
Commercial Revaluation Report

2021 Mass Appraisal for 2022 Property Taxes

Prepared For
Steven Drew
Thurston County Assessor

TABLE OF CONTENTS

Page No.

CERTIFICATE OF APPRAISAL	4
APPRAISAL TEAM	5
COMMERCIAL REGIONAL MAP	6
MASS APPRAISAL CONCLUSIONS	7
PREMISE OF THE APPRAISAL	9
Supporting Documents Used in the Mass Appraisal	9
CLIENT AND INTENDED USERS	10
ASSUMPTIONS AND LIMITING CONDITIONS	11
SPECIAL ASSUMPTIONS, LIMITING, AND HYPOTHETICAL CONDITIONS	11
JURISDICTIONAL EXCEPTION	12
PURPOSE AND INTENDED USE	12
TRUE AND FAIR VALUE	12
DATE OF APPRAISAL	12
PROPERTY RIGHTS APPRAISED	12
PERSONAL PROPERTY NOT INCLUDED IN THE APPRAISAL	13
REGIONS	13
NEIGHBORHOOD DESCRIPTION	13
ZONING	13
PROPERTY TYPES	13
PROPERTY CHARACTERISTICS	13
HIGHEST AND BEST USE	14
SCOPE OF THE APPRAISAL	14
COMMERCIAL VALUATION PROCESS	17
COST APPROACH	18
Land Model Specification	18
Land Model Calibration	18
Land Model Regression Output	19
Multiple Regression Analysis Assumptions	20
Validation of Commercial Land Model	21
Constant Variance of the Residual Errors	23
Building Cost Specification	25
Construction Cost Tables	25
DEPRECIATION ANALYSIS	26
Depreciation Rate Tables	29
Neighborhood Adjustment Model Specification	30
Neighborhood Adjustment Model Calibration	30
Statistical Update in Neighborhoods with No Sales	33
RECONCILIATION AND CONCLUSION	34
Summary of Changes in Assessed Value	34
APPENDIX	37

COMMERCIAL REGIONAL MAP	37
REGION 20 NEIGHBORHOOD MAP	38
REGION 21 NEIGHBORHOOD MAP	39
REGION 22 NEIGHBORHOOD MAP	40
REGION 23 NEIGHBORHOOD MAP	41
REGION 24 NEIGHBORHOOD MAP	42
REGION 25 NEIGHBORHOOD MAP	43
REGION 26 NEIGHBORHOOD MAP	44
REGION 27 NEIGHBORHOOD MAP	45
REGION 28 NEIGHBORHOOD MAP	46
REGION 29 NEIGHBORHOOD MAP	47
REGION 30 NEIGHBORHOOD MAP	48
Regional Square Foot Models for General Commercial Property Commercial Center	49
Regional Acre Models for General Commercial Property Commercial Center	52
Regional Square Foot Models for General Commercial Property Commercial Strip	56
Regional Square Foot Models for Neighborhood Commercial Property	64
Regional Acre Models for Neighborhood Commercial Property	67
Regional Square Foot Models for Industrial Property	79
Regional Acre Models for Industrial Property	82
Regional Square Foot Models for Apartment Property 4 to 19 Units	86
Regional Acre Models for Apartment Property 4 to 19 Units	90
Regional Square Foot Models for Apartment Property 20 to 99 Units	94
Regional Acre Models for Apartment Property 20 to 99 Units	97
Regional Square Foot Models for Apartment Property 100+ Units	101
Regional Acre Models for Apartment Property 100+ Units	105
Regional Square Foot Models for Multi-family Property	109
Regional Acre Models for Multi-family Property	112
Commercial Depreciation Tables	118
Class C & D Percent Good Table APARTMENTS	118
Class A & B Percent Good Table APARTMENTS	120
Class S Percent Good Table APARTMENTS	123
Class C & D Percent Good Table RETAIL	125
Class A & B Percent Good Table RETAIL	127
Class S Percent Good Table RETAIL	129
Class C & D Percent Good Table WAREHOUSE	131
Class A & B Percent Good Table WAREHOUSE	133
Class S Percent Good Table WAREHOUSE	135
Class C & D Percent Good Table OFFICE	137
Class A & B Percent Good Table OFFICE	139
Class S Percent Good Table OFFICE	141
Class C & D Percent Good Table MISCELLANEOUS	143
Class A & B Percent Good Table MISCELLANEOUS	145
Class S Percent Good Table MISCELLANEOUS	147
Multiple Regression Analysis Assumptions	149

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analysis, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report, and I have no (or the specified) personal interest with respect to the parties involved.
- I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice 2018-2019 edition*.
- I have not personally inspected all the properties that are the subject of this report. Other appraisers involved in the review of property are listed on the following page.
- No one provided significant analytical assistance to the person(s) signing this certification.

