

This Guide is for Property Owners for the Appraisal Valuation of Homes

OVERVIEW:

The Vermont State Tax Department mandated Burlington to conduct a full reappraisal of all properties.

The purpose of a reappraisal is to reestablish fairness of the tax burden. Tax burden fairness is based on the fair market valuation of each property.

All residential property owners were mailed a letter. The letter contained property data of each property, and asked the property owner to note corrections and to return the correction so that the data correction could be made prior to the preliminary valuation.

All taxable real properties have been reappraised at their estimated fair market value as of 4/1/2021.

The results of this reappraisal will be independently reviewed and tested by the Vermont State Tax Department.

VALUATION METHODOLOGY:

Residential properties (1, 2, 3 family unit and condominiums) have been appraised by the Cost Approach to value. The Cost Approach is calibrated to the recent sold properties in Burlington. The Cost Approach should result in a fair value for which your property would sell if placed on the market around April 2021. The Cost Approach to value = market value.

The Cost Approach to value is a widely used method throughout the United States for municipal tax valuation (mass appraisal). Most all properties in Vermont are valued by the Cost Approach to value.

The Cost Approach to value is made up of a Land Value and an Improvement (house and out buildings) value. Land + Improvement = Market Value

Building value consists of replacement cost new less depreciation (RCN – D). Values have been calibrated to local sales.

HOW BUILDINGS (HOMES) ARE CALCULATED:

BUILDING CALCULATION:

Each type of house is given a base price per square foot. The per sq. ft. base price is adjusted by a factor based on the difference from the standard size and construction adjustment. These factors are from Marshall and Swift Building Cost manual.

Ranch Base Rate $\$57.95 * 1.21 * .968 =$ Adjusted base rate $\$67.88$

Other adjustments are made by multipliers if they are graded above the multiplier of 1.

Example: quality with an good code would be multiplied by 1.23

ABR $\$67.88 * 1.23 =$ $\$83.49$

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Building Neighborhood Code (NBC) Influence multiplier brings the price per square foot up to a market range unique to the neighborhood.

$$\$63.12 * 2.1 = \$135.56$$

The NBC Infl. Is the adjustment unique to the neighborhood that brings the property to fair market sales. Its reflective of sales in this neighborhood.

The per foot calculations are multiplied by the size (finished area) of the dwelling.

$$\$135.56 * 2,100 \text{ square feet} = \$278,379$$

Then other features are added to the total, like the number of bathrooms. This should calculate the estimated Replacement Cost New of the improvement.

$$\$278,379 + \$10,000 \text{ (extra feature)} = \$288,379$$

Finally, the improvement should be adjusted for physical depreciation. This should equal the estimated value of the house. Say this house has 30% depreciation

$$\$288,379 * .30 = \$86,514 \text{ physical depreciation}$$

$$\$288,379 - \$86,514 = \$201,865 \text{ estimated house value}$$

QUALITY GRADES:

Quality refers to the workmanship and materials which make up a house. A quality grade is assigned. The assigned quality is a multiplier from the base rate. Most quality grades were not changed from pre reappraisal valuation.

Grade:	Custom	Excellent	Verygood	Good	Average	Fair	Poor
Code	X	E	VG	G	A	F	P
multiplier	2.28	1.86	1.51	1.23	1.00	.775	.65

These are the general quality grades and factors assigned to the grade.

Very Good Grade *buildings exhibit use of superior materials and workmanship. They have special architectural highlights and are typically custom designed. They generally are built with at least three full three to five fixture bathrooms and generally exceed 3,000 square feet in size.*

Custom built, architecturally pleasing, "historic" homes may not meet the size guidelines above, but should be considered when grading a handsome, "antique" dwelling that has been maintained and is desirable to the market. They should be larger in size and have two or more baths and multiple, usually working, fireplaces to be considered in this class. The cost to reproduce the residence (or replace it with a like, modern residence) would require extraordinary and superior workmen and materials.

