00           | .01           |
| 2022          | 2   |                  | .01           | .01              | .01           | .02           |
| 2021          | 3   |                  | .01           | .02              | .02           | .03           |
| 2020          | 4   |                  | .02           | .03              | .03           | .04           |
| 2019          | 5   |                  | .02           | .03              | .04           | .05           |
| 2018          | 6   |                  | .03           | .04              | .05           | .06           |
| 2017          | 7   |                  | .03           | .05              | .05           | .07           |
| 2016          | 8   |                  | .04           | .06              | .06           | .08           |
| 2015          | 9   |                  | .04           | .06              | .07           | .09           |
| 2014          | 10  |                  | .05           | .07              | .08           | .10           |
| 2013          | 11  |                  | .05           | .08              | .09           | .11           |
| 2012          | 12  |                  | .06           | .09              | .10           | .12           |
| 2011          | 13  |                  | .06           | .09              | .11           | .13           |
| 2010          | 14  |                  | .07           | .10              | .11           | .14           |
| 2009          | 15  |                  | .07           | .11              | .12           | .15           |
| 2008          | 16  |                  | .08           | .12              | .13           | .16           |
| 2007          | 17  |                  | .08           | .12              | .14           | .17           |
| 2006          | 18  |                  | .09           | .13              | .15           | .18           |
| 2005          | 19  |                  | .09           | .14              | .16           | .19           |
| 2004          | 20  |                  | .10           | .15              | .17           | .20           |
| 2003          | 21  |                  | .10           | .15              | .17           | .21           |
| 2002          | 22  |                  | .11           | .16              | .18           | .22           |
| 2001          | 23  |                  | .11           | .17              | .19           | .23           |
| 2000          | 24  |                  | .12           | .18              | .20           | .24           |
| 1999          | 25  |                  | .12           | .18              | .21           | .25           |
| 1998          | 26  |                  | .13           | .19              | .22           | .26           |
| 1997          | 27  |                  | .13           | .20              | .22           | .27           |
| 1996          | 28  |                  | .14           | .21              | .23           | .28           |
| 1995          | 29  |                  | .14           | .21              | .24           | .29           |
| 1994          | 30  |                  | .15           | .22              | .25           | .30           |
| 1993          | 31  |                  | .15           | .23              | .26           | .31           |
| 1992          | 32  |                  | .16           | .24              | .27           | .32           |
| 1991          | 33  |                  | .16           | .24              | .28           | .33           |
| 1990          | 34  |                  | .17           | .25              | .28           | .34           |
| 1989          | 35  |                  | .17           | .26              | .29           | .35           |
| 1988          | 36  |                  | .18           | .27              | .30           | .36           |
| 1987          | 37  |                  | .18           | .27              | .31           | .37           |
| 1986          | 38  |                  | .19           | .28              | .32           | .38           |
| 1985          | 39  |                  | .19           | .29              | .33           | .39           |
| 1984          | 40  |                  | .20           | .30              | .34           | .40           |
| 1983          | 41  |                  | .20           | .30              | .34           | .41           |
| 1982          | 42  |                  | .21           | .31              | .35           | .42           |
| 1981          | 43  |                  | .21           | .32              | .36           | .43           |
| 1980          | 44  |                  | .22           | .33              | .37           | .44           |
| 1979          | 45  |                  | .22           | .33              | .38           | .45           |
| 1978          | 46  |                  | .23           | .34              | .39           | .46           |
| 1977          | 47  |                  | .23           | .35              | .39           | .47           |
| 1976          | 48  |                  | .24           | .36              | .40           | .48           |
| 1975          | 49  |                  | .24           | .36              | .41           | .49           |
| 1974          | 50  |                  | .25           | .37              | .42           | .50           |
| 1973          | 51  |                  | .25           | .38              | .43           | .51           |
| 1972          | 52  |                  | .26           | .39              | .44           | .52           |
| 1971          | 53  |                  | .26           | .39              | .45           | .53           |



RAR095

## DEPRECIATION SCHEDULE FOR NEIGHBORHOOD- 0001

11/16/2023

REASSESSMENT YEAR-2024 2024 REAS

PAGE 2

| YEAR<br>BUILT | AGE | COND:<br>FACTOR: | GOOD<br>.0050 | AVERAGE<br>.0075 | FAIR<br>.0085 | POOR<br>.0100 |
|---------------|-----|------------------|---------------|------------------|---------------|---------------|
| 1970          | 54  |                  | .27           | .40              | .45           | .54           |
| 1969          | 55  |                  | .27           | .41              | .46           | .55           |
| 1968          | 56  |                  | .28           | .42              | .47           | .56           |
| 1967          | 57  |                  | .28           | .42              | .48           | .57           |
| 1966          | 58  |                  | .29           | .43              | .49           | .58           |
| 1965          | 59  |                  | .29           | .44              | .50           | .59           |
| 1964          | 60  |                  | .30           | .45              | .51           | .60           |
| 1963          | 61  |                  | .30           | .45              | .51           | .61           |
| 1962          | 62  |                  | .31           | .46              | .52           | .62           |
| 1961          | 63  |                  | .31           | .47              | .53           | .63           |
| 1960          | 64  |                  | .32           | .48              | .54           | .64           |
| 1959          | 65  |                  | .32           | .48              | .55           | .65           |
| 1958          | 66  |                  | .33           | .49              | .56           | .65           |
| 1957          | 67  |                  | .33           | .50              | .56           | .65           |
| 1956          | 68  |                  | .34           | .51              | .57           | .65           |
| 1955          | 69  |                  | .34           | .51              | .58           | .65           |
| 1954          | 70  |                  | .35           | .52              | .59           | .65           |
| 1953          | 71  |                  | .35           | .53              | .60           | .65           |
| 1952          | 72  |                  | .36           | .54              | .61           | .65           |
| 1951          | 73  |                  | .36           | .54              | .62           | .65           |
| 1950          | 74  |                  | .37           | .55              | .62           | .65           |
| 1949          | 75  |                  | .37           | .56              | .63           | .65           |
| 1948          | 76  |                  | .38           | .57              | .64           | .65           |
| 1947          | 77  |                  | .38           | .57              | .65           | .65           |
| 1946          | 78  |                  | .39           | .58              | .65           | .65           |
| 1945          | 79  |                  | .39           | .59              | .65           | .65           |
| 1944          | 80  |                  | .40           | .60              | .65           | .65           |
| 1943          | 81  |                  | .40           | .60              | .65           | .65           |
| 1942          | 82  |                  | .41           | .61              | .65           | .65           |
| 1941          | 83  |                  | .41           | .62              | .65           | .65           |
| 1940          | 84  |                  | .42           | .63              | .65           | .65           |
| 1939          | 85  |                  | .42           | .63              | .65           | .65           |
| 1938          | 86  |                  | .43           | .64              | .65           | .65           |
| 1937          | 87  |                  | .43           | .65              | .65           | .65           |
| 1936          | 88  |                  | .44           | .65              | .65           | .65           |
| 1935          | 89  |                  | .44           | .65              | .65           | .65           |
| 1934          | 90  |                  | .45           | .65              | .65           | .65           |
| 1933          | 91  |                  | .45           | .65              | .65           | .65           |
| 1932          | 92  |                  | .46           | .65              | .65           | .65           |
| 1931          | 93  |                  | .46           | .65              | .65           | .65           |
| 1930          | 94  |                  | .47           | .65              | .65           | .65           |
| 1929          | 95  |                  | .47           | .65              | .65           | .65           |
| 1928          | 96  |                  | .48           | .65              | .65           | .65           |
| 1927          | 97  |                  | .48           | .65              | .65           | .65           |
| 1926          | 98  |                  | .49           | .65              | .65           | .65           |
| 1925          | 99  |                  | .49           | .65              | .65           | .65           |
| 1924          | 100 |                  | .50           | .65              | .65           | .65           |
| 1923          | 101 |                  | .50           | .65              | .65           | .65           |
| 1922          | 102 |                  | .51           | .65              | .65           | .65           |
| 1921          | 103 |                  | .51           | .65              | .65           | .65           |
| 1920          | 104 |                  | .52           | .65              | .65           | .65           |
| 1919          | 105 |                  | .52           | .65              | .65           | .65           |
| 1918          | 106 |                  | .53           | .65              | .65           | .65           |
| 1917          | 107 |                  | .53           | .65              | .65           | .65           |
| 1916          | 108 |                  | .54           | .65              | .65           | .65           |

| YEAR<br>BUILT | AGE | COND:<br>FACTOR: | GOOD<br>.0050 | AVERAGE<br>.0075 | FAIR<br>.0085 | POOR<br>.0100 |
|---------------|-----|------------------|---------------|------------------|---------------|---------------|
| 1915          | 109 |                  | .54           | .65              | .65           | .65           |
| 1914          | 110 |                  | .55           | .65              | .65           | .65           |
| 1913          | 111 |                  | .55           | .65              | .65           | .65           |
| 1912          | 112 |                  | .56           | .65              | .65           | .65           |
| 1911          | 113 |                  | .56           | .65              | .65           | .65           |
| 1910          | 114 |                  | .57           | .65              | .65           | .65           |
| 1909          | 115 |                  | .57           | .65              | .65           | .65           |
| 1908          | 116 |                  | .58           | .65              | .65           | .65           |
| 1907          | 117 |                  | .58           | .65              | .65           | .65           |
| 1906          | 118 |                  | .59           | .65              | .65           | .65           |
| 1905          | 119 |                  | .59           | .65              | .65           | .65           |
| 1904          | 120 |                  | .60           | .65              | .65           | .65           |
| 1903          | 121 |                  | .60           | .65              | .65           | .65           |
| 1902          | 122 |                  | .61           | .65              | .65           | .65           |
| 1901          | 123 |                  | .61           | .65              | .65           | .65           |
| 1900          | 124 |                  | .62           | .65              | .65           | .65           |
| 1899          | 125 |                  | .62           | .65              | .65           | .65           |
| 1898          | 126 |                  | .63           | .65              | .65           | .65           |
| 1897          | 127 |                  | .63           | .65              | .65           | .65           |
| 1896          | 128 |                  | .64           | .65              | .65           | .65           |
| 1895          | 129 |                  | .64           | .65              | .65           | .65           |
| 1894          | 130 |                  | .65           | .65              | .65           | .65           |
| 1893          | 131 |                  | .65           | .65              | .65           | .65           |
| 1892          | 132 |                  | .65           | .65              | .65           | .65           |
| 1891          | 133 |                  | .65           | .65              | .65           | .65           |
| 1890          | 134 |                  | .65           | .65              | .65           | .65           |
| 1889          | 135 |                  | .65           | .65              | .65           | .65           |
| 1888          | 136 |                  | .65           | .65              | .65           | .65           |
| 1887          | 137 |                  | .65           | .65              | .65           | .65           |
| 1886          | 138 |                  | .65           | .65              | .65           | .65           |
| 1885          | 139 |                  | .65           | .65              | .65           | .65           |
| 1884          | 140 |                  | .65           | .65              | .65           | .65           |
| 1883          | 141 |                  | .65           | .65              | .65           | .65           |
| 1882          | 142 |                  | .65           | .65              | .65           | .65           |
| 1881          | 143 |                  | .65           | .65              | .65           | .65           |
| 1880          | 144 |                  | .65           | .65              | .65           | .65           |
| 1879          | 145 |                  | .65           | .65              | .65           | .65           |
| 1878          | 146 |                  | .65           | .65              | .65           | .65           |
| 1877          | 147 |                  | .65           | .65              | .65           | .65           |
| 1876          | 148 |                  | .65           | .65              | .65           | .65           |
| 1875          | 149 |                  | .65           | .65              | .65           | .65           |
| 1874          | 150 |                  | .65           | .65              | .65           | .65           |
| 1873          | 151 |                  | .65           | .65              | .65           | .65           |

## 2024 REAS

RAR090-B

LOCATION RATE FILE LIST

PORCHES, ETC.

11/16/2023

| SECTION | RATE PER SQ FT | DESCRIPTION          |
|---------|----------------|----------------------|
|         | .00            |                      |
| ADD     | .00            | ADDITION             |
| ATC     | 25.00          | ATTIC                |
| ATTC    | 30.00          | ATTIC                |
| BASE    | .00            | BASE                 |
| BCP     | 40.00          | CARPORT W/ BASEMENT  |
| BEGR    | 55.00          | BRICK ENCL GAR/CARPT |
| BEPR    | 30.00          | BRICK ENCL PORCH     |
| BGAR    | 35.00          | BRICK GARAGE         |
| BPAT    | 10.00          | BRICK PATIO          |
| BSMT    | 15.00          | BASEMENT-UNFINISHED  |
| BST     | 20.00          | BASEMENT             |
| BT      | 25.00          | BASEMENT             |
| BWCP    | 28.00          | WALLED CARPT W/BASMT |
| CNPY    | 22.00          | CANOPY               |
| CP      | 25.00          | CARPORT              |
| CPAT    | 16.00          | COVERED PATIO        |
| DECK    | 15.00          | DECK                 |
| DOCK    | 20.00          | DOCK                 |
| DWMH    | 55.00          | DOUBLE WIDE          |
| EGAR    | 50.00          | ENCLOSED GARAGE      |
| EPOR    | 30.00          | ENCLOSED PORCH       |
| FBM     | 20.00          | FINISHED BASEMENT    |
| FBMT    | 25.00          | FINISHED BASEMENT    |
| FBSE    | 30.00          | FINISHED BASEMENT    |
| FBST    | 35.00          | FINISHED BASEMENT    |
| FBT     | 28.00          | FINISHED BASEMENT    |
| FEGR    | 50.00          | FRAME ENCL GARAGE    |
| FGAR    | 35.00          | FRAME GARAGE         |
| FMT     | 18.00          | FINISHED BASEMENT    |
| FS      | 50.00          | FINISHED BASEMENT    |
| FSBT    | 45.00          | FINISHED BASEMENT    |
| FSMT    | 40.00          | FINISHED BSMT-COMM   |
| GAR     | 30.00          | GARAGE-UNFINISHED    |
| GARB    | 45.00          | GARAGE W/ BSMT       |
| JPOR    | 30.00          | JALOUSIE ENCL PORCH  |
| LAG     | .00            | LIVING AREA OVER GAR |
| NBAD    | .00            | ADD W/NO BSMT        |
| OH      | .00            | OVERHANG             |
| PAT     | 6.00           | PATIO                |
| POR     | 20.00          | PORCH                |
| RMAD    | 75.00          | ROOM ADDITION        |
| SPAT    | 12.00          | STONE PATIO          |
| SPOR    | 25.00          | SCREEN PORCH         |
| STOR    | 25.00          | STORAGE              |
| STP     | 10.00          | STOOP                |
| STRG    | 12.50          | COMM STORAGE "E" GRD |
| SUNR    | 99.00          | SUNROOM              |
| SWMH    | 35.00          | SINGLE WIDE MH       |
| TER     | 15.00          | TERRACE              |
| UCP     | 18.50          | UNFLOORED CARPORT    |
| UGAR    | 25.00          | UNFLOORED GARAGE     |
| USRA    | .00            | ARMS LENGTH SALE     |
| USRB    | .00            |                      |

## 2024 REAS

RAR090-B

LOCATION RATE FILE LIST

PORCHES,ETC.

11/16/2023

| SECTION | RATE PER SQ FT | DESCRIPTION        |
|---------|----------------|--------------------|
| USRM    | .00            | MOBILE HOME        |
| USRP    | .00            | NO PICTURE         |
| USRR    | .00            | RED TAG            |
| USRW    | .00            | DOUBLE WIDE        |
| USRX    | .00            | GREEN STRIPE       |
| USRZ    | .00            |                    |
| USR9    | .00            | 911 ADDRESS CHANGE |
| UTIL    | 25.00          | UTILITY ROOM       |
| WCP     | 28.00          | WALLED CARPORT     |
| WPAT    | 20.00          | WALLED PATIO       |
| Z01     | .00            | SKETCH ONLY        |

RAR090-K

LOCATION RATE FILE LIST

MAGISTERIAL DISTRICTS

| CODE | DESCRIPTION |
|------|-------------|
|------|-------------|

|    |             |
|----|-------------|
| PH | HUGUENOT    |
| PM | MACON       |
| PS | SPENCER     |
| SC | SCOTTSVILLE |

RAR090-G

LOCATION RATE FILE LIST

OTHER IMPROV DESCR CODE 11/16/2023

| CODE | DESCRIPTION          |
|------|----------------------|
| I010 | A G POOL             |
| I020 | ADDITION             |
| I021 | ADDITION-BRICK       |
| I022 | ADDITION-CINDERBLOCK |
| I023 | ADDITION-FRAME       |
| I024 | ADDITION MOB.HOME    |
| I025 | APARTMENT            |
| I033 | BARN                 |
| I034 | BARN-ATTACHED        |
| I035 | BARN OLD             |
| I036 | BARN HAY             |
| I037 | BARN FR & METAL      |
| I038 | BARN CB & FRAME      |
| I039 | BARN-POLE            |
| I040 | BARN                 |
| I041 | BARN-BRICK           |
| I042 | BARN-CINDERBLOCK     |
| I043 | BARN-FRAME           |
| I044 | BARN-LOG             |
| I045 | BARN-METAL           |
| I046 | BARN-MISC            |
| I047 | BASKETBALL COURT     |
| I048 | BASEMENT             |
| I050 | BATH HOUSE           |
| I051 | BILLBOARD            |
| I052 | BAY                  |
| I070 | BOAT DOCK            |
| I073 | BOAT HOUSE           |
| I076 | BOAT SHELTER         |
| I079 | BREEZEWAY            |
| I088 | BUILDINGS            |
| I089 | BUILDINGS-MISC       |
| I090 | BUILDING             |
| I091 | BUILDING-ATT BRICK   |
| I092 | BUILDING-ATT CB      |
| I093 | BUILDING-ATT FRAME   |
| I094 | BUILDING-ATTACHED    |
| I095 | BUILDING-QUANSET     |
| I096 | BUILDING-BRICK       |
| I097 | BUILDING-CINDERBLOCK |
| I098 | BUILDING-FRAME       |
| I099 | BUILDING-LOG         |
| I100 | BUILDING-METAL       |
| I101 | BUILDING-MISC        |
| I102 | BUILDING OLD         |
| I103 | BUILDING UTILITY     |
| I104 | BUILDING-POLE        |
| I105 | BUILDING-MODULAR     |
| I106 | BULKHEAD             |
| I107 | BUILDINGS            |
| I119 | CABANA               |
| I120 | CABIN                |
| I121 | CABIN-FRAME          |
| I122 | CABIN-LOG            |

## 2024 REAS

RAR090-G

LOCATION RATE FILE LIST

OTHER IMPROV DESCR CODE 11/16/2023

| CODE | DESCRIPTION          |
|------|----------------------|
| I130 | CANOPY               |
| I131 | CANOPY-ATTACHED      |
| I140 | CARPORT              |
| I141 | CARPORT-ATTACHED     |
| I142 | CARPORT-BRICK        |
| I143 | CARPORT DETACHED     |
| I144 | CARPORT-FRAME        |
| I145 | CARPORT-WALLED       |
| I146 | CARPORT-POLE         |
| I150 | CAR SHELTER          |
| I151 | CAR SHELTER-ATT      |
| I152 | CAR SHELTER-DET      |
| I153 | CAR SHELTER-METAL    |
| I154 | CAR WASH             |
| I155 | CAR SHELTER-FR       |
| I156 | CAR SHELTER-POLE     |
| I159 | CHICKEN COOP         |
| I160 | CHICKEN HOUSE        |
| I161 | CORN CRIB            |
| I163 | CONCRETE SLAB        |
| I164 | CONCRETE MISC        |
| I170 | COTTAGE              |
| I171 | COTTAGE-BRICK        |
| I172 | COVERED BRIDGE       |
| I175 | CRIB FRAME           |
| I187 | DAIRY-CINDERBLOCK    |
| I188 | DAIRY BUILDING       |
| I189 | DAIRY BARN           |
| I190 | DECK                 |
| I191 | DECK AROUND POOL     |
| I192 | DECK ATTACHED        |
| I193 | DECK DETACHED        |
| I194 | DECK-MFG HOUSE       |
| I195 | DORMITORY            |
| I198 | DOCK                 |
| I199 | DOCK COVERED         |
| I200 | DOCK-LOADING         |
| I201 | FLOATING DOCK        |
| I208 | DRIVE TAR/GRAVEL     |
| I209 | DRIVEWAY-ASPHALT     |
| I210 | DRIVEWAY-BRICK       |
| I211 | DRIVEWAY-CONCRETE    |
| I212 | DRIVEWAY-PAVEMENT    |
| I213 | DUGOUT               |
| I230 | DWELLING             |
| I231 | DWELLING-ASBESTOS    |
| I232 | DWELLING-BRICK       |
| I233 | DWELLING-CINDERBLOCK |
| I234 | DWELLING-FRAME       |
| I235 | DWELLING 1.5 STY     |
| I236 | DWELLING 2 STY       |
| I237 | DWELLING-OLD 1 STORY |
| I238 | DWELLING-OLD 2 STORY |
| I239 | DWELLING OLD         |

## 2024 REAS

RAR090-G

LOCATION RATE FILE LIST

OTHER IMPROV DESCR CODE 11/16/2023

| CODE | DESCRIPTION          |
|------|----------------------|
| I240 | DWELLING TENANT      |
| I245 | FEED TROUGH          |
| I250 | FENCE                |
| I251 | FENCE-CHAIN LINK     |
| I252 | FENCE PRIVACY        |
| I253 | FENCE-WOOD           |
| I270 | FOUNDATION           |
| I271 | FOUNDATION-CINDERBLK |
| I286 | GARAGE-DETACHED      |
| I287 | GARAGE OLD           |
| I288 | GARAGE FR & CB       |
| I289 | GARAGE W/LOFT        |
| I290 | GARAGE               |
| I291 | GARAGE-ASBESTOS      |
| I292 | GARAGE-ATTACHED      |
| I293 | GARAGE-ATT BRICK     |
| I294 | GARAGE-ATT FRAME     |
| I295 | GARAGE-BRICK         |
| I296 | GARAGE-CINDERBLOCK   |
| I297 | GARAGE-FRAME         |
| I298 | GARAGE-METAL         |
| I299 | GARAGE-STONE         |
| I300 | GARAGE-STUCCO        |
| I301 | GARAGE-VINYL         |
| I302 | GRAIN BIN            |
| I303 | GRAINERY             |
| I310 | GAZEBO               |
| I311 | GENERATOR            |
| I315 | GRANDSTAND           |
| I327 | HELICOPTER PAD       |
| I328 | GREENHSE-PLASTIC     |
| I329 | HOT TUB              |
| I330 | GREENHOUSE           |
| I331 | IN GROUND POOL       |
| I332 | IMPROVEMENT VALUE    |
| I335 | KENNEL               |
| I399 | LEAN TO              |
| I400 | LOAFING-ATTACHED     |
| I490 | MANUFACTURED HOUSE   |
| I491 | M H HOOKUPS          |
| I492 | MH IMPROVEMENT       |
| I500 | MILKING PARLOR       |
| I556 | OFFICE               |
| I557 | OFFICE-FRAME         |
| I558 | PATIO-DETACHED       |
| I559 | PATIO COVERED        |
| I560 | PATIO                |
| I561 | PATIO-CONCRETE       |
| I562 | PATIO MFG HOUSE      |
| I563 | PATIO-SCREEN         |
| I564 | PATIO-ATT            |
| I570 | PAVEMENT             |
| I571 | PAVILION             |
| I590 | PICNIC SHELTER       |



## 2024 REAS

RAR090-G

LOCATION RATE FILE LIST

OTHER IMPROV DESCR CODE 11/16/2023

| CODE | DESCRIPTION          |
|------|----------------------|
| I591 | PIER                 |
| I600 | PLAYHOUSE            |
| I601 | PLAYGROUND AREA      |
| I609 | POLE SHEDS           |
| I610 | POLE SHED            |
| I611 | POLE SHED-ALUMINUM   |
| I612 | POLE SHED-ATTACHED   |
| I613 | POLE SHED-CINDERBLK  |
| I614 | POLE SHED-FRAME      |
| I615 | POLE SHED-HAY        |
| I616 | POLE SHED-LOAFING    |
| I617 | POLE SHED-METAL      |
| I618 | POLE SHED-EQUIPMENT  |
| I620 | POLE SHELTER         |
| I630 | POOL HOUSE           |
| I631 | POOL ODD SHAPED      |
| I635 | PORCH-DET ENC        |
| I636 | PORCH-DETACHED       |
| I637 | PORCH-ATT SCREEN     |
| I638 | PORCH SCR M H        |
| I639 | PORCH ENCL MFG.HOUSE |
| I640 | PORCH                |
| I641 | PORCH-ATTACHED       |
| I642 | PORCH-MFG HOUSE      |
| I643 | PORCH-ENCLOSED       |
| I644 | PORCH SCREEN         |
| I645 | POULTRY HOUSE        |
| I646 | ROOF MFG HOUSE       |
| I647 | PUMP HOUSE           |
| I652 | RESTROOM             |
| I653 | RIP-RAP              |
| I656 | RUNWAY PAD           |
| I698 | SAWMILL              |
| I699 | SHEDS                |
| I700 | SHED                 |
| I701 | SHED-ASBESTOS        |
| I702 | SHED-ASPHALT         |
| I703 | SHED-BRICK           |
| I704 | SHED-CINDERBLOCK     |
| I705 | SHED-FRAME           |
| I706 | SHED-LOG             |
| I707 | SHED-METAL           |
| I708 | SHED-STONE           |
| I709 | SHED-STUCCO          |
| I710 | SHED-VINYL           |
| I711 | SHED-WOOD            |
| I712 | SHED FR & METAL      |
| I713 | SHED FR & CB         |
| I714 | SHED HAY             |
| I720 | SHED-ATTACHED        |
| I721 | SHED-ATTACHED CB     |
| I722 | SHED-ATT EQUIPMENT   |
| I723 | SHED-ATTACHED FRAME  |
| I724 | SHED-ATTACHED METAL  |

## 2024 REAS

RAR090-G

LOCATION RATE FILE LIST

OTHER IMPROV DESCR CODE 11/16/2023

| CODE | DESCRIPTION         |
|------|---------------------|
| I730 | SHED-EQUIPMENT      |
| I735 | SHED-LOAFING        |
| I740 | SHED-MACHINE        |
| I750 | SHED-MISC           |
| I751 | SHED OLD            |
| I752 | SHED UTILITY        |
| I753 | SHED-STORAGE        |
| I760 | SHELTER             |
| I761 | SHELTER-ATTACHED    |
| I762 | SHELTER-BRICK       |
| I763 | SHELTER-CINDERBLOCK |
| I764 | SHELTER-FRAME       |
| I765 | SHELTER-METAL       |
| I780 | SHOP                |
| I781 | SHOP-ATTACHED       |
| I782 | SHOP-CINDERBLOCK    |
| I783 | SHOP-FRAME          |
| I784 | SHOP-METAL          |
| I790 | SIGN                |
| I800 | SILO                |
| I801 | SILO-BRICK          |
| I802 | SILO-CINDERBLOCK    |
| I803 | SILO-FRAME          |
| I804 | SILO-METAL          |
| I805 | SILO-CONCRETE       |
| I806 | SILO-CONC STAVE     |
| I807 | SILO HARVESTOR      |
| I808 | SILO-TILE           |
| I809 | SOLAR PANELS        |
| I810 | SLURRY              |
| I811 | SLURRY-CONCRETE     |
| I820 | STABLE              |
| I821 | STABLE-FRAME        |
| I822 | STABLE-METAL        |
| I839 | STORAGE             |
| I840 | STORAGE BUILDING    |
| I841 | STORAGE-ATTACHED    |
| I842 | STORAGE-BRICK       |
| I843 | STORAGE-CINDERBLOCK |
| I844 | STORAGE-FRAME       |
| I845 | STORAGE-METAL       |
| I846 | STORAGE-MISC        |
| I847 | STORAGE LOG         |
| I848 | STORAGE EQUIPMENT   |
| I860 | SWIMMING POOL       |
| I870 | TANK                |
| I887 | CELL TOWER SITE     |
| I888 | CELL TOWER          |
| I889 | TENNIS COURT        |
| I890 | TOBACCO BARN        |
| I891 | WAREHOUSE           |
| I892 | WAREHOUSE MINI STOR |
| I893 | WAREHOUSE ATT STOR  |
| I895 | WORKSHOP            |

2024 REAS

RAR090-G

LOCATION RATE FILE LIST

OTHER IMPROV DESCR CODE 11/16/2023

CODE DESCRIPTION

I896 WALL

I897 WELL HOUSE

I900 SHED-RUN IN

DWELLING RATES PER SQUARE FOOT  
ONE STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 800.0         | 130.75              | 104600 | 145.30                   | 116240 | 155.86                 | 124688 |
| 810.0         | 130.63              | 105810 | 145.17                   | 117588 | 155.71                 | 126125 |
| 820.0         | 130.50              | 107010 | 145.05                   | 118941 | 155.57                 | 127567 |
| 830.0         | 130.38              | 108215 | 144.92                   | 120284 | 155.43                 | 129007 |
| 840.0         | 130.26              | 109418 | 144.79                   | 121624 | 155.28                 | 130435 |
| 850.0         | 130.14              | 110619 | 144.66                   | 122961 | 155.14                 | 131869 |
| 860.0         | 130.02              | 111817 | 144.54                   | 124304 | 155.00                 | 133300 |
| 870.0         | 129.90              | 113013 | 144.41                   | 125637 | 154.85                 | 134720 |
| 880.0         | 129.78              | 114206 | 144.28                   | 126966 | 154.71                 | 136145 |
| 890.0         | 129.65              | 115389 | 144.16                   | 128302 | 154.57                 | 137567 |
| 900.0         | 129.53              | 116577 | 144.03                   | 129627 | 154.42                 | 138978 |
| 910.0         | 129.41              | 117763 | 143.90                   | 130949 | 154.28                 | 140395 |
| 920.0         | 129.29              | 118947 | 143.77                   | 132268 | 154.14                 | 141809 |
| 930.0         | 129.17              | 120128 | 143.65                   | 133595 | 153.99                 | 143211 |
| 940.0         | 129.05              | 121307 | 143.52                   | 134909 | 153.85                 | 144619 |
| 950.0         | 128.93              | 122484 | 143.39                   | 136221 | 153.71                 | 146025 |
| 960.0         | 128.81              | 123658 | 143.27                   | 137539 | 153.56                 | 147418 |
| 970.0         | 128.68              | 124820 | 143.14                   | 138846 | 153.42                 | 148817 |
| 980.0         | 128.56              | 125989 | 143.01                   | 140150 | 153.28                 | 150214 |
| 990.0         | 128.44              | 127156 | 142.88                   | 141451 | 153.13                 | 151599 |
| 1000.0        | 128.32              | 128320 | 142.76                   | 142760 | 152.99                 | 152990 |
| 1010.0        | 128.20              | 129482 | 142.63                   | 144056 | 152.85                 | 154379 |
| 1020.0        | 128.08              | 130642 | 142.50                   | 145350 | 152.70                 | 155754 |
| 1030.0        | 127.96              | 131799 | 142.38                   | 146651 | 152.56                 | 157137 |
| 1040.0        | 127.83              | 132943 | 142.25                   | 147940 | 152.42                 | 158517 |
| 1050.0        | 127.71              | 134096 | 142.12                   | 149226 | 152.27                 | 159884 |
| 1060.0        | 127.59              | 135245 | 141.99                   | 150509 | 152.13                 | 161258 |
| 1070.0        | 127.47              | 136393 | 141.87                   | 151801 | 151.99                 | 162629 |
| 1080.0        | 127.35              | 137538 | 141.74                   | 153079 | 151.84                 | 163987 |
| 1090.0        | 127.23              | 138681 | 141.61                   | 154355 | 151.70                 | 165353 |
| 1100.0        | 127.11              | 139821 | 141.49                   | 155639 | 151.56                 | 166716 |
| 1110.0        | 126.99              | 140959 | 141.36                   | 156910 | 151.41                 | 168065 |
| 1120.0        | 126.86              | 142083 | 141.23                   | 158178 | 151.27                 | 169422 |
| 1130.0        | 126.74              | 143216 | 141.10                   | 159443 | 151.13                 | 170777 |
| 1140.0        | 126.62              | 144347 | 140.98                   | 160717 | 150.98                 | 172117 |
| 1150.0        | 126.50              | 145475 | 140.85                   | 161978 | 150.84                 | 173466 |
| 1160.0        | 126.38              | 146601 | 140.72                   | 163235 | 150.70                 | 174812 |
| 1170.0        | 126.26              | 147724 | 140.60                   | 164502 | 150.55                 | 176144 |
| 1180.0        | 126.14              | 148845 | 140.47                   | 165755 | 150.41                 | 177484 |
| 1190.0        | 126.01              | 149952 | 140.34                   | 167005 | 150.27                 | 178821 |
| 1200.0        | 125.89              | 151068 | 140.21                   | 168252 | 150.12                 | 180144 |
| 1210.0        | 125.77              | 152182 | 140.09                   | 169509 | 149.98                 | 181476 |
| 1220.0        | 125.65              | 153293 | 139.96                   | 170751 | 149.83                 | 182793 |
| 1230.0        | 125.53              | 154402 | 139.83                   | 171991 | 149.69                 | 184119 |
| 1240.0        | 125.41              | 155508 | 139.71                   | 173240 | 149.55                 | 185442 |

