

2026 RESIDENTIAL MARKET AREA 5 VALUATION MODEL	
Variable	Adjustment
Constant (Base Value)	\$ 153,322.00
<b>Quality Rates (per sq.ft. of total living area):</b>	
Low (Quality 2)	n/a
Fair (Quality 3)	n/a
Average (Quality 4) Less than or Equal to 1,000 sq.ft.	\$ 128.45
Average (Quality 4) Greater than 1,000 sq.ft.	\$ 138.85
Good (Quality 5) Less than or Equal to 1,300 sq.ft.	\$ 122.38
Good (Quality 5) Greater than 1,300 sq.ft.	\$ 124.56
Very Good (Quality 7) Less than or Equal to 1,800 sq.ft.	\$ 129.69
Very Good (Quality 7) Greater than 1,800 sq.ft.	\$ 132.33
Excellent (Quality 8) Less than or Equal to 2,600 sq.ft.	\$ 160.91
Excellent (Quality 8) Greater than 2,600 sq.ft.	\$ 198.14
<b>Market Building Class (Building Structure) Rates (per sq.ft. of total living area)</b>	
One Story	\$ 4.22
One Story Plus	\$ -
Two Story	\$ -
Two Story Plus	\$ -
Two Story Split	\$ 6.90
Bilevel	\$ 10.27
Split Level	\$ -
<b>Land Use Code Rates (per sq.ft.)</b>	
LUC 1120/1121 - SFD with basement suite (Main Floor Living Area)	\$ 50.01
LUC 1130 - Duplex (Total Living Area)	\$ (27.98)
LUC 1140 - Semi-Detached (Total Living Area)	\$ (27.98)
LUC 1150 - Townhouse(Total Living Area)	\$ (27.98)
LUC 1641 - Residential Group Home (per Total Living Area)	\$ 34.56
Semi-D (Both sides on one account) per Total Living Area	\$39.45
<b>Condition Rating Rates (per sq.ft. of total living area)</b>	
0.5	\$ 106.73
0.6	\$ 58.82
0.7	\$ 32.32
0.8	\$ 21.94
0.09	\$ -
1.0	\$ -
1.15	\$ (60.53)
1.3	\$ (60.53)
<b>Other Area Rates (per sq.ft.)</b>	
Basement	\$ 44.00
Finished Basement	\$ 48.08
Hillside Design - Walkout Basement (applied to basement area)	\$ 81.04
Excellent Decks	\$ 76.00
<b>Garage Rates (per sq.ft.)</b>	
Detached Garage	\$ 52.35
Attached or Built-in Garage (Low or Fair Quality)	\$ 107.91

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Attached or Built-in Garage (Average or Good Quality)	\$ 107.91
Attached or Built-in Garage (Very Good or Excellent Quality)	\$ 107.91
<b>Age Adjustment (per year/sq.ft.) AGE Calculation: 2023-Effective Year Built</b>	
Age Greater than 20 (no adjustment for first 20 years)	\$ (3.88)
<b>Locational Adjustments - Neighborhood Rates</b>	
nghd1050 per Land Area up to 10,000sf, 5.78 per SF for residual Land Area	\$ 7.43
nghd1210 per Land Area up to 10,000sf, 5.57 per SF for residual Land Area	\$ 8.43
nghd1211 per Land Area up to 10,000sf, 3.02 per SF for residual Land Area	\$ 4.00
nghd1221 per Land Area up to 10,000sf, 9.20 per SF for residual Land Area	\$ 13.71
nghd1231 per Land Area up to 10,000sf, 8.20 per SF for residual Land Area	\$ 10.10
nghd1232 per Land Area up to 10,000sf, 9.31 per SF for residual Land Area	\$ 12.85
nghd1241 per Land Area up to 10,000sf, 29.19 per SF for residual Land Area	\$ 36.77
nghd1242 per Land Area up to 10,000sf, 7.10 per SF for residual Land Area	\$ 10.79
nghd1252 per Land Area up to 10,000sf, 3.37 per SF for residual Land Area	\$ 4.41
nghd1311	\$ -
nghd1321 per Land Area up to 10,000sf, 6.14 per SF for residual Land Area	\$ 7.93
nghd1322 per Land Area up to 10,000sf, 4.06 per SF for residual Land Area	\$ 5.47
nghd1325	\$ -
nghd1331 per Land Area up to 10,000sf, 3.80 per SF for residual Land Area	\$ 5.20
nghd1332 per Land Area up to 10,000sf, 6.63 per SF for residual Land Area	\$ 8.09
nghd1335	\$ -
nghd1336 per Land Area up to 10,000sf, 3.24 per SF for residual Land Area	\$ 4.60
nghd1337 per Land Area up to 10,000sf, 3.79 per SF for residual Land Area	\$ 4.32
nghd1341 per Land Area up to 10,000sf, 8.75 per SF for residual Land Area	\$ 12.16
nghd1342 per Land Area up to 10,000sf, 5.46 per SF for residual Land Area	\$ 7.27
<b>Locational Adjustments - Other Adjustments - Lump Sum</b>	
Abutting Collector Street	\$ (9,264)
Abutting Arterial Street	\$ (6,651)
Abutting Highway or Expressway Street	-\$7,400
Abutting Near Commercial/Industrial	\$ (21,216)
Abutting Near Railway	-\$3,800
Abutting Greenspace	\$21,000
Abutting Poor Quality Greenspace	\$ -
<b>Additional Physical Features</b>	
Fireplace (per fireplace)	\$ 8,800
In-ground Pools (No charge for above-ground pools)	\$ 57,000
Pool Enclosure	\$ (0.18)
<b>Overall % Adjustments:</b>	
Cracked Basement	\$ (0.20)
Wood Basement	\$ (0.12)
Sewer Easement ROW (Direct)	\$ (0.10)