Good Grade *buildings exhibit materials and fixtures of good quality and workmanship. They are generally framed with rafters and joists exceeding current code and standards. The plumbing and heating is of better quality and most often, these homes are built with at least two full, three-fixture, bathrooms. This class of building is common today in "better" developments, built by higher end developers. These units will typically show some emphasis on both interior and exterior refinements. This class of residence*

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reflects custom housing from developer's plans. Generally, this class of residence will exceed 1,500 square feet of living area, but will not exceed 4,000 square feet.

*G construction grades should also be considered the **base** in most homes, still inhabited and attractive on the market, built prior to the civil war (1865).*

Average Grade is considered Standard quality construction. Buildings in this classification are typical of today's construction and materials and methods. This class will meet current building code standards. A developer typically builds this class of building on a mass production basis. Most buildings in this class will be plumbed for at least one full bathroom, and a full functioning kitchen.

Because building standards and manufacturing processes have improved in the past decade, modular construction, if known, may now be considered standard construction (or better), but older modular construction may warrant a A- or F+ if exhibiting obvious traits that would make it unattractive to a potential buyer.

Fair Grade is considered below average in quality. Buildings in this classification will generally be found to have adequate electricity, heat and plumbing, but the fixtures are commonly of below average quality. This class is considered to have the essential conveniences. Dwellings in this class are typically between 600 and 1,500 square feet in total size, though, again, there may be exceptions to this guideline.

Poor Grade is the lowest class of construction providing minimal shelter. Most homes in this classification are not habitable year round and are considered "camps" or "cabins". They lack basic insulation and may lack minimal plumbing fixtures and central heat. They are generally considered only for seasonal occupancy and will not have been constructed, in most instances by a modern builder, nor will they meet current building codes for year-round occupancy. Camps and cottages may have start at a lower base price and have their owner quality grading unique to this type of building.

PHYSICAL CONDITION (DEPRECIATION):

Refers to a composite judgment of the overall physical condition or state of repair of the interior and exterior features of the dwelling. **Condition is placed relative to age** and the level of maintenance which one would normally expect to find in a dwelling of a given age.

Example: This grid is the depreciation percent's for a **house 50+ years old**. Newer homes would have lower depreciations % of the same codes. A table is attached to this document which shows the physical depreciation relative to the dwelling's age.

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						Average				
Code	E	VG	GV	G	AG	A	FA	F	P	DL
Percent	3	12	14	22	27	30	35	43	47	85

Most physical condition codes were not changed from the pre reappraisal valuation. The percent of depreciation did change for some categories.

- E = EXCELLENT to indicate that the dwelling exhibits an outstanding standard of maintenance and upkeep in relation to its age.
- G = GOOD to indicate that the dwelling exhibits an above ordinary standard of maintenance and upkeep in relation to its age.
- A = AVERAGE to indicate that the dwelling shows only minor signs of deterioration caused by normal "wear and tear". The dwelling exhibits an ordinary standard of maintenance and upkeep in relation to its age.
- F = FAIR to indicate that the dwelling is in structurally sound condition, but has greater than normal deterioration relative to its age. Dwellings in "fair" physical condition may be characterized as having a noticeable degree of deferred maintenance.
- P = POOR to indicate that the dwelling shows signs of observable structural deterioration (like sagging roof, foundation cracks, uneven floors, etc.) usually caused by significant and chronic deferred maintenance
- VERY POOR to indicate that the structure is barely livable and close to condemnation.
- DELAPITATED to indicate that the dwelling is structurally unsound, not suitable for habitation possibly condemned. It is unfortunately possible that some dwellings may be occupied, but still suitable for coding as unsound.

HOW LAND IS CALCULATED:

LAND CALCULATION:

The land valuations are determined in two ways, from vacant land sales, and a land extraction method. A way of valuating the land by removing the building.

The formula begins with a base price per square foot for each neighborhood (assessment district).

The average lot size is determined and becomes the base for value.

For Example: the neighborhood base lot size is 5,600 and a base \$34.32/square foot = \$192,192 value

Subject parcel lot size is 1,954 sq. ft.

If the price per sq. ft. is \$34.32 for the neighborhood and there is an 80% curve, then \$34.32 * .80 = \$27.46. This leaves a difference of \$6.86.

