



Reassessment Manual  
For  
The County of Powhatan  
2025  
Produced by:  
Powhatan County Real  
Estate Assessment  
Office

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## **Introduction**

The following information provides a summary of the development and results of the assessment process undertaken to provide fair and equitable assessments for fiscal year 2025 (FY2025).

Powhatan County is in the process of transitioning from the Stonewall computer assisted mass appraisal system (CAMA) to the Vision CAMA system as a result of Vision acquiring Stonewall. A data conversion from Stonewall to Vision was made on February 7, 2024. At the time that reassessment activities should have commenced there was not an operational CAMA system.

The valuation methodology known as trending has been used to develop the FY2025 assessments given the lack of a functioning CAMA system. In trending a factor is applied to the existing assessments to adjust the level of assessment closer to the true fair market value and the state-mandated assessment-sales ratio of 100%. A trend factor of 1.08 was applied to the FY2024 assessments to bring the FY2025 assessments to the 93% level. The range of 90% - 110% of fair market value as measured by the median, is the standard of the International Association of Assessing Officers.

The contents of the FY2024 Assessment Manual has been retained in the FY2025 Reassessment Manual as the contents were the basis of the FY2025 trended assessments

## 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

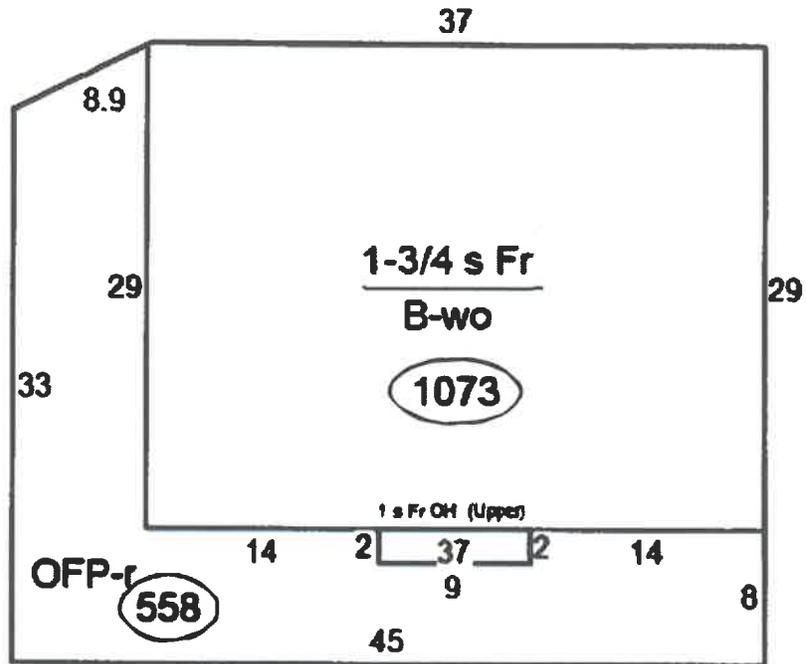
A uniform method of drawing and labeling structures must be adopted. The following method is to be employed in preparing documents for use by the system.

