

2025 RESIDENTIAL MARKET AREA 6 VALUATION MODEL	
Variable	Adjustment
Constant (Base Value)	\$168,619
Quality Rates (per sq.ft. of total living area):	
Low (Quality 2)	\$96.14
Fair (Quality 3) Less than or Equal to 900 sq.ft.	\$141.34
Fair (Quality 3) Greater than 900 sq.ft.	\$152.14
Average (Quality 4) Less than or Equal to 975 sq.ft.	\$150.59
Average (Quality 4) Greater than 975 sq.ft.	\$156.04
Good (Quality 5) Less than or Equal to 1,550 sq.ft.	\$167.48
Good (Quality 5) Greater than 1,550 sq.ft.	\$170.14
Very Good (Quality 7) Less than or Equal to 1,900 sq.ft.	\$184.49
Very Good (Quality 7) Greater than 1,900 sq.ft.	\$201.36
Excellent (Quality 8) Less than or Equal to 1,900 sq.ft.	\$184.49
Excellent (Quality 8) Greater than 1,900 sq.ft.	\$201.36
Market Building Class (Building Structure) Rates (per sq.ft. of total living area)	
One Story	\$0.00
One Story Plus	\$30.58
Two Story	\$28.38
Two Story Plus	\$28.95
Two Story Split	\$0.00
Bilevel	\$0.00
Split Level	\$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)	\$0.00
LUC 1140 - Semi-Detached (Total Living Area)	-\$28.08
LUC 1150 - Townhouse(Total Living Area)	-\$28.08
LUC 1171 - 3 units (per Total Living Area)	\$0.00
LUC 1330 - Rooming House (per Total Living Area)	-\$35.67
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	\$100.55
0.6	\$100.55
0.7	\$72.74
0.8	\$32.62
0.09	\$0.00
1.0	\$0.00
1.15	-\$44.74
1.3	-\$44.74
Other Area Rates (per sq.ft.)	

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Basement Area	\$24.00
Finished Basement Area	\$43.44
Hillside Design - Walkout Basement (applied to bsmt area)	\$57.10
Excellent Decks	\$0.00
Garage Rates (per sq.ft.)	
Garage Areas (All Quals) (Attached/Built-in/Detached)	\$42.05
Age Adjustment (per year/sq.ft.) AGE Calculation: 2023-Effective Year Built	
Age up to age 100, no adjustment beyond 100 years	-\$1.62
Locational Adjustments - Neighborhood Rates	
nghd1622 per Land Area up to 8,000sf, -8.78 per SF for residual Land Area	-\$11.71
nghd1641	\$0.00
nghd1661 per Land Area up to 8,000sf, 7.33 per SF for residual Land Area	\$9.77
nghd1662 per Land Area up to 8,000sf, 7.72 per SF for residual Land Area	\$10.29
Locational Adjustments - Other Adjustments - Lump Sum	
Abutting Collector Street	-\$22,870
Abutting Arterial Street	-\$22,231
Abutting Highway or Expressway Street	\$0
Abutting Near Commercial/Industrial	\$0
Abutting Near Railway	\$0
Abutting Greenspace	\$27,626
Abutting Poor Quality Greenspace	\$0.00
Additional Physical Features	
Semi-D (Both sides on one account) per Total Living Area	\$13.45
In-ground Pools (No charge for above-ground pools)	\$55,625
Pool Enclosure	-18%
Fireplace (per fireplace)	\$8,800
Overall % Adjustments:	
Cracked Basement	-20%
Wood Basement	-12%
Sewer Easement ROW (Direct)	-10%