Neighborhood base size less Subject parcel actual size = difference
 5,600 - 1,954 = 3,656

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$$3,656 * \$6.68 = (-25,026)$$

Base value = base size (5,600) X base price (\$34.32) = \$192,192

Base value + (-25,026) = \$167,166 (estimated land value)

Land Factors can be applied. A land factor may influence the property value positively or negatively.

For Example: the topography has a steep bank which negatively influences the utility of the property, the property is less desirable than a standard property. An appraiser can apply a -10% adjustment (\$-16,717). = yielding a \$150,449 land value.

Calculation Table : Depreciation Creation

Table: R Description: RESIDENTIAL
 Max Age: 50 Create Table: Auto
 Min Dep for AV: 0 Max Dep for AV: 40
 Min Dep for EX: 0 Max Dep for DL: 95
 Average Created: Linear %Per Year for L,S,Q: 0.60

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.10	0.39	0.42	0.73	0.91	1.00	1.15	1.50	1.55	2.32	2.84

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	0	0	0	0	1	1	1	1	1	1	2
2	0	0	1	1	1	1	1	2	2	3	3
3	0	1	1	1	2	2	2	3	3	4	5
4	0	1	1	2	2	2	3	4	4	6	7
5	0	1	1	2	3	3	3	5	5	7	9
6	0	1	1	3	3	4	4	5	6	8	10
7	0	2	2	3	4	4	5	6	7	10	12
8	0	2	2	4	4	5	6	7	7	11	14
9	1	2	2	4	5	5	6	8	8	13	15
10	1	2	2	4	5	6	7	9	9	14	17
11	1	3	3	5	6	7	8	10	10	15	19
12	1	3	3	5	7	7	8	11	11	17	20
13	1	3	3	6	7	8	9	12	12	18	22
14	1	3	3	6	8	8	10	13	13	19	24
15	1	4	4	7	8	9	10	14	14	21	26
16	1	4	4	7	9	10	11	14	15	22	27
17	1	4	4	7	9	10	12	15	16	24	29
18	1	4	4	8	10	11	12	16	17	25	31
19	1	4	5	8	10	11	13	17	18	26	32
20	1	5	5	9	11	12	14	18	19	28	34
21	1	5	5	9	11	13	14	19	20	29	36
22	1	5	5	10	12	13	15	20	20	31	37
23	1	5	6	10	13	14	16	21	21	32	39
24	1	6	6	11	13	14	17	22	22	33	41
25	2	6	6	11	14	15	17	23	23	35	43
26	2	6	6	11	14	16	18	23	24	36	44
27	2	6	7	12	15	16	19	24	25	38	46
28	2	7	7	12	15	17	19	25	26	39	48
29	2	7	7	13	16	17	20	26	27	40	49
30	2	7	7	13	16	18	21	27	28	42	51
31	2	7	8	14	17	19	21	28	29	43	53
32	2	7	8	14	17	19	22	29	30	45	55
33	2	8	8	15	18	20	23	30	31	46	56
34	2	8	8	15	19	20	23	31	32	47	58
35	2	8	9	15	19	21	24	32	33	49	60
36	2	8	9	16	20	22	25	32	33	50	61
37	2	9	9	16	20	22	26	33	34	52	63
38	2	9	9	17	21	23	26	34	35	53	65
39	2	9	10	17	21	23	27	35	36	54	66
40	2	9	10	18	22	24	28	36	37	56	68
41	2	10	10	18	22	25	28	37	38	57	70
42	3	10	10	18	23	25	29	38	39	58	72
43	3	10	11	19	23	26	30	39	40	60	73
44	3	10	11	19	24	26	30	40	41	61	75
45	3	11	12	20	25	27	31	41	42	63	77
46	3	11	12	20	25	28	32	41	43	64	78
47	3	11	13	21	26	28	32	42	44	65	80
48	3	11	13	21	26	29	33	42	45	67	82
49	3	11	14	22	27	29	34	43	46	68	84
50	3	12	14	22	27	30	35	43	47	70	85