DWELLING RATES PER SQUARE FOOT  
ONE STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1250.0        | 125.29              | 156613 | 139.58                   | 174475 | 149.40                 | 186750 |
| 1260.0        | 125.17              | 157714 | 139.45                   | 175707 | 149.26                 | 188068 |
| 1270.0        | 125.04              | 158801 | 139.32                   | 176936 | 149.12                 | 189382 |
| 1280.0        | 124.92              | 159898 | 139.20                   | 178176 | 148.97                 | 190682 |
| 1290.0        | 124.80              | 160992 | 139.07                   | 179400 | 148.83                 | 191991 |
| 1300.0        | 124.68              | 162084 | 138.94                   | 180622 | 148.69                 | 193297 |
| 1310.0        | 124.56              | 163174 | 138.82                   | 181854 | 148.54                 | 194587 |
| 1320.0        | 124.44              | 164261 | 138.69                   | 183071 | 148.40                 | 195888 |
| 1330.0        | 124.32              | 165346 | 138.56                   | 184285 | 148.26                 | 197186 |
| 1340.0        | 124.19              | 166415 | 138.43                   | 185496 | 148.11                 | 198467 |
| 1350.0        | 124.07              | 167495 | 138.31                   | 186719 | 147.97                 | 199760 |
| 1360.0        | 123.95              | 168572 | 138.18                   | 187925 | 147.83                 | 201049 |
| 1370.0        | 123.83              | 169647 | 138.05                   | 189129 | 147.68                 | 202322 |
| 1380.0        | 123.71              | 170720 | 137.93                   | 190343 | 147.54                 | 203605 |
| 1390.0        | 123.59              | 171790 | 137.80                   | 191542 | 147.40                 | 204886 |
| 1400.0        | 123.47              | 172858 | 137.67                   | 192738 | 147.25                 | 206150 |
| 1410.0        | 123.35              | 173924 | 137.54                   | 193931 | 147.11                 | 207425 |
| 1420.0        | 123.22              | 174972 | 137.42                   | 195136 | 146.97                 | 208697 |
| 1430.0        | 123.10              | 176033 | 137.29                   | 196325 | 146.82                 | 209953 |
| 1440.0        | 122.98              | 177091 | 137.16                   | 197510 | 146.68                 | 211219 |
| 1450.0        | 122.86              | 178147 | 137.04                   | 198708 | 146.54                 | 212483 |
| 1460.0        | 122.74              | 179200 | 136.91                   | 199889 | 146.39                 | 213729 |
| 1470.0        | 122.62              | 180251 | 136.78                   | 201067 | 146.25                 | 214988 |
| 1480.0        | 122.50              | 181300 | 136.65                   | 202242 | 146.11                 | 216243 |
| 1490.0        | 122.37              | 182331 | 136.53                   | 203430 | 145.96                 | 217480 |
| 1500.0        | 122.25              | 183375 | 136.40                   | 204600 | 145.82                 | 218730 |
| 1510.0        | 122.13              | 184416 | 136.27                   | 205768 | 145.68                 | 219977 |
| 1520.0        | 122.01              | 185455 | 136.15                   | 206948 | 145.53                 | 221206 |
| 1530.0        | 121.89              | 186492 | 136.02                   | 208111 | 145.39                 | 222447 |
| 1540.0        | 121.77              | 187526 | 135.89                   | 209271 | 145.25                 | 223685 |
| 1550.0        | 121.65              | 188558 | 135.76                   | 210428 | 145.10                 | 224905 |
| 1560.0        | 121.53              | 189587 | 135.64                   | 211598 | 144.96                 | 226138 |
| 1570.0        | 121.40              | 190598 | 135.51                   | 212751 | 144.82                 | 227367 |
| 1580.0        | 121.28              | 191622 | 135.38                   | 213900 | 144.67                 | 228579 |
| 1590.0        | 121.16              | 192644 | 135.26                   | 215063 | 144.53                 | 229803 |
| 1600.0        | 121.04              | 193664 | 135.13                   | 216208 | 144.39                 | 231024 |
| 1610.0        | 120.92              | 194681 | 135.00                   | 217350 | 144.24                 | 232226 |
| 1620.0        | 120.80              | 195696 | 134.87                   | 218489 | 144.10                 | 233442 |
| 1630.0        | 120.68              | 196708 | 134.75                   | 219643 | 143.95                 | 234639 |
| 1640.0        | 120.55              | 197702 | 134.62                   | 220777 | 143.81                 | 235848 |
| 1650.0        | 120.43              | 198710 | 134.49                   | 221909 | 143.67                 | 237056 |
| 1660.0        | 120.31              | 199715 | 134.37                   | 223054 | 143.52                 | 238243 |
| 1670.0        | 120.19              | 200717 | 134.24                   | 224181 | 143.38                 | 239445 |
| 1680.0        | 120.07              | 201718 | 134.11                   | 225305 | 143.24                 | 240643 |
| 1690.0        | 119.95              | 202716 | 133.98                   | 226426 | 143.09                 | 241822 |

DWELLING RATES PER SQUARE FOOT  
ONE STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1700.0        | 119.83              | 203711 | 133.86                   | 227562 | 142.95                 | 243015 |
| 1710.0        | 119.71              | 204704 | 133.73                   | 228678 | 142.81                 | 244205 |
| 1720.0        | 119.58              | 205678 | 133.60                   | 229792 | 142.66                 | 245375 |
| 1730.0        | 119.46              | 206666 | 133.48                   | 230920 | 142.52                 | 246560 |
| 1740.0        | 119.34              | 207652 | 133.35                   | 232029 | 142.38                 | 247741 |
| 1750.0        | 119.22              | 208635 | 133.22                   | 233135 | 142.23                 | 248903 |
| 1760.0        | 119.10              | 209616 | 133.09                   | 234238 | 142.09                 | 250078 |
| 1770.0        | 118.98              | 210595 | 132.97                   | 235357 | 141.95                 | 251252 |
| 1780.0        | 118.86              | 211571 | 132.84                   | 236455 | 141.80                 | 252404 |
| 1790.0        | 118.73              | 212527 | 132.71                   | 237551 | 141.66                 | 253571 |
| 1800.0        | 118.61              | 213498 | 132.59                   | 238662 | 141.52                 | 254736 |
| 1810.0        | 118.49              | 214467 | 132.46                   | 239753 | 141.37                 | 255880 |
| 1820.0        | 118.37              | 215433 | 132.33                   | 240841 | 141.23                 | 257039 |
| 1830.0        | 118.25              | 216398 | 132.20                   | 241926 | 141.09                 | 258195 |
| 1840.0        | 118.13              | 217359 | 132.08                   | 243027 | 140.94                 | 259330 |
| 1850.0        | 118.01              | 218319 | 131.95                   | 244108 | 140.80                 | 260480 |
| 1860.0        | 117.89              | 219275 | 131.82                   | 245185 | 140.66                 | 261628 |
| 1870.0        | 117.76              | 220211 | 131.70                   | 246279 | 140.51                 | 262754 |
| 1880.0        | 117.64              | 221163 | 131.57                   | 247352 | 140.37                 | 263896 |
| 1890.0        | 117.52              | 222113 | 131.44                   | 248422 | 140.23                 | 265035 |
| 1900.0        | 117.40              | 223060 | 131.31                   | 249489 | 140.08                 | 266152 |
| 1910.0        | 117.28              | 224005 | 131.19                   | 250573 | 139.94                 | 267285 |
| 1920.0        | 117.16              | 224947 | 131.06                   | 251635 | 139.80                 | 268416 |
| 1930.0        | 117.04              | 225887 | 130.93                   | 252695 | 139.65                 | 269525 |
| 1940.0        | 116.91              | 226805 | 130.81                   | 253771 | 139.51                 | 270649 |
| 1950.0        | 116.79              | 227741 | 130.68                   | 254826 | 139.37                 | 271772 |
| 1960.0        | 116.67              | 228673 | 130.55                   | 255878 | 139.22                 | 272871 |
| 1970.0        | 116.55              | 229604 | 130.42                   | 256927 | 139.08                 | 273988 |
| 1980.0        | 116.43              | 230531 | 130.30                   | 257994 | 138.94                 | 275101 |
| 1990.0        | 116.31              | 231457 | 130.17                   | 259038 | 138.79                 | 276192 |
| 2000.0        | 116.19              | 232380 | 130.04                   | 260080 | 138.65                 | 277300 |
| 2010.0        | 116.07              | 233301 | 129.92                   | 261139 | 138.50                 | 278385 |
| 2020.0        | 115.94              | 234199 | 129.79                   | 262176 | 138.36                 | 279487 |
| 2030.0        | 115.82              | 235115 | 129.66                   | 263210 | 138.22                 | 280587 |
| 2040.0        | 115.70              | 236028 | 129.53                   | 264241 | 138.07                 | 281663 |
| 2050.0        | 115.58              | 236939 | 129.41                   | 265291 | 137.93                 | 282757 |
| 2060.0        | 115.46              | 237848 | 129.28                   | 266317 | 137.79                 | 283847 |
| 2070.0        | 115.34              | 238754 | 129.15                   | 267341 | 137.64                 | 284915 |
| 2080.0        | 115.22              | 239658 | 129.03                   | 268382 | 137.50                 | 286000 |
| 2090.0        | 115.09              | 240538 | 128.90                   | 269401 | 137.36                 | 287082 |
| 2100.0        | 114.97              | 241437 | 128.77                   | 270417 | 137.21                 | 288141 |
| 2110.0        | 114.85              | 242334 | 128.64                   | 271430 | 137.07                 | 289218 |
| 2120.0        | 114.73              | 243228 | 128.52                   | 272462 | 136.93                 | 290292 |
| 2130.0        | 114.61              | 244119 | 128.39                   | 273471 | 136.78                 | 291341 |
| 2140.0        | 114.49              | 245009 | 128.26                   | 274476 | 136.64                 | 292410 |

DWELLING RATES PER SQUARE FOOT

ONE STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 2150.0        | 114.37              | 245896 | 128.14                   | 275501 | 136.50                 | 293475 |
| 2160.0        | 114.25              | 246780 | 128.01                   | 276502 | 136.35                 | 294516 |
| 2170.0        | 114.12              | 247640 | 127.88                   | 277500 | 136.21                 | 295576 |
| 2180.0        | 114.00              | 248520 | 127.75                   | 278495 | 136.07                 | 296633 |
| 2190.0        | 113.88              | 249397 | 127.63                   | 279510 | 135.92                 | 297665 |
| 2200.0        | 113.76              | 250272 | 127.50                   | 280500 | 135.78                 | 298716 |

DWELLING RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1000.0        | 118.17              | 118170 | 124.67                   | 124670 | 136.80                 | 136800 |
| 1010.0        | 118.05              | 119231 | 124.54                   | 125785 | 136.66                 | 138027 |
| 1020.0        | 117.93              | 120289 | 124.42                   | 126908 | 136.52                 | 139250 |
| 1030.0        | 117.81              | 121344 | 124.29                   | 128019 | 136.37                 | 140461 |
| 1040.0        | 117.68              | 122387 | 124.16                   | 129126 | 136.23                 | 141679 |
| 1050.0        | 117.56              | 123438 | 124.04                   | 130242 | 136.09                 | 142895 |
| 1060.0        | 117.44              | 124486 | 123.91                   | 131345 | 135.94                 | 144096 |
| 1070.0        | 117.32              | 125532 | 123.78                   | 132445 | 135.80                 | 145306 |
| 1080.0        | 117.20              | 126576 | 123.65                   | 133542 | 135.66                 | 146513 |
| 1090.0        | 117.08              | 127617 | 123.53                   | 134648 | 135.51                 | 147706 |
| 1100.0        | 116.96              | 128656 | 123.40                   | 135740 | 135.37                 | 148907 |
| 1110.0        | 116.84              | 129692 | 123.27                   | 136830 | 135.22                 | 150094 |
| 1120.0        | 116.71              | 130715 | 123.15                   | 137928 | 135.08                 | 151290 |
| 1130.0        | 116.59              | 131747 | 123.02                   | 139013 | 134.94                 | 152482 |
| 1140.0        | 116.47              | 132776 | 122.89                   | 140095 | 134.79                 | 153661 |
| 1150.0        | 116.35              | 133803 | 122.76                   | 141174 | 134.65                 | 154848 |
| 1160.0        | 116.23              | 134827 | 122.64                   | 142262 | 134.51                 | 156032 |
| 1170.0        | 116.11              | 135849 | 122.51                   | 143337 | 134.36                 | 157201 |
| 1180.0        | 115.99              | 136868 | 122.38                   | 144408 | 134.22                 | 158380 |
| 1190.0        | 115.86              | 137873 | 122.26                   | 145489 | 134.08                 | 159555 |
| 1200.0        | 115.74              | 138888 | 122.13                   | 146556 | 133.93                 | 160716 |
| 1210.0        | 115.62              | 139900 | 122.00                   | 147620 | 133.79                 | 161886 |
| 1220.0        | 115.50              | 140910 | 121.87                   | 148681 | 133.65                 | 163053 |
| 1230.0        | 115.38              | 141917 | 121.75                   | 149753 | 133.50                 | 164205 |
| 1240.0        | 115.26              | 142922 | 121.62                   | 150809 | 133.36                 | 165366 |
| 1250.0        | 115.14              | 143925 | 121.49                   | 151863 | 133.22                 | 166525 |
| 1260.0        | 115.02              | 144925 | 121.37                   | 152926 | 133.07                 | 167668 |
| 1270.0        | 114.89              | 145910 | 121.24                   | 153975 | 132.93                 | 168821 |
| 1280.0        | 114.77              | 146906 | 121.11                   | 155021 | 132.79                 | 169971 |
| 1290.0        | 114.65              | 147899 | 120.98                   | 156064 | 132.64                 | 171106 |
| 1300.0        | 114.53              | 148889 | 120.86                   | 157118 | 132.50                 | 172250 |
| 1310.0        | 114.41              | 149877 | 120.73                   | 158156 | 132.36                 | 173392 |
| 1320.0        | 114.29              | 150863 | 120.60                   | 159192 | 132.21                 | 174517 |
| 1330.0        | 114.17              | 151846 | 120.48                   | 160238 | 132.07                 | 175653 |
| 1340.0        | 114.04              | 152814 | 120.35                   | 161269 | 131.93                 | 176786 |
| 1350.0        | 113.92              | 153792 | 120.22                   | 162297 | 131.78                 | 177903 |
| 1360.0        | 113.80              | 154768 | 120.09                   | 163322 | 131.64                 | 179030 |
| 1370.0        | 113.68              | 155742 | 119.97                   | 164359 | 131.50                 | 180155 |
| 1380.0        | 113.56              | 156713 | 119.84                   | 165379 | 131.35                 | 181263 |
| 1390.0        | 113.44              | 157682 | 119.71                   | 166397 | 131.21                 | 182382 |
| 1400.0        | 113.32              | 158648 | 119.59                   | 167426 | 131.07                 | 183498 |
| 1410.0        | 113.20              | 159612 | 119.46                   | 168439 | 130.92                 | 184597 |
| 1420.0        | 113.07              | 160559 | 119.33                   | 169449 | 130.78                 | 185708 |
| 1430.0        | 112.95              | 161519 | 119.20                   | 170456 | 130.64                 | 186815 |
| 1440.0        | 112.83              | 162475 | 119.08                   | 171475 | 130.49                 | 187906 |



DWELLING RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1450.0        | 112.71              | 163430 | 118.95                   | 172478 | 130.35                 | 189008 |
| 1460.0        | 112.59              | 164381 | 118.82                   | 173477 | 130.21                 | 190107 |
| 1470.0        | 112.47              | 165331 | 118.70                   | 174489 | 130.06                 | 191188 |
| 1480.0        | 112.35              | 166278 | 118.57                   | 175484 | 129.92                 | 192282 |
| 1490.0        | 112.22              | 167208 | 118.44                   | 176476 | 129.78                 | 193372 |
| 1500.0        | 112.10              | 168150 | 118.31                   | 177465 | 129.63                 | 194445 |
| 1510.0        | 111.98              | 169090 | 118.19                   | 178467 | 129.49                 | 195530 |
| 1520.0        | 111.86              | 170027 | 118.06                   | 179451 | 129.34                 | 196597 |
| 1530.0        | 111.74              | 170962 | 117.93                   | 180433 | 129.20                 | 197676 |
| 1540.0        | 111.62              | 171895 | 117.81                   | 181427 | 129.06                 | 198752 |
| 1550.0        | 111.50              | 172825 | 117.68                   | 182404 | 128.91                 | 199811 |
| 1560.0        | 111.38              | 173753 | 117.55                   | 183378 | 128.77                 | 200881 |
| 1570.0        | 111.25              | 174663 | 117.42                   | 184349 | 128.63                 | 201949 |
| 1580.0        | 111.13              | 175585 | 117.30                   | 185334 | 128.48                 | 202998 |
| 1590.0        | 111.01              | 176506 | 117.17                   | 186300 | 128.34                 | 204061 |
| 1600.0        | 110.89              | 177424 | 117.04                   | 187264 | 128.20                 | 205120 |
| 1610.0        | 110.77              | 178340 | 116.92                   | 188241 | 128.05                 | 206161 |
| 1620.0        | 110.65              | 179253 | 116.79                   | 189200 | 127.91                 | 207214 |
| 1630.0        | 110.53              | 180164 | 116.66                   | 190156 | 127.77                 | 208265 |
| 1640.0        | 110.40              | 181056 | 116.53                   | 191109 | 127.62                 | 209297 |
| 1650.0        | 110.28              | 181962 | 116.41                   | 192077 | 127.48                 | 210342 |
| 1660.0        | 110.16              | 182866 | 116.28                   | 193025 | 127.34                 | 211384 |
| 1670.0        | 110.04              | 183767 | 116.15                   | 193971 | 127.19                 | 212407 |
| 1680.0        | 109.92              | 184666 | 116.03                   | 194930 | 127.05                 | 213444 |
| 1690.0        | 109.80              | 185562 | 115.90                   | 195871 | 126.91                 | 214478 |
| 1700.0        | 109.68              | 186456 | 115.77                   | 196809 | 126.76                 | 215492 |
| 1710.0        | 109.56              | 187348 | 115.64                   | 197744 | 126.62                 | 216520 |
| 1720.0        | 109.43              | 188220 | 115.52                   | 198694 | 126.48                 | 217546 |
| 1730.0        | 109.31              | 189106 | 115.39                   | 199625 | 126.33                 | 218551 |
| 1740.0        | 109.19              | 189991 | 115.26                   | 200552 | 126.19                 | 219571 |
| 1750.0        | 109.07              | 190873 | 115.14                   | 201495 | 126.05                 | 220588 |
| 1760.0        | 108.95              | 191752 | 115.01                   | 202418 | 125.90                 | 221584 |
| 1770.0        | 108.83              | 192629 | 114.88                   | 203338 | 125.76                 | 222595 |
| 1780.0        | 108.71              | 193504 | 114.75                   | 204255 | 125.62                 | 223604 |
| 1790.0        | 108.58              | 194358 | 114.63                   | 205188 | 125.47                 | 224591 |
| 1800.0        | 108.46              | 195228 | 114.50                   | 206100 | 125.33                 | 225594 |
| 1810.0        | 108.34              | 196095 | 114.37                   | 207010 | 125.19                 | 226594 |
| 1820.0        | 108.22              | 196960 | 114.25                   | 207935 | 125.04                 | 227573 |
| 1830.0        | 108.10              | 197823 | 114.12                   | 208840 | 124.90                 | 228567 |
| 1840.0        | 107.98              | 198683 | 113.99                   | 209742 | 124.76                 | 229558 |
| 1850.0        | 107.86              | 199541 | 113.86                   | 210641 | 124.61                 | 230529 |
| 1860.0        | 107.74              | 200396 | 113.74                   | 211556 | 124.47                 | 231514 |
| 1870.0        | 107.61              | 201231 | 113.61                   | 212451 | 124.33                 | 232497 |
| 1880.0        | 107.49              | 202081 | 113.48                   | 213342 | 124.18                 | 233458 |
| 1890.0        | 107.37              | 202929 | 113.36                   | 214250 | 124.04                 | 234436 |

DWELLING RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1900.0        | 107.25              | 203775 | 113.23                   | 215137 | 123.90                 | 235410 |
| 1910.0        | 107.13              | 204618 | 113.10                   | 216021 | 123.75                 | 236363 |
| 1920.0        | 107.01              | 205459 | 112.97                   | 216902 | 123.61                 | 237331 |
| 1930.0        | 106.89              | 206298 | 112.85                   | 217801 | 123.46                 | 238278 |
| 1940.0        | 106.76              | 207114 | 112.72                   | 218677 | 123.32                 | 239241 |
| 1950.0        | 106.64              | 207948 | 112.59                   | 219551 | 123.18                 | 240201 |
| 1960.0        | 106.52              | 208779 | 112.47                   | 220441 | 123.03                 | 241139 |
| 1970.0        | 106.40              | 209608 | 112.34                   | 221310 | 122.89                 | 242093 |
| 1980.0        | 106.28              | 210434 | 112.21                   | 222176 | 122.75                 | 243045 |
| 1990.0        | 106.16              | 211258 | 112.08                   | 223039 | 122.60                 | 243974 |
| 2000.0        | 106.04              | 212080 | 111.96                   | 223920 | 122.46                 | 244920 |
| 2010.0        | 105.92              | 212899 | 111.83                   | 224778 | 122.32                 | 245863 |
| 2020.0        | 105.79              | 213696 | 111.70                   | 225634 | 122.17                 | 246783 |
| 2030.0        | 105.67              | 214510 | 111.58                   | 226507 | 122.03                 | 247721 |
| 2040.0        | 105.55              | 215322 | 111.45                   | 227358 | 121.89                 | 248656 |
| 2050.0        | 105.43              | 216132 | 111.32                   | 228206 | 121.74                 | 249567 |
| 2060.0        | 105.31              | 216939 | 111.19                   | 229051 | 121.60                 | 250496 |
| 2070.0        | 105.19              | 217743 | 111.07                   | 229915 | 121.46                 | 251422 |
| 2080.0        | 105.07              | 218546 | 110.94                   | 230755 | 121.31                 | 252325 |
| 2090.0        | 104.94              | 219325 | 110.81                   | 231593 | 121.17                 | 253245 |
| 2100.0        | 104.82              | 220122 | 110.69                   | 232449 | 121.03                 | 254163 |
| 2110.0        | 104.70              | 220917 | 110.56                   | 233282 | 120.88                 | 255057 |
| 2120.0        | 104.58              | 221710 | 110.43                   | 234112 | 120.74                 | 255969 |
| 2130.0        | 104.46              | 222500 | 110.30                   | 234939 | 120.60                 | 256878 |
| 2140.0        | 104.34              | 223288 | 110.18                   | 235785 | 120.45                 | 257763 |
| 2150.0        | 104.22              | 224073 | 110.05                   | 236608 | 120.31                 | 258667 |
| 2160.0        | 104.10              | 224856 | 109.92                   | 237427 | 120.17                 | 259567 |
| 2170.0        | 103.97              | 225615 | 109.80                   | 238266 | 120.02                 | 260443 |
| 2180.0        | 103.85              | 226393 | 109.67                   | 239081 | 119.88                 | 261338 |
| 2190.0        | 103.73              | 227169 | 109.54                   | 239893 | 119.74                 | 262231 |
| 2200.0        | 103.61              | 227942 | 109.41                   | 240702 | 119.59                 | 263098 |
| 2210.0        | 103.49              | 228713 | 109.29                   | 241531 | 119.45                 | 263985 |
| 2220.0        | 103.37              | 229481 | 109.16                   | 242335 | 119.31                 | 264868 |
| 2230.0        | 103.25              | 230248 | 109.03                   | 243137 | 119.16                 | 265727 |
| 2240.0        | 103.12              | 230989 | 108.91                   | 243958 | 119.02                 | 266605 |
| 2250.0        | 103.00              | 231750 | 108.78                   | 244755 | 118.88                 | 267480 |
| 2260.0        | 102.88              | 232509 | 108.65                   | 245549 | 118.73                 | 268330 |
| 2270.0        | 102.76              | 233265 | 108.52                   | 246340 | 118.59                 | 269199 |
| 2280.0        | 102.64              | 234019 | 108.40                   | 247152 | 118.45                 | 270066 |
| 2290.0        | 102.52              | 234771 | 108.27                   | 247938 | 118.30                 | 270907 |
| 2300.0        | 102.40              | 235520 | 108.14                   | 248722 | 118.16                 | 271768 |
| 2310.0        | 102.28              | 236267 | 108.02                   | 249526 | 118.01                 | 272603 |
| 2320.0        | 102.15              | 236988 | 107.89                   | 250305 | 117.87                 | 273458 |
| 2330.0        | 102.03              | 237730 | 107.76                   | 251081 | 117.73                 | 274311 |
| 2340.0        | 101.91              | 238469 | 107.63                   | 251854 | 117.58                 | 275137 |

DWELLING RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 2350.0        | 101.79              | 239207 | 107.51                   | 252649 | 117.44                 | 275984 |
| 2360.0        | 101.67              | 239941 | 107.38                   | 253417 | 117.30                 | 276828 |
| 2370.0        | 101.55              | 240674 | 107.25                   | 254183 | 117.15                 | 277646 |
| 2380.0        | 101.43              | 241403 | 107.13                   | 254969 | 117.01                 | 278484 |
| 2390.0        | 101.30              | 242107 | 107.00                   | 255730 | 116.87                 | 279319 |
| 2400.0        | 101.18              | 242832 | 106.87                   | 256488 | 116.72                 | 280128 |
| 2410.0        | 101.06              | 243555 | 106.74                   | 257243 | 116.58                 | 280958 |
| 2420.0        | 100.94              | 244275 | 106.62                   | 258020 | 116.44                 | 281785 |
| 2430.0        | 100.82              | 244993 | 106.49                   | 258771 | 116.29                 | 282585 |
| 2440.0        | 100.70              | 245708 | 106.36                   | 259518 | 116.15                 | 283406 |
| 2450.0        | 100.58              | 246421 | 106.24                   | 260288 | 116.01                 | 284225 |
| 2460.0        | 100.46              | 247132 | 106.11                   | 261031 | 115.86                 | 285016 |
| 2470.0        | 100.33              | 247815 | 105.98                   | 261771 | 115.72                 | 285828 |
| 2480.0        | 100.21              | 248521 | 105.85                   | 262508 | 115.58                 | 286638 |
| 2490.0        | 100.09              | 249224 | 105.73                   | 263268 | 115.43                 | 287421 |
| 2500.0        | 99.97               | 249925 | 105.60                   | 264000 | 115.29                 | 288225 |

DWELLING RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1000.0        | 111.43              | 111430 | 117.65                   | 117650 | 130.71                 | 130710 |
| 1010.0        | 111.31              | 112423 | 117.52                   | 118695 | 130.57                 | 131876 |
| 1020.0        | 111.19              | 113414 | 117.40                   | 119748 | 130.43                 | 133039 |
| 1030.0        | 111.07              | 114402 | 117.27                   | 120788 | 130.28                 | 134188 |
| 1040.0        | 110.94              | 115378 | 117.14                   | 121826 | 130.14                 | 135346 |
| 1050.0        | 110.82              | 116361 | 117.02                   | 122871 | 130.00                 | 136500 |
| 1060.0        | 110.70              | 117342 | 116.89                   | 123903 | 129.85                 | 137641 |
| 1070.0        | 110.58              | 118321 | 116.76                   | 124933 | 129.71                 | 138790 |
| 1080.0        | 110.46              | 119297 | 116.63                   | 125960 | 129.57                 | 139936 |
| 1090.0        | 110.34              | 120271 | 116.51                   | 126996 | 129.42                 | 141068 |
| 1100.0        | 110.22              | 121242 | 116.38                   | 128018 | 129.28                 | 142208 |
| 1110.0        | 110.10              | 122211 | 116.25                   | 129038 | 129.13                 | 143334 |
| 1120.0        | 109.97              | 123166 | 116.13                   | 130066 | 128.99                 | 144469 |
| 1130.0        | 109.85              | 124131 | 116.00                   | 131080 | 128.85                 | 145601 |
| 1140.0        | 109.73              | 125092 | 115.87                   | 132092 | 128.70                 | 146718 |
| 1150.0        | 109.61              | 126052 | 115.74                   | 133101 | 128.56                 | 147844 |
| 1160.0        | 109.49              | 127008 | 115.62                   | 134119 | 128.42                 | 148967 |
| 1170.0        | 109.37              | 127963 | 115.49                   | 135123 | 128.27                 | 150076 |
| 1180.0        | 109.25              | 128915 | 115.36                   | 136125 | 128.13                 | 151193 |
| 1190.0        | 109.12              | 129853 | 115.24                   | 137136 | 127.99                 | 152308 |
| 1200.0        | 109.00              | 130800 | 115.11                   | 138132 | 127.84                 | 153408 |
| 1210.0        | 108.88              | 131745 | 114.98                   | 139126 | 127.70                 | 154517 |
| 1220.0        | 108.76              | 132687 | 114.85                   | 140117 | 127.56                 | 155623 |
| 1230.0        | 108.64              | 133627 | 114.73                   | 141118 | 127.41                 | 156714 |
| 1240.0        | 108.52              | 134565 | 114.60                   | 142104 | 127.27                 | 157815 |
| 1250.0        | 108.40              | 135500 | 114.47                   | 143088 | 127.13                 | 158913 |
| 1260.0        | 108.28              | 136433 | 114.35                   | 144081 | 126.98                 | 159995 |
| 1270.0        | 108.15              | 137351 | 114.22                   | 145059 | 126.84                 | 161087 |
| 1280.0        | 108.03              | 138278 | 114.09                   | 146035 | 126.70                 | 162176 |
| 1290.0        | 107.91              | 139204 | 113.96                   | 147008 | 126.55                 | 163250 |
| 1300.0        | 107.79              | 140127 | 113.84                   | 147992 | 126.41                 | 164333 |
| 1310.0        | 107.67              | 141048 | 113.71                   | 148960 | 126.27                 | 165414 |
| 1320.0        | 107.55              | 141966 | 113.58                   | 149926 | 126.12                 | 166478 |
| 1330.0        | 107.43              | 142882 | 113.46                   | 150902 | 125.98                 | 167553 |
| 1340.0        | 107.30              | 143782 | 113.33                   | 151862 | 125.84                 | 168626 |
| 1350.0        | 107.18              | 144693 | 113.20                   | 152820 | 125.69                 | 169682 |
| 1360.0        | 107.06              | 145602 | 113.07                   | 153775 | 125.55                 | 170748 |
| 1370.0        | 106.94              | 146508 | 112.95                   | 154742 | 125.41                 | 171812 |
| 1380.0        | 106.82              | 147412 | 112.82                   | 155692 | 125.26                 | 172859 |
| 1390.0        | 106.70              | 148313 | 112.69                   | 156639 | 125.12                 | 173917 |
| 1400.0        | 106.58              | 149212 | 112.57                   | 157598 | 124.98                 | 174972 |
| 1410.0        | 106.46              | 150109 | 112.44                   | 158540 | 124.83                 | 176010 |
| 1420.0        | 106.33              | 150989 | 112.31                   | 159480 | 124.69                 | 177060 |
| 1430.0        | 106.21              | 151880 | 112.18                   | 160417 | 124.55                 | 178107 |
| 1440.0        | 106.09              | 152770 | 112.06                   | 161366 | 124.40                 | 179136 |

DWELLING RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1450.0        | 105.97              | 153657 | 111.93                   | 162299 | 124.26                 | 180177 |
| 1460.0        | 105.85              | 154541 | 111.80                   | 163228 | 124.12                 | 181215 |
| 1470.0        | 105.73              | 155423 | 111.68                   | 164170 | 123.97                 | 182236 |
| 1480.0        | 105.61              | 156303 | 111.55                   | 165094 | 123.83                 | 183268 |
| 1490.0        | 105.48              | 157165 | 111.42                   | 166016 | 123.69                 | 184298 |
| 1500.0        | 105.36              | 158040 | 111.29                   | 166935 | 123.54                 | 185310 |
| 1510.0        | 105.24              | 158912 | 111.17                   | 167867 | 123.40                 | 186334 |
| 1520.0        | 105.12              | 159782 | 111.04                   | 168781 | 123.25                 | 187340 |
| 1530.0        | 105.00              | 160650 | 110.91                   | 169692 | 123.11                 | 188358 |
| 1540.0        | 104.88              | 161515 | 110.79                   | 170617 | 122.97                 | 189374 |
| 1550.0        | 104.76              | 162378 | 110.66                   | 171523 | 122.82                 | 190371 |
| 1560.0        | 104.64              | 163238 | 110.53                   | 172427 | 122.68                 | 191381 |
| 1570.0        | 104.51              | 164081 | 110.40                   | 173328 | 122.54                 | 192388 |
| 1580.0        | 104.39              | 164936 | 110.28                   | 174242 | 122.39                 | 193376 |
| 1590.0        | 104.27              | 165789 | 110.15                   | 175139 | 122.25                 | 194378 |
| 1600.0        | 104.15              | 166640 | 110.02                   | 176032 | 122.11                 | 195376 |
| 1610.0        | 104.03              | 167488 | 109.90                   | 176939 | 121.96                 | 196356 |
| 1620.0        | 103.91              | 168334 | 109.77                   | 177827 | 121.82                 | 197348 |
| 1630.0        | 103.79              | 169178 | 109.64                   | 178713 | 121.68                 | 198338 |
| 1640.0        | 103.66              | 170002 | 109.51                   | 179596 | 121.53                 | 199309 |
| 1650.0        | 103.54              | 170841 | 109.39                   | 180494 | 121.39                 | 200294 |
| 1660.0        | 103.42              | 171677 | 109.26                   | 181372 | 121.25                 | 201275 |
| 1670.0        | 103.30              | 172511 | 109.13                   | 182247 | 121.10                 | 202237 |
| 1680.0        | 103.18              | 173342 | 109.01                   | 183137 | 120.96                 | 203213 |
| 1690.0        | 103.06              | 174171 | 108.88                   | 184007 | 120.82                 | 204186 |
| 1700.0        | 102.94              | 174998 | 108.75                   | 184875 | 120.67                 | 205139 |
| 1710.0        | 102.82              | 175822 | 108.62                   | 185740 | 120.53                 | 206106 |
| 1720.0        | 102.69              | 176627 | 108.50                   | 186620 | 120.39                 | 207071 |
| 1730.0        | 102.57              | 177446 | 108.37                   | 187480 | 120.24                 | 208015 |
| 1740.0        | 102.45              | 178263 | 108.24                   | 188338 | 120.10                 | 208974 |
| 1750.0        | 102.33              | 179078 | 108.12                   | 189210 | 119.96                 | 209930 |
| 1760.0        | 102.21              | 179890 | 107.99                   | 190062 | 119.81                 | 210866 |
| 1770.0        | 102.09              | 180699 | 107.86                   | 190912 | 119.67                 | 211816 |
| 1780.0        | 101.97              | 181507 | 107.73                   | 191759 | 119.53                 | 212763 |
| 1790.0        | 101.84              | 182294 | 107.61                   | 192622 | 119.38                 | 213690 |
| 1800.0        | 101.72              | 183096 | 107.48                   | 193464 | 119.24                 | 214632 |
| 1810.0        | 101.60              | 183896 | 107.35                   | 194304 | 119.10                 | 215571 |
| 1820.0        | 101.48              | 184694 | 107.23                   | 195159 | 118.95                 | 216489 |
| 1830.0        | 101.36              | 185489 | 107.10                   | 195993 | 118.81                 | 217422 |
| 1840.0        | 101.24              | 186282 | 106.97                   | 196825 | 118.67                 | 218353 |
| 1850.0        | 101.12              | 187072 | 106.84                   | 197654 | 118.52                 | 219262 |
| 1860.0        | 101.00              | 187860 | 106.72                   | 198499 | 118.38                 | 220187 |
| 1870.0        | 100.87              | 188627 | 106.59                   | 199323 | 118.24                 | 221109 |
| 1880.0        | 100.75              | 189410 | 106.46                   | 200145 | 118.09                 | 222009 |
| 1890.0        | 100.63              | 190191 | 106.34                   | 200983 | 117.95                 | 222926 |

