

2025 RESIDENTIAL MARKET AREA 1 VALUATION MODEL	
Variable	Adjustment
Constant (Base Value)	\$1,819
Quality Rates (per sq.ft. of total living area):	
Low (Quality 2)	\$98.22
Fair (Quality 3)	\$109.13
Average (Quality 4)	\$113.95
Good (Quality 5)	\$126.01
Very Good (Quality 7)	\$136.57
Condition Rating Rates (per sq.ft. of total living area)	
0.5	\$74.02
0.6	\$67.97
0.7	\$43.44
0.8	\$24.40
0.9	\$0.00
1.0	\$0.00
1.15	-\$19.51
1.3	-\$19.51
Other Area Rates (per sq.ft.)	
Basement Area	\$14.19
Finished Basement Area	\$39.09
Hillside Design - Walkout Basement (applied to bsmt area)	\$43.42
Garage Rates (per sq.ft.)	
Garage Area (Avg Qual or better)(Attached/Built-in/Detached)	\$45.68
Garage Area (Qual LOW or FAIR)(Attached/Built-in/Detached)	\$13.79
Age Adjustment (per year/sq.ft.) AGE Calculation: 2023-Effective Year Built	
Age up to 90, no adjustment beyond 90	-\$0.76
Locational Adjustments - Neighborhood Rates	
nghd1611 per Land Area up to 10,000sf, 2.66 per SF for residual Land Area	\$3.55
nghd1612	\$0.00
nghd1614 per Land Area up to 10,000sf, 1.77 per SF for residual Land Area	\$2.36
nghd1615 per Land Area up to 10,000sf, -1.22 per SF for residual Land Area	-\$1.63
nghd1616	\$0.00
nghd1617 per Land Area up to 10,000sf, 5.68 per SF for residual Land Area	\$7.57
nghd1618 per Land Area up to 10,000sf, 7.21 per SF for residual Land Area	\$9.61
nghd1619 per Land Area up to 10,000sf, 3.68 per SF for residual Land Area	\$4.91
Additional Physical Features	
Semi-D (Both sides on one account) per Total Living Area	\$13.45
In-ground Pools (No charge for above-ground pools)	\$55,625
Pool Enclosure	-18%
Overall % Adjustments:	
Cracked Basement	-20%
Wood Basement	-12%
Sewer Easement ROW (Direct)	-10%