Calculation Table : Depreciation Creation

Table: X Description: CONDO
 Max Age: 40 Create Table: Manual
 Min Dep for AV: 0 Max Dep for AV: 40
 Min Dep for EX: 0 Max Dep for DL: 90
 Average Created: Linear %Per Year for L,S,Q: 0.75

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.25	0.45		0.80		1.00		1.25	1.80	2.50	3.50

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	0	0		1		1		1	1	2	3
2	0	1		1		2		2	3	4	5
3	1	1		2		2		3	4	6	8
4	1	1		2		3		4	5	8	11
5	1	2		3		4		5	7	10	13
6	1	2		4		5		6	8	11	16
7	1	2		4		5		7	9	13	18
8	2	3		5		6		8	11	15	21
9	2	3		5		7		9	12	17	24
10	2	3		6		8		9	14	19	26
11	2	4		7		8		10	15	21	29
12	2	4		7		9		11	16	23	32
13	3	4		8		10		12	18	25	34
14	3	5		8		11		13	19	26	37
15	3	5		9		11		14	20	28	39
16	3	5		10		12		15	22	30	42
17	3	6		10		13		16	23	32	45
18	3	6		11		14		17	24	34	47
19	4	6		11		14		18	26	36	50
20	4	7		12		15		19	27	38	53
21	4	7		13		16		20	28	40	55
22	4	7		13		17		21	30	41	58
23	4	8		14		17		22	31	43	60
24	5	8		14		18		23	32	45	63
25	5	9		15		19		24	34	47	66
26	5	9		16		20		24	35	49	68
27	5	9		16		20		25	36	51	71
28	5	10		17		21		26	38	53	74
29	5	10		17		22		27	39	55	76
30	6	10		18		23		28	41	56	79
31	6	10		19		23		29	42	58	81
32	6	11		19		24		30	43	60	84
33	6	11		20		25		31	45	62	87
34	6	12		20		26		32	46	64	89
35	7	12		21		26		33	47	66	90
36	7	12		22		27		34	49	68	90
37	7	13		22		28		35	50	70	90
38	7	13		23		29		36	51	71	90
39	7	13		23		29		37	53	73	90
40	8	14		24		30		38	54	75	90

Calculation Table : Depreciation Creation

Table: M Description: MULTI-FAMILY
 Max Age: 50 Create Table: Manual
 Min Dep for AV: 0 Max Dep for AV: 30
 Min Dep for EX: 0 Max Dep for DL: 85
 Average Created: Linear %Per Year for L,S,Q: 0.60

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.50	0.67		0.83		1.00		1.33	1.67	2.33	2.83

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	0	0		1		1		1	1	1	2
2	1	1		1		1		2	2	3	3
3	1	1		1		2		2	3	4	5
4	1	2		2		2		3	4	6	7
5	2	2		2		3		4	5	7	8
6	2	2		3		4		5	6	8	10
7	2	3		3		4		6	7	10	12
8	2	3		4		5		6	8	11	14
9	3	4		4		5		7	9	13	15
10	3	4		5		6		8	10	14	17
11	3	4		5		7		9	11	15	19
12	4	5		6		7		10	12	17	20
13	4	5		6		8		10	13	18	22
14	4	6		7		8		11	14	20	24
15	5	6		7		9		12	15	21	25
16	5	6		8		10		13	16	22	27
17	5	7		8		10		14	17	24	29
18	5	7		9		11		14	18	25	31
19	6	8		9		11		15	19	27	32
20	6	8		10		12		16	20	28	34
21	6	8		10		13		17	21	29	36
22	7	9		11		13		18	22	31	37
23	7	9		11		14		18	23	32	39
24	7	10		12		14		19	24	34	41
25	8	10		12		15		20	25	35	42
26	8	10		13		16		21	26	36	44
27	8	11		13		16		22	27	38	46
28	8	11		14		17		22	28	39	48
29	9	12		14		17		23	29	41	49
30	9	12		15		18		24	30	42	51
31	9	12		15		19		25	31	43	53
32	10	13		16		19		26	32	45	54
33	10	13		16		20		26	33	46	56
34	10	14		17		20		27	34	48	58
35	11	14		17		21		28	35	49	59
36	11	14		18		22		29	36	50	61
37	11	15		18		22		30	37	52	63
38	11	15		19		23		30	38	53	65
39	12	16		19		23		31	39	55	66
40	12	16		20		24		32	40	56	68
41	12	16		20		25		33	41	57	70
42	13	17		21		25		34	42	59	71
43	13	17		21		26		34	43	60	73
44	13	18		22		26		35	44	62	75
45	14	18		22		27		36	45	63	76
46	14	18		23		28		37	46	64	78
47	14	19		23		28		38	47	66	80
48	14	19		24		29		38	48	67	82
49	15	20		24		29		39	49	69	83
50	15	20		25		30		40	50	70	85