DWELLING RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1900.0        | 100.51              | 190969 | 106.21                   | 201799 | 117.81                 | 223839 |
| 1910.0        | 100.39              | 191745 | 106.08                   | 202613 | 117.66                 | 224731 |
| 1920.0        | 100.27              | 192518 | 105.95                   | 203424 | 117.52                 | 225638 |
| 1930.0        | 100.15              | 193290 | 105.83                   | 204252 | 117.37                 | 226524 |
| 1940.0        | 100.02              | 194039 | 105.70                   | 205058 | 117.23                 | 227426 |
| 1950.0        | 99.90               | 194805 | 105.57                   | 205862 | 117.09                 | 228326 |
| 1960.0        | 99.78               | 195569 | 105.45                   | 206682 | 116.94                 | 229202 |
| 1970.0        | 99.66               | 196330 | 105.32                   | 207480 | 116.80                 | 230096 |
| 1980.0        | 99.54               | 197089 | 105.19                   | 208276 | 116.66                 | 230987 |
| 1990.0        | 99.42               | 197846 | 105.06                   | 209069 | 116.51                 | 231855 |
| 2000.0        | 99.30               | 198600 | 104.94                   | 209880 | 116.37                 | 232740 |
| 2010.0        | 99.18               | 199352 | 104.81                   | 210668 | 116.23                 | 233622 |
| 2020.0        | 99.05               | 200081 | 104.68                   | 211454 | 116.08                 | 234482 |
| 2030.0        | 98.93               | 200828 | 104.56                   | 212257 | 115.94                 | 235358 |
| 2040.0        | 98.81               | 201572 | 104.43                   | 213037 | 115.80                 | 236232 |
| 2050.0        | 98.69               | 202315 | 104.30                   | 213815 | 115.65                 | 237083 |
| 2060.0        | 98.57               | 203054 | 104.17                   | 214590 | 115.51                 | 237951 |
| 2070.0        | 98.45               | 203792 | 104.05                   | 215384 | 115.37                 | 238816 |
| 2080.0        | 98.33               | 204526 | 103.92                   | 216154 | 115.22                 | 239658 |
| 2090.0        | 98.20               | 205238 | 103.79                   | 216921 | 115.08                 | 240517 |
| 2100.0        | 98.08               | 205968 | 103.67                   | 217707 | 114.94                 | 241374 |
| 2110.0        | 97.96               | 206696 | 103.54                   | 218469 | 114.79                 | 242207 |
| 2120.0        | 97.84               | 207421 | 103.41                   | 219229 | 114.65                 | 243058 |
| 2130.0        | 97.72               | 208144 | 103.28                   | 219986 | 114.51                 | 243906 |
| 2140.0        | 97.60               | 208864 | 103.16                   | 220762 | 114.36                 | 244730 |
| 2150.0        | 97.48               | 209582 | 103.03                   | 221515 | 114.22                 | 245573 |
| 2160.0        | 97.36               | 210298 | 102.90                   | 222264 | 114.08                 | 246413 |
| 2170.0        | 97.23               | 210989 | 102.78                   | 223033 | 113.93                 | 247228 |
| 2180.0        | 97.11               | 211700 | 102.65                   | 223777 | 113.79                 | 248062 |
| 2190.0        | 96.99               | 212408 | 102.52                   | 224519 | 113.65                 | 248894 |
| 2200.0        | 96.87               | 213114 | 102.39                   | 225258 | 113.50                 | 249700 |
| 2210.0        | 96.75               | 213818 | 102.27                   | 226017 | 113.36                 | 250526 |
| 2220.0        | 96.63               | 214519 | 102.14                   | 226751 | 113.22                 | 251348 |
| 2230.0        | 96.51               | 215217 | 102.01                   | 227482 | 113.07                 | 252146 |
| 2240.0        | 96.38               | 215891 | 101.89                   | 228234 | 112.93                 | 252963 |
| 2250.0        | 96.26               | 216585 | 101.76                   | 228960 | 112.79                 | 253778 |
| 2260.0        | 96.14               | 217276 | 101.63                   | 229684 | 112.64                 | 254566 |
| 2270.0        | 96.02               | 217965 | 101.50                   | 230405 | 112.50                 | 255375 |
| 2280.0        | 95.90               | 218652 | 101.38                   | 231146 | 112.36                 | 256181 |
| 2290.0        | 95.78               | 219336 | 101.25                   | 231863 | 112.21                 | 256961 |
| 2300.0        | 95.66               | 220018 | 101.12                   | 232576 | 112.07                 | 257761 |
| 2310.0        | 95.54               | 220697 | 101.00                   | 233310 | 111.92                 | 258535 |
| 2320.0        | 95.41               | 221351 | 100.87                   | 234018 | 111.78                 | 259330 |
| 2330.0        | 95.29               | 222026 | 100.74                   | 234724 | 111.64                 | 260121 |
| 2340.0        | 95.17               | 222698 | 100.61                   | 235427 | 111.49                 | 260887 |

DWELLING RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 2350.0        | 95.05               | 223368 | 100.49                   | 236152 | 111.35                 | 261673 |
| 2360.0        | 94.93               | 224035 | 100.36                   | 236850 | 111.21                 | 262456 |
| 2370.0        | 94.81               | 224700 | 100.23                   | 237545 | 111.06                 | 263212 |
| 2380.0        | 94.69               | 225362 | 100.11                   | 238262 | 110.92                 | 263990 |
| 2390.0        | 94.56               | 225998 | 99.98                    | 238952 | 110.78                 | 264764 |
| 2400.0        | 94.44               | 226656 | 99.85                    | 239640 | 110.63                 | 265512 |
| 2410.0        | 94.32               | 227311 | 99.72                    | 240325 | 110.49                 | 266281 |
| 2420.0        | 94.20               | 227964 | 99.60                    | 241032 | 110.35                 | 267047 |
| 2430.0        | 94.08               | 228614 | 99.47                    | 241712 | 110.20                 | 267786 |
| 2440.0        | 93.96               | 229262 | 99.34                    | 242390 | 110.06                 | 268546 |
| 2450.0        | 93.84               | 229908 | 99.22                    | 243089 | 109.92                 | 269304 |
| 2460.0        | 93.72               | 230551 | 99.09                    | 243761 | 109.77                 | 270034 |
| 2470.0        | 93.59               | 231167 | 98.96                    | 244431 | 109.63                 | 270786 |
| 2480.0        | 93.47               | 231806 | 98.83                    | 245098 | 109.49                 | 271535 |
| 2490.0        | 93.35               | 232442 | 98.71                    | 245788 | 109.34                 | 272257 |
| 2500.0        | 93.23               | 233075 | 98.58                    | 246450 | 109.20                 | 273000 |

DWELLING RATES PER SQUARE FOOT  
ONE STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 800.0         | 117.62              | 94096  | 124.28                   | 99424  | 140.19                 | 112152 |
| 810.0         | 117.50              | 95175  | 124.15                   | 100562 | 140.04                 | 113432 |
| 820.0         | 117.37              | 96243  | 124.03                   | 101705 | 139.90                 | 114718 |
| 830.0         | 117.25              | 97318  | 123.90                   | 102837 | 139.76                 | 116001 |
| 840.0         | 117.13              | 98389  | 123.77                   | 103967 | 139.61                 | 117272 |
| 850.0         | 117.01              | 99459  | 123.64                   | 105094 | 139.47                 | 118550 |
| 860.0         | 116.89              | 100525 | 123.52                   | 106227 | 139.33                 | 119824 |
| 870.0         | 116.77              | 101590 | 123.39                   | 107349 | 139.18                 | 121087 |
| 880.0         | 116.65              | 102652 | 123.26                   | 108469 | 139.04                 | 122355 |
| 890.0         | 116.52              | 103703 | 123.14                   | 109595 | 138.90                 | 123621 |
| 900.0         | 116.40              | 104760 | 123.01                   | 110709 | 138.75                 | 124875 |
| 910.0         | 116.28              | 105815 | 122.88                   | 111821 | 138.61                 | 126135 |
| 920.0         | 116.16              | 106867 | 122.75                   | 112930 | 138.47                 | 127392 |
| 930.0         | 116.04              | 107917 | 122.63                   | 114046 | 138.32                 | 128638 |
| 940.0         | 115.92              | 108965 | 122.50                   | 115150 | 138.18                 | 129889 |
| 950.0         | 115.80              | 110010 | 122.37                   | 116252 | 138.04                 | 131138 |
| 960.0         | 115.68              | 111053 | 122.25                   | 117360 | 137.89                 | 132374 |
| 970.0         | 115.55              | 112084 | 122.12                   | 118456 | 137.75                 | 133618 |
| 980.0         | 115.43              | 113121 | 121.99                   | 119550 | 137.61                 | 134858 |
| 990.0         | 115.31              | 114157 | 121.86                   | 120641 | 137.46                 | 136085 |
| 1000.0        | 115.19              | 115190 | 121.74                   | 121740 | 137.32                 | 137320 |
| 1010.0        | 115.07              | 116221 | 121.61                   | 122826 | 137.18                 | 138552 |
| 1020.0        | 114.95              | 117249 | 121.48                   | 123910 | 137.03                 | 139771 |
| 1030.0        | 114.83              | 118275 | 121.36                   | 125001 | 136.89                 | 140997 |
| 1040.0        | 114.70              | 119288 | 121.23                   | 126079 | 136.75                 | 142220 |
| 1050.0        | 114.58              | 120309 | 121.10                   | 127155 | 136.60                 | 143430 |
| 1060.0        | 114.46              | 121328 | 120.97                   | 128228 | 136.46                 | 144648 |
| 1070.0        | 114.34              | 122344 | 120.85                   | 129310 | 136.32                 | 145862 |
| 1080.0        | 114.22              | 123358 | 120.72                   | 130378 | 136.17                 | 147064 |
| 1090.0        | 114.10              | 124369 | 120.59                   | 131443 | 136.03                 | 148273 |
| 1100.0        | 113.98              | 125378 | 120.47                   | 132517 | 135.89                 | 149479 |
| 1110.0        | 113.86              | 126385 | 120.34                   | 133577 | 135.74                 | 150671 |
| 1120.0        | 113.73              | 127378 | 120.21                   | 134635 | 135.60                 | 151872 |
| 1130.0        | 113.61              | 128379 | 120.08                   | 135690 | 135.46                 | 153070 |
| 1140.0        | 113.49              | 129379 | 119.96                   | 136754 | 135.31                 | 154253 |
| 1150.0        | 113.37              | 130376 | 119.83                   | 137805 | 135.17                 | 155446 |
| 1160.0        | 113.25              | 131370 | 119.70                   | 138852 | 135.03                 | 156635 |
| 1170.0        | 113.13              | 132362 | 119.58                   | 139909 | 134.88                 | 157810 |
| 1180.0        | 113.01              | 133352 | 119.45                   | 140951 | 134.74                 | 158993 |
| 1190.0        | 112.88              | 134327 | 119.32                   | 141991 | 134.60                 | 160174 |
| 1200.0        | 112.76              | 135312 | 119.19                   | 143028 | 134.45                 | 161340 |
| 1210.0        | 112.64              | 136294 | 119.07                   | 144075 | 134.31                 | 162515 |
| 1220.0        | 112.52              | 137274 | 118.94                   | 145107 | 134.16                 | 163675 |
| 1230.0        | 112.40              | 138252 | 118.81                   | 146136 | 134.02                 | 164845 |
| 1240.0        | 112.28              | 139227 | 118.69                   | 147176 | 133.88                 | 166011 |



DWELLING RATES PER SQUARE FOOT

ONE STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1250.0        | 112.16              | 140200 | 118.56                   | 148200 | 133.73                 | 167163 |
| 1260.0        | 112.04              | 141170 | 118.43                   | 149222 | 133.59                 | 168323 |
| 1270.0        | 111.91              | 142126 | 118.30                   | 150241 | 133.45                 | 169482 |
| 1280.0        | 111.79              | 143091 | 118.18                   | 151270 | 133.30                 | 170624 |
| 1290.0        | 111.67              | 144054 | 118.05                   | 152285 | 133.16                 | 171776 |
| 1300.0        | 111.55              | 145015 | 117.92                   | 153296 | 133.02                 | 172926 |
| 1310.0        | 111.43              | 145973 | 117.80                   | 154318 | 132.87                 | 174060 |
| 1320.0        | 111.31              | 146929 | 117.67                   | 155324 | 132.73                 | 175204 |
| 1330.0        | 111.19              | 147883 | 117.54                   | 156328 | 132.59                 | 176345 |
| 1340.0        | 111.06              | 148820 | 117.41                   | 157329 | 132.44                 | 177470 |
| 1350.0        | 110.94              | 149769 | 117.29                   | 158342 | 132.30                 | 178605 |
| 1360.0        | 110.82              | 150715 | 117.16                   | 159338 | 132.16                 | 179738 |
| 1370.0        | 110.70              | 151659 | 117.03                   | 160331 | 132.01                 | 180854 |
| 1380.0        | 110.58              | 152600 | 116.91                   | 161336 | 131.87                 | 181981 |
| 1390.0        | 110.46              | 153539 | 116.78                   | 162324 | 131.73                 | 183105 |
| 1400.0        | 110.34              | 154476 | 116.65                   | 163310 | 131.58                 | 184212 |
| 1410.0        | 110.22              | 155410 | 116.52                   | 164293 | 131.44                 | 185330 |
| 1420.0        | 110.09              | 156328 | 116.40                   | 165288 | 131.30                 | 186446 |
| 1430.0        | 109.97              | 157257 | 116.27                   | 166266 | 131.15                 | 187545 |
| 1440.0        | 109.85              | 158184 | 116.14                   | 167242 | 131.01                 | 188654 |
| 1450.0        | 109.73              | 159109 | 116.02                   | 168229 | 130.87                 | 189762 |
| 1460.0        | 109.61              | 160031 | 115.89                   | 169199 | 130.72                 | 190851 |
| 1470.0        | 109.49              | 160950 | 115.76                   | 170167 | 130.58                 | 191953 |
| 1480.0        | 109.37              | 161868 | 115.63                   | 171132 | 130.44                 | 193051 |
| 1490.0        | 109.24              | 162768 | 115.51                   | 172110 | 130.29                 | 194132 |
| 1500.0        | 109.12              | 163680 | 115.38                   | 173070 | 130.15                 | 195225 |
| 1510.0        | 109.00              | 164590 | 115.25                   | 174028 | 130.01                 | 196315 |
| 1520.0        | 108.88              | 165498 | 115.13                   | 174998 | 129.86                 | 197387 |
| 1530.0        | 108.76              | 166403 | 115.00                   | 175950 | 129.72                 | 198472 |
| 1540.0        | 108.64              | 167306 | 114.87                   | 176900 | 129.58                 | 199553 |
| 1550.0        | 108.52              | 168206 | 114.74                   | 177847 | 129.43                 | 200617 |
| 1560.0        | 108.40              | 169104 | 114.62                   | 178807 | 129.29                 | 201692 |
| 1570.0        | 108.27              | 169984 | 114.49                   | 179749 | 129.15                 | 202766 |
| 1580.0        | 108.15              | 170877 | 114.36                   | 180689 | 129.00                 | 203820 |
| 1590.0        | 108.03              | 171768 | 114.24                   | 181642 | 128.86                 | 204887 |
| 1600.0        | 107.91              | 172656 | 114.11                   | 182576 | 128.72                 | 205952 |
| 1610.0        | 107.79              | 173542 | 113.98                   | 183508 | 128.57                 | 206998 |
| 1620.0        | 107.67              | 174425 | 113.85                   | 184437 | 128.43                 | 208057 |
| 1630.0        | 107.55              | 175307 | 113.73                   | 185380 | 128.28                 | 209096 |
| 1640.0        | 107.42              | 176169 | 113.60                   | 186304 | 128.14                 | 210150 |
| 1650.0        | 107.30              | 177045 | 113.47                   | 187226 | 128.00                 | 211200 |
| 1660.0        | 107.18              | 177919 | 113.35                   | 188161 | 127.85                 | 212231 |
| 1670.0        | 107.06              | 178790 | 113.22                   | 189077 | 127.71                 | 213276 |
| 1680.0        | 106.94              | 179659 | 113.09                   | 189991 | 127.57                 | 214318 |
| 1690.0        | 106.82              | 180526 | 112.96                   | 190902 | 127.42                 | 215340 |

DWELLING RATES PER SQUARE FOOT

ONE STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1700.0        | 106.70              | 181390 | 112.84                   | 191828 | 127.28                 | 216376 |
| 1710.0        | 106.58              | 182252 | 112.71                   | 192734 | 127.14                 | 217409 |
| 1720.0        | 106.45              | 183094 | 112.58                   | 193638 | 126.99                 | 218423 |
| 1730.0        | 106.33              | 183951 | 112.46                   | 194556 | 126.85                 | 219451 |
| 1740.0        | 106.21              | 184805 | 112.33                   | 195454 | 126.71                 | 220475 |
| 1750.0        | 106.09              | 185658 | 112.20                   | 196350 | 126.56                 | 221480 |
| 1760.0        | 105.97              | 186507 | 112.07                   | 197243 | 126.42                 | 222499 |
| 1770.0        | 105.85              | 187355 | 111.95                   | 198152 | 126.28                 | 223516 |
| 1780.0        | 105.73              | 188199 | 111.82                   | 199040 | 126.13                 | 224511 |
| 1790.0        | 105.60              | 189024 | 111.69                   | 199925 | 125.99                 | 225522 |
| 1800.0        | 105.48              | 189864 | 111.57                   | 200826 | 125.85                 | 226530 |
| 1810.0        | 105.36              | 190702 | 111.44                   | 201706 | 125.70                 | 227517 |
| 1820.0        | 105.24              | 191537 | 111.31                   | 202584 | 125.56                 | 228519 |
| 1830.0        | 105.12              | 192370 | 111.18                   | 203459 | 125.42                 | 229519 |
| 1840.0        | 105.00              | 193200 | 111.06                   | 204350 | 125.27                 | 230497 |
| 1850.0        | 104.88              | 194028 | 110.93                   | 205221 | 125.13                 | 231491 |
| 1860.0        | 104.76              | 194854 | 110.80                   | 206088 | 124.99                 | 232481 |
| 1870.0        | 104.63              | 195658 | 110.68                   | 206972 | 124.84                 | 233451 |
| 1880.0        | 104.51              | 196479 | 110.55                   | 207834 | 124.70                 | 234436 |
| 1890.0        | 104.39              | 197297 | 110.42                   | 208694 | 124.56                 | 235418 |
| 1900.0        | 104.27              | 198113 | 110.29                   | 209551 | 124.41                 | 236379 |
| 1910.0        | 104.15              | 198927 | 110.17                   | 210425 | 124.27                 | 237356 |
| 1920.0        | 104.03              | 199738 | 110.04                   | 211277 | 124.13                 | 238330 |
| 1930.0        | 103.91              | 200546 | 109.91                   | 212126 | 123.98                 | 239281 |
| 1940.0        | 103.78              | 201333 | 109.79                   | 212993 | 123.84                 | 240250 |
| 1950.0        | 103.66              | 202137 | 109.66                   | 213837 | 123.70                 | 241215 |
| 1960.0        | 103.54              | 202938 | 109.53                   | 214679 | 123.55                 | 242158 |
| 1970.0        | 103.42              | 203737 | 109.40                   | 215518 | 123.41                 | 243118 |
| 1980.0        | 103.30              | 204534 | 109.28                   | 216374 | 123.27                 | 244075 |
| 1990.0        | 103.18              | 205328 | 109.15                   | 217209 | 123.12                 | 245009 |
| 2000.0        | 103.06              | 206120 | 109.02                   | 218040 | 122.98                 | 245960 |
| 2010.0        | 102.94              | 206909 | 108.90                   | 218889 | 122.83                 | 246888 |
| 2020.0        | 102.81              | 207676 | 108.77                   | 219715 | 122.69                 | 247834 |
| 2030.0        | 102.69              | 208461 | 108.64                   | 220539 | 122.55                 | 248777 |
| 2040.0        | 102.57              | 209243 | 108.51                   | 221360 | 122.40                 | 249696 |
| 2050.0        | 102.45              | 210023 | 108.39                   | 222200 | 122.26                 | 250633 |
| 2060.0        | 102.33              | 210800 | 108.26                   | 223016 | 122.12                 | 251567 |
| 2070.0        | 102.21              | 211575 | 108.13                   | 223829 | 121.97                 | 252478 |
| 2080.0        | 102.09              | 212347 | 108.01                   | 224661 | 121.83                 | 253406 |
| 2090.0        | 101.96              | 213096 | 107.88                   | 225469 | 121.69                 | 254332 |
| 2100.0        | 101.84              | 213864 | 107.75                   | 226275 | 121.54                 | 255234 |
| 2110.0        | 101.72              | 214629 | 107.62                   | 227078 | 121.40                 | 256154 |
| 2120.0        | 101.60              | 215392 | 107.50                   | 227900 | 121.26                 | 257071 |
| 2130.0        | 101.48              | 216152 | 107.37                   | 228698 | 121.11                 | 257964 |
| 2140.0        | 101.36              | 216910 | 107.24                   | 229494 | 120.97                 | 258876 |

DWELLING RATES PER SQUARE FOOT

ONE STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 2150.0        | 101.24              | 217666 | 107.12                   | 230308 | 120.83                 | 259785 |
| 2160.0        | 101.12              | 218419 | 106.99                   | 231098 | 120.68                 | 260669 |
| 2170.0        | 100.99              | 219148 | 106.86                   | 231886 | 120.54                 | 261572 |
| 2180.0        | 100.87              | 219897 | 106.73                   | 232671 | 120.40                 | 262472 |
| 2190.0        | 100.75              | 220643 | 106.61                   | 233476 | 120.25                 | 263348 |
| 2200.0        | 100.63              | 221386 | 106.48                   | 234256 | 120.11                 | 264242 |

DWELLING RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1000.0        | 107.05              | 107050 | 113.06                   | 113060 | 124.11                 | 124110 |
| 1010.0        | 106.93              | 107999 | 112.93                   | 114059 | 123.97                 | 125210 |
| 1020.0        | 106.81              | 108946 | 112.81                   | 115066 | 123.83                 | 126307 |
| 1030.0        | 106.69              | 109891 | 112.68                   | 116060 | 123.68                 | 127390 |
| 1040.0        | 106.56              | 110822 | 112.55                   | 117052 | 123.54                 | 128482 |
| 1050.0        | 106.44              | 111762 | 112.43                   | 118052 | 123.40                 | 129570 |
| 1060.0        | 106.32              | 112699 | 112.30                   | 119038 | 123.25                 | 130645 |
| 1070.0        | 106.20              | 113634 | 112.17                   | 120022 | 123.11                 | 131728 |
| 1080.0        | 106.08              | 114566 | 112.04                   | 121003 | 122.97                 | 132808 |
| 1090.0        | 105.96              | 115496 | 111.92                   | 121993 | 122.82                 | 133874 |
| 1100.0        | 105.84              | 116424 | 111.79                   | 122969 | 122.68                 | 134948 |
| 1110.0        | 105.72              | 117349 | 111.66                   | 123943 | 122.53                 | 136008 |
| 1120.0        | 105.59              | 118261 | 111.54                   | 124925 | 122.39                 | 137077 |
| 1130.0        | 105.47              | 119181 | 111.41                   | 125893 | 122.25                 | 138143 |
| 1140.0        | 105.35              | 120099 | 111.28                   | 126859 | 122.10                 | 139194 |
| 1150.0        | 105.23              | 121015 | 111.15                   | 127823 | 121.96                 | 140254 |
| 1160.0        | 105.11              | 121928 | 111.03                   | 128795 | 121.82                 | 141311 |
| 1170.0        | 104.99              | 122838 | 110.90                   | 129753 | 121.67                 | 142354 |
| 1180.0        | 104.87              | 123747 | 110.77                   | 130709 | 121.53                 | 143405 |
| 1190.0        | 104.74              | 124641 | 110.65                   | 131674 | 121.39                 | 144454 |
| 1200.0        | 104.62              | 125544 | 110.52                   | 132624 | 121.24                 | 145488 |
| 1210.0        | 104.50              | 126445 | 110.39                   | 133572 | 121.10                 | 146531 |
| 1220.0        | 104.38              | 127344 | 110.26                   | 134517 | 120.96                 | 147571 |
| 1230.0        | 104.26              | 128240 | 110.14                   | 135472 | 120.81                 | 148596 |
| 1240.0        | 104.14              | 129134 | 110.01                   | 136412 | 120.67                 | 149631 |
| 1250.0        | 104.02              | 130025 | 109.88                   | 137350 | 120.53                 | 150663 |
| 1260.0        | 103.90              | 130914 | 109.76                   | 138298 | 120.38                 | 151679 |
| 1270.0        | 103.77              | 131788 | 109.63                   | 139230 | 120.24                 | 152705 |
| 1280.0        | 103.65              | 132672 | 109.50                   | 140160 | 120.10                 | 153728 |
| 1290.0        | 103.53              | 133554 | 109.37                   | 141087 | 119.95                 | 154736 |
| 1300.0        | 103.41              | 134433 | 109.25                   | 142025 | 119.81                 | 155753 |
| 1310.0        | 103.29              | 135310 | 109.12                   | 142947 | 119.67                 | 156768 |
| 1320.0        | 103.17              | 136184 | 108.99                   | 143867 | 119.52                 | 157766 |
| 1330.0        | 103.05              | 137057 | 108.87                   | 144797 | 119.38                 | 158775 |
| 1340.0        | 102.92              | 137913 | 108.74                   | 145712 | 119.24                 | 159782 |
| 1350.0        | 102.80              | 138780 | 108.61                   | 146624 | 119.09                 | 160772 |
| 1360.0        | 102.68              | 139645 | 108.48                   | 147533 | 118.95                 | 161772 |
| 1370.0        | 102.56              | 140507 | 108.36                   | 148453 | 118.81                 | 162770 |
| 1380.0        | 102.44              | 141367 | 108.23                   | 149357 | 118.66                 | 163751 |
| 1390.0        | 102.32              | 142225 | 108.10                   | 150259 | 118.52                 | 164743 |
| 1400.0        | 102.20              | 143080 | 107.98                   | 151172 | 118.38                 | 165732 |
| 1410.0        | 102.08              | 143933 | 107.85                   | 152069 | 118.23                 | 166704 |
| 1420.0        | 101.95              | 144769 | 107.72                   | 152962 | 118.09                 | 167688 |
| 1430.0        | 101.83              | 145617 | 107.59                   | 153854 | 117.95                 | 168669 |
| 1440.0        | 101.71              | 146462 | 107.47                   | 154757 | 117.80                 | 169632 |

DWELLING RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1450.0        | 101.59              | 147306 | 107.34                   | 155643 | 117.66                 | 170607 |
| 1460.0        | 101.47              | 148146 | 107.21                   | 156527 | 117.52                 | 171579 |
| 1470.0        | 101.35              | 148985 | 107.09                   | 157422 | 117.37                 | 172534 |
| 1480.0        | 101.23              | 149820 | 106.96                   | 158301 | 117.23                 | 173500 |
| 1490.0        | 101.10              | 150639 | 106.83                   | 159177 | 117.09                 | 174464 |
| 1500.0        | 100.98              | 151470 | 106.70                   | 160050 | 116.94                 | 175410 |
| 1510.0        | 100.86              | 152299 | 106.58                   | 160936 | 116.80                 | 176368 |
| 1520.0        | 100.74              | 153125 | 106.45                   | 161804 | 116.65                 | 177308 |
| 1530.0        | 100.62              | 153949 | 106.32                   | 162670 | 116.51                 | 178260 |
| 1540.0        | 100.50              | 154770 | 106.20                   | 163548 | 116.37                 | 179210 |
| 1550.0        | 100.38              | 155589 | 106.07                   | 164409 | 116.22                 | 180141 |
| 1560.0        | 100.26              | 156406 | 105.94                   | 165266 | 116.08                 | 181085 |
| 1570.0        | 100.13              | 157204 | 105.81                   | 166122 | 115.94                 | 182026 |
| 1580.0        | 100.01              | 158016 | 105.69                   | 166990 | 115.79                 | 182948 |
| 1590.0        | 99.89               | 158825 | 105.56                   | 167840 | 115.65                 | 183884 |
| 1600.0        | 99.77               | 159632 | 105.43                   | 168688 | 115.51                 | 184816 |
| 1610.0        | 99.65               | 160437 | 105.31                   | 169549 | 115.36                 | 185730 |
| 1620.0        | 99.53               | 161239 | 105.18                   | 170392 | 115.22                 | 186656 |
| 1630.0        | 99.41               | 162038 | 105.05                   | 171232 | 115.08                 | 187580 |
| 1640.0        | 99.28               | 162819 | 104.92                   | 172069 | 114.93                 | 188485 |
| 1650.0        | 99.16               | 163614 | 104.80                   | 172920 | 114.79                 | 189404 |
| 1660.0        | 99.04               | 164406 | 104.67                   | 173752 | 114.65                 | 190319 |
| 1670.0        | 98.92               | 165196 | 104.54                   | 174582 | 114.50                 | 191215 |
| 1680.0        | 98.80               | 165984 | 104.42                   | 175426 | 114.36                 | 192125 |
| 1690.0        | 98.68               | 166769 | 104.29                   | 176250 | 114.22                 | 193032 |
| 1700.0        | 98.56               | 167552 | 104.16                   | 177072 | 114.07                 | 193919 |
| 1710.0        | 98.44               | 168332 | 104.03                   | 177891 | 113.93                 | 194820 |
| 1720.0        | 98.31               | 169093 | 103.91                   | 178725 | 113.79                 | 195719 |
| 1730.0        | 98.19               | 169869 | 103.78                   | 179539 | 113.64                 | 196597 |
| 1740.0        | 98.07               | 170642 | 103.65                   | 180351 | 113.50                 | 197490 |
| 1750.0        | 97.95               | 171413 | 103.53                   | 181178 | 113.36                 | 198380 |
| 1760.0        | 97.83               | 172181 | 103.40                   | 181984 | 113.21                 | 199250 |
| 1770.0        | 97.71               | 172947 | 103.27                   | 182788 | 113.07                 | 200134 |
| 1780.0        | 97.59               | 173710 | 103.14                   | 183589 | 112.93                 | 201015 |
| 1790.0        | 97.46               | 174453 | 103.02                   | 184406 | 112.78                 | 201876 |
| 1800.0        | 97.34               | 175212 | 102.89                   | 185202 | 112.64                 | 202752 |
| 1810.0        | 97.22               | 175968 | 102.76                   | 185996 | 112.50                 | 203625 |
| 1820.0        | 97.10               | 176722 | 102.64                   | 186805 | 112.35                 | 204477 |
| 1830.0        | 96.98               | 177473 | 102.51                   | 187593 | 112.21                 | 205344 |
| 1840.0        | 96.86               | 178222 | 102.38                   | 188379 | 112.07                 | 206209 |
| 1850.0        | 96.74               | 178969 | 102.25                   | 189163 | 111.92                 | 207052 |
| 1860.0        | 96.62               | 179713 | 102.13                   | 189962 | 111.78                 | 207911 |
| 1870.0        | 96.49               | 180436 | 102.00                   | 190740 | 111.64                 | 208767 |
| 1880.0        | 96.37               | 181176 | 101.87                   | 191516 | 111.49                 | 209601 |
| 1890.0        | 96.25               | 181913 | 101.75                   | 192308 | 111.35                 | 210452 |

DWELLING RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1900.0        | 96.13               | 182647 | 101.62                   | 193078 | 111.21                 | 211299 |
| 1910.0        | 96.01               | 183379 | 101.49                   | 193846 | 111.06                 | 212125 |
| 1920.0        | 95.89               | 184109 | 101.36                   | 194611 | 110.92                 | 212966 |
| 1930.0        | 95.77               | 184836 | 101.24                   | 195393 | 110.77                 | 213786 |
| 1940.0        | 95.64               | 185542 | 101.11                   | 196153 | 110.63                 | 214622 |
| 1950.0        | 95.52               | 186264 | 100.98                   | 196911 | 110.49                 | 215456 |
| 1960.0        | 95.40               | 186984 | 100.86                   | 197686 | 110.34                 | 216266 |
| 1970.0        | 95.28               | 187702 | 100.73                   | 198438 | 110.20                 | 217094 |
| 1980.0        | 95.16               | 188417 | 100.60                   | 199188 | 110.06                 | 217919 |
| 1990.0        | 95.04               | 189130 | 100.47                   | 199935 | 109.91                 | 218721 |
| 2000.0        | 94.92               | 189840 | 100.35                   | 200700 | 109.77                 | 219540 |
| 2010.0        | 94.80               | 190548 | 100.22                   | 201442 | 109.63                 | 220356 |
| 2020.0        | 94.67               | 191233 | 100.09                   | 202182 | 109.48                 | 221150 |
| 2030.0        | 94.55               | 191937 | 99.97                    | 202939 | 109.34                 | 221960 |
| 2040.0        | 94.43               | 192637 | 99.84                    | 203674 | 109.20                 | 222768 |
| 2050.0        | 94.31               | 193336 | 99.71                    | 204406 | 109.05                 | 223553 |
| 2060.0        | 94.19               | 194031 | 99.58                    | 205135 | 108.91                 | 224355 |
| 2070.0        | 94.07               | 194725 | 99.46                    | 205882 | 108.77                 | 225154 |
| 2080.0        | 93.95               | 195416 | 99.33                    | 206606 | 108.62                 | 225930 |
| 2090.0        | 93.82               | 196084 | 99.20                    | 207328 | 108.48                 | 226723 |
| 2100.0        | 93.70               | 196770 | 99.08                    | 208068 | 108.34                 | 227514 |
| 2110.0        | 93.58               | 197454 | 98.95                    | 208785 | 108.19                 | 228281 |
| 2120.0        | 93.46               | 198135 | 98.82                    | 209498 | 108.05                 | 229066 |
| 2130.0        | 93.34               | 198814 | 98.69                    | 210210 | 107.91                 | 229848 |
| 2140.0        | 93.22               | 199491 | 98.57                    | 210940 | 107.76                 | 230606 |
| 2150.0        | 93.10               | 200165 | 98.44                    | 211646 | 107.62                 | 231383 |
| 2160.0        | 92.98               | 200837 | 98.31                    | 212350 | 107.48                 | 232157 |
| 2170.0        | 92.85               | 201485 | 98.19                    | 213072 | 107.33                 | 232906 |
| 2180.0        | 92.73               | 202151 | 98.06                    | 213771 | 107.19                 | 233674 |
| 2190.0        | 92.61               | 202816 | 97.93                    | 214467 | 107.05                 | 234440 |
| 2200.0        | 92.49               | 203478 | 97.80                    | 215160 | 106.90                 | 235180 |
| 2210.0        | 92.37               | 204138 | 97.68                    | 215873 | 106.76                 | 235940 |
| 2220.0        | 92.25               | 204795 | 97.55                    | 216561 | 106.62                 | 236696 |
| 2230.0        | 92.13               | 205450 | 97.42                    | 217247 | 106.47                 | 237428 |
| 2240.0        | 92.00               | 206080 | 97.30                    | 217952 | 106.33                 | 238179 |
| 2250.0        | 91.88               | 206730 | 97.17                    | 218633 | 106.19                 | 238928 |
| 2260.0        | 91.76               | 207378 | 97.04                    | 219310 | 106.04                 | 239650 |
| 2270.0        | 91.64               | 208023 | 96.91                    | 219986 | 105.90                 | 240393 |
| 2280.0        | 91.52               | 208666 | 96.79                    | 220681 | 105.76                 | 241133 |
| 2290.0        | 91.40               | 209306 | 96.66                    | 221351 | 105.61                 | 241847 |
| 2300.0        | 91.28               | 209944 | 96.53                    | 222019 | 105.47                 | 242581 |
| 2310.0        | 91.16               | 210580 | 96.41                    | 222707 | 105.32                 | 243289 |
| 2320.0        | 91.03               | 211190 | 96.28                    | 223370 | 105.18                 | 244018 |
| 2330.0        | 90.91               | 211820 | 96.15                    | 224030 | 105.04                 | 244743 |
| 2340.0        | 90.79               | 212449 | 96.02                    | 224687 | 104.89                 | 245443 |