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)**

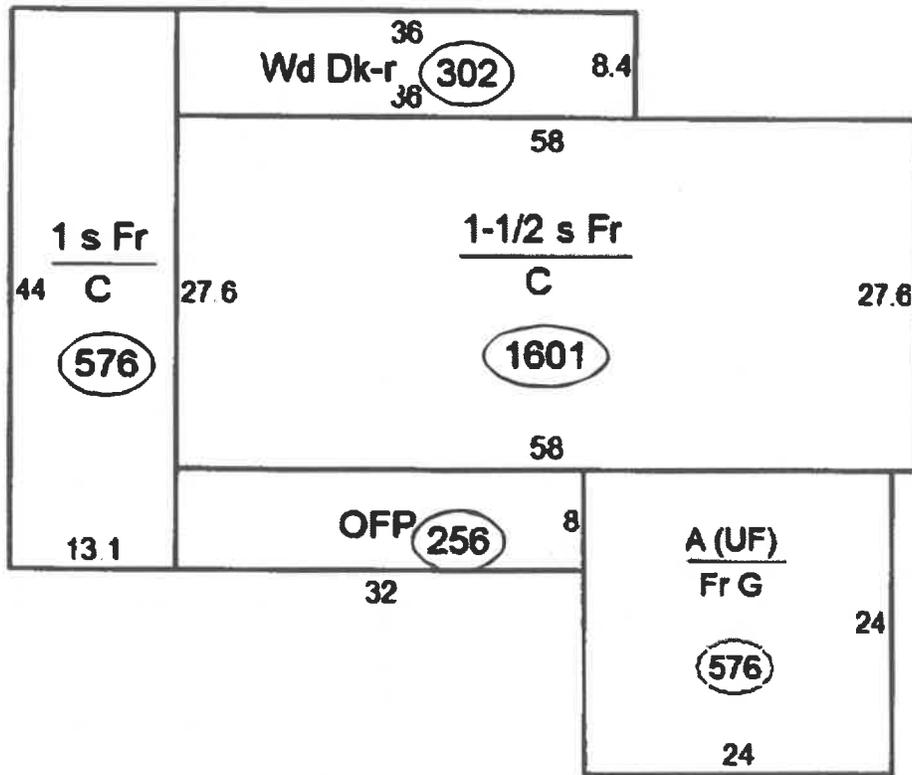
$$45=45$$

**RIGHT VERTICAL LINES**

$$8+29=37$$

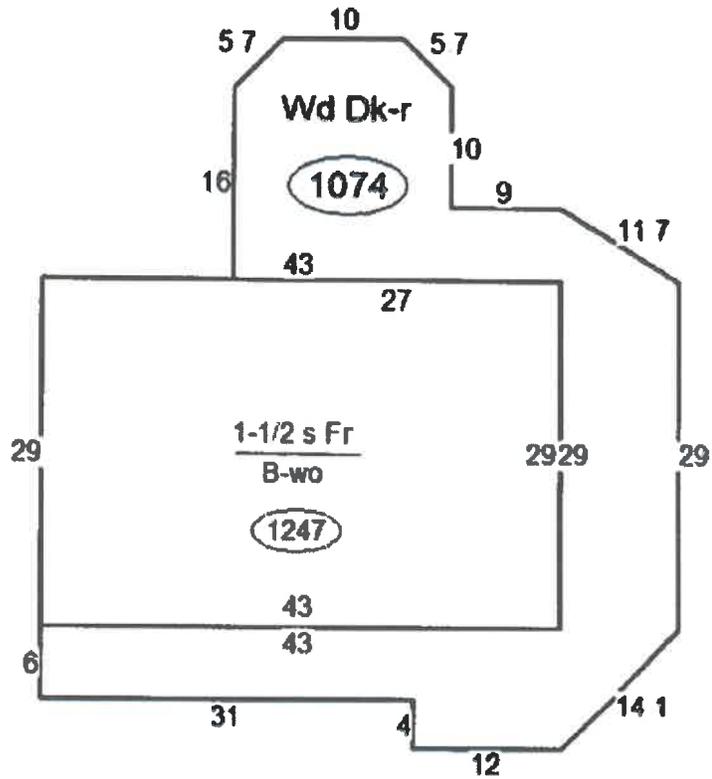
**LEFT VERTICAL LINES**

$$33+4=37$$



**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 unity 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

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

<i>Severe</i>	<b>Problem is significant but correctable in that it prevents the development of the lot until the topographic problem is corrected.</b>	<b>-25% to 75%</b>
<i>Unbuildable</i>	<b>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.</b>	<b>-75% to 90%</b>

## **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>CONDITION</b>	<b>FACTOR</b>
<b>Normal</b>	The property is unimproved (no major structures present) or the existing structure is consistent with the economical utilization of the land.	0%
<b>Minor</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>Major</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

	<i>CONDITION</i>	<i>FACTOR</i>
<i>Normal</i>	The view is considered common to the area, and market evidence indicates no actual value enhancement exists.	0%
<i>Minor</i>	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  
Acresage 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  
Acresage 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.