Calculation Table : Depreciation Creation

Table: **MH** Description: **MOBILE HOME**
 Max Age: **50** Create Table: **Manual**
 Min Dep for AV: **1** Max Dep for AV: **70**
 Min Dep for EX: **0** Max Dep for DL: **90**
 Average Created: **Linear** %Per Year for L,S,Q: **1.95**

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.25	0.45		0.85		1.00		1.15	1.50	2.20	3.00

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	0	1		2		3		5	7	10	30
2	1	2		3		6		7	10	15	40
3	1	3		5		8		9	13	20	45
4	2	4		7		9		11	15	25	50
5	2	4		8		11		13	18	30	55
6	3	5		10		15		16	21	35	60
7	3	6		12		18		18	24	40	65
8	4	7		13		21		20	27	45	70
9	4	8		15		25		22	29	50	80
10	5	9		17		28		24	32	53	90
11	5	10		18		32		26	35	57	90
12	6	11		20		35		29	38	60	90
13	6	11		22		38		31	41	63	90
14	7	12		23		42		33	43	67	90
15	7	13		25		45		35	46	70	90
16	8	14		27		45		37	49	73	90
17	8	15		28		46		39	52	77	90
18	9	16		30		46		42	55	80	90
19	9	17		31		46		44	58	83	90
20	10	18		33		47		46	60	87	90
21	10	18		35		47		48	63	90	90
22	11	19		36		47		50	66	90	90
23	11	20		38		47		52	69	90	90
24	12	21		40		48		55	72	90	90
25	12	22		41		48		57	74	90	90
26	13	23		43		50		59	77	90	90
27	13	24		45		52		61	80	90	90
28	14	25		46		55		63	82	90	90
29	14	25		48		57		65	85	90	90
30	15	26		50		60		68	88	90	90
31	15	27		51		63		70	90	90	90
32	16	28		53		65		72	90	90	90
33	16	29		55		68		74	90	90	90
34	17	30		56		70		76	90	90	90
35	17	31		58		73		78	90	90	90
36	18	33		59		75		81	90	90	90
37	18	34		60		75		81	90	90	90
38	18	36		60		75		81	90	90	90
39	18	37		61		75		81	90	90	90
40	18	39		62		75		81	90	90	90
41	18	40		63		75		81	90	90	90
42	18	42		64		75		81	90	90	90
43	18	43		64		75		81	90	90	90
44	18	44		66		75		81	90	90	90
45	18	45		66		75		81	90	90	90
46	18	46		67		75		81	90	90	90
47	18	47		68		75		81	90	90	90
48	18	48		68		75		81	90	90	90
49	18	49		69		75		81	90	90	90
50	18	50		70		75		81	90	90	90

Calculation Table :Group Factors

TableField	Factor
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BuildingGroup: A - APARTMENT

xrElectric

E - EXTENSIVE	1.04
F - FAIR	0.98
G - GOOD	1.02
M - MINIMAL	0.97
N - NONE	0.95
T - TYPICAL	1.00

xrExteriorWall

AB - ASBESTOS	0.97
AS - ASPHALT	0.97
BR - BRICK	1.04
CB - CEMENT BLOCK	1.01
GL - PLATE GLASS	1.06
MG - METAL/GLASS	1.04
PR - PRECAST CONC	1.03
SP - STONE PANEL	1.06
ST - STONE	1.05
V - VINYL CLAPBR	1.00
WP - WOOD PANEL	0.99

