

2025 RESIDENTIAL MARKET AREA 4 VALUATION MODEL	
Variable	Adjustment
Constant (Base Value)	\$113,377
Quality Rates (per sq.ft. of total living area):	
Low (Quality 2) Less than or Equal to 850 sq.ft.	\$186.87
Low (Quality 2) Greater than 850 sq.ft.	\$207.37
Fair (Quality 3) Less than or Equal to 850 sq.ft.	\$186.87
Fair (Quality 3) Greater than 850 sq.ft.	\$207.37
Average (Quality 4) Less than or Equal to 975 sq.ft.	\$199.30
Average (Quality 4) Greater than 975 sq.ft.	\$203.11
Food (Quality 5)	\$203.84
Very Good (Quality 7) Less than or Equal to 1,750 sq.ft.	\$209.36
Very Good (Quality 7) Greater than 1,750 sq.ft.	\$202.12
Excellent (Quality 8) Less than or Equal to 2,300 sq.ft.	\$243.97
Excellent (Quality 8) Greater than 2,300 sq.ft.	\$231.36
Market Building Class (Building Structure) Rates (per sq.ft. of total living area)	
One Story	\$0.00
One Story Plus	\$0.00
Two Story	\$5.31
Two Story Plus	\$0.00
Two Story Split	\$0.00
Bilevel	\$0.00
Split Level	\$5.55
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)	\$0.00
LUC 1140 - Semi-Detached (Total Living Area)	-\$36.96
LUC 1150 - Townhouse(Total Living Area)	-\$36.96
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)	\$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	\$74.21
0.6	\$60.43
0.7	\$33.60
0.8	\$13.50
0.09	\$0.00
1.0	\$0.00
1.15	-\$44.74
1.3	-\$44.74
Other Area Rates (per sq.ft.)	
Basement Area	\$36.20
Finished Basement Area	\$38.83
Hillside Design - Walkout Basement (applied to bsmt area)	\$80.76

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Excellent Decks	\$57.69
Garage Rates (per sq.ft.)	
Detached or Attached Garage Areas (Quality Low or Fair)	\$19.04
Detached Garage Area (Average Quality or better)	\$37.53
Attached or Built-in Garage Area (Average or Good Quality)	\$46.57
Attached or Built-in Garage Area (Very Good or Excellent Quality)	\$93.21
Age Adjustment (per year/sq.ft.) AGE Calculation: 2023-Effective Year Built	
Age up to 80, no adjustment beyond 80 years	-\$2.43
Locational Adjustments - Neighborhood Rates	
nghd1323 per Land Area up to 12,000sf, 2.76 per SF for residual Land Area	\$3.68
nghd1324 per Land Area up to 12,000sf, 2.55 per SF for residual Land Area	\$3.40
nghd1326 per Land Area up to 12,000sf, 2.54 per SF for residual Land Area	\$3.39
nghd1333	\$0.00
nghd1343 per Land Area up to 12,000sf, 4.59 per SF for residual Land Area	\$6.12
nghd1432 per Land Area up to 12,000sf, 3.23 per SF for residual Land Area	\$4.31
nghd1441 per Land Area up to 12,000sf, 5.80 per SF for residual Land Area	\$7.73
nghd1522 per Land Area up to 12,000sf, 5.84 per SF for residual Land Area	\$7.79
nghd1523 per Land Area up to 12,000sf, 7.70 per SF for residual Land Area	\$10.26
nghd1524 per Land Area up to 12,000sf, 9.94 per SF for residual Land Area	\$13.25
nghd1531 per Land Area up to 12,000sf, 6.90 per SF for residual Land Area	\$9.20
nghd1532 per Land Area up to 12,000sf, 3.71 per SF for residual Land Area	\$4.94
nghd1541 per Land Area up to 12,000sf, 6.80 per SF for residual Land Area	\$9.07
nghd1542 per Land Area up to 12,000sf, 6.59 per SF for residual Land Area	\$8.79
nghd1651 per Land Area up to 12,000sf, 15.82 per SF for residual Land Area	\$21.09
Locational Adjustments - Other Adjustments - Lump Sum	
Abutting Collector Street	-\$9,473
Abutting Arterial Street	-\$24,964
Abutting Highway or Expressway Street	-\$24,328
Abutting Near Commercial/Industrial	-\$2,592
Abutting Near Railway	-\$4,184
Abutting Greenspace	\$27,626
Abutting Poor Quality Greenspace	\$0.00
Additional Physical Features	
Small House adjustment Less than or equal to 700 sq.ft.	-\$48,321
Fireplace (per fireplace)	\$8,800
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%