DWELLING RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 2350.0        | 90.67               | 213075 | 95.90                    | 225365 | 104.75                 | 246163 |
| 2360.0        | 90.55               | 213698 | 95.77                    | 226017 | 104.61                 | 246880 |
| 2370.0        | 90.43               | 214319 | 95.64                    | 226667 | 104.46                 | 247570 |
| 2380.0        | 90.31               | 214938 | 95.52                    | 227338 | 104.32                 | 248282 |
| 2390.0        | 90.18               | 215530 | 95.39                    | 227982 | 104.18                 | 248990 |
| 2400.0        | 90.06               | 216144 | 95.26                    | 228624 | 104.03                 | 249672 |
| 2410.0        | 89.94               | 216755 | 95.13                    | 229263 | 103.89                 | 250375 |
| 2420.0        | 89.82               | 217364 | 95.01                    | 229924 | 103.75                 | 251075 |
| 2430.0        | 89.70               | 217971 | 94.88                    | 230558 | 103.60                 | 251748 |
| 2440.0        | 89.58               | 218575 | 94.75                    | 231190 | 103.46                 | 252442 |
| 2450.0        | 89.46               | 219177 | 94.63                    | 231844 | 103.32                 | 253134 |
| 2460.0        | 89.34               | 219776 | 94.50                    | 232470 | 103.17                 | 253798 |
| 2470.0        | 89.21               | 220349 | 94.37                    | 233094 | 103.03                 | 254484 |
| 2480.0        | 89.09               | 220943 | 94.24                    | 233715 | 102.89                 | 255167 |
| 2490.0        | 88.97               | 221535 | 94.12                    | 234359 | 102.74                 | 255823 |
| 2500.0        | 88.85               | 222125 | 93.99                    | 234975 | 102.60                 | 256500 |

DWELLING RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1000.0        | 100.97              | 100970 | 106.60                   | 106600 | 120.25                 | 120250 |
| 1010.0        | 100.85              | 101859 | 106.47                   | 107535 | 120.11                 | 121311 |
| 1020.0        | 100.73              | 102745 | 106.35                   | 108477 | 119.97                 | 122369 |
| 1030.0        | 100.61              | 103628 | 106.22                   | 109407 | 119.82                 | 123415 |
| 1040.0        | 100.48              | 104499 | 106.09                   | 110334 | 119.68                 | 124467 |
| 1050.0        | 100.36              | 105378 | 105.97                   | 111269 | 119.54                 | 125517 |
| 1060.0        | 100.24              | 106254 | 105.84                   | 112190 | 119.39                 | 126553 |
| 1070.0        | 100.12              | 107128 | 105.71                   | 113110 | 119.25                 | 127598 |
| 1080.0        | 100.00              | 108000 | 105.58                   | 114026 | 119.11                 | 128639 |
| 1090.0        | 99.88               | 108869 | 105.46                   | 114951 | 118.96                 | 129666 |
| 1100.0        | 99.76               | 109736 | 105.33                   | 115863 | 118.82                 | 130702 |
| 1110.0        | 99.64               | 110600 | 105.20                   | 116772 | 118.67                 | 131724 |
| 1120.0        | 99.51               | 111451 | 105.08                   | 117690 | 118.53                 | 132754 |
| 1130.0        | 99.39               | 112311 | 104.95                   | 118594 | 118.39                 | 133781 |
| 1140.0        | 99.27               | 113168 | 104.82                   | 119495 | 118.24                 | 134794 |
| 1150.0        | 99.15               | 114023 | 104.69                   | 120394 | 118.10                 | 135815 |
| 1160.0        | 99.03               | 114875 | 104.57                   | 121301 | 117.96                 | 136834 |
| 1170.0        | 98.91               | 115725 | 104.44                   | 122195 | 117.81                 | 137838 |
| 1180.0        | 98.79               | 116572 | 104.31                   | 123086 | 117.67                 | 138851 |
| 1190.0        | 98.66               | 117405 | 104.19                   | 123986 | 117.53                 | 139861 |
| 1200.0        | 98.54               | 118248 | 104.06                   | 124872 | 117.38                 | 140856 |
| 1210.0        | 98.42               | 119088 | 103.93                   | 125755 | 117.24                 | 141860 |
| 1220.0        | 98.30               | 119926 | 103.80                   | 126636 | 117.10                 | 142862 |
| 1230.0        | 98.18               | 120761 | 103.68                   | 127526 | 116.95                 | 143849 |
| 1240.0        | 98.06               | 121594 | 103.55                   | 128402 | 116.81                 | 144844 |
| 1250.0        | 97.94               | 122425 | 103.42                   | 129275 | 116.67                 | 145838 |
| 1260.0        | 97.82               | 123253 | 103.30                   | 130158 | 116.52                 | 146815 |
| 1270.0        | 97.69               | 124066 | 103.17                   | 131026 | 116.38                 | 147803 |
| 1280.0        | 97.57               | 124890 | 103.04                   | 131891 | 116.24                 | 148787 |
| 1290.0        | 97.45               | 125711 | 102.91                   | 132754 | 116.09                 | 149756 |
| 1300.0        | 97.33               | 126529 | 102.79                   | 133627 | 115.95                 | 150735 |
| 1310.0        | 97.21               | 127345 | 102.66                   | 134485 | 115.81                 | 151711 |
| 1320.0        | 97.09               | 128159 | 102.53                   | 135340 | 115.66                 | 152671 |
| 1330.0        | 96.97               | 128970 | 102.41                   | 136205 | 115.52                 | 153642 |
| 1340.0        | 96.84               | 129766 | 102.28                   | 137055 | 115.38                 | 154609 |
| 1350.0        | 96.72               | 130572 | 102.15                   | 137903 | 115.23                 | 155561 |
| 1360.0        | 96.60               | 131376 | 102.02                   | 138747 | 115.09                 | 156522 |
| 1370.0        | 96.48               | 132178 | 101.90                   | 139603 | 114.95                 | 157482 |
| 1380.0        | 96.36               | 132977 | 101.77                   | 140443 | 114.80                 | 158424 |
| 1390.0        | 96.24               | 133774 | 101.64                   | 141280 | 114.66                 | 159377 |
| 1400.0        | 96.12               | 134568 | 101.52                   | 142128 | 114.52                 | 160328 |
| 1410.0        | 96.00               | 135360 | 101.39                   | 142960 | 114.37                 | 161262 |
| 1420.0        | 95.87               | 136135 | 101.26                   | 143789 | 114.23                 | 162207 |
| 1430.0        | 95.75               | 136923 | 101.13                   | 144616 | 114.09                 | 163149 |
| 1440.0        | 95.63               | 137707 | 101.01                   | 145454 | 113.94                 | 164074 |



DWELLING RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1450.0        | 95.51               | 138490 | 100.88                   | 146276 | 113.80                 | 165010 |
| 1460.0        | 95.39               | 139269 | 100.75                   | 147095 | 113.66                 | 165944 |
| 1470.0        | 95.27               | 140047 | 100.63                   | 147926 | 113.51                 | 166860 |
| 1480.0        | 95.15               | 140822 | 100.50                   | 148740 | 113.37                 | 167788 |
| 1490.0        | 95.02               | 141580 | 100.37                   | 149551 | 113.23                 | 168713 |
| 1500.0        | 94.90               | 142350 | 100.24                   | 150360 | 113.08                 | 169620 |
| 1510.0        | 94.78               | 143118 | 100.12                   | 151181 | 112.94                 | 170539 |
| 1520.0        | 94.66               | 143883 | 99.99                    | 151985 | 112.79                 | 171441 |
| 1530.0        | 94.54               | 144646 | 99.86                    | 152786 | 112.65                 | 172355 |
| 1540.0        | 94.42               | 145407 | 99.74                    | 153600 | 112.51                 | 173265 |
| 1550.0        | 94.30               | 146165 | 99.61                    | 154396 | 112.36                 | 174158 |
| 1560.0        | 94.18               | 146921 | 99.48                    | 155189 | 112.22                 | 175063 |
| 1570.0        | 94.05               | 147659 | 99.35                    | 155980 | 112.08                 | 175966 |
| 1580.0        | 93.93               | 148409 | 99.23                    | 156783 | 111.93                 | 176849 |
| 1590.0        | 93.81               | 149158 | 99.10                    | 157569 | 111.79                 | 177746 |
| 1600.0        | 93.69               | 149904 | 98.97                    | 158352 | 111.65                 | 178640 |
| 1610.0        | 93.57               | 150648 | 98.85                    | 159149 | 111.50                 | 179515 |
| 1620.0        | 93.45               | 151389 | 98.72                    | 159926 | 111.36                 | 180403 |
| 1630.0        | 93.33               | 152128 | 98.59                    | 160702 | 111.22                 | 181289 |
| 1640.0        | 93.20               | 152848 | 98.46                    | 161474 | 111.07                 | 182155 |
| 1650.0        | 93.08               | 153582 | 98.34                    | 162261 | 110.93                 | 183035 |
| 1660.0        | 92.96               | 154314 | 98.21                    | 163029 | 110.79                 | 183911 |
| 1670.0        | 92.84               | 155043 | 98.08                    | 163794 | 110.64                 | 184769 |
| 1680.0        | 92.72               | 155770 | 97.96                    | 164573 | 110.50                 | 185640 |
| 1690.0        | 92.60               | 156494 | 97.83                    | 165333 | 110.36                 | 186508 |
| 1700.0        | 92.48               | 157216 | 97.70                    | 166090 | 110.21                 | 187357 |
| 1710.0        | 92.36               | 157936 | 97.57                    | 166845 | 110.07                 | 188220 |
| 1720.0        | 92.23               | 158636 | 97.45                    | 167614 | 109.93                 | 189080 |
| 1730.0        | 92.11               | 159350 | 97.32                    | 168364 | 109.78                 | 189919 |
| 1740.0        | 91.99               | 160063 | 97.19                    | 169111 | 109.64                 | 190774 |
| 1750.0        | 91.87               | 160773 | 97.07                    | 169873 | 109.50                 | 191625 |
| 1760.0        | 91.75               | 161480 | 96.94                    | 170614 | 109.35                 | 192456 |
| 1770.0        | 91.63               | 162185 | 96.81                    | 171354 | 109.21                 | 193302 |
| 1780.0        | 91.51               | 162888 | 96.68                    | 172090 | 109.07                 | 194145 |
| 1790.0        | 91.38               | 163570 | 96.56                    | 172842 | 108.92                 | 194967 |
| 1800.0        | 91.26               | 164268 | 96.43                    | 173574 | 108.78                 | 195804 |
| 1810.0        | 91.14               | 164963 | 96.30                    | 174303 | 108.64                 | 196638 |
| 1820.0        | 91.02               | 165656 | 96.18                    | 175048 | 108.49                 | 197452 |
| 1830.0        | 90.90               | 166347 | 96.05                    | 175772 | 108.35                 | 198281 |
| 1840.0        | 90.78               | 167035 | 95.92                    | 176493 | 108.21                 | 199106 |
| 1850.0        | 90.66               | 167721 | 95.79                    | 177212 | 108.06                 | 199911 |
| 1860.0        | 90.54               | 168404 | 95.67                    | 177946 | 107.92                 | 200731 |
| 1870.0        | 90.41               | 169067 | 95.54                    | 178660 | 107.78                 | 201549 |
| 1880.0        | 90.29               | 169745 | 95.41                    | 179371 | 107.63                 | 202344 |
| 1890.0        | 90.17               | 170421 | 95.29                    | 180098 | 107.49                 | 203156 |

DWELLING RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1900.0        | 90.05               | 171095 | 95.16                    | 180804 | 107.35                 | 203965 |
| 1910.0        | 89.93               | 171766 | 95.03                    | 181507 | 107.20                 | 204752 |
| 1920.0        | 89.81               | 172435 | 94.90                    | 182208 | 107.06                 | 205555 |
| 1930.0        | 89.69               | 173102 | 94.78                    | 182925 | 106.91                 | 206336 |
| 1940.0        | 89.56               | 173746 | 94.65                    | 183621 | 106.77                 | 207134 |
| 1950.0        | 89.44               | 174408 | 94.52                    | 184314 | 106.63                 | 207929 |
| 1960.0        | 89.32               | 175067 | 94.40                    | 185024 | 106.48                 | 208701 |
| 1970.0        | 89.20               | 175724 | 94.27                    | 185712 | 106.34                 | 209490 |
| 1980.0        | 89.08               | 176378 | 94.14                    | 186397 | 106.20                 | 210276 |
| 1990.0        | 88.96               | 177030 | 94.01                    | 187080 | 106.05                 | 211040 |
| 2000.0        | 88.84               | 177680 | 93.89                    | 187780 | 105.91                 | 211820 |
| 2010.0        | 88.72               | 178327 | 93.76                    | 188458 | 105.77                 | 212598 |
| 2020.0        | 88.59               | 178952 | 93.63                    | 189133 | 105.62                 | 213352 |
| 2030.0        | 88.47               | 179594 | 93.51                    | 189825 | 105.48                 | 214124 |
| 2040.0        | 88.35               | 180234 | 93.38                    | 190495 | 105.34                 | 214894 |
| 2050.0        | 88.23               | 180872 | 93.25                    | 191163 | 105.19                 | 215640 |
| 2060.0        | 88.11               | 181507 | 93.12                    | 191827 | 105.05                 | 216403 |
| 2070.0        | 87.99               | 182139 | 93.00                    | 192510 | 104.91                 | 217164 |
| 2080.0        | 87.87               | 182770 | 92.87                    | 193170 | 104.76                 | 217901 |
| 2090.0        | 87.74               | 183377 | 92.74                    | 193827 | 104.62                 | 218656 |
| 2100.0        | 87.62               | 184002 | 92.62                    | 194502 | 104.48                 | 219408 |
| 2110.0        | 87.50               | 184625 | 92.49                    | 195154 | 104.33                 | 220136 |
| 2120.0        | 87.38               | 185246 | 92.36                    | 195803 | 104.19                 | 220883 |
| 2130.0        | 87.26               | 185864 | 92.23                    | 196450 | 104.05                 | 221627 |
| 2140.0        | 87.14               | 186480 | 92.11                    | 197115 | 103.90                 | 222346 |
| 2150.0        | 87.02               | 187093 | 91.98                    | 197757 | 103.76                 | 223084 |
| 2160.0        | 86.90               | 187704 | 91.85                    | 198396 | 103.62                 | 223819 |
| 2170.0        | 86.77               | 188291 | 91.73                    | 199054 | 103.47                 | 224530 |
| 2180.0        | 86.65               | 188897 | 91.60                    | 199688 | 103.33                 | 225259 |
| 2190.0        | 86.53               | 189501 | 91.47                    | 200319 | 103.19                 | 225986 |
| 2200.0        | 86.41               | 190102 | 91.34                    | 200948 | 103.04                 | 226688 |
| 2210.0        | 86.29               | 190701 | 91.22                    | 201596 | 102.90                 | 227409 |
| 2220.0        | 86.17               | 191297 | 91.09                    | 202220 | 102.76                 | 228127 |
| 2230.0        | 86.05               | 191892 | 90.96                    | 202841 | 102.61                 | 228820 |
| 2240.0        | 85.92               | 192461 | 90.84                    | 203482 | 102.47                 | 229533 |
| 2250.0        | 85.80               | 193050 | 90.71                    | 204098 | 102.33                 | 230243 |
| 2260.0        | 85.68               | 193637 | 90.58                    | 204711 | 102.18                 | 230927 |
| 2270.0        | 85.56               | 194221 | 90.45                    | 205322 | 102.04                 | 231631 |
| 2280.0        | 85.44               | 194803 | 90.33                    | 205952 | 101.90                 | 232332 |
| 2290.0        | 85.32               | 195383 | 90.20                    | 206558 | 101.75                 | 233008 |
| 2300.0        | 85.20               | 195960 | 90.07                    | 207161 | 101.61                 | 233703 |
| 2310.0        | 85.08               | 196535 | 89.95                    | 207785 | 101.46                 | 234373 |
| 2320.0        | 84.95               | 197084 | 89.82                    | 208382 | 101.32                 | 235062 |
| 2330.0        | 84.83               | 197654 | 89.69                    | 208978 | 101.18                 | 235749 |
| 2340.0        | 84.71               | 198221 | 89.56                    | 209570 | 101.03                 | 236410 |

DWELLING RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 2350.0        | 84.59               | 198787 | 89.44                    | 210184 | 100.89                 | 237092 |
| 2360.0        | 84.47               | 199349 | 89.31                    | 210772 | 100.75                 | 237770 |
| 2370.0        | 84.35               | 199910 | 89.18                    | 211357 | 100.60                 | 238422 |
| 2380.0        | 84.23               | 200467 | 89.06                    | 211963 | 100.46                 | 239095 |
| 2390.0        | 84.10               | 200999 | 88.93                    | 212543 | 100.32                 | 239765 |
| 2400.0        | 83.98               | 201552 | 88.80                    | 213120 | 100.17                 | 240408 |
| 2410.0        | 83.86               | 202103 | 88.67                    | 213695 | 100.03                 | 241072 |
| 2420.0        | 83.74               | 202651 | 88.55                    | 214291 | 99.89                  | 241734 |
| 2430.0        | 83.62               | 203197 | 88.42                    | 214861 | 99.74                  | 242368 |
| 2440.0        | 83.50               | 203740 | 88.29                    | 215428 | 99.60                  | 243024 |
| 2450.0        | 83.38               | 204281 | 88.17                    | 216017 | 99.46                  | 243677 |
| 2460.0        | 83.26               | 204820 | 88.04                    | 216578 | 99.31                  | 244303 |
| 2470.0        | 83.13               | 205331 | 87.91                    | 217138 | 99.17                  | 244950 |
| 2480.0        | 83.01               | 205865 | 87.78                    | 217694 | 99.03                  | 245594 |
| 2490.0        | 82.89               | 206396 | 87.66                    | 218273 | 98.88                  | 246211 |
| 2500.0        | 82.77               | 206925 | 87.53                    | 218825 | 98.74                  | 246850 |

| AREA<br>SQ FT | MFG HOUSES<br>SINGLE<br>RATE | RATES<br>WIDE<br>VALUE | PER<br>SQUARE<br>DOUBLE<br>RATE | FOOT<br>WIDE<br>VALUE | NEIGHBORHOOD- 0001 |
|---------------|------------------------------|------------------------|---------------------------------|-----------------------|--------------------|
| 800.0         | 40.43                        | 32344                  | 75.08                           | 60064                 |                    |
| 810.0         | 40.43                        | 32748                  | 75.08                           | 60815                 |                    |
| 820.0         | 40.43                        | 33153                  | 75.08                           | 61566                 |                    |
| 830.0         | 40.43                        | 33557                  | 75.08                           | 62316                 |                    |
| 840.0         | 40.43                        | 33961                  | 75.08                           | 63067                 |                    |
| 850.0         | 40.43                        | 34366                  | 75.08                           | 63818                 |                    |
| 860.0         | 40.43                        | 34770                  | 75.08                           | 64569                 |                    |
| 870.0         | 40.43                        | 35174                  | 75.08                           | 65320                 |                    |
| 880.0         | 40.43                        | 35578                  | 75.08                           | 66070                 |                    |
| 890.0         | 40.43                        | 35983                  | 75.08                           | 66821                 |                    |
| 900.0         | 40.43                        | 36387                  | 75.08                           | 67572                 |                    |
| 910.0         | 40.43                        | 36791                  | 75.08                           | 68323                 |                    |
| 920.0         | 40.43                        | 37196                  | 75.08                           | 69074                 |                    |
| 930.0         | 40.43                        | 37600                  | 75.08                           | 69824                 |                    |
| 940.0         | 40.43                        | 38004                  | 75.08                           | 70575                 |                    |
| 950.0         | 40.43                        | 38409                  | 75.08                           | 71326                 |                    |
| 960.0         | 40.43                        | 38813                  | 75.08                           | 72077                 |                    |
| 970.0         | 40.43                        | 39217                  | 75.08                           | 72828                 |                    |
| 980.0         | 40.43                        | 39621                  | 75.08                           | 73578                 |                    |
| 990.0         | 40.43                        | 40026                  | 75.08                           | 74329                 |                    |
| 1000.0        | 40.43                        | 40430                  | 75.08                           | 75080                 |                    |
| 1010.0        | 40.43                        | 40834                  | 75.08                           | 75831                 |                    |
| 1020.0        | 40.43                        | 41239                  | 75.08                           | 76582                 |                    |
| 1030.0        | 40.43                        | 41643                  | 75.08                           | 77332                 |                    |
| 1040.0        | 40.43                        | 42047                  | 75.08                           | 78083                 |                    |
| 1050.0        | 40.43                        | 42452                  | 75.08                           | 78834                 |                    |
| 1060.0        | 40.43                        | 42856                  | 75.08                           | 79585                 |                    |
| 1070.0        | 40.43                        | 43260                  | 75.08                           | 80336                 |                    |
| 1080.0        | 40.43                        | 43664                  | 75.08                           | 81086                 |                    |
| 1090.0        | 40.43                        | 44069                  | 75.08                           | 81837                 |                    |
| 1100.0        | 40.43                        | 44473                  | 75.08                           | 82588                 |                    |
| 1110.0        | 40.43                        | 44877                  | 75.08                           | 83339                 |                    |
| 1120.0        | 40.43                        | 45282                  | 75.08                           | 84090                 |                    |
| 1130.0        | 40.43                        | 45686                  | 75.08                           | 84840                 |                    |
| 1140.0        | 40.43                        | 46090                  | 75.08                           | 85591                 |                    |
| 1150.0        | 40.43                        | 46495                  | 75.08                           | 86342                 |                    |
| 1160.0        | 40.43                        | 46899                  | 75.08                           | 87093                 |                    |
| 1170.0        | 40.43                        | 47303                  | 75.08                           | 87844                 |                    |
| 1180.0        | 40.43                        | 47707                  | 75.08                           | 88594                 |                    |
| 1190.0        | 40.43                        | 48112                  | 75.08                           | 89345                 |                    |
| 1200.0        | 40.43                        | 48516                  | 75.08                           | 90096                 |                    |
| 1210.0        | 40.43                        | 48920                  | 75.08                           | 90847                 |                    |
| 1220.0        | 40.43                        | 49325                  | 75.08                           | 91598                 |                    |
| 1230.0        | 40.43                        | 49729                  | 75.08                           | 92348                 |                    |
| 1240.0        | 40.43                        | 50133                  | 75.08                           | 93099                 |                    |

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | MFG HOUSES RATES PER |               | SQUARE FOOT    |               |
|---------------|----------------------|---------------|----------------|---------------|
|               | SINGLE<br>RATE       | WIDE<br>VALUE | DOUBLE<br>RATE | WIDE<br>VALUE |
| 1250.0        | 40.43                | 50538         | 75.08          | 93850         |
| 1260.0        | 40.43                | 50942         | 75.08          | 94601         |
| 1270.0        | 40.43                | 51346         | 75.08          | 95352         |
| 1280.0        | 40.43                | 51750         | 75.08          | 96102         |
| 1290.0        | 40.43                | 52155         | 75.08          | 96853         |
| 1300.0        | 40.43                | 52559         | 75.08          | 97604         |
| 1310.0        | 40.43                | 52963         | 75.08          | 98355         |
| 1320.0        | 40.43                | 53368         | 75.08          | 99106         |
| 1330.0        | 40.43                | 53772         | 75.08          | 99856         |
| 1340.0        | 40.43                | 54176         | 75.08          | 100607        |
| 1350.0        | 40.43                | 54581         | 75.08          | 101358        |
| 1360.0        | 40.43                | 54985         | 75.08          | 102109        |
| 1370.0        | 40.43                | 55389         | 75.08          | 102860        |
| 1380.0        | 40.43                | 55793         | 75.08          | 103610        |
| 1390.0        | 40.43                | 56198         | 75.08          | 104361        |
| 1400.0        | 40.43                | 56602         | 75.08          | 105112        |
| 1410.0        | 40.43                | 57006         | 75.08          | 105863        |
| 1420.0        | 40.43                | 57411         | 75.08          | 106614        |
| 1430.0        | 40.43                | 57815         | 75.08          | 107364        |
| 1440.0        | 40.43                | 58219         | 75.08          | 108115        |
| 1450.0        | 40.43                | 58624         | 75.08          | 108866        |
| 1460.0        | 40.43                | 59028         | 75.08          | 109617        |
| 1470.0        | 40.43                | 59432         | 75.08          | 110368        |
| 1480.0        | 40.43                | 59836         | 75.08          | 111118        |
| 1490.0        | 40.43                | 60241         | 75.08          | 111869        |
| 1500.0        | 40.43                | 60645         | 75.08          | 112620        |
| 1510.0        | 40.43                | 61049         | 75.08          | 113371        |
| 1520.0        | 40.43                | 61454         | 75.08          | 114122        |
| 1530.0        | 40.43                | 61858         | 75.08          | 114872        |
| 1540.0        | 40.43                | 62262         | 75.08          | 115623        |
| 1550.0        | 40.43                | 62667         | 75.08          | 116374        |
| 1560.0        | 40.43                | 63071         | 75.08          | 117125        |
| 1570.0        | 40.43                | 63475         | 75.08          | 117876        |
| 1580.0        | 40.43                | 63879         | 75.08          | 118626        |
| 1590.0        | 40.43                | 64284         | 75.08          | 119377        |
| 1600.0        | 40.43                | 64688         | 75.08          | 120128        |
| 1610.0        | 40.43                | 65092         | 75.08          | 120879        |
| 1620.0        | 40.43                | 65497         | 75.08          | 121630        |
| 1630.0        | 40.43                | 65901         | 75.08          | 122380        |
| 1640.0        | 40.43                | 66305         | 75.08          | 123131        |
| 1650.0        | 40.43                | 66710         | 75.08          | 123882        |
| 1660.0        | 40.43                | 67114         | 75.08          | 124633        |
| 1670.0        | 40.43                | 67518         | 75.08          | 125384        |
| 1680.0        | 40.43                | 67922         | 75.08          | 126134        |
| 1690.0        | 40.43                | 68327         | 75.08          | 126885        |

| AREA<br>SQ FT | MFG HOUSES RATES PER SQUARE FOOT |               | NEIGHBORHOOD- 0001 |               |
|---------------|----------------------------------|---------------|--------------------|---------------|
|               | SINGLE<br>RATE                   | WIDE<br>VALUE | DOUBLE<br>RATE     | WIDE<br>VALUE |
| 1700.0        | 40.43                            | 68731         | 75.08              | 127636        |
| 1710.0        | 40.43                            | 69135         | 75.08              | 128387        |
| 1720.0        | 40.43                            | 69540         | 75.08              | 129138        |
| 1730.0        | 40.43                            | 69944         | 75.08              | 129888        |
| 1740.0        | 40.43                            | 70348         | 75.08              | 130639        |
| 1750.0        | 40.43                            | 70753         | 75.08              | 131390        |
| 1760.0        | 40.43                            | 71157         | 75.08              | 132141        |
| 1770.0        | 40.43                            | 71561         | 75.08              | 132892        |
| 1780.0        | 40.43                            | 71965         | 75.08              | 133642        |
| 1790.0        | 40.43                            | 72370         | 75.08              | 134393        |
| 1800.0        | 40.43                            | 72774         | 75.08              | 135144        |
| 1810.0        | 40.43                            | 73178         | 75.08              | 135895        |
| 1820.0        | 40.43                            | 73583         | 75.08              | 136646        |
| 1830.0        | 40.43                            | 73987         | 75.08              | 137396        |
| 1840.0        | 40.43                            | 74391         | 75.08              | 138147        |
| 1850.0        | 40.43                            | 74796         | 75.08              | 138898        |
| 1860.0        | 40.43                            | 75200         | 75.08              | 139649        |
| 1870.0        | 40.43                            | 75604         | 75.08              | 140400        |
| 1880.0        | 40.43                            | 76008         | 75.08              | 141150        |
| 1890.0        | 40.43                            | 76413         | 75.08              | 141901        |
| 1900.0        | 40.43                            | 76817         | 75.08              | 142652        |
| 1910.0        | 40.43                            | 77221         | 75.08              | 143403        |
| 1920.0        | 40.43                            | 77626         | 75.08              | 144154        |
| 1930.0        | 40.43                            | 78030         | 75.08              | 144904        |
| 1940.0        | 40.43                            | 78434         | 75.08              | 145655        |
| 1950.0        | 40.43                            | 78839         | 75.08              | 146406        |
| 1960.0        | 40.43                            | 79243         | 75.08              | 147157        |
| 1970.0        | 40.43                            | 79647         | 75.08              | 147908        |
| 1980.0        | 40.43                            | 80051         | 75.08              | 148658        |
| 1990.0        | 40.43                            | 80456         | 75.08              | 149409        |
| 2000.0        | 40.43                            | 80860         | 75.08              | 150160        |
| 2010.0        | 40.43                            | 81264         | 75.08              | 150911        |
| 2020.0        | 40.43                            | 81669         | 75.08              | 151662        |
| 2030.0        | 40.43                            | 82073         | 75.08              | 152412        |
| 2040.0        | 40.43                            | 82477         | 75.08              | 153163        |
| 2050.0        | 40.43                            | 82882         | 75.08              | 153914        |
| 2060.0        | 40.43                            | 83286         | 75.08              | 154665        |
| 2070.0        | 40.43                            | 83690         | 75.08              | 155416        |
| 2080.0        | 40.43                            | 84094         | 75.08              | 156166        |
| 2090.0        | 40.43                            | 84499         | 75.08              | 156917        |
| 2100.0        | 40.43                            | 84903         | 75.08              | 157668        |
| 2110.0        | 40.43                            | 85307         | 75.08              | 158419        |
| 2120.0        | 40.43                            | 85712         | 75.08              | 159170        |
| 2130.0        | 40.43                            | 86116         | 75.08              | 159920        |
| 2140.0        | 40.43                            | 86520         | 75.08              | 160671        |

| AREA<br>SQ FT | MFG HOUSES RATES PER SQUARE FOOT |                      | NEIGHBORHOOD- 0001  |                      |
|---------------|----------------------------------|----------------------|---------------------|----------------------|
|               | SINGLE WIDE<br>RATE              | DOUBLE WIDE<br>VALUE | DOUBLE WIDE<br>RATE | DOUBLE WIDE<br>VALUE |
| 2150.0        | 40.43                            | 86925                | 75.08               | 161422               |
| 2160.0        | 40.43                            | 87329                | 75.08               | 162173               |
| 2170.0        | 40.43                            | 87733                | 75.08               | 162924               |
| 2180.0        | 40.43                            | 88137                | 75.08               | 163674               |
| 2190.0        | 40.43                            | 88542                | 75.08               | 164425               |
| 2200.0        | 40.43                            | 88946                | 75.08               | 165176               |

