

2025 RESIDENTIAL MARKET AREA 2 VALUATION MODEL	
Variable	Adjustment
Constant (Base Value)	\$83,759
Quality Rates (per sq.ft. of total living area):	
Low(Quality 2) Less than or Equal to 600 sq.ft.	\$83.13
Low (Quality 2) Greater than or 600 sq.ft.	\$99.24
Fair (Quality 3) Less than or Equal to 800 sq.ft.	\$122.92
Fair Quality 3) Greater than 800 sq.ft.	\$129.34
Average (Quality 4) Less than or Equal to 900 sq.ft.	\$134.36
Average (Quality 4) Greater than 900 sq.ft.	\$127.82
Good (Quality 5)	\$135.60
Very Good (Quality 7) Less than or Equal to 1,700 sq.ft.	\$153.56
Very Good (Quality 7) Greater than 1,700 sq.ft.	\$164.05
Excellent (Quality 8) Less than or Equal to 1,700 sq.ft.	\$153.56
Excellent (Quality 8) Greater than 1,700 sq.ft.	\$164.05
Market Building Class (Building Structure) Rates (per sq.ft. of total living area)	
One Story	\$0.00
One Story Plus	\$17.33
Two Story	\$16.10
Two Story Plus	\$32.18
Two Story Split	\$22.60
Bilevel	\$0.00
Split Level	\$0.00
Land Use Code Rates (per sq.ft.)	
LUC 1120 - SFD with basement suite (Main Floor Living Area)	\$35.16
LUC 1130 - Duplex (Total Living Area)	-\$18.98
LUC 1140 - Semi-Detached (Total Living Area)	-\$37.17
LUC 1150 - Townhouse(Total Living Area)	-\$37.17
LUC 1171 - 3 units (per Total Living Area)	\$0.00
LUC 1330 - Rooming House (per Total Living Area)	\$0.00
LUC 1641 - Residential Group Home (per Total Living Area)	\$37.85
LUC 1650 - Group Care Home (per Total Living Area)	\$37.85
LUC 3180 - Residence used as commercial (per Total Living Area)	\$0.00
Condition Rating Rates (per sq.ft. of total living area)	
0.5	\$71.04
0.6	\$59.01
0.7	\$36.97
0.8	\$22.06
0.9	\$0.00
1.15	-\$47.35
1.3	-\$47.35
Other Area Rates (per sq.ft.)	
Basement Area	\$34.04

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Finished Basement Area	\$32.07
Hillside Design - Walkout Basement (applied to bsmt area)	\$57.10
Excellent Decks	\$0.00
Garage Rates (per sq.ft.)	
Garage Area (Average or better Quality)	\$41.67
Garage Area (Low or Fair Quality)	\$18.55
Age Adjustment (per year/sq.ft.) AGE Calculation: 2023-Effective Year Built	
Age up to 90, no adjustment beyond 90 years	-\$1.47
Locational Adjustments - Neighborhood Rates	
nghd 1511 per Land Area up to 10,000sf, 4.88 per SF for residual Land Area	\$6.50
nghd 1512 per Land Area up to 10,000sf, 5.78 per SF for residual Land Area	\$7.71
nghd 1513 per Land Area up to 10,000sf, 5.62 per SF for residual Land Area	\$7.49
nghd 1514 per Land Area up to 10,000sf, 3.99 per SF for residual Land Area	\$5.32
nghd 1515 per Land Area up to 10,000sf, 5.24 per SF for residual Land Area	\$6.99
nghd 1516 per Land Area up to 10,000sf, 1.29 per SF for residual Land Area	\$1.72
nghd 1517 per Land Area up to 10,000sf, 1.51 per SF for residual Land Area	\$2.01
nghd 1613	\$0.00
nghd 1621 per Land Area up to 10,000sf, 6.95 per SF for residual Land Area	\$9.27
nghd 1623 per Land Area up to 10,000sf, 7.04 per SF for residual Land Area	\$9.38
nghd 1631 per Land Area up to 10,000sf, 13.16 per SF for residual Land Area	\$17.55
nghd 1632 per Land Area up to 10,000sf, 8.28 per SF for residual Land Area	\$11.04
nghd 1633 per Land Area up to 10,000sf, 8.24 per SF for residual Land Area	\$10.98
Locational Adjustments - Other Adjustments - Lump Sum	
Abutting Collector Street	\$0
Abutting Arterial Street	-\$9,415
Abutting Highway or Expressway Street	-\$19,915
Abutting Near Commercial/Industrial	-\$9,797
Abutting Near Railway	\$0.00
Abutting Greenspace	\$0.00
Abutting Poor Quality Greenspace	\$0.00
Additional Physical Features	
Fireplace (per fireplace)	\$3,000
Semi-D (Both sides on one account) per Total Living Area	\$22.64
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%