

Structure Base Rate and Minium and Maximun Area
2023 home heated area study

Year	2023	2022	2021	2020	2019	2018	2017	2016	2015
average heated area	2008	1978	1952	1964	1944	1938	1921	1901	1882
number of homes less then 500 sf	101	93	93	96	93	95	93	94	88
number of homes greater then 3000 sf	1856	1613	1752	1872	1692	1636	1505	1353	1226
average <u>heated</u> area over 3000sf	3805	3832	3838	3848					
number of homes greater then 4000 sf	482	423							
average <u>heated</u> area over 4000sf	5368	5486							

Tax Year	2023	2022	2021	2020	2019	2018
Base rate	70	62.4	59	59	59	59
base area	2000	2000	1900	1900	1900	1500
max area	4000	4000	4000	3000	3000	3000
min area	500	500	500	500	500	500
increment base	new listing	100	50	50	50	50
Increment factor						

Increment factor		
area	inc base	inc factor
0	25	0.015
1000	25	0.015
1500	25	0.015
2000	100	0.01
2500	100	0.01
3000	100	0.01
4000	100	0.01

RATIO STATS STARTING	BEFORE POINTS STUDY			
	# OF SALES	MED	COD	PRD
500-1500 SQFT YB 2022-2024	5	0.301	0.0894	1.0092
500-2000 SQFT YB 2022-2024	79	0.3137	0.1176	1.0016
1501-2000 SQFT YB 2022-2024	74	0.301	0.1191	1.0016
1500-2500 SQFT YB 2022-2024	137	0.3354	0.1379	0.9988
2001-3000 SQFT YB 2022-2024	151	0.3642	0.112	1.0014
3001-5000 SQFT YB 2022-2024	81	0.3934	0.0823	1.0049
3001-4000 SQFT YB 2022-2024	67	0.3915	0.0779	1.0034
4001-5000 SQFT YB 2022-2024	14	0.3967	0.1029	1.0129
all sales	311	0.3626	0.1149	0.9928
RATIO STATS SECOND WITH BASE SF 2000 AND MAX AREA OF 4000	# OF SALES	MED	COD	PRD
500-1500 SQFT YB 2022-2024	5	0.36	0.0862	1.0052
500-2000 SQFT YB 2022-2024	140	0.3594	0.0845	1.0273
1501-2000 SQFT YB 2022-2024	132	0.3587	0.0822	1.0304
1500-2500 SQFT YB 2022-2024	226	0.3636	0.0886	1.0225
2001-3000 SQFT YB 2022-2024	175	0.3648	0.0999	1.0063
3001-5000 SQFT YB 2022-2024	88	0.3923	0.0737	1.0067
3001-4000 SQFT YB 2022-2024	73	0.3925	0.0711	1.0057
4001-5000 SQFT YB 2022-2024	15	0.392	0.0866	1.012
all sales	366	0.3663	0.0976	1.0016

BASE STUDY WITH NEIGHBORHOOD FACTORS REMOVED				
# OF SALES	MED	COD	PRD	
5	0.2592	0.153	0.9499	
138	0.3058	0.1236	1.067	
133	0.306	0.1218	1.0651	
228	0.3264	0.1273	1.0408	
198	0.3554	0.1067	1.0233	
92	0.3933	0.0797	1.0194	
75	0.3852	0.0755	1.0144	
17	0.404	0.0924	1.0398	
429	0.3562	0.1255	1.015	

LEAVE BASE AREA AT 2000
CHANGE HOUSE MAX ARE TO 4000

Base \$	70
TBA	1000
Base Area	2000
Inc Base	25
Inc Factor	0.015
Area Mult	1.600000
Adj \$	112.00
Base Val	70000
Adj Base Val	112000

Base \$	70
TBA	1200
Base Area	2000
Inc Base	25
Inc Factor	0.015
Area Mult	1.480000
Adj \$	103.60
Base Val	84000
Adj Base Val	124320

Base \$	70
TBA	1500
Base Area	2000
Inc Base	25
Inc Factor	0.015
Area Mult	1.300000
Adj \$	91.00
Base Val	105000
Adj Base Val	136500

Base \$	70
TBA	2000
Base Area	2000
Inc Base	150
Inc Factor	0.005
Area Mult	1.000000
Adj \$	70.00
Base Val	140000
Adj Base Val	140000

Base \$	70
TBA	2500
Base Area	2000
Inc Base	150
Inc Factor	0.005
Area Mult	0.983333
Adj \$	68.83
Base Val	175000
Adj Base Val	172083

Base \$	70
TBA	2700
Base Area	2000
Inc Base	150
Inc Factor	0.005
Area Mult	0.976667
Adj \$	68.37
Base Val	189000
Adj Base Val	184590

Base \$	70
TBA	3000
Base Area	2000
Inc Base	150
Inc Factor	0.005
Area Mult	0.966667
Adj \$	67.67
Base Val	210000
Adj Base Val	203000

Base \$	70
TBA	4000
Base Area	2000
Inc Base	150
Inc Factor	0.005
Area Mult	0.933333
Adj \$	65.33
Base Val	280000
Adj Base Val	261333

House Values

Pin	Year	House Value	factor	SQFT		Ratio
R252-95	2024	162,222		1338	1STY	0.39
R252-95	2023	160,704	1.5	1338	1STY	
340B-16	2024	152,555		1053	1sty	0.4
340B-16	2023	112,406	1.15	1053		
344D-11	2024	237,481		2261	2sty	0.38
new for 2024						
375P-22	2024	196,970		1811	2sty	0.37
375P-22	2023	181,841	1.15	1811		
476D-75	2024	243,960		2118	1STY FIN ATC	0.33
476D-75	2023	249,512	1.25	2118		
374A-24	2024	315,533		2674	1sty	0.368
374A-24	2023	342,935	1.5	2674		
476D-145	2024	278,824		2898	2sty	0.36
476D-145	2023	321,503	1.25	2898		
G11-33	2024	285,245		3009	1STY	0.35
G11-34	2023	270,518	1.1	3009		
R274-33	2004	458,817		4002	2Sty	0.403
R274-33	2023	434,304	1.3	4002		

R252-95

WinGAP - Improvement Calculation... ? X

Total Base Area AM

Points / Values

Total Base	<input type="text" value="1,036"/>	<input type="text" value="124,320"/>
Heat	<input type="text" value="103"/>	<input type="text" value="12,360"/>
Basement	<input type="text" value="0"/>	<input type="text" value="0"/>
Attic	<input type="text" value="0"/>	<input type="text" value="0"/>
Structure Areas	<input type="text" value="121"/>	<input type="text" value="14,520"/> >>
Fireplace / Misc	<input type="text" value="0"/>	<input type="text" value="0"/> >>
Plumbing	<input type="text" value="34"/>	<input type="text" value="4,080"/>
Total	<input type="text" value="1,294"/>	<input type="text" value="155,280"/>
Adjusted	<input type="text" value="1,423"/>	<input type="text" value="170,760"/>

RCN

Depreciation / Factors

Functional	<input type="text" value="1.00"/>
Economic	<input type="text" value="1.00"/>
Override	<input type="text" value="0.00"/>
% Complete	<input type="text" value="1.00"/>
Calculated	<input type="text" value="0.95"/>
CD	<input type="text" value="1.00"/>
Neighborhood	<input type="text" value="1.00"/>

FMV

Override