xrFloorCover

1-1	0.98
10-10	1.04
13-13	0.92
14-14	1.00
5-5	0.99
6-6	1.04
AT - ASPHL TILE	1.00
C - CONCRETE BMT	0.98
CA - CARPET	1.01
CT - CERAMIC TILE	1.04
E - EARTH	0.92
HW - HARDWOOD	1.01
IN - IN	1.01
L - LINOLIUM	0.99
M - MASONRY	1.01
PLY - PLYWOOD	0.98
PQ - PARQUET	1.04
S - S	0.98
TL - TILE	1.02
WL - WOODLAMINATE	1.01

xrFoundation

1-1	1.01
2-2	1.00
3-3	1.02
4-4	0.99
5-5	0.99

Calculation Table :Group Factors

TableField	Factor
6-6	1.00
7-7	1.00
8-8	1.00
9-9	0.99
BS - BRICK/STONE	1.02
C - CONCRETE	1.01
CB - CEMENT BLOCK	1.00
CS - CRAWL SPACE	0.99
O - OTHER	1.00
P - PIERS	0.99
S - SLAB	1.00

xrFrame

A - FireSS beams	1.13
B - FireResistGD	1.08
C - FireResistAV	1.04
S - Steel	1.00
W - Wood	1.00

xrHeat

AC - CENTRAL AIR	1.00
EL - ELECTRIC	0.99
FF - FLOOR FURN	0.96
HA - HOT AIR	1.00
HP - HEAT PUMP	1.02
HVAC - HVAC	1.00
HW - HOT WATER	1.05
HWR - H WATER/RADI	1.06
RAD - RAD	1.06
SH - SPACE HEAT	0.96
SO - SOLAR	1.04
ST - STEAM	1.03
STD - TYPICAL	1.00
UN - UNHEATED	0.93

xrHeatFuel

2-2	1.00
4-4	1.02
5-5	1.00
6-6	0.99
7-7	0.99
8-8	1.00
9-9	1.02
C - COAL	0.99
E - ELECTRIC	0.99
G - GAS	1.00
N - NONE	1.00
O - OIL	1.00
S - SOLAR	1.02
T - TYPICAL	1.00
W - WOOD	0.99
WC - WOOD COMBO	1.02

Calculation Table :Group Factors

TableField	Factor
5 - 5 Stories	1.01
5.0 - Five Sty	1.01
5.5 - 5.5	1.01
5.75 - 5.75	1.01
6 - 6 Story	1.02
6.0 - Six Sty	1.02
7 - 7 Story	1.02
8 - 8 Story	1.03
8.0 - 8.0	1.03
9.0 - 9 Story	1.03
9.5 - 9.5	1.03

xrSubArea

CRL - CRAWL SPACE	0.00
HST - HALF STORY	1.00
PIER - PIER FNDTN	0.00
SFL - 2ND FLOOR	1.00
SLAB - SLAB FNDTN	0.00
TFL - 3RD FLOOR	1.00
TQS - 3/4 STORY	1.00
UFL - UPPR FLOOR	1.00

BuildingGroup: C - COMMERCIAL

xrAlternateType

MFG - MANUFACTURIN	0.65
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xrElectric

E - EXTENSIVE	1.04
F - FAIR	0.98
G - GOOD	1.02
M - MINIMAL	0.96
N - NONE	0.95
T - TYPICAL	1.00

xrExteriorWall

AB - ASBESTOS	0.97
AS - ASPHALT	0.97
BR - BRICK	1.04
CB - CEMENT BLOCK	1.01
GL - PLATE GLASS	1.06
MG - METAL/GLASS	1.04
PR - PRECAST CONC	1.03
SP - STONE PANEL	1.06
ST - STONE	1.05
V - VINYL CLAPBR	1.00
WP - WOOD PANEL	0.99

xrFloorCover

1 - 1	0.98
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Table Name: MH
Description: MOBILE HOM

Full Description:

	<u>First</u>	<u>Additional</u>		<u>BaseValue</u>	<u>Unit Price</u>
Full Baths:	3,000	3,000			
3/4 Baths:	3,000	3,000	% Heated:	1,500	1.50
1/2 Baths:	2,000	2,000	% AC:	2,500	0.35
Other Fixtures:	1,000	1,000	Solar Hot Water:	0.00	0.00
Kitchens:	4,000	3,500	% Sprinkler:	5,000	0.40
FirePlaces:	3,000	2,500	Central Vacuum:	500	0.20
W.S. Flues:	1,000	1,000			
Bsmnt Garaaes:	2,000	2,000			
				<u>First Price</u>	<u>Additional Price</u>
			# of Heat Svstems:	0	0
			% Off:	25	
			Common Wall:		
				<u>Std Hgt</u>	<u>% Unit</u>
				8.00	1.00

Apt. / Com. / Govt. / Hotel / Ind. / Residential / Condo

Table Name: R
Description: RESIDENTIAL

Full Description: 1 TO 3 FAMILY

	<u>First</u>	<u>Additional</u>		<u>BaseValue</u>	<u>Unit Price</u>
Full Baths:	3,000	3,000			
3/4 Baths:	3,000	3,000	% Heated:	1,500	1.50
1/2 Baths:	2,000	2,000	% AC:	2,500	0.35
Other Fixtures:	1,000	1,000	Solar Hot Water:	0.00	0.00
Kitchens:	4,000	3,500	% Sprinkler:	5,000	0.40
FirePlaces:	3,000	2,500	Central Vacuum:	500	0.20
W.S. Flues:	1,000	1,000			
Bsmnt Garaaes:	2,000	2,000			
				<u>First Price</u>	<u>Additional Price</u>
			# of Heat Systems:	0	0
			% Off:	25	
			Common Wall:		
				<u>Std Hgt</u>	<u>% Unit</u>
				8.00	1.00

Sub Area Calculation

Table Code Info

Code: ATC	Description: ATTIC W FINI
Full Description: ATTICS WITH FINISHED LIVING AREA 60%	

General Info

Assumed Finished: Yes	Allow In SubArea Detail: Yes
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Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of:	1.00
Adjusted Sketched Area with Factor of:	0.50
Use in Total Size Adjustment Area Calc:	Yes

Floor

Floor Level: A

Comparable Info

1

Associated SFYI Pricing Info

Associated SFYI Code: - ATTIC W FINI
With Factor of:
Base the Size Adjustment Calculation on: Aggregate

Sub Area Calculation

Table Code Info

Code: ATP	Description: ATC PT FIN
Full Description: ATTIC PARTIAL FINISH 40%	

General Info

Assumed Finished: Yes	Allow In SubArea Detail: Yes
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Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of:	0.50
Adjusted Sketched Area with Factor of:	0.50
Use in Total Size Adjustment Area Calc:	Yes

Floor

Floor Level: U

Comparable Info

0

Associated SFYI Pricing Info

Associated SFYI Code: - ATC PT FIN
With Factor of:
Base the Size Adjustment Calculation on: Aggregate

Sub Area Calculation

Table Code Info

Code: GARA	Description: GARAGE ATTCH
Full Description: ATTACHED GARAGE	

General Info

Assumed Finished: No	Allow In SubArea Detail: Yes
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Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of:	0.35
Adjusted Sketched Area with Factor of:	
Use in Total Size Adjustment Area Calc:	No

Floor

Floor Level:

Comparable Info

0

Associated SFYI Pricing Info

Associated SFYI Code:	- GARAGE ATTCH
With Factor of:	
Base the Size Adjustment Calculation on:	Seperate Areas

Sub Area Calculation

Table Code Info

Code: **GARD**

Description: **GARAGE DET**

Full Description: **DETACHED GARAGE**

General Info

Assumed Finished: **No**

Allow In SubArea Detail: **Yes**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.35**

Adjusted Sketched Area with Factor of:

Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level: **XX**

Comparable Info

0

Associated SFYI Pricing Info

Associated SFYI Code: **- GARAGE DET**

With Factor of:

Base the Size Adjustment Calculation on: **Seperate Areas**