Mineral                      Severed Mineral Rights \$3.00 to \$200 Per Acre

## 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.

- FOUNDATION** ————— A continuous reinforced concrete perimeter.
- FRAME** ————— A partial steel frame is included to allow for long spans in great rooms, living rooms etc.
- FLOOR STRUCTURE** ————— Wood or steel floor joists and sub-floor on first and upper floors.
- FLOOR INSULATION** ————— Yes
- FLOOR COVER** ————— The finest quality carpet or hardwoods, terrazzo, ceramic or quarry tile, marble and granite floor tile are used.
- EXTERIOR WALL** ————— 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. arc 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.
- ROOF** ————— 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.
- INTERIOR FINISH** ————— 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.
- HEATING/COOLING** ————— Heating/Cooling system with multiple controls.
- ENERGY PACKAGE** ————— The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate.
- ELECTRICAL** ————— Numerous well positioned outlets and finest quality fixtures throughout.
- PLUMBING** ————— 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	Penetration 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.

- 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, hardwood, sheet vinyl and ceramic tile.
- EXTERIOR WALL** ————— Fenestration is well designed with high-quality sash. Custom ornamentation and trim are used.
- ROOF** ————— Wood rafters and sheathing. Very good roof cover.
- INTERIOR FINISH** ————— 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.
- 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** ————— Well positioned outlets and high-quality fixtures throughout Good luminous fixtures in kitchen and bath areas.
- PLUMBING** ————— 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 ease.
- 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.

- 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** ————— Inexpensive carpet, and asphalt or vinyl composition tile.
- EXTERIOR WALL** ————— Minimum fenestration with inexpensive sash with little or no trim.
- ROOF** ————— Rafters or prefabricated trusses with plywood or other inexpensive sheathing with a lightweight composition shingle or a built-up with gravel roof cover.
- INTERIOR FINISH** ————— 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.
- HEATING-COOLING** ————— None
- ENERGY PACKAGE** ————— None
- ELECTRICAL** ————— A minimum number of outlets and low-cost lighting fixtures.
- PLUMBING** ————— 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>	

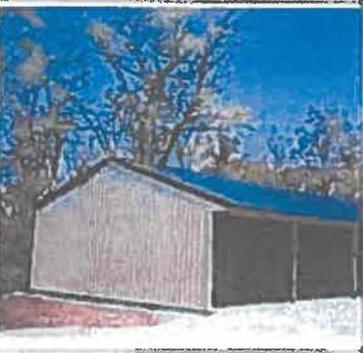
This chart is to be used as a guide to determine a buildings percentage of completion subject to the appraiser's best judgement.

## **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:

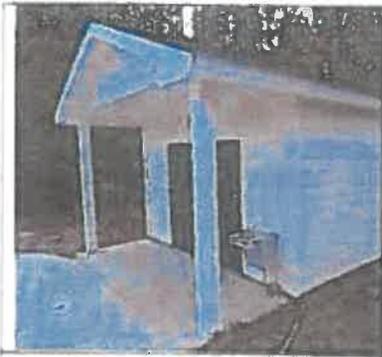
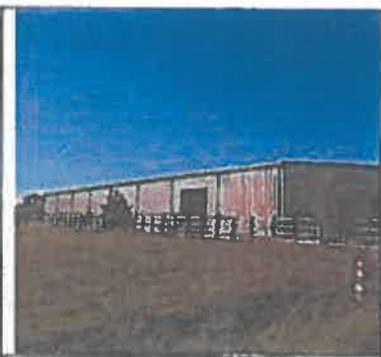
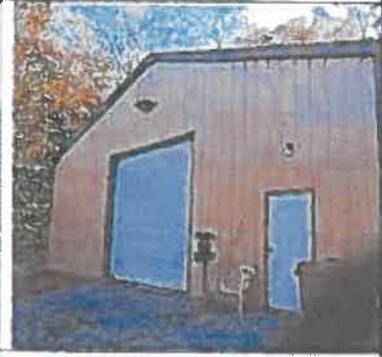
1. Measure the structure
2. Photograph the structure
3. Identify the structure (ex. residential detached garage)
4. Estimate the year built and the effective year
5. Grade the structure for quality (A,B,C, etc.)