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | MFG HOUSES<br>SINGLE<br>RATE | RATES<br>WIDE<br>VALUE | PER<br>SQUARE<br>FOOT<br>DOUBLE<br>RATE | FOOT<br>WIDE<br>VALUE |
|---------------|------------------------------|------------------------|-----------------------------------------|-----------------------|
| 800.0         | 40.43                        | 32344                  | 75.30                                   | 60240                 |
| 810.0         | 40.43                        | 32748                  | 75.30                                   | 60993                 |
| 820.0         | 40.43                        | 33153                  | 75.30                                   | 61746                 |
| 830.0         | 40.43                        | 33557                  | 75.30                                   | 62499                 |
| 840.0         | 40.43                        | 33961                  | 75.30                                   | 63252                 |
| 850.0         | 40.43                        | 34366                  | 75.30                                   | 64005                 |
| 860.0         | 40.43                        | 34770                  | 75.30                                   | 64758                 |
| 870.0         | 40.43                        | 35174                  | 75.30                                   | 65511                 |
| 880.0         | 40.43                        | 35578                  | 75.30                                   | 66264                 |
| 890.0         | 40.43                        | 35983                  | 75.30                                   | 67017                 |
| 900.0         | 40.43                        | 36387                  | 75.30                                   | 67770                 |
| 910.0         | 40.43                        | 36791                  | 75.30                                   | 68523                 |
| 920.0         | 40.43                        | 37196                  | 75.30                                   | 69276                 |
| 930.0         | 40.43                        | 37600                  | 75.30                                   | 70029                 |
| 940.0         | 40.43                        | 38004                  | 75.30                                   | 70782                 |
| 950.0         | 40.43                        | 38409                  | 75.30                                   | 71535                 |
| 960.0         | 40.43                        | 38813                  | 75.30                                   | 72288                 |
| 970.0         | 40.43                        | 39217                  | 75.30                                   | 73041                 |
| 980.0         | 40.43                        | 39621                  | 75.30                                   | 73794                 |
| 990.0         | 40.43                        | 40026                  | 75.30                                   | 74547                 |
| 1000.0        | 40.43                        | 40430                  | 75.30                                   | 75300                 |
| 1010.0        | 40.43                        | 40834                  | 75.30                                   | 76053                 |
| 1020.0        | 40.43                        | 41239                  | 75.30                                   | 76806                 |
| 1030.0        | 40.43                        | 41643                  | 75.30                                   | 77559                 |
| 1040.0        | 40.43                        | 42047                  | 75.30                                   | 78312                 |
| 1050.0        | 40.43                        | 42452                  | 75.30                                   | 79065                 |
| 1060.0        | 40.43                        | 42856                  | 75.30                                   | 79818                 |
| 1070.0        | 40.43                        | 43260                  | 75.30                                   | 80571                 |
| 1080.0        | 40.43                        | 43664                  | 75.30                                   | 81324                 |
| 1090.0        | 40.43                        | 44069                  | 75.30                                   | 82077                 |
| 1100.0        | 40.43                        | 44473                  | 75.30                                   | 82830                 |
| 1110.0        | 40.43                        | 44877                  | 75.30                                   | 83583                 |
| 1120.0        | 40.43                        | 45282                  | 75.30                                   | 84336                 |
| 1130.0        | 40.43                        | 45686                  | 75.30                                   | 85089                 |
| 1140.0        | 40.43                        | 46090                  | 75.30                                   | 85842                 |
| 1150.0        | 40.43                        | 46495                  | 75.30                                   | 86595                 |
| 1160.0        | 40.43                        | 46899                  | 75.30                                   | 87348                 |
| 1170.0        | 40.43                        | 47303                  | 75.30                                   | 88101                 |
| 1180.0        | 40.43                        | 47707                  | 75.30                                   | 88854                 |
| 1190.0        | 40.43                        | 48112                  | 75.30                                   | 89607                 |
| 1200.0        | 40.43                        | 48516                  | 75.30                                   | 90360                 |
| 1210.0        | 40.43                        | 48920                  | 75.30                                   | 91113                 |
| 1220.0        | 40.43                        | 49325                  | 75.30                                   | 91866                 |
| 1230.0        | 40.43                        | 49729                  | 75.30                                   | 92619                 |
| 1240.0        | 40.43                        | 50133                  | 75.30                                   | 93372                 |



NEIGHBORHOOD- 0002

| AREA<br>SQ FT | MFG HOUSES<br>SINGLE RATE | RATES PER<br>WIDE VALUE | FOOT<br>DOUBLE RATE | FOOT<br>WIDE VALUE |
|---------------|---------------------------|-------------------------|---------------------|--------------------|
| 1250.0        | 40.43                     | 50538                   | 75.30               | 94125              |
| 1260.0        | 40.43                     | 50942                   | 75.30               | 94878              |
| 1270.0        | 40.43                     | 51346                   | 75.30               | 95631              |
| 1280.0        | 40.43                     | 51750                   | 75.30               | 96384              |
| 1290.0        | 40.43                     | 52155                   | 75.30               | 97137              |
| 1300.0        | 40.43                     | 52559                   | 75.30               | 97890              |
| 1310.0        | 40.43                     | 52963                   | 75.30               | 98643              |
| 1320.0        | 40.43                     | 53368                   | 75.30               | 99396              |
| 1330.0        | 40.43                     | 53772                   | 75.30               | 100149             |
| 1340.0        | 40.43                     | 54176                   | 75.30               | 100902             |
| 1350.0        | 40.43                     | 54581                   | 75.30               | 101655             |
| 1360.0        | 40.43                     | 54985                   | 75.30               | 102408             |
| 1370.0        | 40.43                     | 55389                   | 75.30               | 103161             |
| 1380.0        | 40.43                     | 55793                   | 75.30               | 103914             |
| 1390.0        | 40.43                     | 56198                   | 75.30               | 104667             |
| 1400.0        | 40.43                     | 56602                   | 75.30               | 105420             |
| 1410.0        | 40.43                     | 57006                   | 75.30               | 106173             |
| 1420.0        | 40.43                     | 57411                   | 75.30               | 106926             |
| 1430.0        | 40.43                     | 57815                   | 75.30               | 107679             |
| 1440.0        | 40.43                     | 58219                   | 75.30               | 108432             |
| 1450.0        | 40.43                     | 58624                   | 75.30               | 109185             |
| 1460.0        | 40.43                     | 59028                   | 75.30               | 109938             |
| 1470.0        | 40.43                     | 59432                   | 75.30               | 110691             |
| 1480.0        | 40.43                     | 59836                   | 75.30               | 111444             |
| 1490.0        | 40.43                     | 60241                   | 75.30               | 112197             |
| 1500.0        | 40.43                     | 60645                   | 75.30               | 112950             |
| 1510.0        | 40.43                     | 61049                   | 75.30               | 113703             |
| 1520.0        | 40.43                     | 61454                   | 75.30               | 114456             |
| 1530.0        | 40.43                     | 61858                   | 75.30               | 115209             |
| 1540.0        | 40.43                     | 62262                   | 75.30               | 115962             |
| 1550.0        | 40.43                     | 62667                   | 75.30               | 116715             |
| 1560.0        | 40.43                     | 63071                   | 75.30               | 117468             |
| 1570.0        | 40.43                     | 63475                   | 75.30               | 118221             |
| 1580.0        | 40.43                     | 63879                   | 75.30               | 118974             |
| 1590.0        | 40.43                     | 64284                   | 75.30               | 119727             |
| 1600.0        | 40.43                     | 64688                   | 75.30               | 120480             |
| 1610.0        | 40.43                     | 65092                   | 75.30               | 121233             |
| 1620.0        | 40.43                     | 65497                   | 75.30               | 121986             |
| 1630.0        | 40.43                     | 65901                   | 75.30               | 122739             |
| 1640.0        | 40.43                     | 66305                   | 75.30               | 123492             |
| 1650.0        | 40.43                     | 66710                   | 75.30               | 124245             |
| 1660.0        | 40.43                     | 67114                   | 75.30               | 124998             |
| 1670.0        | 40.43                     | 67518                   | 75.30               | 125751             |
| 1680.0        | 40.43                     | 67922                   | 75.30               | 126504             |
| 1690.0        | 40.43                     | 68327                   | 75.30               | 127257             |

| AREA<br>SQ FT | MFG HOUSES RATES PER SQUARE FOOT |               | NEIGHBORHOOD- 0002 |               |
|---------------|----------------------------------|---------------|--------------------|---------------|
|               | SINGLE<br>RATE                   | WIDE<br>VALUE | DOUBLE<br>RATE     | WIDE<br>VALUE |
| 1700.0        | 40.43                            | 68731         | 75.30              | 128010        |
| 1710.0        | 40.43                            | 69135         | 75.30              | 128763        |
| 1720.0        | 40.43                            | 69540         | 75.30              | 129516        |
| 1730.0        | 40.43                            | 69944         | 75.30              | 130269        |
| 1740.0        | 40.43                            | 70348         | 75.30              | 131022        |
| 1750.0        | 40.43                            | 70753         | 75.30              | 131775        |
| 1760.0        | 40.43                            | 71157         | 75.30              | 132528        |
| 1770.0        | 40.43                            | 71561         | 75.30              | 133281        |
| 1780.0        | 40.43                            | 71965         | 75.30              | 134034        |
| 1790.0        | 40.43                            | 72370         | 75.30              | 134787        |
| 1800.0        | 40.43                            | 72774         | 75.30              | 135540        |
| 1810.0        | 40.43                            | 73178         | 75.30              | 136293        |
| 1820.0        | 40.43                            | 73583         | 75.30              | 137046        |
| 1830.0        | 40.43                            | 73987         | 75.30              | 137799        |
| 1840.0        | 40.43                            | 74391         | 75.30              | 138552        |
| 1850.0        | 40.43                            | 74796         | 75.30              | 139305        |
| 1860.0        | 40.43                            | 75200         | 75.30              | 140058        |
| 1870.0        | 40.43                            | 75604         | 75.30              | 140811        |
| 1880.0        | 40.43                            | 76008         | 75.30              | 141564        |
| 1890.0        | 40.43                            | 76413         | 75.30              | 142317        |
| 1900.0        | 40.43                            | 76817         | 75.30              | 143070        |
| 1910.0        | 40.43                            | 77221         | 75.30              | 143823        |
| 1920.0        | 40.43                            | 77626         | 75.30              | 144576        |
| 1930.0        | 40.43                            | 78030         | 75.30              | 145329        |
| 1940.0        | 40.43                            | 78434         | 75.30              | 146082        |
| 1950.0        | 40.43                            | 78839         | 75.30              | 146835        |
| 1960.0        | 40.43                            | 79243         | 75.30              | 147588        |
| 1970.0        | 40.43                            | 79647         | 75.30              | 148341        |
| 1980.0        | 40.43                            | 80051         | 75.30              | 149094        |
| 1990.0        | 40.43                            | 80456         | 75.30              | 149847        |
| 2000.0        | 40.43                            | 80860         | 75.30              | 150600        |
| 2010.0        | 40.43                            | 81264         | 75.30              | 151353        |
| 2020.0        | 40.43                            | 81669         | 75.30              | 152106        |
| 2030.0        | 40.43                            | 82073         | 75.30              | 152859        |
| 2040.0        | 40.43                            | 82477         | 75.30              | 153612        |
| 2050.0        | 40.43                            | 82882         | 75.30              | 154365        |
| 2060.0        | 40.43                            | 83286         | 75.30              | 155118        |
| 2070.0        | 40.43                            | 83690         | 75.30              | 155871        |
| 2080.0        | 40.43                            | 84094         | 75.30              | 156624        |
| 2090.0        | 40.43                            | 84499         | 75.30              | 157377        |
| 2100.0        | 40.43                            | 84903         | 75.30              | 158130        |
| 2110.0        | 40.43                            | 85307         | 75.30              | 158883        |
| 2120.0        | 40.43                            | 85712         | 75.30              | 159636        |
| 2130.0        | 40.43                            | 86116         | 75.30              | 160389        |
| 2140.0        | 40.43                            | 86520         | 75.30              | 161142        |

| AREA<br>SQ FT | MFG HOUSES RATES PER SINGLE WIDE |       | SQUARE FOOT DOUBLE WIDE |        | NEIGHBORHOOD- 0002 |
|---------------|----------------------------------|-------|-------------------------|--------|--------------------|
|               | RATE                             | VALUE | RATE                    | VALUE  |                    |
| 2150.0        | 40.43                            | 86925 | 75.30                   | 161895 |                    |
| 2160.0        | 40.43                            | 87329 | 75.30                   | 162648 |                    |
| 2170.0        | 40.43                            | 87733 | 75.30                   | 163401 |                    |
| 2180.0        | 40.43                            | 88137 | 75.30                   | 164154 |                    |
| 2190.0        | 40.43                            | 88542 | 75.30                   | 164907 |                    |
| 2200.0        | 40.43                            | 88946 | 75.30                   | 165660 |                    |

RAR090-C

LOCATION RATE FILE LIST MISCELLANEOUS RATES

PAGE 1 OF 2

MISCELLANEOUS REC#- 0001

DWELLING CLASS FACTORS: A-1.45 B-1.25 C-1.12 D- .88 E- .80 M-2.25

DEPREICATION FACTORS: GOOD- .0050 AVG- .0075 FAIR- .0085 POOR- .0100

| EXTERIOR WALL FACTORS: | 1 STORY     |          | 1 1/2 STORY |          | 2 STORY     |          |
|------------------------|-------------|----------|-------------|----------|-------------|----------|
| DWELLINGS:             | BASE/FACTOR |          | BASE/FACTOR |          | BASE/FACTOR |          |
| FRAME/ALUM/ASB/MET/PS  | 127.50      | 1.271401 | 105.60      | 1.271401 | 98.58       | 1.271401 |
| BRICK/STONE            | 135.78      | 1.434164 | 115.29      | 1.434164 | 109.20      | 1.434164 |
| STUCCO/CINDERBLOCK     | 113.76      | 1.213331 | 99.97       | 1.213331 | 93.23       | 1.213331 |
| TOWNHOUSES: EXW TYPE1  | 84.96       | 1.257743 | 79.84       | 1.252384 | 79.84       | 1.252384 |
| EXW TYPE2              | 88.57       | 1.379718 | 83.52       | 1.365226 | 83.52       | 1.365226 |
| EXW TYPE3              | 82.61       | 1.218191 | 75.30       | 1.207461 | 75.30       | 1.207461 |
| SINGLE WIDE MFG HOMES  | 40.43       | .000000  |             |          |             |          |
| DOUBLE WIDE MFG HOMES  | 75.08       | .000000  |             |          |             |          |

MINIMUM/MAXIMUM SQ FT- 800 /2,200 1,000 /2,500 1,000 /2,500

SQ FT RATE BREAK PTS - 1- 2- 1- 2- 1- 2-

NO. OF STANDARD BATHS- FULL- 1 HALF- 1 RATE PER FIXTURE-1,200.00

STANDARD DEPTH FOR FRONTAGES: RESIDENTIAL- 200 COMMERCIAL- 150

RATE PER SQ FT TO SUBTRACT FOR PIER FOUNDATION- 1.00 SLAB- 1.00

RATE PER SQ FT TO SUBTRACT IF HEAT IS NONE/SPACE- 1.00 FLOOR/WALL- .50

BASEMENT RATE PER SQ FT- 20.00 DEFAULT FINISHED BASEMENT RATE PER SQ FT- 30.00

AIR CONDITIONING: RATE PER SQ FT- 2.75 MAXIMUM LUMP SUM- 9,999.99

FIREPLACES: EACH-4,000.00 STACKED INCREMENT- 500.00 GAS- 1,500.00

FLUES: EACH- 800.00 INCREMENT- 500.00 METAL RATE- 1,500.00

BUILT-IN GARAGES: 1 CAR-1,500.00 PER CAR INCREMENT- 1,500.00

OUTBUILDING CUT-OFF RATE FOR PER FOOT VALUES: 99.99

EXTRA KITCHENS VALUE: 8000

AGE CODES: OLD- 999 MED- 998 NEW- 997 UNKNOWN- 900 LIMIT- 250

PERS PROP MH MIN. ASSMT:500.00 PERS PROP MH ROUND TO 100?: Y

RAR090-C

LOCATION RATE FILE LIST MISCELLANEOUS RATES

PAGE 2 OF 2

MISCELLANEOUS REC#- 0001

ASSESSMENT DATE: 1/01/2024 NO YRS SINCE LAST G/R: 1 AGE WHEN MED CHGS TO OLD 65

REASSESSMENT FILE PREFIX: EDIT MAGIST. DIST? Y/N: N

IS ZIP CODE IN ADDRESS FIELD? Y/N: N

TIME ADJ. PRICE YEARS AND FACTORS: YR1-2005 1.125 YR2-2004 1.125 YR3-2003 1.12

MAP NUMBER TEMPLATE: MI D B Lss  
DIGITAL PICTURES EXIST?: Y

CREATE BATCH FILE FOR UPDATING: N

ADD OWNERSHIP TRANSFERS TO BATCH FILE: Y

FOR CARD: FORMAT CODE: O ORDER TO PRINT TRANSFERS A/D: D NO. TRNF TO PRT: 6  
PRINT NOTES ON CARD BACK: Y  
LASER PRINTER FOR PRINTING OI/LAND/NOTES SHEETS:

FOR LINK: DATE OF LAST R/E UPDATE: 1/24/2024 UPDATE LAND USE TO R/E?:N

FOR VALUES: ARCHIVE VALUE CHANGES? Y ORDER TO LIST VALUES-A/D: A NO. VALU TO PRT: 0

USER DEFINED FIELD HEADING: USER CODES:

ACCESS NAME&amp;ADDR FIELDS?: N

SUMMARY DEPREC. CALC?: N

FIELDS TO UPDATE - #2 DWELLINGS:

|                          |   |
|--------------------------|---|
| UPDATE MAP NUMBER?       | Y |
| UPDATE NAME & ADDRESS?   | Y |
| UPDATE ZONING CODE?      | Y |
| UPDATE LAND USE CODE?    | Y |
| UPDATE MAGISTERIAL CODE? | Y |
| UPDATE LEGAL DES LINE 1? | Y |
| UPDATE LEGAL DES LINE 2? | Y |
| UPDATE LEGAL DES LINE 3? | Y |
| UPDATE LEGAL DES LINE 4? | Y |
| UPDATE DEED BOOK/PAGE?   | Y |
| UPDATE ACCOUNT NUMBER?   | Y |
| UPDATE CENSUS TRACK?     | Y |
| UPDATE COMMENTS LINE 1?  | N |
| UPDATE COMMENTS LINE 2?  | N |
| UPDATE COMMENTS LINE 3?  | N |
| UPDATE SOC SEC NUMBER?   | Y |

RAR090-C

LOCATION RATE FILE LIST MISCELLANEOUS RATES

PAGE 1 OF 2

MISCELLANEOUS REC#- 0002

DWELLING CLASS FACTORS: A-1.45 B-1.25 C-1.12 D- .88 E- .80 M-2.25

DEPREICATION FACTORS: GOOD- .0050 AVG- .0075 FAIR- .0085 POOR- .0100

| EXTERIOR WALL FACTORS: | 1 STORY     |          | 1 1/2 STORY |          | 2 STORY     |          |
|------------------------|-------------|----------|-------------|----------|-------------|----------|
| DWELLINGS:             | BASE/FACTOR |          | BASE/FACTOR |          | BASE/FACTOR |          |
| FRAME/ALUM/ASB/MET/PS  | 106.48      | 1.271401 | 93.99       | 1.271401 | 87.53       | 1.271401 |
| BRICK/STONE            | 120.11      | 1.434164 | 102.60      | 1.434164 | 98.74       | 1.434164 |
| STUCCO/CINDERBLOCK     | 100.63      | 1.213331 | 88.85       | 1.213331 | 82.77       | 1.213331 |
| TOWNHOUSES: EXW TYPE1  | 84.96       | 1.257743 | 79.84       | 1.252384 | 79.84       | 1.252384 |
| EXW TYPE2              | 88.57       | 1.379718 | 83.52       | 1.365226 | 83.52       | 1.365226 |
| EXW TYPE3              | 82.61       | 1.218191 | 75.30       | 1.207461 | 75.30       | 1.207461 |
| SINGLE WIDE MFG HOMES  | 40.43       | .000000  |             |          |             |          |
| DOUBLE WIDE MFG HOMES  | 75.30       | .000000  |             |          |             |          |

MINIMUM/MAXIMUM SQ FT- 800 /2,200 1,000 /2,500 1,000 /2,500

SQ FT RATE BREAK PTS - 1- 2- 1- 2- 1- 2-

NO. OF STANDARD BATHS- FULL- 1 HALF- 1 RATE PER FIXTURE-1,200.00

STANDARD DEPTH FOR FRONTAGES: RESIDENTIAL- 200 COMMERCIAL- 150

RATE PER SQ FT TO SUBTRACT FOR PIER FOUNDATION- 1.00 SLAB- 1.00  
RATE PER SQ FT TO SUBTRACT IF HEAT IS NONE/SPACE- 1.00 FLOOR/WALL- .50

BASEMENT RATE PER SQ FT- 20.00 DEFAULT FINISHED BASEMENT RATE PER SQ FT- 30.00

AIR CONDITIONING: RATE PER SQ FT- 3.00 MAXIMUM LUMP SUM- 9,999.99

FIREPLACES: EACH-4,000.00 STACKED INCREMENT- 500.00 GAS- 1,500.00  
FLUES: EACH- 800.00 INCREMENT- 500.00 METAL RATE- 1,500.00

BUILT-IN GARAGES: 1 CAR-1,500.00 PER CAR INCREMENT- 1,500.00

OUTBUILDING CUT-OFF RATE FOR PER FOOT VALUES: 99.99

EXTRA KITCHENS VALUE: 7000

AGE CODES: OLD- 999 MED- 998 NEW- 997 UNKNOWN- 900 LIMIT- 250

PERS PROP MH MIN. ASSMT:500.00 PERS PROP MH ROUND TO 100?: Y

RAR090-C

LOCATION RATE FILE LIST MISCELLANEOUS RATES

PAGE 2 OF 2

MISCELLANEOUS REC#- 0002

ASSESSMENT DATE: 1/01/2024 NO YRS SINCE LAST G/R: 2 AGE WHEN MED CHGS TO OLD 65

REASSESSMENT FILE PREFIX: EDIT MAGIST. DIST? Y/N: N

IS ZIP CODE IN ADDRESS FIELD? Y/N: N

TIME ADJ. PRICE YEARS AND FACTORS: YR1-2005 1.125 YR2-2004 1.125 YR3-2003 1.12

MAP NUMBER TEMPLATE: MI D B Lss  
DIGITAL PICTURES EXIST?: Y

CREATE BATCH FILE FOR UPDATING: N

ADD OWNERSHIP TRANSFERS TO BATCH FILE: Y

FOR CARD: FORMAT CODE: O ORDER TO PRINT TRANSFERS A/D: D NO. TRNF TO PRT: 6  
PRINT NOTES ON CARD BACK: Y  
LASER PRINTER FOR PRINTING OI/LAND/NOTES SHEETS:

FOR LINK: DATE OF LAST R/E UPDATE: 2/22/2016 UPDATE LAND USE TO R/E?:N

FOR VALUES: ARCHIVE VALUE CHANGES? Y ORDER TO LIST VALUES-A/D: A NO. VALU TO PRT: 0

USER DEFINED FIELD HEADING: USER CODES:

ACCESS NAME&amp;ADDR FIELDS?: N

SUMMARY DEPREC. CALC?: N

FIELDS TO UPDATE - #2 DWELLINGS:

|                          |   |
|--------------------------|---|
| UPDATE MAP NUMBER?       | Y |
| UPDATE NAME & ADDRESS?   | Y |
| UPDATE ZONING CODE?      | Y |
| UPDATE LAND USE CODE?    | Y |
| UPDATE MAGISTERIAL CODE? | Y |
| UPDATE LEGAL DES LINE 1? | Y |
| UPDATE LEGAL DES LINE 2? | Y |
| UPDATE LEGAL DES LINE 3? | Y |
| UPDATE LEGAL DES LINE 4? | Y |
| UPDATE DEED BOOK/PAGE?   | Y |
| UPDATE ACCOUNT NUMBER?   | Y |
| UPDATE CENSUS TRACK?     | Y |
| UPDATE COMMENTS LINE 1?  | N |
| UPDATE COMMENTS LINE 2?  | N |
| UPDATE COMMENTS LINE 3?  | N |
| UPDATE SOC SEC NUMBER?   | Y |

## 2024 REAS

RAR090-E

LOCATION RATE FILE LIST

RATES PER ACRE

11/16/2023

| HOMESITE CODE | HOMESITE RATE | DESCRIPTION        | NEW HOMESITE RATE |
|---------------|---------------|--------------------|-------------------|
| H001          | 0             | H/S DEF W/OUT UTIL | 0                 |
| H090          | 20,000        | H/S-C090           | 20,000            |
| H100          | 20,500        | H/S-C100           | 20,500            |
| H101          | 21,000        | H/S-C101           | 21,000            |
| H102          | 21,500        | H/S-C102           | 21,500            |
| H103          | 22,000        | H/S-C103           | 22,000            |
| H104          | 22,500        | H/S-C104           | 22,500            |
| H105          | 23,000        | H/S-C105           | 23,000            |
| H106          | 23,500        | H/S-C106           | 23,500            |
| H110          | 24,000        | H/S-C110           | 24,000            |
| H115          | 24,500        | H/S-C115           | 24,500            |
| H120          | 25,000        | H/S-C120           | 25,000            |
| H125          | 25,500        | H/S-C125           | 25,500            |
| H130          | 26,000        | H/S-C130           | 26,000            |
| H135          | 26,500        | H/S-C135           | 26,500            |
| H140          | 27,000        | H/S-C140           | 27,000            |
| H145          | 27,500        | H/S-C145           | 27,500            |
| H150          | 28,000        | H/S-C150           | 28,000            |
| H155          | 28,500        | H/S-C155           | 28,500            |
| H157          | 29,000        | H/S-C157           | 29,000            |
| H160          | 29,500        | H/S-C160           | 29,500            |
| H165          | 30,000        | H/S-C165           | 30,000            |
| H170          | 30,500        | H/S-C170           | 30,500            |
| H175          | 31,000        | H/S-C175           | 31,000            |
| H180          | 31,500        | H/S-C180           | 31,500            |
| H185          | 31,500        | H/S-C185           | 31,500            |
| H190          | 32,500        | H/S-C190           | 32,500            |
| H195          | 33,000        | H/S-C195           | 33,000            |
| H200          | 33,500        | H/S-C200           | 33,500            |
| H202          | 34,000        | H/S-C202           | 34,000            |
| H205          | 34,500        | H/S-C205           | 34,500            |
| H210          | 35,000        | H/S-C210           | 35,000            |
| H212          | 35,100        | H/S-C212           | 35,100            |
| H215          | 35,200        | H/S-C215           | 35,200            |
| H220          | 35,300        | H/S-C220           | 35,300            |
| H225          | 35,400        | H/S-C225           | 35,400            |
| H230          | 36,000        | H/S-C230           | 36,000            |
| H235          | 38,000        | H/S-C235           | 38,000            |
| H240          | 38,500        | H/S-C240           | 38,500            |
| H245          | 39,000        | H/S-C245           | 39,000            |
| H250          | 39,500        | H/S-C250           | 39,500            |
| H255          | 40,000        | H/S-C255           | 40,000            |
| H260          | 40,500        | H/S-C260           | 40,500            |
| H265          | 41,000        | H/S-C265           | 41,000            |
| H270          | 41,300        | H/S-C270           | 41,300            |
| H275          | 41,400        | H/S-C275           | 41,400            |
| H280          | 41,500        | H/S-C280           | 41,500            |
| H285          | 43,000        | H/S-C285           | 43,000            |
| H290          | 43,500        | H/S-C290           | 43,500            |
| H295          | 44,000        | H/S-C295           | 44,000            |
| H300          | 44,500        | H/S-C300           | 44,500            |
| H305          | 45,000        | H/S-C305           | 45,000            |
| H310          | 45,500        | H/S-C310           | 45,500            |
| H315          | 46,000        | H/S-C315           | 46,000            |



## 2024 REAS

RAR090-E

LOCATION RATE FILE LIST

RATES PER ACRE

11/16/2023

| HOMESITE CODE | HOMESITE RATE | DESCRIPTION     | NEW HOMESITE RATE |
|---------------|---------------|-----------------|-------------------|
| H320          | 46,500        | H/S-C320        | 46,500            |
| H322          | 47,000        | H/S-C322        | 47,000            |
| H325          | 47,500        | H/S-C325        | 47,500            |
| H330          | 48,000        | H/S-C330        | 48,000            |
| H335          | 48,500        | H/S-C335        | 48,500            |
| H340          | 49,000        | H/S-C340        | 49,000            |
| H345          | 49,500        | H/S-C345        | 49,500            |
| H350          | 50,000        | H/S-C350        | 50,000            |
| H355          | 50,500        | H/S-C355        | 50,500            |
| H360          | 51,000        | H/S-C360        | 51,000            |
| H365          | 51,500        | H/S-C365        | 51,500            |
| H370          | 52,000        | H/S-C370        | 52,000            |
| H375          | 52,500        | H/S-C375        | 52,500            |
| H380          | 53,000        | H/S-C380        | 53,000            |
| H385          | 53,500        | H/S-C385        | 53,500            |
| H390          | 54,000        | H/S-C390        | 54,000            |
| H395          | 54,500        | H/S-C395        | 54,500            |
| H400          | 55,000        | H/S-C400        | 55,000            |
| H405          | 55,500        | H/S-C405        | 55,500            |
| H410          | 56,000        | H/S-C410        | 56,000            |
| H415          | 56,500        | H/S-C415        | 56,500            |
| H420          | 57,500        | H/S-C420        | 57,500            |
| H425          | 57,500        | H/S-C425        | 57,500            |
| H430          | 57,000        | H/S-C430        | 57,000            |
| H435          | 57,500        | H/S-C435        | 57,500            |
| H440          | 59,000        | H/S-C440        | 59,000            |
| H445          | 59,500        | H/S-C445        | 59,500            |
| H450          | 60,000        | H/S-C450        | 60,000            |
| H455          | 60,500        | H/S-C455        | 60,500            |
| H460          | 61,000        | H/S-C460        | 61,000            |
| H465          | 61,500        | H/S-C465        | 61,500            |
| H470          | 62,000        | H/S-C470        | 62,000            |
| H475          | 62,500        | H/S-C475        | 62,500            |
| H477          | 63,000        | H/S-C477        | 63,000            |
| H480          | 63,500        | H/S-C480        | 63,500            |
| H482          | 64,000        | H/S-C482        | 64,000            |
| H484          | 64,500        | H/S-C484        | 64,500            |
| H485          | 65,000        | H/S-C485        | 65,000            |
| H487          | 65,500        | H/S-C487        | 65,500            |
| H490          | 66,000        | H/S-C490        | 66,000            |
| H495          | 66,500        | H/S-C495        | 66,500            |
| H497          | 67,000        | H/S-C497        | 67,000            |
| H500          | 67,500        | H/S-C500        | 67,500            |
| H501          | 0             | H/S DEF W/ UTIL | 0                 |
| H505          | 68,500        | H/S-C505        | 68,500            |
| H510          | 69,000        | H/S-C510        | 69,000            |
| H515          | 69,500        | H/S-C515        | 69,500            |
| H520          | 70,000        | H/S-C520        | 70,000            |
| H525          | 69,500        | H/S-C525        | 69,500            |
| H530          | 71,000        | H/S-C530        | 71,000            |
| H535          | 71,500        | H/S-C535        | 71,500            |
| H540          | 72,000        | H/S-C540        | 72,000            |
| H545          | 73,000        | H/S-C545        | 73,000            |
| H550          | 73,000        | H/S-C550        | 73,000            |

## 2024 REAS

RAR090-E

LOCATION RATE FILE LIST

RATES PER ACRE

11/16/2023

| HOMESITE CODE | HOMESITE RATE | DESCRIPTION | NEW HOMESITE RATE |
|---------------|---------------|-------------|-------------------|
| H555          | 73,000        | H/S-C555    | 73,000            |
| H560          | 72,000        | 6/S-C560    | 72,000            |
| H565          | 73,000        | H/S-C565    | 73,000            |
| H570          | 74,000        | H/S-C570    | 74,000            |
| H575          | 76,000        | H/S-C575    | 76,000            |
| H580          | 76,500        | H/S-C580    | 76,500            |
| H585          | 77,000        | H/S-C585    | 77,000            |
| H590          | 77,000        | H/S-C590    | 77,000            |
| H595          | 77,500        | H/S-C595    | 77,500            |
| H600          | 78,000        | H/S-C600    | 78,000            |
| H605          | 78,500        | H/S-C605    | 78,500            |
| H610          | 76,000        | H/S-C610    | 76,000            |
| H615          | 78,500        | H/S-C615    | 78,500            |
| H620          | 79,000        | H/S-C620    | 79,000            |
| H625          | 79,500        | H/S-C625    | 79,500            |
| H630          | 80,000        | H/S-C630    | 80,000            |
| H635          | 80,500        | H/S-C635    | 80,500            |
| H637          | 81,000        | H/S-C637    | 81,000            |
| H640          | 82,500        | H/S-C640    | 82,500            |
| H643          | 83,000        | H/S-C643    | 83,000            |
| H645          | 85,000        | H/S-C645    | 85,000            |
| H650          | 85,500        | H/S-C650    | 85,500            |
| H655          | 85,900        | H/S-C655    | 85,900            |
| H660          | 89,500        | H/S-C660    | 89,500            |
| H665          | 91,000        | H/S-C665    | 91,000            |
| H670          | 95,000        | H/S-C670    | 95,000            |
| H675          | 95,500        | H/S-C675    | 95,500            |
| H680          | 99,500        | H/S-C680    | 99,500            |
| H685          | 101,000       | H/S-C685    | 101,000           |
| H690          | 104,500       | H/S-C690    | 104,500           |
| H695          | 105,000       | H/S-C695    | 105,000           |
| H700          | 109,500       | H/S-C700    | 109,500           |
| H705          | 110,000       | H/S-C705    | 110,000           |
| H710          | 114,500       | H/S-C710    | 114,500           |
| H715          | 115,500       | H/S-C715    | 115,500           |
| H720          | 117,000       | H/S-C720    | 117,000           |
| H722          | 117,500       | H/S-C722    | 0                 |
| H725          | 125,000       | H/S-C725    | 125,000           |
| H730          | 130,500       | H/S-C730    | 130,500           |
| H735          | 131,000       | H/S-C735    | 131,000           |
| H740          | 134,500       | H/S-C740    | 134,500           |
| H745          | 135,500       | H/S-C745    | 135,500           |
| H750          | 139,500       | H/S-C750    | 139,500           |
| H755          | 142,000       | H/S-C755    | 142,000           |
| H760          | 144,500       | H/S-C760    | 144,500           |
| H765          | 147,000       | H/S-C765    | 147,000           |
| H770          | 149,500       | H/S-C770    | 149,500           |
| H775          | 152,000       | H/S-C775    | 152,000           |
| H780          | 154,500       | H/S-C780    | 154,500           |
| H785          | 157,000       | H/S-C785    | 157,000           |
| H790          | 159,500       | H/S-C790    | 159,500           |
| H795          | 162,000       | H/S-C795    | 162,000           |
| H800          | 164,500       | H/S-C800    | 164,500           |
| H805          | 167,000       | H/S-C805    | 167,000           |

## 2024 REAS

RAR090-E

LOCATION RATE FILE LIST

RATES PER ACRE

11/16/2023

| HOMESITE CODE | HOMESITE RATE | DESCRIPTION | NEW HOMESITE RATE |
|---------------|---------------|-------------|-------------------|
| H810          | 169,500       | H/S-C810    | 169,500           |
| H815          | 172,000       | H/S-C815    | 172,000           |
| H820          | 174,500       | H/S-C820    | 174,500           |
| H825          | 177,000       | H/S-C825    | 177,000           |
| H830          | 179,500       | H/S-C830    | 179,500           |
| H835          | 182,000       | H/S-C835    | 182,000           |
| H840          | 184,500       | H/S-C840    | 184,500           |
| H845          | 187,000       | H/S-C845    | 187,000           |
| H850          | 189,500       | H/S-C850    | 189,500           |
| H855          | 192,000       | H/S-C855    | 192,000           |
| H860          | 194,500       | H/S-C860    | 194,500           |
| H865          | 197,000       | H/S-C865    | 197,000           |
| H870          | 199,500       | H/S-C870    | 199,500           |
| H875          | 202,000       | H/S-C875    | 202,000           |
| H880          | 204,500       | H/S-C880    | 204,500           |
| H885          | 207,000       | H/S-C885    | 207,000           |
| H890          | 210,500       | H/S-C890    | 210,500           |
| H895          | 212,000       | H/S-C895    | 212,000           |
| H900          | 214,500       | H/S-C900    | 214,500           |
| H905          | 239,500       | H/S-C905    | 239,500           |
| H920          | 289,500       | H/S-C920    | 289,500           |

