

2025 RESIDENTIAL MARKET AREA 3 VALUATION MODEL

Variable	Adjustment
Constant (Base Value)	\$126,277
Low (Quality 2)	\$113.61
Fair (Quality 3) Less than or Equal to 900 sq.ft.	\$156.02
Fair (Quality 3) Greater than 900 sq.ft.	\$152.98
Average (Quality 4) Less than or Equal to 1,200 sq.ft.	\$159.82
Average (Quality 4) Greater than 1,200 sq.ft.	\$157.94
Good (Quality 5) Less than or Equal to 1,300 sq.ft.	\$163.50
Good (Quality 5) Greater than 1,300 sq.ft.	\$150.93
Very Good (Quality 7) Less than or Equal to 1,750 sq.ft.	\$151.98
Very Good (Quality 7) Greater than 1,750 sq.ft.	\$150.78
Excellent (Quality 8) Less than or Equal to 1,750 sq.ft.	\$151.98
Excellent (Quality 8) Greater than 1,750 sq.ft.	\$150.78
Market Building Class (Building Structure) Rates (per sq.ft. of total living area)	
One Story	\$0.00
One Story Plus	\$0.00
Two Story	\$9.39
Two Story Plus	\$9.39
Two Story Split	\$11.81
Bilevel	\$4.32
Split Level	\$10.31
Mobile Home	\$0.00
Land Use Code Rates (per sq.ft.)	
LUC 1120 - SFD with basement suite (Main Floor Living Area)	\$0.00
LUC 1130 - Duplex (Total Living Area)	-\$45.99
LUC 1140 - Semi-Detached (Total Living Area)	-\$48.50
LUC 1150 - Townhouse(Total Living Area)	-\$48.50
LUC 1310 - Mobile Homes (Garuik)	-\$111.09
LUC 1641 - Residential Group Home (per Total Living Area)	\$0.00
LUC 1650 - Group Care Home (per Total Living Area)	\$0.00
LUC 3180 - Residence used as commercial (per Total Living Area)	\$0.00
Condition Rating Rates (per sq.ft. of total living area)	
0.5	\$58.07
0.6	\$42.89
0.7	\$30.17
0.8	\$10.50
0.09	\$0.00
1.0	\$0.00
1.15	-\$64.85
1.3	-\$64.85
Other Area Rates (per sq.ft.)	
Basement Area	\$35.81
Finished Basement Area	\$18.61
Hillside Design - Walkout Basement (applied to bsmt area)	\$80.76
Excellent Decks	\$0.00

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Garage Rates (per sq.ft.)	
Detached or Attached Garage Area (Quality Low or Fair)	\$37.68
Detached Garage Area (Average Quality or better)	\$49.17
Attached or Built-in Garage Area (Average Quality or better)	\$71.11
Age Adjustment (per year/sq.ft.) AGE Calculation: 2023-Effective Year Built	
Age up to 80, no adjustment beyond 80	-\$2.19
Locational Adjustments - Neighborhood Rates	
nghd1327 (per Land Area)	\$7.49
nghd1411 (per Land Area)	\$3.26
nghd1421 (per Land Area)	\$7.29
nghd1422 (per Land Area)	\$6.43
nghd1423 (per Land Area)	\$7.07
nghd1424 (per Land Area)	\$6.15
nghd1425 (per Land Area)	\$7.95
nghd1426 (per Land Area)	\$3.20
nghd1427 (per Land Area)	\$3.44
nghd1428 (per Land Area)	\$9.02
nghd1429 (per Land Area)	\$8.47
nghd1430 (per Land Area)	\$5.30
nghd1431 (per Land Area)	\$6.57
nghd1521 (per Land Area)	\$5.65
nghd1525 (per Land Area)	\$3.65
Locational Adjustments - Other Adjustments - Lump Sum	
Abutting Collector Street	-\$7,324
Abutting Arterial Street	-\$15,431
Abutting Highway or Expressway Street	-\$12,119
Abutting Near Commercial/Industrial	-\$17,660
Abutting Near Railway	-\$4,184
Abutting Greenspace	\$7,341
Abutting Poor Quality Greenspace	\$0.00
Additional Physical Features	
Small House adjustment LE 700 sqft	-\$46,220
Fireplace (per fireplace)	\$3,000
Semi-D (Both sides on one account) per Total Living Area	\$55.13
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%