

**Structure Base Rate and Minium and Maximun Area**

**2024/2025 home heated area study**

Year	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
average heated area	2023	2008	1978	1952	1964	1944	1938	1921	1901	1882
number of homes less then 500 sf	109	101	93	93	96	93	95	93	94	88
number of homes greater then 3000 sf	2471	1856	1613	1752	1872	1692	1636	1505	1353	1226
average heated area over 3000sf	3831	3805	3832	3838	3848					
number of homes greater then 4000 sf	529	482	423							
average heated area over 4000sf	5399	5368	5486							

Tax Year	2025	2024	2023	2022	2021	2020	2019
Base rate	70	70	62.4	59	59	59	59
base area	2000	2000	2000	1900	1900	1900	1500
max area	4000	4000	4000	4000	3000	3000	3000
min area	500	500	500	500	500	500	500
increment base		100	100	50	50	50	50
Increment factor							
Base Points	140	120	120	120			

**2024/2025**

Increment factor		
area	inc base	inc factor
0	25	0.0200
1000	25	0.0200
1500	25	0.0200
2000	25	0.0100
2500	25	0.0050
3000	50	0.0050
3200	50	0.0050
3300	50	0.0065
4000	75	0.0065
5000	100	0.0065

**2023/2024**

Increment factor		
area	inc base	inc factor
0	25	0.015
1000	25	0.015
1500	25	0.015
2000	150	0.005
2500	150	0.005
3000	150	0.005
4000	150	0.005

RATIO STATS STARTING	BEFORE POINTS STUDY Points at 120					With Points at 140				
	# OF SALES	MED	COD	PRD	year	# OF SALES	MED	COD	PRD	
500-1500 SQFT	164	0.3329	0.1688	1.0722	2022-2025	20	0.391	0.079	1.0005	
500-2000 SQFT	364	0.3246	0.1301	1.0425	2022-2025					
1501-2000 SQFT	201	0.3195	0.097	1.0136	2022-2025	70	0.4023	0.0849	1.0076	
1500-2500 SQFT	362	0.3332	0.1038	1.0152	2022-2025					
2001-3000 SQFT	254	0.3477	0.0926	1.0163	2022-2025	112	0.4048	0.0761	1.0129	
3001-5000 SQFT	96	0.3698	0.0845	1.0076	2022-2025					
3001-4000 SQFT	77	0.3673	0.0805	1.0091	2022-2025	45	0.04278	0.0827	1.0092	
4001-5000 SQFT	19	0.4002	0.0796	1.0123	2022-2025	12	0.4666	0.0541	1.0063	
<b>all sales</b>										
RATIO STATS SECOND WITH BASE SF 2000 AND MAX AREA OF 4000	# OF SALES	MED	COD	PRD	year	# OF SALES	MED	COD	PRD	
500-1500 SQFT	165	0.3966	0.1234	1.0315	2022-2025	20	0.41	0.0748	1.0029	
500-2000 SQFT	366	0.3861	0.1143	1.0245	2022-2025					
1501-2000 SQFT	202	0.3785	0.1027	1.0138	2022-2025	70	0.4149	0.0921	1.0085	
1500-2500 SQFT	362	0.3824	0.1143	1.0175	2022-2025					
2001-3000 SQFT	254	0.3749	0.1132	1.0196	2022-2025	112	0.3909	0.0996	1.0169	
3001-5000 SQFT	99	0.3788	0.0967	1.01	2022-2025					
3001-4000 SQFT	79	0.3727	0.0994	1.0118	2022-2025	45	0.3799	0.0975	1.0079	
4001-5000 SQFT	20	0.39955	0.0822	1.0122	2022-2025	12	0.403	0.0485	1.0055	
<b>all sales</b>										
	715	0.3823	0.1126	1.0317	2022-2025	259	0.3989	0.0922	1.0149	

LEAVE BASE AREA AT 2000  
CHANGE HOUSE MAX ARE TO 5000

Base \$	70
TBA	0
Base Area	2000
Inc Base	25
Inc Factor	0.02
Area Mult	2.600000
Adj \$	182.00
Base Val	0
Adj Base Val	0

Base \$	70
TBA	1000
Base Area	2000
Inc Base	25
Inc Factor	0.02
Area Mult	1.800000
Adj \$	126.00
Base Val	70000
Adj Base Val	126000

Base \$	70
TBA	1500
Base Area	2000
Inc Base	25
Inc Factor	0.02
Area Mult	1.400000
Adj \$	98.00
Base Val	105000
Adj Base Val	147000

Base \$	70
TBA	2000
Base Area	2000
Inc Base	25
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	25
Inc Factor	0.005
Area Mult	0.900000
Adj \$	63.00
Base Val	175000
Adj Base Val	157500

Base \$	70
TBA	3000
Base Area	2000
Inc Base	50
Inc Factor	0.005
Area Mult	0.900000
Adj \$	63.00
Base Val	210000
Adj Base Val	189000

Base \$	70
TBA	3200
Base Area	2000
Inc Base	50
Inc Factor	0.005
Area Mult	0.880000
Adj \$	61.60
Base Val	224000
Adj Base Val	197120

Base \$	70
TBA	3300
Base Area	2000
Inc Base	50
Inc Factor	0.0065
Area Mult	0.831000
Adj \$	58.17
Base Val	231000
Adj Base Val	191961

Base \$	70
TBA	4000
Base Area	2000
Inc Base	75
Inc Factor	0.0065
Area Mult	0.826667
Adj \$	57.87
Base Val	280000
Adj Base Val	231467

Base \$	70
TBA	5000
Base Area	2000
Inc Base	100
Inc Factor	0.0065
Area Mult	0.805000
Adj \$	56.35
Base Val	350000
Adj Base Val	281750