RAR090-C

LOCATION RATE FILE LIST

LAND USE CLASS CODES

| CODE | DESCRIPTION           |
|------|-----------------------|
| 1    | SINGLE FAMILY URBAN   |
| 2    | SINGLE FAMILY SUBURB  |
| 3    | MULTI FAMILY          |
| 4    | COMMERICAL/INDUSTRIAL |
| 41   | COMMERICAL            |
| 42   | INDUSTRIAL            |
| 5    | AGR/UNDDEV 20-99 ACR  |
| 6    | AGR/UNDEV 100 UP ACR  |
| 7    | EXEMPT                |
| 71   | FEDERAL GOVT          |
| 72   | STATE GOVT            |
| 73   | REGIONAL GOVT         |
| 74   | LOCAL GOVT            |
| 75   | MULTIPLE GOVT         |
| 76   | RELIGIOUS             |
| 77   | CHARITABLE            |
| 78   | EDUCATIONAL           |
| 79   | OTHER                 |

RAR090-L

LOCATION RATE FILE LIST

SUBDIVISION CODES

| CODE | DESCRIPTION          |
|------|----------------------|
| CMQ  | CHATSWORTH @ MILLQTR |
| C32  | BEL BRIDGE           |
| DAL  | DALMORE              |
| HNT  | HUNTINGTON           |
| LMQ  | LINKS OF MILLQUARTER |
| MQP  | MILL QTR PLANTATION  |
| OBF  | BARLEY FARMS         |
| PWE  | PINE WOOD ESTATES    |
| SEV  | SEVEN RIDGES         |
| SLH  | ST LAURENTS HAVEN    |
| TST  | TEST                 |
| UPJ  | UPPER JAMES          |
| WAT  | WATKINS MILL         |
| WIL  | WILBURN ESTATES      |
| WLR  | WOOLRIDGE            |
| 0BC  | BRANCH CREEK         |
| 0CG  | CUMBERLAND GAP       |
| 0HH  | HOLLY HILLS          |
| 0KF  | KIMBERLY FARMS       |
| 0TT  | TIMBER TRACE         |
| 12A  | TRENHOLM WOODS       |
| 15B  | JEFFERSON WOODS      |
| 156  | FAIRFIELD            |
| 16A  | WESTLAKE @MILL MOUNT |
| 16B  | TILMANS FARM         |
| 16C  | ASTON                |
| 16D  | OAK LEAF             |
| 17B  | SHERWOOD             |
| 17C  | CEASAR WOODS         |
| 18B  | GREYWALLS            |
| 181  | WALNUT GROVE         |
| 182  | FINE CREEK BLUFFS    |
| 183  | ST LUKES             |
| 185  | PT REEDS LANDING     |
| 19B  | ST MARYS             |
| 19C  | ELIOCH TRACE         |
| 19D  | SHADOW CREEK         |
| 19E  | FRENCH HILL          |
| 233  | THE Paddock          |
| 26B  | POCAHONTAS WOODS     |
| 27A  | BRANCHWAY FOREST     |
| 27B  | PINECREST            |
| 27C  | BRANCHWAY SPRINGS    |
| 28B  | MAPLE GROVE          |
| 28C  | SPENCERWOOD          |
| 28D  | SPENCERWOOD WEST     |
| 285  | HUNTERS MILL         |
| 29A  | LAKE SHAWNEE         |
| 29B  | CHESTNUT OAKS        |
| 295  | PT LIBERTY HILLS EST |
| 30B  | VALLEY SPRINGS       |
| 30C  | COUNTRYTOWN          |
| 30D  | NORWOOD CREEK        |
| 31A  | KING WILLIAM WOODS   |

RAR090-L

LOCATION RATE FILE LIST

SUBDIVISION CODES

| CODE | DESCRIPTION          |
|------|----------------------|
| 32B  | FOUNDERS BRIDGE      |
| 32C  | BEL CREST            |
| 32D  | WINTERFIELD PLACE    |
| 324  | HUGUENOT SPRINGS     |
| 34A  | WALNUT CREEK         |
| 38A  | MILL QUARTER         |
| 38B  | FIGHTING CREEK       |
| 38C  | MATTOX CROSSING      |
| 38D  | FOXREST @INDIAN FLDS |
| 38E  | SCOTTVILLE @POWHATAN |
| 38F  | MILL STATION         |
| 39D  | FAIRLANE             |
| 39E  | BUCKINGHAM FOREST    |
| 39F  | MEADOW FARMS         |
| 41B  | GENITO STATION       |
| 41D  | DORSET RIDGE         |
| 41E  | DORSET MEADOWS       |
| 42A  | TAMRICK FARMS        |
| 43A  | HUGUENOT HUNDRED     |
| 43B  | THE GRANGE           |
| 43D  | PRESERVE @ HUGUENOT  |
| 43E  | WATKINS MILL         |
| 46A  | SLATE SPRINGS        |
| 51A  | QUARTER MILL         |
| 52A  | SKIPPER CREEK FARMS  |
| 52B  | WALKERS RIDGE        |
| 52D  | WINTERBROOK          |
| 52E  | SPARROWS LANDING     |
| 52F  | APPOMATTOX TRACE     |
| 53C  | GENITO WEST          |
| 53D  | WOODGATE             |
| 53E  | GRACELAND            |
| 535  | WINDY HILL FARMS     |
| 54B  | PINE CREEK BLUFFS    |
| 547  | CEDAR CROSS          |
| 61A  | BUTTERWOOD CREEK     |

TOWNHOUSE RATES PER SQUARE FOOT  
ONE STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 800.0         | 99.66               | 79728  | 102.57                   | 82056  | 107.89                 | 86312  |
| 810.0         | 99.54               | 80627  | 102.44                   | 82976  | 107.75                 | 87278  |
| 820.0         | 99.42               | 81524  | 102.32                   | 83902  | 107.61                 | 88240  |
| 830.0         | 99.30               | 82419  | 102.19                   | 84818  | 107.47                 | 89200  |
| 840.0         | 99.18               | 83311  | 102.07                   | 85739  | 107.33                 | 90157  |
| 850.0         | 99.06               | 84201  | 101.94                   | 86649  | 107.20                 | 91120  |
| 860.0         | 98.93               | 85080  | 101.81                   | 87557  | 107.06                 | 92072  |
| 870.0         | 98.81               | 85965  | 101.69                   | 88470  | 106.92                 | 93020  |
| 880.0         | 98.69               | 86847  | 101.56                   | 89373  | 106.78                 | 93966  |
| 890.0         | 98.57               | 87727  | 101.44                   | 90282  | 106.64                 | 94910  |
| 900.0         | 98.45               | 88605  | 101.31                   | 91179  | 106.51                 | 95859  |
| 910.0         | 98.32               | 89471  | 101.18                   | 92074  | 106.37                 | 96797  |
| 920.0         | 98.20               | 90344  | 101.06                   | 92975  | 106.23                 | 97732  |
| 930.0         | 98.08               | 91214  | 100.93                   | 93865  | 106.09                 | 98664  |
| 940.0         | 97.96               | 92082  | 100.81                   | 94761  | 105.95                 | 99593  |
| 950.0         | 97.84               | 92948  | 100.68                   | 95646  | 105.82                 | 100529 |
| 960.0         | 97.72               | 93811  | 100.56                   | 96538  | 105.68                 | 101453 |
| 970.0         | 97.59               | 94662  | 100.43                   | 97417  | 105.54                 | 102374 |
| 980.0         | 97.47               | 95521  | 100.30                   | 98294  | 105.40                 | 103292 |
| 990.0         | 97.35               | 96377  | 100.18                   | 99178  | 105.26                 | 104207 |
| 1000.0        | 97.23               | 97230  | 100.05                   | 100050 | 105.13                 | 105130 |
| 1010.0        | 97.11               | 98081  | 99.93                    | 100929 | 104.99                 | 106040 |
| 1020.0        | 96.98               | 98920  | 99.80                    | 101796 | 104.85                 | 106947 |
| 1030.0        | 96.86               | 99766  | 99.68                    | 102670 | 104.71                 | 107851 |
| 1040.0        | 96.74               | 100610 | 99.55                    | 103532 | 104.57                 | 108753 |
| 1050.0        | 96.62               | 101451 | 99.42                    | 104391 | 104.44                 | 109662 |
| 1060.0        | 96.50               | 102290 | 99.30                    | 105258 | 104.30                 | 110558 |
| 1070.0        | 96.38               | 103127 | 99.17                    | 106112 | 104.16                 | 111451 |
| 1080.0        | 96.25               | 103950 | 99.05                    | 106974 | 104.02                 | 112342 |
| 1090.0        | 96.13               | 104782 | 98.92                    | 107823 | 103.88                 | 113229 |
| 1100.0        | 96.01               | 105611 | 98.80                    | 108680 | 103.75                 | 114125 |
| 1110.0        | 95.89               | 106438 | 98.67                    | 109524 | 103.61                 | 115007 |
| 1120.0        | 95.77               | 107262 | 98.54                    | 110365 | 103.47                 | 115886 |
| 1130.0        | 95.64               | 108073 | 98.42                    | 111215 | 103.33                 | 116763 |
| 1140.0        | 95.52               | 108893 | 98.29                    | 112051 | 103.20                 | 117648 |
| 1150.0        | 95.40               | 109710 | 98.17                    | 112896 | 103.06                 | 118519 |
| 1160.0        | 95.28               | 110525 | 98.04                    | 113726 | 102.92                 | 119387 |
| 1170.0        | 95.16               | 111337 | 97.91                    | 114555 | 102.78                 | 120253 |
| 1180.0        | 95.04               | 112147 | 97.79                    | 115392 | 102.64                 | 121115 |
| 1190.0        | 94.91               | 112943 | 97.66                    | 116215 | 102.51                 | 121987 |
| 1200.0        | 94.79               | 113748 | 97.54                    | 117048 | 102.37                 | 122844 |
| 1210.0        | 94.67               | 114551 | 97.41                    | 117866 | 102.23                 | 123698 |
| 1220.0        | 94.55               | 115351 | 97.29                    | 118694 | 102.09                 | 124550 |
| 1230.0        | 94.43               | 116149 | 97.16                    | 119507 | 101.95                 | 125399 |
| 1240.0        | 94.30               | 116932 | 97.03                    | 120317 | 101.82                 | 126257 |

TOWNHOUSE RATES PER SQUARE FOOT  
ONE STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1250.0        | 94.18               | 117725 | 96.91                    | 121138 | 101.68                 | 127100 |
| 1260.0        | 94.06               | 118516 | 96.78                    | 121943 | 101.54                 | 127940 |
| 1270.0        | 93.94               | 119304 | 96.66                    | 122758 | 101.40                 | 128778 |
| 1280.0        | 93.82               | 120090 | 96.53                    | 123558 | 101.26                 | 129613 |
| 1290.0        | 93.70               | 120873 | 96.41                    | 124369 | 101.13                 | 130458 |
| 1300.0        | 93.57               | 121641 | 96.28                    | 125164 | 100.99                 | 131287 |
| 1310.0        | 93.45               | 122420 | 96.15                    | 125957 | 100.85                 | 132114 |
| 1320.0        | 93.33               | 123196 | 96.03                    | 126760 | 100.71                 | 132937 |
| 1330.0        | 93.21               | 123969 | 95.90                    | 127547 | 100.57                 | 133758 |
| 1340.0        | 93.09               | 124741 | 95.78                    | 128345 | 100.44                 | 134590 |
| 1350.0        | 92.96               | 125496 | 95.65                    | 129128 | 100.30                 | 135405 |
| 1360.0        | 92.84               | 126262 | 95.53                    | 129921 | 100.16                 | 136218 |
| 1370.0        | 92.72               | 127026 | 95.40                    | 130698 | 100.02                 | 137027 |
| 1380.0        | 92.60               | 127788 | 95.27                    | 131473 | 99.88                  | 137834 |
| 1390.0        | 92.48               | 128547 | 95.15                    | 132259 | 99.75                  | 138653 |
| 1400.0        | 92.36               | 129304 | 95.02                    | 133028 | 99.61                  | 139454 |
| 1410.0        | 92.23               | 130044 | 94.90                    | 133809 | 99.47                  | 140253 |
| 1420.0        | 92.11               | 130796 | 94.77                    | 134573 | 99.33                  | 141049 |
| 1430.0        | 91.99               | 131546 | 94.64                    | 135335 | 99.19                  | 141842 |
| 1440.0        | 91.87               | 132293 | 94.52                    | 136109 | 99.06                  | 142646 |
| 1450.0        | 91.75               | 133038 | 94.39                    | 136866 | 98.92                  | 143434 |
| 1460.0        | 91.62               | 133765 | 94.27                    | 137634 | 98.78                  | 144219 |
| 1470.0        | 91.50               | 134505 | 94.14                    | 138386 | 98.64                  | 145001 |
| 1480.0        | 91.38               | 135242 | 94.02                    | 139150 | 98.50                  | 145780 |
| 1490.0        | 91.26               | 135977 | 93.89                    | 139896 | 98.37                  | 146571 |
| 1500.0        | 91.14               | 136710 | 93.76                    | 140640 | 98.23                  | 147345 |
| 1510.0        | 91.02               | 137440 | 93.64                    | 141396 | 98.09                  | 148116 |
| 1520.0        | 90.89               | 138153 | 93.51                    | 142135 | 97.95                  | 148884 |
| 1530.0        | 90.77               | 138878 | 93.39                    | 142887 | 97.81                  | 149649 |
| 1540.0        | 90.65               | 139601 | 93.26                    | 143620 | 97.68                  | 150427 |
| 1550.0        | 90.53               | 140322 | 93.14                    | 144367 | 97.54                  | 151187 |
| 1560.0        | 90.41               | 141040 | 93.01                    | 145096 | 97.40                  | 151944 |
| 1570.0        | 90.28               | 141740 | 92.88                    | 145822 | 97.26                  | 152698 |
| 1580.0        | 90.16               | 142453 | 92.76                    | 146561 | 97.12                  | 153450 |
| 1590.0        | 90.04               | 143164 | 92.63                    | 147282 | 96.99                  | 154214 |
| 1600.0        | 89.92               | 143872 | 92.51                    | 148016 | 96.85                  | 154960 |
| 1610.0        | 89.80               | 144578 | 92.38                    | 148732 | 96.71                  | 155703 |
| 1620.0        | 89.68               | 145282 | 92.25                    | 149445 | 96.57                  | 156443 |
| 1630.0        | 89.55               | 145967 | 92.13                    | 150172 | 96.43                  | 157181 |
| 1640.0        | 89.43               | 146665 | 92.00                    | 150880 | 96.30                  | 157932 |
| 1650.0        | 89.31               | 147362 | 91.88                    | 151602 | 96.16                  | 158664 |
| 1660.0        | 89.19               | 148055 | 91.75                    | 152305 | 96.02                  | 159393 |
| 1670.0        | 89.07               | 148747 | 91.63                    | 153022 | 95.88                  | 160120 |
| 1680.0        | 88.94               | 149419 | 91.50                    | 153720 | 95.74                  | 160843 |
| 1690.0        | 88.82               | 150106 | 91.37                    | 154415 | 95.61                  | 161581 |



TOWNHOUSE RATES PER SQUARE FOOT  
ONE STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1700.0        | 88.70               | 150790 | 91.25                    | 155125 | 95.47                  | 162299 |
| 1710.0        | 88.58               | 151472 | 91.12                    | 155815 | 95.33                  | 163014 |
| 1720.0        | 88.46               | 152151 | 91.00                    | 156520 | 95.19                  | 163727 |
| 1730.0        | 88.34               | 152828 | 90.87                    | 157205 | 95.05                  | 164437 |
| 1740.0        | 88.21               | 153485 | 90.75                    | 157905 | 94.92                  | 165161 |
| 1750.0        | 88.09               | 154158 | 90.62                    | 158585 | 94.78                  | 165865 |
| 1760.0        | 87.97               | 154827 | 90.49                    | 159262 | 94.64                  | 166566 |
| 1770.0        | 87.85               | 155495 | 90.37                    | 159955 | 94.50                  | 167265 |
| 1780.0        | 87.73               | 156159 | 90.24                    | 160627 | 94.36                  | 167961 |
| 1790.0        | 87.60               | 156804 | 90.12                    | 161315 | 94.23                  | 168672 |
| 1800.0        | 87.48               | 157464 | 89.99                    | 161982 | 94.09                  | 169362 |
| 1810.0        | 87.36               | 158122 | 89.87                    | 162665 | 93.95                  | 170050 |
| 1820.0        | 87.24               | 158777 | 89.74                    | 163327 | 93.81                  | 170734 |
| 1830.0        | 87.12               | 159430 | 89.61                    | 163986 | 93.68                  | 171434 |
| 1840.0        | 87.00               | 160080 | 89.49                    | 164662 | 93.54                  | 172114 |
| 1850.0        | 86.87               | 160710 | 89.36                    | 165316 | 93.40                  | 172790 |
| 1860.0        | 86.75               | 161355 | 89.24                    | 165986 | 93.26                  | 173464 |
| 1870.0        | 86.63               | 161998 | 89.11                    | 166636 | 93.12                  | 174134 |
| 1880.0        | 86.51               | 162639 | 88.98                    | 167282 | 92.99                  | 174821 |
| 1890.0        | 86.39               | 163277 | 88.86                    | 167945 | 92.85                  | 175487 |
| 1900.0        | 86.26               | 163894 | 88.73                    | 168587 | 92.71                  | 176149 |
| 1910.0        | 86.14               | 164527 | 88.61                    | 169245 | 92.57                  | 176809 |
| 1920.0        | 86.02               | 165158 | 88.48                    | 169882 | 92.43                  | 177466 |
| 1930.0        | 85.90               | 165787 | 88.36                    | 170535 | 92.30                  | 178139 |
| 1940.0        | 85.78               | 166413 | 88.23                    | 171166 | 92.16                  | 178790 |
| 1950.0        | 85.66               | 167037 | 88.10                    | 171795 | 92.02                  | 179439 |
| 1960.0        | 85.53               | 167639 | 87.98                    | 172441 | 91.88                  | 180085 |
| 1970.0        | 85.41               | 168258 | 87.85                    | 173065 | 91.74                  | 180728 |
| 1980.0        | 85.29               | 168874 | 87.73                    | 173705 | 91.61                  | 181388 |
| 1990.0        | 85.17               | 169488 | 87.60                    | 174324 | 91.47                  | 182025 |
| 2000.0        | 85.05               | 170100 | 87.48                    | 174960 | 91.33                  | 182660 |
| 2010.0        | 84.92               | 170689 | 87.35                    | 175574 | 91.19                  | 183292 |
| 2020.0        | 84.80               | 171296 | 87.22                    | 176184 | 91.05                  | 183921 |
| 2030.0        | 84.68               | 171900 | 87.10                    | 176813 | 90.92                  | 184568 |
| 2040.0        | 84.56               | 172502 | 86.97                    | 177419 | 90.78                  | 185191 |
| 2050.0        | 84.44               | 173102 | 86.85                    | 178043 | 90.64                  | 185812 |
| 2060.0        | 84.32               | 173699 | 86.72                    | 178643 | 90.50                  | 186430 |
| 2070.0        | 84.19               | 174273 | 86.60                    | 179262 | 90.36                  | 187045 |
| 2080.0        | 84.07               | 174866 | 86.47                    | 179858 | 90.23                  | 187678 |
| 2090.0        | 83.95               | 175456 | 86.34                    | 180451 | 90.09                  | 188288 |
| 2100.0        | 83.83               | 176043 | 86.22                    | 181062 | 89.95                  | 188895 |
| 2110.0        | 83.71               | 176628 | 86.09                    | 181650 | 89.81                  | 189499 |
| 2120.0        | 83.58               | 177190 | 85.97                    | 182256 | 89.67                  | 190100 |
| 2130.0        | 83.46               | 177770 | 85.84                    | 182839 | 89.54                  | 190720 |
| 2140.0        | 83.34               | 178348 | 85.71                    | 183419 | 89.40                  | 191316 |

TOWNHOUSE RATES PER SQUARE FOOT

ONE STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 2150.0        | 83.22               | 178923 | 85.59                    | 184019 | 89.26                  | 191909 |
| 2160.0        | 83.10               | 179496 | 85.46                    | 184594 | 89.12                  | 192499 |
| 2170.0        | 82.98               | 180067 | 85.34                    | 185188 | 88.98                  | 193087 |
| 2180.0        | 82.85               | 180613 | 85.21                    | 185758 | 88.85                  | 193693 |
| 2190.0        | 82.73               | 181179 | 85.09                    | 186347 | 88.71                  | 194275 |
| 2200.0        | 82.61               | 181742 | 84.96                    | 186912 | 88.57                  | 194854 |

TOWNHOUSE RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1000.0        | 93.41               | 93410  | 98.63                    | 98630  | 104.00                 | 104000 |
| 1010.0        | 93.29               | 94223  | 98.50                    | 99485  | 103.86                 | 104899 |
| 1020.0        | 93.17               | 95033  | 98.38                    | 100348 | 103.73                 | 105805 |
| 1030.0        | 93.05               | 95842  | 98.25                    | 101198 | 103.59                 | 106698 |
| 1040.0        | 92.93               | 96647  | 98.12                    | 102045 | 103.45                 | 107588 |
| 1050.0        | 92.81               | 97451  | 98.00                    | 102900 | 103.32                 | 108486 |
| 1060.0        | 92.69               | 98251  | 97.87                    | 103742 | 103.18                 | 109371 |
| 1070.0        | 92.57               | 99050  | 97.75                    | 104593 | 103.04                 | 110253 |
| 1080.0        | 92.45               | 99846  | 97.62                    | 105430 | 102.91                 | 111143 |
| 1090.0        | 92.33               | 100640 | 97.50                    | 106275 | 102.77                 | 112019 |
| 1100.0        | 92.20               | 101420 | 97.37                    | 107107 | 102.63                 | 112893 |
| 1110.0        | 92.08               | 102209 | 97.25                    | 107948 | 102.50                 | 113775 |
| 1120.0        | 91.96               | 102995 | 97.12                    | 108774 | 102.36                 | 114643 |
| 1130.0        | 91.84               | 103779 | 97.00                    | 109610 | 102.22                 | 115509 |
| 1140.0        | 91.72               | 104561 | 96.87                    | 110432 | 102.09                 | 116383 |
| 1150.0        | 91.60               | 105340 | 96.75                    | 111263 | 101.95                 | 117243 |
| 1160.0        | 91.48               | 106117 | 96.62                    | 112079 | 101.81                 | 118100 |
| 1170.0        | 91.36               | 106891 | 96.50                    | 112905 | 101.68                 | 118966 |
| 1180.0        | 91.24               | 107663 | 96.37                    | 113717 | 101.54                 | 119817 |
| 1190.0        | 91.12               | 108433 | 96.25                    | 114538 | 101.40                 | 120666 |
| 1200.0        | 91.00               | 109200 | 96.12                    | 115344 | 101.27                 | 121524 |
| 1210.0        | 90.88               | 109965 | 96.00                    | 116160 | 101.13                 | 122367 |
| 1220.0        | 90.76               | 110727 | 95.87                    | 116961 | 100.99                 | 123208 |
| 1230.0        | 90.63               | 111475 | 95.75                    | 117773 | 100.86                 | 124058 |
| 1240.0        | 90.51               | 112232 | 95.62                    | 118569 | 100.72                 | 124893 |
| 1250.0        | 90.39               | 112988 | 95.49                    | 119363 | 100.59                 | 125738 |
| 1260.0        | 90.27               | 113740 | 95.37                    | 120166 | 100.45                 | 126567 |
| 1270.0        | 90.15               | 114491 | 95.24                    | 120955 | 100.31                 | 127394 |
| 1280.0        | 90.03               | 115238 | 95.12                    | 121754 | 100.18                 | 128230 |
| 1290.0        | 89.91               | 115984 | 94.99                    | 122537 | 100.04                 | 129052 |
| 1300.0        | 89.79               | 116727 | 94.87                    | 123331 | 99.90                  | 129870 |
| 1310.0        | 89.67               | 117468 | 94.74                    | 124109 | 99.77                  | 130699 |
| 1320.0        | 89.55               | 118206 | 94.62                    | 124898 | 99.63                  | 131512 |
| 1330.0        | 89.43               | 118942 | 94.49                    | 125672 | 99.49                  | 132322 |
| 1340.0        | 89.31               | 119675 | 94.37                    | 126456 | 99.36                  | 133142 |
| 1350.0        | 89.19               | 120407 | 94.24                    | 127224 | 99.22                  | 133947 |
| 1360.0        | 89.07               | 121135 | 94.12                    | 128003 | 99.08                  | 134749 |
| 1370.0        | 88.94               | 121848 | 93.99                    | 128766 | 98.95                  | 135562 |
| 1380.0        | 88.82               | 122572 | 93.87                    | 129541 | 98.81                  | 136358 |
| 1390.0        | 88.70               | 123293 | 93.74                    | 130299 | 98.67                  | 137151 |
| 1400.0        | 88.58               | 124012 | 93.62                    | 131068 | 98.54                  | 137956 |
| 1410.0        | 88.46               | 124729 | 93.49                    | 131821 | 98.40                  | 138744 |
| 1420.0        | 88.34               | 125443 | 93.37                    | 132585 | 98.26                  | 139529 |
| 1430.0        | 88.22               | 126155 | 93.24                    | 133333 | 98.13                  | 140326 |
| 1440.0        | 88.10               | 126864 | 93.12                    | 134093 | 97.99                  | 141106 |

TOWNHOUSE RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1450.0        | 87.98               | 127571 | 92.99                    | 134836 | 97.85                  | 141883 |
| 1460.0        | 87.86               | 128276 | 92.86                    | 135576 | 97.72                  | 142671 |
| 1470.0        | 87.74               | 128978 | 92.74                    | 136328 | 97.58                  | 143443 |
| 1480.0        | 87.62               | 129678 | 92.61                    | 137063 | 97.45                  | 144226 |
| 1490.0        | 87.50               | 130375 | 92.49                    | 137810 | 97.31                  | 144992 |
| 1500.0        | 87.37               | 131055 | 92.36                    | 138540 | 97.17                  | 145755 |
| 1510.0        | 87.25               | 131748 | 92.24                    | 139282 | 97.04                  | 146530 |
| 1520.0        | 87.13               | 132438 | 92.11                    | 140007 | 96.90                  | 147288 |
| 1530.0        | 87.01               | 133125 | 91.99                    | 140745 | 96.76                  | 148043 |
| 1540.0        | 86.89               | 133811 | 91.86                    | 141464 | 96.63                  | 148810 |
| 1550.0        | 86.77               | 134494 | 91.74                    | 142197 | 96.49                  | 149560 |
| 1560.0        | 86.65               | 135174 | 91.61                    | 142912 | 96.35                  | 150306 |
| 1570.0        | 86.53               | 135852 | 91.49                    | 143639 | 96.22                  | 151065 |
| 1580.0        | 86.41               | 136528 | 91.36                    | 144349 | 96.08                  | 151806 |
| 1590.0        | 86.29               | 137201 | 91.24                    | 145072 | 95.94                  | 152545 |
| 1600.0        | 86.17               | 137872 | 91.11                    | 145776 | 95.81                  | 153296 |
| 1610.0        | 86.05               | 138541 | 90.99                    | 146494 | 95.67                  | 154029 |
| 1620.0        | 85.93               | 139207 | 90.86                    | 147193 | 95.53                  | 154759 |
| 1630.0        | 85.80               | 139854 | 90.74                    | 147906 | 95.40                  | 155502 |
| 1640.0        | 85.68               | 140515 | 90.61                    | 148600 | 95.26                  | 156226 |
| 1650.0        | 85.56               | 141174 | 90.49                    | 149309 | 95.12                  | 156948 |
| 1660.0        | 85.44               | 141830 | 90.36                    | 149998 | 94.99                  | 157683 |
| 1670.0        | 85.32               | 142484 | 90.23                    | 150684 | 94.85                  | 158400 |
| 1680.0        | 85.20               | 143136 | 90.11                    | 151385 | 94.71                  | 159113 |
| 1690.0        | 85.08               | 143785 | 89.98                    | 152066 | 94.58                  | 159840 |
| 1700.0        | 84.96               | 144432 | 89.86                    | 152762 | 94.44                  | 160548 |
| 1710.0        | 84.84               | 145076 | 89.73                    | 153438 | 94.31                  | 161270 |
| 1720.0        | 84.72               | 145718 | 89.61                    | 154129 | 94.17                  | 161972 |
| 1730.0        | 84.60               | 146358 | 89.48                    | 154800 | 94.03                  | 162672 |
| 1740.0        | 84.48               | 146995 | 89.36                    | 155486 | 93.90                  | 163386 |
| 1750.0        | 84.36               | 147630 | 89.23                    | 156153 | 93.76                  | 164080 |
| 1760.0        | 84.24               | 148262 | 89.11                    | 156834 | 93.62                  | 164771 |
| 1770.0        | 84.11               | 148875 | 88.98                    | 157495 | 93.49                  | 165477 |
| 1780.0        | 83.99               | 149502 | 88.86                    | 158171 | 93.35                  | 166163 |
| 1790.0        | 83.87               | 150127 | 88.73                    | 158827 | 93.21                  | 166846 |
| 1800.0        | 83.75               | 150750 | 88.61                    | 159498 | 93.08                  | 167544 |
| 1810.0        | 83.63               | 151370 | 88.48                    | 160149 | 92.94                  | 168221 |
| 1820.0        | 83.51               | 151988 | 88.36                    | 160815 | 92.80                  | 168896 |
| 1830.0        | 83.39               | 152604 | 88.23                    | 161461 | 92.67                  | 169586 |
| 1840.0        | 83.27               | 153217 | 88.11                    | 162122 | 92.53                  | 170255 |
| 1850.0        | 83.15               | 153828 | 87.98                    | 162763 | 92.39                  | 170922 |
| 1860.0        | 83.03               | 154436 | 87.86                    | 163420 | 92.26                  | 171604 |
| 1870.0        | 82.91               | 155042 | 87.73                    | 164055 | 92.12                  | 172264 |
| 1880.0        | 82.79               | 155645 | 87.60                    | 164688 | 91.98                  | 172922 |
| 1890.0        | 82.67               | 156246 | 87.48                    | 165337 | 91.85                  | 173597 |

TOWNHOUSE RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1900.0        | 82.54               | 156826 | 87.35                    | 165965 | 91.71                  | 174249 |
| 1910.0        | 82.42               | 157422 | 87.23                    | 166609 | 91.57                  | 174899 |
| 1920.0        | 82.30               | 158016 | 87.10                    | 167232 | 91.44                  | 175565 |
| 1930.0        | 82.18               | 158607 | 86.98                    | 167871 | 91.30                  | 176209 |
| 1940.0        | 82.06               | 159196 | 86.85                    | 168489 | 91.17                  | 176870 |
| 1950.0        | 81.94               | 159783 | 86.73                    | 169124 | 91.03                  | 177509 |
| 1960.0        | 81.82               | 160367 | 86.60                    | 169736 | 90.89                  | 178144 |
| 1970.0        | 81.70               | 160949 | 86.48                    | 170366 | 90.76                  | 178797 |
| 1980.0        | 81.58               | 161528 | 86.35                    | 170973 | 90.62                  | 179428 |
| 1990.0        | 81.46               | 162105 | 86.23                    | 171598 | 90.48                  | 180055 |
| 2000.0        | 81.34               | 162680 | 86.10                    | 172200 | 90.35                  | 180700 |
| 2010.0        | 81.22               | 163252 | 85.98                    | 172820 | 90.21                  | 181322 |
| 2020.0        | 81.10               | 163822 | 85.85                    | 173417 | 90.07                  | 181941 |
| 2030.0        | 80.98               | 164389 | 85.73                    | 174032 | 89.94                  | 182578 |
| 2040.0        | 80.85               | 164934 | 85.60                    | 174624 | 89.80                  | 183192 |
| 2050.0        | 80.73               | 165497 | 85.48                    | 175234 | 89.66                  | 183803 |
| 2060.0        | 80.61               | 166057 | 85.35                    | 175821 | 89.53                  | 184432 |
| 2070.0        | 80.49               | 166614 | 85.23                    | 176426 | 89.39                  | 185037 |
| 2080.0        | 80.37               | 167170 | 85.10                    | 177008 | 89.25                  | 185640 |
| 2090.0        | 80.25               | 167723 | 84.97                    | 177587 | 89.12                  | 186261 |
| 2100.0        | 80.13               | 168273 | 84.85                    | 178185 | 88.98                  | 186858 |
| 2110.0        | 80.01               | 168821 | 84.72                    | 178759 | 88.84                  | 187452 |
| 2120.0        | 79.89               | 169367 | 84.60                    | 179352 | 88.71                  | 188065 |
| 2130.0        | 79.77               | 169910 | 84.47                    | 179921 | 88.57                  | 188654 |
| 2140.0        | 79.65               | 170451 | 84.35                    | 180509 | 88.43                  | 189240 |
| 2150.0        | 79.53               | 170990 | 84.22                    | 181073 | 88.30                  | 189845 |
| 2160.0        | 79.41               | 171526 | 84.10                    | 181656 | 88.16                  | 190426 |
| 2170.0        | 79.28               | 172038 | 83.97                    | 182215 | 88.03                  | 191025 |
| 2180.0        | 79.16               | 172569 | 83.85                    | 182793 | 87.89                  | 191600 |
| 2190.0        | 79.04               | 173098 | 83.72                    | 183347 | 87.75                  | 192173 |
| 2200.0        | 78.92               | 173624 | 83.60                    | 183920 | 87.62                  | 192764 |
| 2210.0        | 78.80               | 174148 | 83.47                    | 184469 | 87.48                  | 193331 |
| 2220.0        | 78.68               | 174670 | 83.35                    | 185037 | 87.34                  | 193895 |
| 2230.0        | 78.56               | 175189 | 83.22                    | 185581 | 87.21                  | 194478 |
| 2240.0        | 78.44               | 175706 | 83.10                    | 186144 | 87.07                  | 195037 |
| 2250.0        | 78.32               | 176220 | 82.97                    | 186683 | 86.93                  | 195593 |
| 2260.0        | 78.20               | 176732 | 82.85                    | 187241 | 86.80                  | 196168 |
| 2270.0        | 78.08               | 177242 | 82.72                    | 187774 | 86.66                  | 196718 |
| 2280.0        | 77.96               | 177749 | 82.60                    | 188328 | 86.52                  | 197266 |
| 2290.0        | 77.84               | 178254 | 82.47                    | 188856 | 86.39                  | 197833 |
| 2300.0        | 77.71               | 178733 | 82.34                    | 189382 | 86.25                  | 198375 |
| 2310.0        | 77.59               | 179233 | 82.22                    | 189928 | 86.11                  | 198914 |
| 2320.0        | 77.47               | 179730 | 82.09                    | 190449 | 85.98                  | 199474 |
| 2330.0        | 77.35               | 180226 | 81.97                    | 190990 | 85.84                  | 200007 |
| 2340.0        | 77.23               | 180718 | 81.84                    | 191506 | 85.70                  | 200538 |