		
<p><b>Barn - As Is \$3 per SF or New \$20 per SF</b></p>	<p><b>Barn - As Is \$4 per SF or New \$15 per SF</b></p>	<p><b>Barn - \$20 per SF</b></p>
		
<p><b>Boat House - \$35 per SF</b></p>	<p><b>Boat House - \$35 per SF Pier - \$20 per SF</b></p>	<p><b>Boat House - \$35 per SF Pier - \$20 per SF</b></p>
		
<p><b>Boat Pier - \$20 per SF</b></p>	<p><b>Boat Pier - \$20 per SF</b></p>	<p><b>Boat Pier - \$20 per SF</b></p>

		
<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 or New \$6 per SF</b>	<b>Equip. Shed - \$8 per SF</b>	<b>Farm Equip. Bldg. - \$20 (open) per SF \$30 (enclosed) per 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 \$30 (enclosed) per SF</b>
		
<b>Garage w/Loft - \$35 per SF</b>	<b>Garage w/Loft &amp; Carport - \$15 (open) per SF \$45 (enclosed) per SF</b>	<b>Garage w/Carport - \$15 (open) per SF \$30 (enclosed) per SF</b>

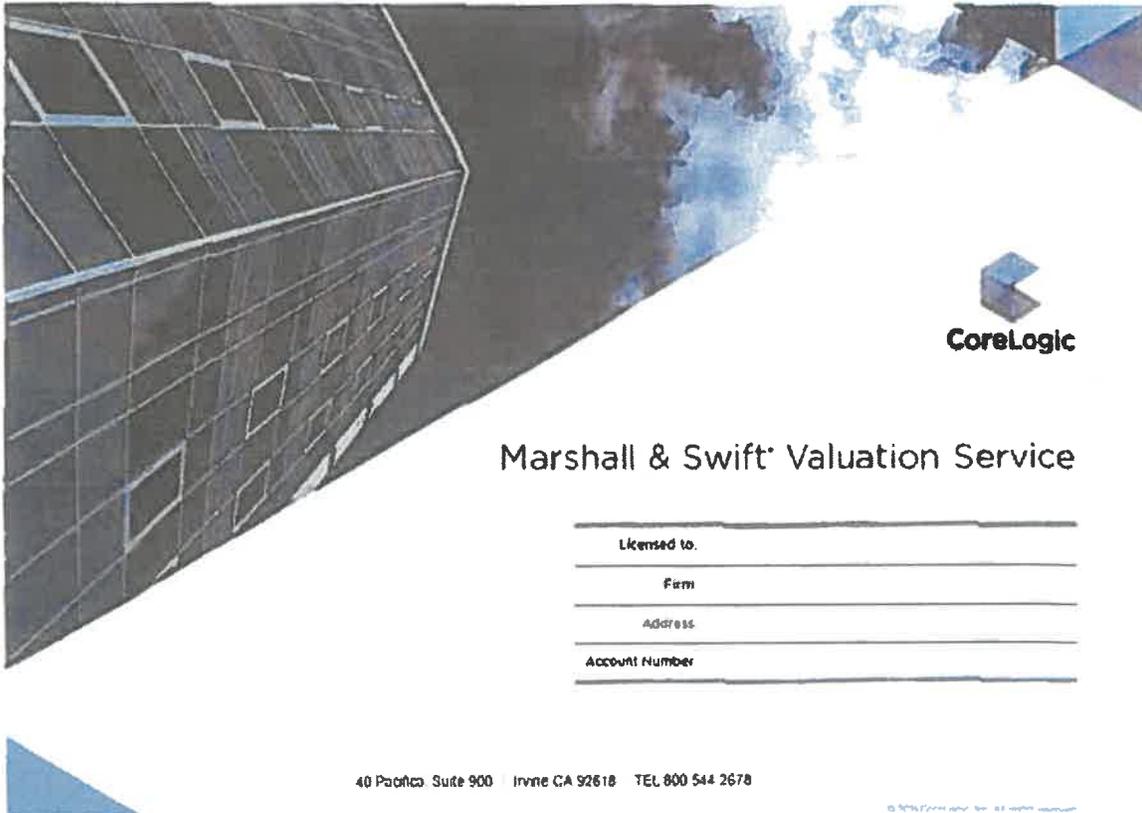
		
<p><b>Garage w/Carport</b>  <b>\$15 (open) per SF</b>  <b>\$35 (enclosed) per SF</b></p>	<p><b>Garage Apartment</b>  <b>\$75 per SF</b></p>	<p><b>Garage Apartment</b>  <b>\$80 per SF</b></p>
		
