

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)