TOWNHOUSE RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 2350.0        | 77.11               | 181209 | 81.72                    | 192042 | 85.57                  | 201090 |
| 2360.0        | 76.99               | 181696 | 81.59                    | 192552 | 85.43                  | 201615 |
| 2370.0        | 76.87               | 182182 | 81.47                    | 193084 | 85.29                  | 202137 |
| 2380.0        | 76.75               | 182665 | 81.34                    | 193589 | 85.16                  | 202681 |
| 2390.0        | 76.63               | 183146 | 81.22                    | 194116 | 85.02                  | 203198 |
| 2400.0        | 76.51               | 183624 | 81.09                    | 194616 | 84.89                  | 203736 |
| 2410.0        | 76.39               | 184100 | 80.97                    | 195138 | 84.75                  | 204248 |
| 2420.0        | 76.27               | 184573 | 80.84                    | 195633 | 84.61                  | 204756 |
| 2430.0        | 76.15               | 185045 | 80.72                    | 196150 | 84.48                  | 205286 |
| 2440.0        | 76.02               | 185489 | 80.59                    | 196640 | 84.34                  | 205790 |
| 2450.0        | 75.90               | 185955 | 80.47                    | 197152 | 84.20                  | 206290 |
| 2460.0        | 75.78               | 186419 | 80.34                    | 197636 | 84.07                  | 206812 |
| 2470.0        | 75.66               | 186880 | 80.22                    | 198143 | 83.93                  | 207307 |
| 2480.0        | 75.54               | 187339 | 80.09                    | 198623 | 83.79                  | 207799 |
| 2490.0        | 75.42               | 187796 | 79.97                    | 199125 | 83.66                  | 208313 |
| 2500.0        | 75.30               | 188250 | 79.84                    | 199600 | 83.52                  | 208800 |

TOWNHOUSE RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1000.0        | 93.41               | 93410  | 98.63                    | 98630  | 104.00                 | 104000 |
| 1010.0        | 93.29               | 94223  | 98.50                    | 99485  | 103.86                 | 104899 |
| 1020.0        | 93.17               | 95033  | 98.38                    | 100348 | 103.73                 | 105805 |
| 1030.0        | 93.05               | 95842  | 98.25                    | 101198 | 103.59                 | 106698 |
| 1040.0        | 92.93               | 96647  | 98.12                    | 102045 | 103.45                 | 107588 |
| 1050.0        | 92.81               | 97451  | 98.00                    | 102900 | 103.32                 | 108486 |
| 1060.0        | 92.69               | 98251  | 97.87                    | 103742 | 103.18                 | 109371 |
| 1070.0        | 92.57               | 99050  | 97.75                    | 104593 | 103.04                 | 110253 |
| 1080.0        | 92.45               | 99846  | 97.62                    | 105430 | 102.91                 | 111143 |
| 1090.0        | 92.33               | 100640 | 97.50                    | 106275 | 102.77                 | 112019 |
| 1100.0        | 92.20               | 101420 | 97.37                    | 107107 | 102.63                 | 112893 |
| 1110.0        | 92.08               | 102209 | 97.25                    | 107948 | 102.50                 | 113775 |
| 1120.0        | 91.96               | 102995 | 97.12                    | 108774 | 102.36                 | 114643 |
| 1130.0        | 91.84               | 103779 | 97.00                    | 109610 | 102.22                 | 115509 |
| 1140.0        | 91.72               | 104561 | 96.87                    | 110432 | 102.09                 | 116383 |
| 1150.0        | 91.60               | 105340 | 96.75                    | 111263 | 101.95                 | 117243 |
| 1160.0        | 91.48               | 106117 | 96.62                    | 112079 | 101.81                 | 118100 |
| 1170.0        | 91.36               | 106891 | 96.50                    | 112905 | 101.68                 | 118966 |
| 1180.0        | 91.24               | 107663 | 96.37                    | 113717 | 101.54                 | 119817 |
| 1190.0        | 91.12               | 108433 | 96.25                    | 114538 | 101.40                 | 120666 |
| 1200.0        | 91.00               | 109200 | 96.12                    | 115344 | 101.27                 | 121524 |
| 1210.0        | 90.88               | 109965 | 96.00                    | 116160 | 101.13                 | 122367 |
| 1220.0        | 90.76               | 110727 | 95.87                    | 116961 | 100.99                 | 123208 |
| 1230.0        | 90.63               | 111475 | 95.75                    | 117773 | 100.86                 | 124058 |
| 1240.0        | 90.51               | 112232 | 95.62                    | 118569 | 100.72                 | 124893 |
| 1250.0        | 90.39               | 112988 | 95.49                    | 119363 | 100.59                 | 125738 |
| 1260.0        | 90.27               | 113740 | 95.37                    | 120166 | 100.45                 | 126567 |
| 1270.0        | 90.15               | 114491 | 95.24                    | 120955 | 100.31                 | 127394 |
| 1280.0        | 90.03               | 115238 | 95.12                    | 121754 | 100.18                 | 128230 |
| 1290.0        | 89.91               | 115984 | 94.99                    | 122537 | 100.04                 | 129052 |
| 1300.0        | 89.79               | 116727 | 94.87                    | 123331 | 99.90                  | 129870 |
| 1310.0        | 89.67               | 117468 | 94.74                    | 124109 | 99.77                  | 130699 |
| 1320.0        | 89.55               | 118206 | 94.62                    | 124898 | 99.63                  | 131512 |
| 1330.0        | 89.43               | 118942 | 94.49                    | 125672 | 99.49                  | 132322 |
| 1340.0        | 89.31               | 119675 | 94.37                    | 126456 | 99.36                  | 133142 |
| 1350.0        | 89.19               | 120407 | 94.24                    | 127224 | 99.22                  | 133947 |
| 1360.0        | 89.07               | 121135 | 94.12                    | 128003 | 99.08                  | 134749 |
| 1370.0        | 88.94               | 121848 | 93.99                    | 128766 | 98.95                  | 135562 |
| 1380.0        | 88.82               | 122572 | 93.87                    | 129541 | 98.81                  | 136358 |
| 1390.0        | 88.70               | 123293 | 93.74                    | 130299 | 98.67                  | 137151 |
| 1400.0        | 88.58               | 124012 | 93.62                    | 131068 | 98.54                  | 137956 |
| 1410.0        | 88.46               | 124729 | 93.49                    | 131821 | 98.40                  | 138744 |
| 1420.0        | 88.34               | 125443 | 93.37                    | 132585 | 98.26                  | 139529 |
| 1430.0        | 88.22               | 126155 | 93.24                    | 133333 | 98.13                  | 140326 |
| 1440.0        | 88.10               | 126864 | 93.12                    | 134093 | 97.99                  | 141106 |

TOWNHOUSE RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1450.0        | 87.98               | 127571 | 92.99                    | 134836 | 97.85                  | 141883 |
| 1460.0        | 87.86               | 128276 | 92.86                    | 135576 | 97.72                  | 142671 |
| 1470.0        | 87.74               | 128978 | 92.74                    | 136328 | 97.58                  | 143443 |
| 1480.0        | 87.62               | 129678 | 92.61                    | 137063 | 97.45                  | 144226 |
| 1490.0        | 87.50               | 130375 | 92.49                    | 137810 | 97.31                  | 144992 |
| 1500.0        | 87.37               | 131055 | 92.36                    | 138540 | 97.17                  | 145755 |
| 1510.0        | 87.25               | 131748 | 92.24                    | 139282 | 97.04                  | 146530 |
| 1520.0        | 87.13               | 132438 | 92.11                    | 140007 | 96.90                  | 147288 |
| 1530.0        | 87.01               | 133125 | 91.99                    | 140745 | 96.76                  | 148043 |
| 1540.0        | 86.89               | 133811 | 91.86                    | 141464 | 96.63                  | 148810 |
| 1550.0        | 86.77               | 134494 | 91.74                    | 142197 | 96.49                  | 149560 |
| 1560.0        | 86.65               | 135174 | 91.61                    | 142912 | 96.35                  | 150306 |
| 1570.0        | 86.53               | 135852 | 91.49                    | 143639 | 96.22                  | 151065 |
| 1580.0        | 86.41               | 136528 | 91.36                    | 144349 | 96.08                  | 151806 |
| 1590.0        | 86.29               | 137201 | 91.24                    | 145072 | 95.94                  | 152545 |
| 1600.0        | 86.17               | 137872 | 91.11                    | 145776 | 95.81                  | 153296 |
| 1610.0        | 86.05               | 138541 | 90.99                    | 146494 | 95.67                  | 154029 |
| 1620.0        | 85.93               | 139207 | 90.86                    | 147193 | 95.53                  | 154759 |
| 1630.0        | 85.80               | 139854 | 90.74                    | 147906 | 95.40                  | 155502 |
| 1640.0        | 85.68               | 140515 | 90.61                    | 148600 | 95.26                  | 156226 |
| 1650.0        | 85.56               | 141174 | 90.49                    | 149309 | 95.12                  | 156948 |
| 1660.0        | 85.44               | 141830 | 90.36                    | 149998 | 94.99                  | 157683 |
| 1670.0        | 85.32               | 142484 | 90.23                    | 150684 | 94.85                  | 158400 |
| 1680.0        | 85.20               | 143136 | 90.11                    | 151385 | 94.71                  | 159113 |
| 1690.0        | 85.08               | 143785 | 89.98                    | 152066 | 94.58                  | 159840 |
| 1700.0        | 84.96               | 144432 | 89.86                    | 152762 | 94.44                  | 160548 |
| 1710.0        | 84.84               | 145076 | 89.73                    | 153438 | 94.31                  | 161270 |
| 1720.0        | 84.72               | 145718 | 89.61                    | 154129 | 94.17                  | 161972 |
| 1730.0        | 84.60               | 146358 | 89.48                    | 154800 | 94.03                  | 162672 |
| 1740.0        | 84.48               | 146995 | 89.36                    | 155486 | 93.90                  | 163386 |
| 1750.0        | 84.36               | 147630 | 89.23                    | 156153 | 93.76                  | 164080 |
| 1760.0        | 84.24               | 148262 | 89.11                    | 156834 | 93.62                  | 164771 |
| 1770.0        | 84.11               | 148875 | 88.98                    | 157495 | 93.49                  | 165477 |
| 1780.0        | 83.99               | 149502 | 88.86                    | 158171 | 93.35                  | 166163 |
| 1790.0        | 83.87               | 150127 | 88.73                    | 158827 | 93.21                  | 166846 |
| 1800.0        | 83.75               | 150750 | 88.61                    | 159498 | 93.08                  | 167544 |
| 1810.0        | 83.63               | 151370 | 88.48                    | 160149 | 92.94                  | 168221 |
| 1820.0        | 83.51               | 151988 | 88.36                    | 160815 | 92.80                  | 168896 |
| 1830.0        | 83.39               | 152604 | 88.23                    | 161461 | 92.67                  | 169586 |
| 1840.0        | 83.27               | 153217 | 88.11                    | 162122 | 92.53                  | 170255 |
| 1850.0        | 83.15               | 153828 | 87.98                    | 162763 | 92.39                  | 170922 |
| 1860.0        | 83.03               | 154436 | 87.86                    | 163420 | 92.26                  | 171604 |
| 1870.0        | 82.91               | 155042 | 87.73                    | 164055 | 92.12                  | 172264 |
| 1880.0        | 82.79               | 155645 | 87.60                    | 164688 | 91.98                  | 172922 |
| 1890.0        | 82.67               | 156246 | 87.48                    | 165337 | 91.85                  | 173597 |



TOWNHOUSE RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1900.0        | 82.54               | 156826 | 87.35                    | 165965 | 91.71                  | 174249 |
| 1910.0        | 82.42               | 157422 | 87.23                    | 166609 | 91.57                  | 174899 |
| 1920.0        | 82.30               | 158016 | 87.10                    | 167232 | 91.44                  | 175565 |
| 1930.0        | 82.18               | 158607 | 86.98                    | 167871 | 91.30                  | 176209 |
| 1940.0        | 82.06               | 159196 | 86.85                    | 168489 | 91.17                  | 176870 |
| 1950.0        | 81.94               | 159783 | 86.73                    | 169124 | 91.03                  | 177509 |
| 1960.0        | 81.82               | 160367 | 86.60                    | 169736 | 90.89                  | 178144 |
| 1970.0        | 81.70               | 160949 | 86.48                    | 170366 | 90.76                  | 178797 |
| 1980.0        | 81.58               | 161528 | 86.35                    | 170973 | 90.62                  | 179428 |
| 1990.0        | 81.46               | 162105 | 86.23                    | 171598 | 90.48                  | 180055 |
| 2000.0        | 81.34               | 162680 | 86.10                    | 172200 | 90.35                  | 180700 |
| 2010.0        | 81.22               | 163252 | 85.98                    | 172820 | 90.21                  | 181322 |
| 2020.0        | 81.10               | 163822 | 85.85                    | 173417 | 90.07                  | 181941 |
| 2030.0        | 80.98               | 164389 | 85.73                    | 174032 | 89.94                  | 182578 |
| 2040.0        | 80.85               | 164934 | 85.60                    | 174624 | 89.80                  | 183192 |
| 2050.0        | 80.73               | 165497 | 85.48                    | 175234 | 89.66                  | 183803 |
| 2060.0        | 80.61               | 166057 | 85.35                    | 175821 | 89.53                  | 184432 |
| 2070.0        | 80.49               | 166614 | 85.23                    | 176426 | 89.39                  | 185037 |
| 2080.0        | 80.37               | 167170 | 85.10                    | 177008 | 89.25                  | 185640 |
| 2090.0        | 80.25               | 167723 | 84.97                    | 177587 | 89.12                  | 186261 |
| 2100.0        | 80.13               | 168273 | 84.85                    | 178185 | 88.98                  | 186858 |
| 2110.0        | 80.01               | 168821 | 84.72                    | 178759 | 88.84                  | 187452 |
| 2120.0        | 79.89               | 169367 | 84.60                    | 179352 | 88.71                  | 188065 |
| 2130.0        | 79.77               | 169910 | 84.47                    | 179921 | 88.57                  | 188654 |
| 2140.0        | 79.65               | 170451 | 84.35                    | 180509 | 88.43                  | 189240 |
| 2150.0        | 79.53               | 170990 | 84.22                    | 181073 | 88.30                  | 189845 |
| 2160.0        | 79.41               | 171526 | 84.10                    | 181656 | 88.16                  | 190426 |
| 2170.0        | 79.28               | 172038 | 83.97                    | 182215 | 88.03                  | 191025 |
| 2180.0        | 79.16               | 172569 | 83.85                    | 182793 | 87.89                  | 191600 |
| 2190.0        | 79.04               | 173098 | 83.72                    | 183347 | 87.75                  | 192173 |
| 2200.0        | 78.92               | 173624 | 83.60                    | 183920 | 87.62                  | 192764 |
| 2210.0        | 78.80               | 174148 | 83.47                    | 184469 | 87.48                  | 193331 |
| 2220.0        | 78.68               | 174670 | 83.35                    | 185037 | 87.34                  | 193895 |
| 2230.0        | 78.56               | 175189 | 83.22                    | 185581 | 87.21                  | 194478 |
| 2240.0        | 78.44               | 175706 | 83.10                    | 186144 | 87.07                  | 195037 |
| 2250.0        | 78.32               | 176220 | 82.97                    | 186683 | 86.93                  | 195593 |
| 2260.0        | 78.20               | 176732 | 82.85                    | 187241 | 86.80                  | 196168 |
| 2270.0        | 78.08               | 177242 | 82.72                    | 187774 | 86.66                  | 196718 |
| 2280.0        | 77.96               | 177749 | 82.60                    | 188328 | 86.52                  | 197266 |
| 2290.0        | 77.84               | 178254 | 82.47                    | 188856 | 86.39                  | 197833 |
| 2300.0        | 77.71               | 178733 | 82.34                    | 189382 | 86.25                  | 198375 |
| 2310.0        | 77.59               | 179233 | 82.22                    | 189928 | 86.11                  | 198914 |
| 2320.0        | 77.47               | 179730 | 82.09                    | 190449 | 85.98                  | 199474 |
| 2330.0        | 77.35               | 180226 | 81.97                    | 190990 | 85.84                  | 200007 |
| 2340.0        | 77.23               | 180718 | 81.84                    | 191506 | 85.70                  | 200538 |

TOWNHOUSE RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0001

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 2350.0        | 77.11               | 181209 | 81.72                    | 192042 | 85.57                  | 201090 |
| 2360.0        | 76.99               | 181696 | 81.59                    | 192552 | 85.43                  | 201615 |
| 2370.0        | 76.87               | 182182 | 81.47                    | 193084 | 85.29                  | 202137 |
| 2380.0        | 76.75               | 182665 | 81.34                    | 193589 | 85.16                  | 202681 |
| 2390.0        | 76.63               | 183146 | 81.22                    | 194116 | 85.02                  | 203198 |
| 2400.0        | 76.51               | 183624 | 81.09                    | 194616 | 84.89                  | 203736 |
| 2410.0        | 76.39               | 184100 | 80.97                    | 195138 | 84.75                  | 204248 |
| 2420.0        | 76.27               | 184573 | 80.84                    | 195633 | 84.61                  | 204756 |
| 2430.0        | 76.15               | 185045 | 80.72                    | 196150 | 84.48                  | 205286 |
| 2440.0        | 76.02               | 185489 | 80.59                    | 196640 | 84.34                  | 205790 |
| 2450.0        | 75.90               | 185955 | 80.47                    | 197152 | 84.20                  | 206290 |
| 2460.0        | 75.78               | 186419 | 80.34                    | 197636 | 84.07                  | 206812 |
| 2470.0        | 75.66               | 186880 | 80.22                    | 198143 | 83.93                  | 207307 |
| 2480.0        | 75.54               | 187339 | 80.09                    | 198623 | 83.79                  | 207799 |
| 2490.0        | 75.42               | 187796 | 79.97                    | 199125 | 83.66                  | 208313 |
| 2500.0        | 75.30               | 188250 | 79.84                    | 199600 | 83.52                  | 208800 |

TOWNHOUSE RATES PER SQUARE FOOT  
ONE STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 800.0         | 99.66               | 79728  | 102.57                   | 82056  | 107.89                 | 86312  |
| 810.0         | 99.54               | 80627  | 102.44                   | 82976  | 107.75                 | 87278  |
| 820.0         | 99.42               | 81524  | 102.32                   | 83902  | 107.61                 | 88240  |
| 830.0         | 99.30               | 82419  | 102.19                   | 84818  | 107.47                 | 89200  |
| 840.0         | 99.18               | 83311  | 102.07                   | 85739  | 107.33                 | 90157  |
| 850.0         | 99.06               | 84201  | 101.94                   | 86649  | 107.20                 | 91120  |
| 860.0         | 98.93               | 85080  | 101.81                   | 87557  | 107.06                 | 92072  |
| 870.0         | 98.81               | 85965  | 101.69                   | 88470  | 106.92                 | 93020  |
| 880.0         | 98.69               | 86847  | 101.56                   | 89373  | 106.78                 | 93966  |
| 890.0         | 98.57               | 87727  | 101.44                   | 90282  | 106.64                 | 94910  |
| 900.0         | 98.45               | 88605  | 101.31                   | 91179  | 106.51                 | 95859  |
| 910.0         | 98.32               | 89471  | 101.18                   | 92074  | 106.37                 | 96797  |
| 920.0         | 98.20               | 90344  | 101.06                   | 92975  | 106.23                 | 97732  |
| 930.0         | 98.08               | 91214  | 100.93                   | 93865  | 106.09                 | 98664  |
| 940.0         | 97.96               | 92082  | 100.81                   | 94761  | 105.95                 | 99593  |
| 950.0         | 97.84               | 92948  | 100.68                   | 95646  | 105.82                 | 100529 |
| 960.0         | 97.72               | 93811  | 100.56                   | 96538  | 105.68                 | 101453 |
| 970.0         | 97.59               | 94662  | 100.43                   | 97417  | 105.54                 | 102374 |
| 980.0         | 97.47               | 95521  | 100.30                   | 98294  | 105.40                 | 103292 |
| 990.0         | 97.35               | 96377  | 100.18                   | 99178  | 105.26                 | 104207 |
| 1000.0        | 97.23               | 97230  | 100.05                   | 100050 | 105.13                 | 105130 |
| 1010.0        | 97.11               | 98081  | 99.93                    | 100929 | 104.99                 | 106040 |
| 1020.0        | 96.98               | 98920  | 99.80                    | 101796 | 104.85                 | 106947 |
| 1030.0        | 96.86               | 99766  | 99.68                    | 102670 | 104.71                 | 107851 |
| 1040.0        | 96.74               | 100610 | 99.55                    | 103532 | 104.57                 | 108753 |
| 1050.0        | 96.62               | 101451 | 99.42                    | 104391 | 104.44                 | 109662 |
| 1060.0        | 96.50               | 102290 | 99.30                    | 105258 | 104.30                 | 110558 |
| 1070.0        | 96.38               | 103127 | 99.17                    | 106112 | 104.16                 | 111451 |
| 1080.0        | 96.25               | 103950 | 99.05                    | 106974 | 104.02                 | 112342 |
| 1090.0        | 96.13               | 104782 | 98.92                    | 107823 | 103.88                 | 113229 |
| 1100.0        | 96.01               | 105611 | 98.80                    | 108680 | 103.75                 | 114125 |
| 1110.0        | 95.89               | 106438 | 98.67                    | 109524 | 103.61                 | 115007 |
| 1120.0        | 95.77               | 107262 | 98.54                    | 110365 | 103.47                 | 115886 |
| 1130.0        | 95.64               | 108073 | 98.42                    | 111215 | 103.33                 | 116763 |
| 1140.0        | 95.52               | 108893 | 98.29                    | 112051 | 103.20                 | 117648 |
| 1150.0        | 95.40               | 109710 | 98.17                    | 112896 | 103.06                 | 118519 |
| 1160.0        | 95.28               | 110525 | 98.04                    | 113726 | 102.92                 | 119387 |
| 1170.0        | 95.16               | 111337 | 97.91                    | 114555 | 102.78                 | 120253 |
| 1180.0        | 95.04               | 112147 | 97.79                    | 115392 | 102.64                 | 121115 |
| 1190.0        | 94.91               | 112943 | 97.66                    | 116215 | 102.51                 | 121987 |
| 1200.0        | 94.79               | 113748 | 97.54                    | 117048 | 102.37                 | 122844 |
| 1210.0        | 94.67               | 114551 | 97.41                    | 117866 | 102.23                 | 123698 |
| 1220.0        | 94.55               | 115351 | 97.29                    | 118694 | 102.09                 | 124550 |
| 1230.0        | 94.43               | 116149 | 97.16                    | 119507 | 101.95                 | 125399 |
| 1240.0        | 94.30               | 116932 | 97.03                    | 120317 | 101.82                 | 126257 |

TOWNHOUSE RATES PER SQUARE FOOT

ONE STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1250.0        | 94.18               | 117725 | 96.91                    | 121138 | 101.68                 | 127100 |
| 1260.0        | 94.06               | 118516 | 96.78                    | 121943 | 101.54                 | 127940 |
| 1270.0        | 93.94               | 119304 | 96.66                    | 122758 | 101.40                 | 128778 |
| 1280.0        | 93.82               | 120090 | 96.53                    | 123558 | 101.26                 | 129613 |
| 1290.0        | 93.70               | 120873 | 96.41                    | 124369 | 101.13                 | 130458 |
| 1300.0        | 93.57               | 121641 | 96.28                    | 125164 | 100.99                 | 131287 |
| 1310.0        | 93.45               | 122420 | 96.15                    | 125957 | 100.85                 | 132114 |
| 1320.0        | 93.33               | 123196 | 96.03                    | 126760 | 100.71                 | 132937 |
| 1330.0        | 93.21               | 123969 | 95.90                    | 127547 | 100.57                 | 133758 |
| 1340.0        | 93.09               | 124741 | 95.78                    | 128345 | 100.44                 | 134590 |
| 1350.0        | 92.96               | 125496 | 95.65                    | 129128 | 100.30                 | 135405 |
| 1360.0        | 92.84               | 126262 | 95.53                    | 129921 | 100.16                 | 136218 |
| 1370.0        | 92.72               | 127026 | 95.40                    | 130698 | 100.02                 | 137027 |
| 1380.0        | 92.60               | 127788 | 95.27                    | 131473 | 99.88                  | 137834 |
| 1390.0        | 92.48               | 128547 | 95.15                    | 132259 | 99.75                  | 138653 |
| 1400.0        | 92.36               | 129304 | 95.02                    | 133028 | 99.61                  | 139454 |
| 1410.0        | 92.23               | 130044 | 94.90                    | 133809 | 99.47                  | 140253 |
| 1420.0        | 92.11               | 130796 | 94.77                    | 134573 | 99.33                  | 141049 |
| 1430.0        | 91.99               | 131546 | 94.64                    | 135335 | 99.19                  | 141842 |
| 1440.0        | 91.87               | 132293 | 94.52                    | 136109 | 99.06                  | 142646 |
| 1450.0        | 91.75               | 133038 | 94.39                    | 136866 | 98.92                  | 143434 |
| 1460.0        | 91.62               | 133765 | 94.27                    | 137634 | 98.78                  | 144219 |
| 1470.0        | 91.50               | 134505 | 94.14                    | 138386 | 98.64                  | 145001 |
| 1480.0        | 91.38               | 135242 | 94.02                    | 139150 | 98.50                  | 145780 |
| 1490.0        | 91.26               | 135977 | 93.89                    | 139896 | 98.37                  | 146571 |
| 1500.0        | 91.14               | 136710 | 93.76                    | 140640 | 98.23                  | 147345 |
| 1510.0        | 91.02               | 137440 | 93.64                    | 141396 | 98.09                  | 148116 |
| 1520.0        | 90.89               | 138153 | 93.51                    | 142135 | 97.95                  | 148884 |
| 1530.0        | 90.77               | 138878 | 93.39                    | 142887 | 97.81                  | 149649 |
| 1540.0        | 90.65               | 139601 | 93.26                    | 143620 | 97.68                  | 150427 |
| 1550.0        | 90.53               | 140322 | 93.14                    | 144367 | 97.54                  | 151187 |
| 1560.0        | 90.41               | 141040 | 93.01                    | 145096 | 97.40                  | 151944 |
| 1570.0        | 90.28               | 141740 | 92.88                    | 145822 | 97.26                  | 152698 |
| 1580.0        | 90.16               | 142453 | 92.76                    | 146561 | 97.12                  | 153450 |
| 1590.0        | 90.04               | 143164 | 92.63                    | 147282 | 96.99                  | 154214 |
| 1600.0        | 89.92               | 143872 | 92.51                    | 148016 | 96.85                  | 154960 |
| 1610.0        | 89.80               | 144578 | 92.38                    | 148732 | 96.71                  | 155703 |
| 1620.0        | 89.68               | 145282 | 92.25                    | 149445 | 96.57                  | 156443 |
| 1630.0        | 89.55               | 145967 | 92.13                    | 150172 | 96.43                  | 157181 |
| 1640.0        | 89.43               | 146665 | 92.00                    | 150880 | 96.30                  | 157932 |
| 1650.0        | 89.31               | 147362 | 91.88                    | 151602 | 96.16                  | 158664 |
| 1660.0        | 89.19               | 148055 | 91.75                    | 152305 | 96.02                  | 159393 |
| 1670.0        | 89.07               | 148747 | 91.63                    | 153022 | 95.88                  | 160120 |
| 1680.0        | 88.94               | 149419 | 91.50                    | 153720 | 95.74                  | 160843 |
| 1690.0        | 88.82               | 150106 | 91.37                    | 154415 | 95.61                  | 161581 |

TOWNHOUSE RATES PER SQUARE FOOT  
ONE STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1700.0        | 88.70               | 150790 | 91.25                    | 155125 | 95.47                  | 162299 |
| 1710.0        | 88.58               | 151472 | 91.12                    | 155815 | 95.33                  | 163014 |
| 1720.0        | 88.46               | 152151 | 91.00                    | 156520 | 95.19                  | 163727 |
| 1730.0        | 88.34               | 152828 | 90.87                    | 157205 | 95.05                  | 164437 |
| 1740.0        | 88.21               | 153485 | 90.75                    | 157905 | 94.92                  | 165161 |
| 1750.0        | 88.09               | 154158 | 90.62                    | 158585 | 94.78                  | 165865 |
| 1760.0        | 87.97               | 154827 | 90.49                    | 159262 | 94.64                  | 166566 |
| 1770.0        | 87.85               | 155495 | 90.37                    | 159955 | 94.50                  | 167265 |
| 1780.0        | 87.73               | 156159 | 90.24                    | 160627 | 94.36                  | 167961 |
| 1790.0        | 87.60               | 156804 | 90.12                    | 161315 | 94.23                  | 168672 |
| 1800.0        | 87.48               | 157464 | 89.99                    | 161982 | 94.09                  | 169362 |
| 1810.0        | 87.36               | 158122 | 89.87                    | 162665 | 93.95                  | 170050 |
| 1820.0        | 87.24               | 158777 | 89.74                    | 163327 | 93.81                  | 170734 |
| 1830.0        | 87.12               | 159430 | 89.61                    | 163986 | 93.68                  | 171434 |
| 1840.0        | 87.00               | 160080 | 89.49                    | 164662 | 93.54                  | 172114 |
| 1850.0        | 86.87               | 160710 | 89.36                    | 165316 | 93.40                  | 172790 |
| 1860.0        | 86.75               | 161355 | 89.24                    | 165986 | 93.26                  | 173464 |
| 1870.0        | 86.63               | 161998 | 89.11                    | 166636 | 93.12                  | 174134 |
| 1880.0        | 86.51               | 162639 | 88.98                    | 167282 | 92.99                  | 174821 |
| 1890.0        | 86.39               | 163277 | 88.86                    | 167945 | 92.85                  | 175487 |
| 1900.0        | 86.26               | 163894 | 88.73                    | 168587 | 92.71                  | 176149 |
| 1910.0        | 86.14               | 164527 | 88.61                    | 169245 | 92.57                  | 176809 |
| 1920.0        | 86.02               | 165158 | 88.48                    | 169882 | 92.43                  | 177466 |
| 1930.0        | 85.90               | 165787 | 88.36                    | 170535 | 92.30                  | 178139 |
| 1940.0        | 85.78               | 166413 | 88.23                    | 171166 | 92.16                  | 178790 |
| 1950.0        | 85.66               | 167037 | 88.10                    | 171795 | 92.02                  | 179439 |
| 1960.0        | 85.53               | 167639 | 87.98                    | 172441 | 91.88                  | 180085 |
| 1970.0        | 85.41               | 168258 | 87.85                    | 173065 | 91.74                  | 180728 |
| 1980.0        | 85.29               | 168874 | 87.73                    | 173705 | 91.61                  | 181388 |
| 1990.0        | 85.17               | 169488 | 87.60                    | 174324 | 91.47                  | 182025 |
| 2000.0        | 85.05               | 170100 | 87.48                    | 174960 | 91.33                  | 182660 |
| 2010.0        | 84.92               | 170689 | 87.35                    | 175574 | 91.19                  | 183292 |
| 2020.0        | 84.80               | 171296 | 87.22                    | 176184 | 91.05                  | 183921 |
| 2030.0        | 84.68               | 171900 | 87.10                    | 176813 | 90.92                  | 184568 |
| 2040.0        | 84.56               | 172502 | 86.97                    | 177419 | 90.78                  | 185191 |
| 2050.0        | 84.44               | 173102 | 86.85                    | 178043 | 90.64                  | 185812 |
| 2060.0        | 84.32               | 173699 | 86.72                    | 178643 | 90.50                  | 186430 |
| 2070.0        | 84.19               | 174273 | 86.60                    | 179262 | 90.36                  | 187045 |
| 2080.0        | 84.07               | 174866 | 86.47                    | 179858 | 90.23                  | 187678 |
| 2090.0        | 83.95               | 175456 | 86.34                    | 180451 | 90.09                  | 188288 |
| 2100.0        | 83.83               | 176043 | 86.22                    | 181062 | 89.95                  | 188895 |
| 2110.0        | 83.71               | 176628 | 86.09                    | 181650 | 89.81                  | 189499 |
| 2120.0        | 83.58               | 177190 | 85.97                    | 182256 | 89.67                  | 190100 |
| 2130.0        | 83.46               | 177770 | 85.84                    | 182839 | 89.54                  | 190720 |
| 2140.0        | 83.34               | 178348 | 85.71                    | 183419 | 89.40                  | 191316 |

TOWNHOUSE RATES PER SQUARE FOOT

ONE STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 2150.0        | 83.22               | 178923 | 85.59                    | 184019 | 89.26                  | 191909 |
| 2160.0        | 83.10               | 179496 | 85.46                    | 184594 | 89.12                  | 192499 |
| 2170.0        | 82.98               | 180067 | 85.34                    | 185188 | 88.98                  | 193087 |
| 2180.0        | 82.85               | 180613 | 85.21                    | 185758 | 88.85                  | 193693 |
| 2190.0        | 82.73               | 181179 | 85.09                    | 186347 | 88.71                  | 194275 |
| 2200.0        | 82.61               | 181742 | 84.96                    | 186912 | 88.57                  | 194854 |