<p><b>Garden Shed - \$15 per SF</b></p>	<p><b>Garden Shed - \$15 per SF</b></p>	<p><b>Garden Shed - \$15 per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

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

## 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



  
CoreLogic

Marshall & Swift® Valuation Service

Licensed to \_\_\_\_\_

Firm \_\_\_\_\_

Address \_\_\_\_\_

Account Number \_\_\_\_\_

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



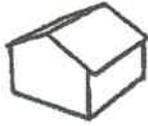
**Bowstring**

**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.



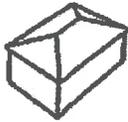
**Gable**

**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**

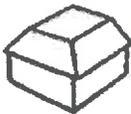
**Hip Roof**-The hip roof is usually pitched in four directions.



**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.

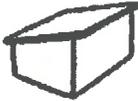
**Rigid Frame with Bar Joist**-Bar joists are fabricated steel open trusses which have been set close together and serve as roof beams or ceiling joists. The span of these is limited due to their lightness and depth. Bar joists limit roof shape to flat or shed and is to be used in place of flat or shed 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	OWCLASS	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 EQIP	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 FACILITY	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 BUILT	AGE	COND:	GOOD FACTOR: .0050	AVERAGE .0075	FAIR .0085	POOR .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 BUILT	AGE	COND: FACTOR:	GOOD .0050	AVERAGE .0075	FAIR .0085	POOR .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

RAR095

DEPRECIATION SCHEDULE FOR NEIGHBORHOOD- 0001

11/16/2023

REASSESSMENT YEAR-2024 2024 REAS

PAGE 3

YEAR BUILT	AGE	COND: FACTOR:	GOOD .0050	AVERAGE .0075	FAIR .0085	POOR .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

CODE	DESCRIPTION
I010	A G POOL
I020	ADDITION
I021	ADDITION-BRICK
I022	ADDITION-CINDERBLOCK
I023	ADDITION-FRAME
I024	ADDITION MOB.HOME
I025	APARTMENT
I033	BARNS
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

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

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

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

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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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

NEIGHBORHOOD- 0001

AREA SQ FT	MFG HOUSES RATES PER SQUARE FOOT		NEIGHBORHOOD- 0001	
	SINGLE RATE	WIDE VALUE	DOUBLE RATE	WIDE VALUE
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 SQ FT	MFG HOUSES RATES PER SQUARE FOOT		DOUBLE WIDE	
	SINGLE RATE	WIDE VALUE	RATE	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 SQ FT	MFG HOUSES RATES PER SQUARE FOOT		NEIGHBORHOOD- 0001	
	SINGLE RATE	WIDE VALUE	DOUBLE RATE	WIDE 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 SQ FT	MFG HOUSES RATES PER SQUARE FOOT		NEIGHBORHOOD- 0001	
	SINGLE WIDE RATE	DOUBLE WIDE VALUE	SINGLE WIDE RATE	DOUBLE WIDE 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 SQ FT	MFG HOUSES RATES PER SQUARE FOOT		NEIGHBORHOOD- 0002	
	SINGLE WIDE RATE	DOUBLE WIDE VALUE	SINGLE WIDE RATE	DOUBLE WIDE 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 SQ FT	MFG HOUSES RATES PER SQUARE FOOT		NEIGHBORHOOD- 0002	
	SINGLE RATE	WIDE VALUE	DOUBLE RATE	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

NEIGHBORHOOD- 0002

AREA SQ FT	MFG HOUSES RATES PER SQUARE FOOT		NEIGHBORHOOD- 0002	
	SINGLE RATE	WIDE VALUE	DOUBLE RATE	WIDE 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 SQ FT	MFG HOUSES RATES PER SQUARE FOOT		NEIGHBORHOOD- 0002	
	SINGLE WIDE RATE	DOUBLE WIDE VALUE	SINGLE WIDE RATE	DOUBLE WIDE 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

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

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&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
OBC	BRANCH CREEK
OCG	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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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 SQ FT	TYPE 3 CB/STUCCO		TYPE 1 SIDING/SHINGLE		TYPE 2 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