TOWNHOUSE RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1000.0        | 93.41               | 93410  | 98.63                    | 98630  | 104.00                 | 104000 |
| 1010.0        | 93.29               | 94223  | 98.50                    | 99485  | 103.86                 | 104899 |
| 1020.0        | 93.17               | 95033  | 98.38                    | 100348 | 103.73                 | 105805 |
| 1030.0        | 93.05               | 95842  | 98.25                    | 101198 | 103.59                 | 106698 |
| 1040.0        | 92.93               | 96647  | 98.12                    | 102045 | 103.45                 | 107588 |
| 1050.0        | 92.81               | 97451  | 98.00                    | 102900 | 103.32                 | 108486 |
| 1060.0        | 92.69               | 98251  | 97.87                    | 103742 | 103.18                 | 109371 |
| 1070.0        | 92.57               | 99050  | 97.75                    | 104593 | 103.04                 | 110253 |
| 1080.0        | 92.45               | 99846  | 97.62                    | 105430 | 102.91                 | 111143 |
| 1090.0        | 92.33               | 100640 | 97.50                    | 106275 | 102.77                 | 112019 |
| 1100.0        | 92.20               | 101420 | 97.37                    | 107107 | 102.63                 | 112893 |
| 1110.0        | 92.08               | 102209 | 97.25                    | 107948 | 102.50                 | 113775 |
| 1120.0        | 91.96               | 102995 | 97.12                    | 108774 | 102.36                 | 114643 |
| 1130.0        | 91.84               | 103779 | 97.00                    | 109610 | 102.22                 | 115509 |
| 1140.0        | 91.72               | 104561 | 96.87                    | 110432 | 102.09                 | 116383 |
| 1150.0        | 91.60               | 105340 | 96.75                    | 111263 | 101.95                 | 117243 |
| 1160.0        | 91.48               | 106117 | 96.62                    | 112079 | 101.81                 | 118100 |
| 1170.0        | 91.36               | 106891 | 96.50                    | 112905 | 101.68                 | 118966 |
| 1180.0        | 91.24               | 107663 | 96.37                    | 113717 | 101.54                 | 119817 |
| 1190.0        | 91.12               | 108433 | 96.25                    | 114538 | 101.40                 | 120666 |
| 1200.0        | 91.00               | 109200 | 96.12                    | 115344 | 101.27                 | 121524 |
| 1210.0        | 90.88               | 109965 | 96.00                    | 116160 | 101.13                 | 122367 |
| 1220.0        | 90.76               | 110727 | 95.87                    | 116961 | 100.99                 | 123208 |
| 1230.0        | 90.63               | 111475 | 95.75                    | 117773 | 100.86                 | 124058 |
| 1240.0        | 90.51               | 112232 | 95.62                    | 118569 | 100.72                 | 124893 |
| 1250.0        | 90.39               | 112988 | 95.49                    | 119363 | 100.59                 | 125738 |
| 1260.0        | 90.27               | 113740 | 95.37                    | 120166 | 100.45                 | 126567 |
| 1270.0        | 90.15               | 114491 | 95.24                    | 120955 | 100.31                 | 127394 |
| 1280.0        | 90.03               | 115238 | 95.12                    | 121754 | 100.18                 | 128230 |
| 1290.0        | 89.91               | 115984 | 94.99                    | 122537 | 100.04                 | 129052 |
| 1300.0        | 89.79               | 116727 | 94.87                    | 123331 | 99.90                  | 129870 |
| 1310.0        | 89.67               | 117468 | 94.74                    | 124109 | 99.77                  | 130699 |
| 1320.0        | 89.55               | 118206 | 94.62                    | 124898 | 99.63                  | 131512 |
| 1330.0        | 89.43               | 118942 | 94.49                    | 125672 | 99.49                  | 132322 |
| 1340.0        | 89.31               | 119675 | 94.37                    | 126456 | 99.36                  | 133142 |
| 1350.0        | 89.19               | 120407 | 94.24                    | 127224 | 99.22                  | 133947 |
| 1360.0        | 89.07               | 121135 | 94.12                    | 128003 | 99.08                  | 134749 |
| 1370.0        | 88.94               | 121848 | 93.99                    | 128766 | 98.95                  | 135562 |
| 1380.0        | 88.82               | 122572 | 93.87                    | 129541 | 98.81                  | 136358 |
| 1390.0        | 88.70               | 123293 | 93.74                    | 130299 | 98.67                  | 137151 |
| 1400.0        | 88.58               | 124012 | 93.62                    | 131068 | 98.54                  | 137956 |
| 1410.0        | 88.46               | 124729 | 93.49                    | 131821 | 98.40                  | 138744 |
| 1420.0        | 88.34               | 125443 | 93.37                    | 132585 | 98.26                  | 139529 |
| 1430.0        | 88.22               | 126155 | 93.24                    | 133333 | 98.13                  | 140326 |
| 1440.0        | 88.10               | 126864 | 93.12                    | 134093 | 97.99                  | 141106 |

TOWNHOUSE RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1450.0        | 87.98               | 127571 | 92.99                    | 134836 | 97.85                  | 141883 |
| 1460.0        | 87.86               | 128276 | 92.86                    | 135576 | 97.72                  | 142671 |
| 1470.0        | 87.74               | 128978 | 92.74                    | 136328 | 97.58                  | 143443 |
| 1480.0        | 87.62               | 129678 | 92.61                    | 137063 | 97.45                  | 144226 |
| 1490.0        | 87.50               | 130375 | 92.49                    | 137810 | 97.31                  | 144992 |
| 1500.0        | 87.37               | 131055 | 92.36                    | 138540 | 97.17                  | 145755 |
| 1510.0        | 87.25               | 131748 | 92.24                    | 139282 | 97.04                  | 146530 |
| 1520.0        | 87.13               | 132438 | 92.11                    | 140007 | 96.90                  | 147288 |
| 1530.0        | 87.01               | 133125 | 91.99                    | 140745 | 96.76                  | 148043 |
| 1540.0        | 86.89               | 133811 | 91.86                    | 141464 | 96.63                  | 148810 |
| 1550.0        | 86.77               | 134494 | 91.74                    | 142197 | 96.49                  | 149560 |
| 1560.0        | 86.65               | 135174 | 91.61                    | 142912 | 96.35                  | 150306 |
| 1570.0        | 86.53               | 135852 | 91.49                    | 143639 | 96.22                  | 151065 |
| 1580.0        | 86.41               | 136528 | 91.36                    | 144349 | 96.08                  | 151806 |
| 1590.0        | 86.29               | 137201 | 91.24                    | 145072 | 95.94                  | 152545 |
| 1600.0        | 86.17               | 137872 | 91.11                    | 145776 | 95.81                  | 153296 |
| 1610.0        | 86.05               | 138541 | 90.99                    | 146494 | 95.67                  | 154029 |
| 1620.0        | 85.93               | 139207 | 90.86                    | 147193 | 95.53                  | 154759 |
| 1630.0        | 85.80               | 139854 | 90.74                    | 147906 | 95.40                  | 155502 |
| 1640.0        | 85.68               | 140515 | 90.61                    | 148600 | 95.26                  | 156226 |
| 1650.0        | 85.56               | 141174 | 90.49                    | 149309 | 95.12                  | 156948 |
| 1660.0        | 85.44               | 141830 | 90.36                    | 149998 | 94.99                  | 157683 |
| 1670.0        | 85.32               | 142484 | 90.23                    | 150684 | 94.85                  | 158400 |
| 1680.0        | 85.20               | 143136 | 90.11                    | 151385 | 94.71                  | 159113 |
| 1690.0        | 85.08               | 143785 | 89.98                    | 152066 | 94.58                  | 159840 |
| 1700.0        | 84.96               | 144432 | 89.86                    | 152762 | 94.44                  | 160548 |
| 1710.0        | 84.84               | 145076 | 89.73                    | 153438 | 94.31                  | 161270 |
| 1720.0        | 84.72               | 145718 | 89.61                    | 154129 | 94.17                  | 161972 |
| 1730.0        | 84.60               | 146358 | 89.48                    | 154800 | 94.03                  | 162672 |
| 1740.0        | 84.48               | 146995 | 89.36                    | 155486 | 93.90                  | 163386 |
| 1750.0        | 84.36               | 147630 | 89.23                    | 156153 | 93.76                  | 164080 |
| 1760.0        | 84.24               | 148262 | 89.11                    | 156834 | 93.62                  | 164771 |
| 1770.0        | 84.11               | 148875 | 88.98                    | 157495 | 93.49                  | 165477 |
| 1780.0        | 83.99               | 149502 | 88.86                    | 158171 | 93.35                  | 166163 |
| 1790.0        | 83.87               | 150127 | 88.73                    | 158827 | 93.21                  | 166846 |
| 1800.0        | 83.75               | 150750 | 88.61                    | 159498 | 93.08                  | 167544 |
| 1810.0        | 83.63               | 151370 | 88.48                    | 160149 | 92.94                  | 168221 |
| 1820.0        | 83.51               | 151988 | 88.36                    | 160815 | 92.80                  | 168896 |
| 1830.0        | 83.39               | 152604 | 88.23                    | 161461 | 92.67                  | 169586 |
| 1840.0        | 83.27               | 153217 | 88.11                    | 162122 | 92.53                  | 170255 |
| 1850.0        | 83.15               | 153828 | 87.98                    | 162763 | 92.39                  | 170922 |
| 1860.0        | 83.03               | 154436 | 87.86                    | 163420 | 92.26                  | 171604 |
| 1870.0        | 82.91               | 155042 | 87.73                    | 164055 | 92.12                  | 172264 |
| 1880.0        | 82.79               | 155645 | 87.60                    | 164688 | 91.98                  | 172922 |
| 1890.0        | 82.67               | 156246 | 87.48                    | 165337 | 91.85                  | 173597 |



TOWNHOUSE RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1900.0        | 82.54               | 156826 | 87.35                    | 165965 | 91.71                  | 174249 |
| 1910.0        | 82.42               | 157422 | 87.23                    | 166609 | 91.57                  | 174899 |
| 1920.0        | 82.30               | 158016 | 87.10                    | 167232 | 91.44                  | 175565 |
| 1930.0        | 82.18               | 158607 | 86.98                    | 167871 | 91.30                  | 176209 |
| 1940.0        | 82.06               | 159196 | 86.85                    | 168489 | 91.17                  | 176870 |
| 1950.0        | 81.94               | 159783 | 86.73                    | 169124 | 91.03                  | 177509 |
| 1960.0        | 81.82               | 160367 | 86.60                    | 169736 | 90.89                  | 178144 |
| 1970.0        | 81.70               | 160949 | 86.48                    | 170366 | 90.76                  | 178797 |
| 1980.0        | 81.58               | 161528 | 86.35                    | 170973 | 90.62                  | 179428 |
| 1990.0        | 81.46               | 162105 | 86.23                    | 171598 | 90.48                  | 180055 |
| 2000.0        | 81.34               | 162680 | 86.10                    | 172200 | 90.35                  | 180700 |
| 2010.0        | 81.22               | 163252 | 85.98                    | 172820 | 90.21                  | 181322 |
| 2020.0        | 81.10               | 163822 | 85.85                    | 173417 | 90.07                  | 181941 |
| 2030.0        | 80.98               | 164389 | 85.73                    | 174032 | 89.94                  | 182578 |
| 2040.0        | 80.85               | 164934 | 85.60                    | 174624 | 89.80                  | 183192 |
| 2050.0        | 80.73               | 165497 | 85.48                    | 175234 | 89.66                  | 183803 |
| 2060.0        | 80.61               | 166057 | 85.35                    | 175821 | 89.53                  | 184432 |
| 2070.0        | 80.49               | 166614 | 85.23                    | 176426 | 89.39                  | 185037 |
| 2080.0        | 80.37               | 167170 | 85.10                    | 177008 | 89.25                  | 185640 |
| 2090.0        | 80.25               | 167723 | 84.97                    | 177587 | 89.12                  | 186261 |
| 2100.0        | 80.13               | 168273 | 84.85                    | 178185 | 88.98                  | 186858 |
| 2110.0        | 80.01               | 168821 | 84.72                    | 178759 | 88.84                  | 187452 |
| 2120.0        | 79.89               | 169367 | 84.60                    | 179352 | 88.71                  | 188065 |
| 2130.0        | 79.77               | 169910 | 84.47                    | 179921 | 88.57                  | 188654 |
| 2140.0        | 79.65               | 170451 | 84.35                    | 180509 | 88.43                  | 189240 |
| 2150.0        | 79.53               | 170990 | 84.22                    | 181073 | 88.30                  | 189845 |
| 2160.0        | 79.41               | 171526 | 84.10                    | 181656 | 88.16                  | 190426 |
| 2170.0        | 79.28               | 172038 | 83.97                    | 182215 | 88.03                  | 191025 |
| 2180.0        | 79.16               | 172569 | 83.85                    | 182793 | 87.89                  | 191600 |
| 2190.0        | 79.04               | 173098 | 83.72                    | 183347 | 87.75                  | 192173 |
| 2200.0        | 78.92               | 173624 | 83.60                    | 183920 | 87.62                  | 192764 |
| 2210.0        | 78.80               | 174148 | 83.47                    | 184469 | 87.48                  | 193331 |
| 2220.0        | 78.68               | 174670 | 83.35                    | 185037 | 87.34                  | 193895 |
| 2230.0        | 78.56               | 175189 | 83.22                    | 185581 | 87.21                  | 194478 |
| 2240.0        | 78.44               | 175706 | 83.10                    | 186144 | 87.07                  | 195037 |
| 2250.0        | 78.32               | 176220 | 82.97                    | 186683 | 86.93                  | 195593 |
| 2260.0        | 78.20               | 176732 | 82.85                    | 187241 | 86.80                  | 196168 |
| 2270.0        | 78.08               | 177242 | 82.72                    | 187774 | 86.66                  | 196718 |
| 2280.0        | 77.96               | 177749 | 82.60                    | 188328 | 86.52                  | 197266 |
| 2290.0        | 77.84               | 178254 | 82.47                    | 188856 | 86.39                  | 197833 |
| 2300.0        | 77.71               | 178733 | 82.34                    | 189382 | 86.25                  | 198375 |
| 2310.0        | 77.59               | 179233 | 82.22                    | 189928 | 86.11                  | 198914 |
| 2320.0        | 77.47               | 179730 | 82.09                    | 190449 | 85.98                  | 199474 |
| 2330.0        | 77.35               | 180226 | 81.97                    | 190990 | 85.84                  | 200007 |
| 2340.0        | 77.23               | 180718 | 81.84                    | 191506 | 85.70                  | 200538 |

TOWNHOUSE RATES PER SQUARE FOOT  
1 1/2 STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 2350.0        | 77.11               | 181209 | 81.72                    | 192042 | 85.57                  | 201090 |
| 2360.0        | 76.99               | 181696 | 81.59                    | 192552 | 85.43                  | 201615 |
| 2370.0        | 76.87               | 182182 | 81.47                    | 193084 | 85.29                  | 202137 |
| 2380.0        | 76.75               | 182665 | 81.34                    | 193589 | 85.16                  | 202681 |
| 2390.0        | 76.63               | 183146 | 81.22                    | 194116 | 85.02                  | 203198 |
| 2400.0        | 76.51               | 183624 | 81.09                    | 194616 | 84.89                  | 203736 |
| 2410.0        | 76.39               | 184100 | 80.97                    | 195138 | 84.75                  | 204248 |
| 2420.0        | 76.27               | 184573 | 80.84                    | 195633 | 84.61                  | 204756 |
| 2430.0        | 76.15               | 185045 | 80.72                    | 196150 | 84.48                  | 205286 |
| 2440.0        | 76.02               | 185489 | 80.59                    | 196640 | 84.34                  | 205790 |
| 2450.0        | 75.90               | 185955 | 80.47                    | 197152 | 84.20                  | 206290 |
| 2460.0        | 75.78               | 186419 | 80.34                    | 197636 | 84.07                  | 206812 |
| 2470.0        | 75.66               | 186880 | 80.22                    | 198143 | 83.93                  | 207307 |
| 2480.0        | 75.54               | 187339 | 80.09                    | 198623 | 83.79                  | 207799 |
| 2490.0        | 75.42               | 187796 | 79.97                    | 199125 | 83.66                  | 208313 |
| 2500.0        | 75.30               | 188250 | 79.84                    | 199600 | 83.52                  | 208800 |

TOWNHOUSE RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1000.0        | 93.41               | 93410  | 98.63                    | 98630  | 104.00                 | 104000 |
| 1010.0        | 93.29               | 94223  | 98.50                    | 99485  | 103.86                 | 104899 |
| 1020.0        | 93.17               | 95033  | 98.38                    | 100348 | 103.73                 | 105805 |
| 1030.0        | 93.05               | 95842  | 98.25                    | 101198 | 103.59                 | 106698 |
| 1040.0        | 92.93               | 96647  | 98.12                    | 102045 | 103.45                 | 107588 |
| 1050.0        | 92.81               | 97451  | 98.00                    | 102900 | 103.32                 | 108486 |
| 1060.0        | 92.69               | 98251  | 97.87                    | 103742 | 103.18                 | 109371 |
| 1070.0        | 92.57               | 99050  | 97.75                    | 104593 | 103.04                 | 110253 |
| 1080.0        | 92.45               | 99846  | 97.62                    | 105430 | 102.91                 | 111143 |
| 1090.0        | 92.33               | 100640 | 97.50                    | 106275 | 102.77                 | 112019 |
| 1100.0        | 92.20               | 101420 | 97.37                    | 107107 | 102.63                 | 112893 |
| 1110.0        | 92.08               | 102209 | 97.25                    | 107948 | 102.50                 | 113775 |
| 1120.0        | 91.96               | 102995 | 97.12                    | 108774 | 102.36                 | 114643 |
| 1130.0        | 91.84               | 103779 | 97.00                    | 109610 | 102.22                 | 115509 |
| 1140.0        | 91.72               | 104561 | 96.87                    | 110432 | 102.09                 | 116383 |
| 1150.0        | 91.60               | 105340 | 96.75                    | 111263 | 101.95                 | 117243 |
| 1160.0        | 91.48               | 106117 | 96.62                    | 112079 | 101.81                 | 118100 |
| 1170.0        | 91.36               | 106891 | 96.50                    | 112905 | 101.68                 | 118966 |
| 1180.0        | 91.24               | 107663 | 96.37                    | 113717 | 101.54                 | 119817 |
| 1190.0        | 91.12               | 108433 | 96.25                    | 114538 | 101.40                 | 120666 |
| 1200.0        | 91.00               | 109200 | 96.12                    | 115344 | 101.27                 | 121524 |
| 1210.0        | 90.88               | 109965 | 96.00                    | 116160 | 101.13                 | 122367 |
| 1220.0        | 90.76               | 110727 | 95.87                    | 116961 | 100.99                 | 123208 |
| 1230.0        | 90.63               | 111475 | 95.75                    | 117773 | 100.86                 | 124058 |
| 1240.0        | 90.51               | 112232 | 95.62                    | 118569 | 100.72                 | 124893 |
| 1250.0        | 90.39               | 112988 | 95.49                    | 119363 | 100.59                 | 125738 |
| 1260.0        | 90.27               | 113740 | 95.37                    | 120166 | 100.45                 | 126567 |
| 1270.0        | 90.15               | 114491 | 95.24                    | 120955 | 100.31                 | 127394 |
| 1280.0        | 90.03               | 115238 | 95.12                    | 121754 | 100.18                 | 128230 |
| 1290.0        | 89.91               | 115984 | 94.99                    | 122537 | 100.04                 | 129052 |
| 1300.0        | 89.79               | 116727 | 94.87                    | 123331 | 99.90                  | 129870 |
| 1310.0        | 89.67               | 117468 | 94.74                    | 124109 | 99.77                  | 130699 |
| 1320.0        | 89.55               | 118206 | 94.62                    | 124898 | 99.63                  | 131512 |
| 1330.0        | 89.43               | 118942 | 94.49                    | 125672 | 99.49                  | 132322 |
| 1340.0        | 89.31               | 119675 | 94.37                    | 126456 | 99.36                  | 133142 |
| 1350.0        | 89.19               | 120407 | 94.24                    | 127224 | 99.22                  | 133947 |
| 1360.0        | 89.07               | 121135 | 94.12                    | 128003 | 99.08                  | 134749 |
| 1370.0        | 88.94               | 121848 | 93.99                    | 128766 | 98.95                  | 135562 |
| 1380.0        | 88.82               | 122572 | 93.87                    | 129541 | 98.81                  | 136358 |
| 1390.0        | 88.70               | 123293 | 93.74                    | 130299 | 98.67                  | 137151 |
| 1400.0        | 88.58               | 124012 | 93.62                    | 131068 | 98.54                  | 137956 |
| 1410.0        | 88.46               | 124729 | 93.49                    | 131821 | 98.40                  | 138744 |
| 1420.0        | 88.34               | 125443 | 93.37                    | 132585 | 98.26                  | 139529 |
| 1430.0        | 88.22               | 126155 | 93.24                    | 133333 | 98.13                  | 140326 |
| 1440.0        | 88.10               | 126864 | 93.12                    | 134093 | 97.99                  | 141106 |

TOWNHOUSE RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1450.0        | 87.98               | 127571 | 92.99                    | 134836 | 97.85                  | 141883 |
| 1460.0        | 87.86               | 128276 | 92.86                    | 135576 | 97.72                  | 142671 |
| 1470.0        | 87.74               | 128978 | 92.74                    | 136328 | 97.58                  | 143443 |
| 1480.0        | 87.62               | 129678 | 92.61                    | 137063 | 97.45                  | 144226 |
| 1490.0        | 87.50               | 130375 | 92.49                    | 137810 | 97.31                  | 144992 |
| 1500.0        | 87.37               | 131055 | 92.36                    | 138540 | 97.17                  | 145755 |
| 1510.0        | 87.25               | 131748 | 92.24                    | 139282 | 97.04                  | 146530 |
| 1520.0        | 87.13               | 132438 | 92.11                    | 140007 | 96.90                  | 147288 |
| 1530.0        | 87.01               | 133125 | 91.99                    | 140745 | 96.76                  | 148043 |
| 1540.0        | 86.89               | 133811 | 91.86                    | 141464 | 96.63                  | 148810 |
| 1550.0        | 86.77               | 134494 | 91.74                    | 142197 | 96.49                  | 149560 |
| 1560.0        | 86.65               | 135174 | 91.61                    | 142912 | 96.35                  | 150306 |
| 1570.0        | 86.53               | 135852 | 91.49                    | 143639 | 96.22                  | 151065 |
| 1580.0        | 86.41               | 136528 | 91.36                    | 144349 | 96.08                  | 151806 |
| 1590.0        | 86.29               | 137201 | 91.24                    | 145072 | 95.94                  | 152545 |
| 1600.0        | 86.17               | 137872 | 91.11                    | 145776 | 95.81                  | 153296 |
| 1610.0        | 86.05               | 138541 | 90.99                    | 146494 | 95.67                  | 154029 |
| 1620.0        | 85.93               | 139207 | 90.86                    | 147193 | 95.53                  | 154759 |
| 1630.0        | 85.80               | 139854 | 90.74                    | 147906 | 95.40                  | 155502 |
| 1640.0        | 85.68               | 140515 | 90.61                    | 148600 | 95.26                  | 156226 |
| 1650.0        | 85.56               | 141174 | 90.49                    | 149309 | 95.12                  | 156948 |
| 1660.0        | 85.44               | 141830 | 90.36                    | 149998 | 94.99                  | 157683 |
| 1670.0        | 85.32               | 142484 | 90.23                    | 150684 | 94.85                  | 158400 |
| 1680.0        | 85.20               | 143136 | 90.11                    | 151385 | 94.71                  | 159113 |
| 1690.0        | 85.08               | 143785 | 89.98                    | 152066 | 94.58                  | 159840 |
| 1700.0        | 84.96               | 144432 | 89.86                    | 152762 | 94.44                  | 160548 |
| 1710.0        | 84.84               | 145076 | 89.73                    | 153438 | 94.31                  | 161270 |
| 1720.0        | 84.72               | 145718 | 89.61                    | 154129 | 94.17                  | 161972 |
| 1730.0        | 84.60               | 146358 | 89.48                    | 154800 | 94.03                  | 162672 |
| 1740.0        | 84.48               | 146995 | 89.36                    | 155486 | 93.90                  | 163386 |
| 1750.0        | 84.36               | 147630 | 89.23                    | 156153 | 93.76                  | 164080 |
| 1760.0        | 84.24               | 148262 | 89.11                    | 156834 | 93.62                  | 164771 |
| 1770.0        | 84.11               | 148875 | 88.98                    | 157495 | 93.49                  | 165477 |
| 1780.0        | 83.99               | 149502 | 88.86                    | 158171 | 93.35                  | 166163 |
| 1790.0        | 83.87               | 150127 | 88.73                    | 158827 | 93.21                  | 166846 |
| 1800.0        | 83.75               | 150750 | 88.61                    | 159498 | 93.08                  | 167544 |
| 1810.0        | 83.63               | 151370 | 88.48                    | 160149 | 92.94                  | 168221 |
| 1820.0        | 83.51               | 151988 | 88.36                    | 160815 | 92.80                  | 168896 |
| 1830.0        | 83.39               | 152604 | 88.23                    | 161461 | 92.67                  | 169586 |
| 1840.0        | 83.27               | 153217 | 88.11                    | 162122 | 92.53                  | 170255 |
| 1850.0        | 83.15               | 153828 | 87.98                    | 162763 | 92.39                  | 170922 |
| 1860.0        | 83.03               | 154436 | 87.86                    | 163420 | 92.26                  | 171604 |
| 1870.0        | 82.91               | 155042 | 87.73                    | 164055 | 92.12                  | 172264 |
| 1880.0        | 82.79               | 155645 | 87.60                    | 164688 | 91.98                  | 172922 |
| 1890.0        | 82.67               | 156246 | 87.48                    | 165337 | 91.85                  | 173597 |

TOWNHOUSE RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 1900.0        | 82.54               | 156826 | 87.35                    | 165965 | 91.71                  | 174249 |
| 1910.0        | 82.42               | 157422 | 87.23                    | 166609 | 91.57                  | 174899 |
| 1920.0        | 82.30               | 158016 | 87.10                    | 167232 | 91.44                  | 175565 |
| 1930.0        | 82.18               | 158607 | 86.98                    | 167871 | 91.30                  | 176209 |
| 1940.0        | 82.06               | 159196 | 86.85                    | 168489 | 91.17                  | 176870 |
| 1950.0        | 81.94               | 159783 | 86.73                    | 169124 | 91.03                  | 177509 |
| 1960.0        | 81.82               | 160367 | 86.60                    | 169736 | 90.89                  | 178144 |
| 1970.0        | 81.70               | 160949 | 86.48                    | 170366 | 90.76                  | 178797 |
| 1980.0        | 81.58               | 161528 | 86.35                    | 170973 | 90.62                  | 179428 |
| 1990.0        | 81.46               | 162105 | 86.23                    | 171598 | 90.48                  | 180055 |
| 2000.0        | 81.34               | 162680 | 86.10                    | 172200 | 90.35                  | 180700 |
| 2010.0        | 81.22               | 163252 | 85.98                    | 172820 | 90.21                  | 181322 |
| 2020.0        | 81.10               | 163822 | 85.85                    | 173417 | 90.07                  | 181941 |
| 2030.0        | 80.98               | 164389 | 85.73                    | 174032 | 89.94                  | 182578 |
| 2040.0        | 80.85               | 164934 | 85.60                    | 174624 | 89.80                  | 183192 |
| 2050.0        | 80.73               | 165497 | 85.48                    | 175234 | 89.66                  | 183803 |
| 2060.0        | 80.61               | 166057 | 85.35                    | 175821 | 89.53                  | 184432 |
| 2070.0        | 80.49               | 166614 | 85.23                    | 176426 | 89.39                  | 185037 |
| 2080.0        | 80.37               | 167170 | 85.10                    | 177008 | 89.25                  | 185640 |
| 2090.0        | 80.25               | 167723 | 84.97                    | 177587 | 89.12                  | 186261 |
| 2100.0        | 80.13               | 168273 | 84.85                    | 178185 | 88.98                  | 186858 |
| 2110.0        | 80.01               | 168821 | 84.72                    | 178759 | 88.84                  | 187452 |
| 2120.0        | 79.89               | 169367 | 84.60                    | 179352 | 88.71                  | 188065 |
| 2130.0        | 79.77               | 169910 | 84.47                    | 179921 | 88.57                  | 188654 |
| 2140.0        | 79.65               | 170451 | 84.35                    | 180509 | 88.43                  | 189240 |
| 2150.0        | 79.53               | 170990 | 84.22                    | 181073 | 88.30                  | 189845 |
| 2160.0        | 79.41               | 171526 | 84.10                    | 181656 | 88.16                  | 190426 |
| 2170.0        | 79.28               | 172038 | 83.97                    | 182215 | 88.03                  | 191025 |
| 2180.0        | 79.16               | 172569 | 83.85                    | 182793 | 87.89                  | 191600 |
| 2190.0        | 79.04               | 173098 | 83.72                    | 183347 | 87.75                  | 192173 |
| 2200.0        | 78.92               | 173624 | 83.60                    | 183920 | 87.62                  | 192764 |
| 2210.0        | 78.80               | 174148 | 83.47                    | 184469 | 87.48                  | 193331 |
| 2220.0        | 78.68               | 174670 | 83.35                    | 185037 | 87.34                  | 193895 |
| 2230.0        | 78.56               | 175189 | 83.22                    | 185581 | 87.21                  | 194478 |
| 2240.0        | 78.44               | 175706 | 83.10                    | 186144 | 87.07                  | 195037 |
| 2250.0        | 78.32               | 176220 | 82.97                    | 186683 | 86.93                  | 195593 |
| 2260.0        | 78.20               | 176732 | 82.85                    | 187241 | 86.80                  | 196168 |
| 2270.0        | 78.08               | 177242 | 82.72                    | 187774 | 86.66                  | 196718 |
| 2280.0        | 77.96               | 177749 | 82.60                    | 188328 | 86.52                  | 197266 |
| 2290.0        | 77.84               | 178254 | 82.47                    | 188856 | 86.39                  | 197833 |
| 2300.0        | 77.71               | 178733 | 82.34                    | 189382 | 86.25                  | 198375 |
| 2310.0        | 77.59               | 179233 | 82.22                    | 189928 | 86.11                  | 198914 |
| 2320.0        | 77.47               | 179730 | 82.09                    | 190449 | 85.98                  | 199474 |
| 2330.0        | 77.35               | 180226 | 81.97                    | 190990 | 85.84                  | 200007 |
| 2340.0        | 77.23               | 180718 | 81.84                    | 191506 | 85.70                  | 200538 |

TOWNHOUSE RATES PER SQUARE FOOT  
TWO STORY

NEIGHBORHOOD- 0002

| AREA<br>SQ FT | TYPE 3<br>CB/STUCCO |        | TYPE 1<br>SIDING/SHINGLE |        | TYPE 2<br>BRICK VENEER |        |
|---------------|---------------------|--------|--------------------------|--------|------------------------|--------|
|               | RATE                | VALUE  | RATE                     | VALUE  | RATE                   | VALUE  |
| 2350.0        | 77.11               | 181209 | 81.72                    | 192042 | 85.57                  | 201090 |
| 2360.0        | 76.99               | 181696 | 81.59                    | 192552 | 85.43                  | 201615 |
| 2370.0        | 76.87               | 182182 | 81.47                    | 193084 | 85.29                  | 202137 |
| 2380.0        | 76.75               | 182665 | 81.34                    | 193589 | 85.16                  | 202681 |
| 2390.0        | 76.63               | 183146 | 81.22                    | 194116 | 85.02                  | 203198 |
| 2400.0        | 76.51               | 183624 | 81.09                    | 194616 | 84.89                  | 203736 |
| 2410.0        | 76.39               | 184100 | 80.97                    | 195138 | 84.75                  | 204248 |
| 2420.0        | 76.27               | 184573 | 80.84                    | 195633 | 84.61                  | 204756 |
| 2430.0        | 76.15               | 185045 | 80.72                    | 196150 | 84.48                  | 205286 |
| 2440.0        | 76.02               | 185489 | 80.59                    | 196640 | 84.34                  | 205790 |
| 2450.0        | 75.90               | 185955 | 80.47                    | 197152 | 84.20                  | 206290 |
| 2460.0        | 75.78               | 186419 | 80.34                    | 197636 | 84.07                  | 206812 |
| 2470.0        | 75.66               | 186880 | 80.22                    | 198143 | 83.93                  | 207307 |
| 2480.0        | 75.54               | 187339 | 80.09                    | 198623 | 83.79                  | 207799 |
| 2490.0        | 75.42               | 187796 | 79.97                    | 199125 | 83.66                  | 208313 |
| 2500.0        | 75.30               | 188250 | 79.84                    | 199600 | 83.52                  | 208800 |

## 2024 REAS

RAR090-F

LOCATION RATE FILE LIST SITE FEATURE VALUES

11/16/2023

| SITE CODE | FEATURE VALUE | DESCRIPTION    | SYSTEM TABLE KEY |             |
|-----------|---------------|----------------|------------------|-------------|
| S001      | 6,000         | WELL           | WAT 31           | WELL        |
| S002      | 5,000         | SEPTIC         | SEW 41           | SEPTIC      |
| S003      | 500           | CISTERN        | WAT 32           | CISTERN     |
| S004      | 4,000         | PUBLIC WATER   | WAT 30           | PUBLIC      |
| S005      | 7,500         | PUBLIC SEWER   | SEW 40           | PUBLIC      |
| S006      | 500           | SPRING WATER   | WAT 33           | SPRING      |
| S007      | 2,500         | PUB WATER AVL  | WAT 35           | PUB-AVL     |
| S008      | 0             | PUB SEWER AVL  | SEW 45           | PUB-AVL     |
| S009      | 2,000         | SHARED WELL    | WAT 36           | SHR WELL    |
| S010      | 1,500         | SHARED SEPTIC  | SEW 43           | SHR SEPTIC  |
| S011      | 0             | NONE           | WAT 34           | NONE        |
| S012      | 0             | NONE           | SEW 42           | NONE        |
| S013      | 12,500        | PACKAGE SEPTIC | SEW 46           | PACKAGE     |
| S014      | 0             | CESS POOL      | SEW 47           | CESS POOL   |
| S015      | 0             | TOWN SEPTIC    | SEW 48           | TOWN SEPTIC |
| S016      | 0             | UNKNOWN        | SEW 99           | UNKNOWN     |
| S017      | 0             | COMM WELL      | WAT 37           | COMM WELL   |
| S018      | 0             | TOWN WELL      | WAT 39           | TOWN WELL   |
| S019      | 0             | UNKNOWN        | WAT 99           | UNKNOWN     |