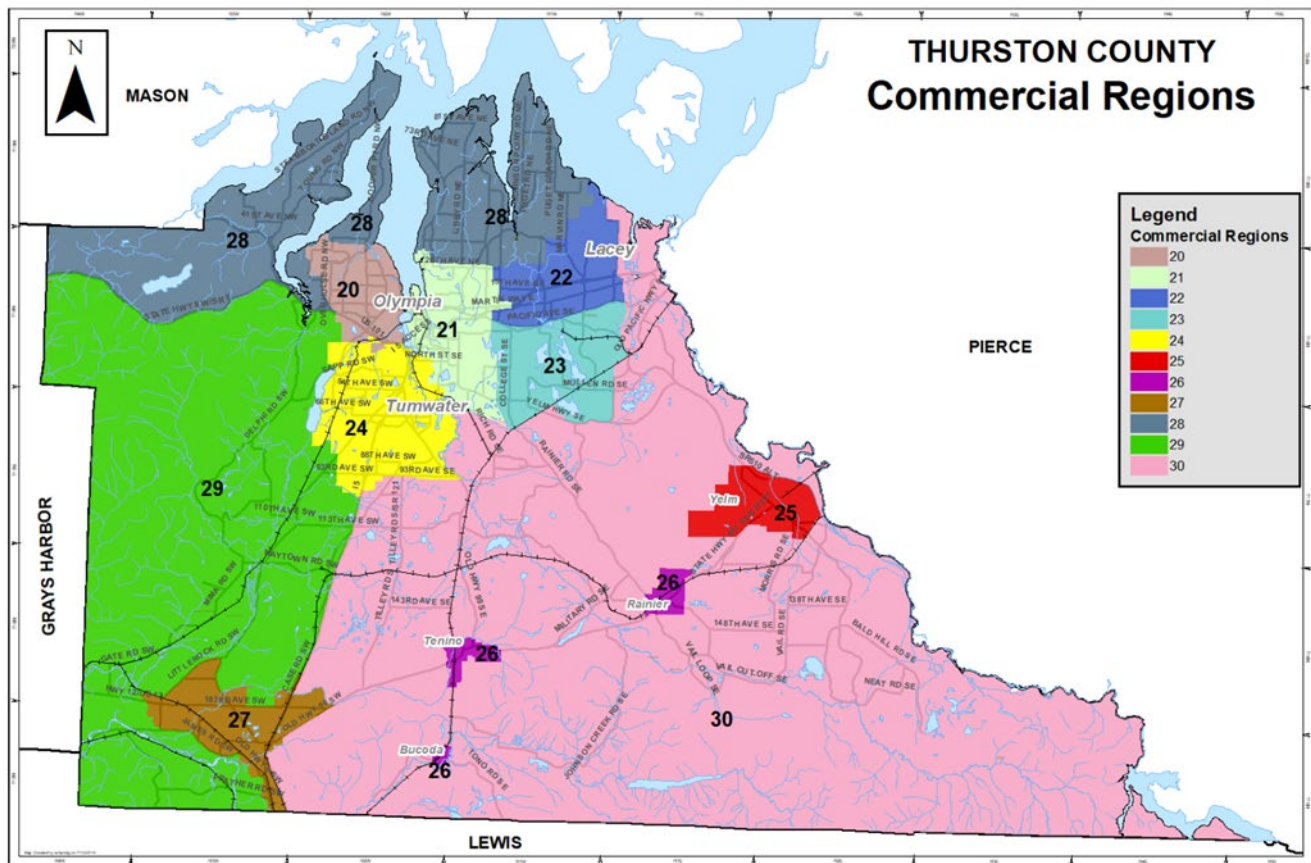
Appraiser # 002, Appraiser Analyst _____ Date _____

APPRAISAL TEAM

Teams of appraisers often complete one or more parts of a mass appraisal. Major contributors to this appraisal project include the following:

Physical Inspection Team:	046, Commercial Appraiser 057, Commercial Appraiser
Sales Validation:	002, Appraiser Analyst 046, Commercial Appraiser 061, Appraiser Supervisor
Analysis and Model Building:	002, Appraiser Analyst 061, Appraiser Supervisor 062, Chief Deputy Assessor
Final Review:	062, Chief Deputy Assessor

COMMERCIAL REGIONAL MAP



Number of Parcels in the Population: The population and general location of each region for commercial parcels is as follows:

Region 20	West Olympia	995	parcels
Region 21	Central, East, and South Olympia	2,413	parcels
Region 22	North and East Lacey	1,329	parcels
Region 23	South and Southeast Lacey	987	parcels
Region 24	Tumwater	1,910	parcels
Region 25	Yelm	515	parcels
Region 26	Bucoda, Rainier, and Tenino	310	parcels
Region 27	Grand Mound and Rochester	438	parcels
Region 28	Rural North County	475	parcels
Region 29	Littlerock and Rural Southwest County	180	parcels
Region 30	Rural East and Southeast County	823	parcels

Each region that contains an incorporated city will also include the urban growth area of that city. Analyzing sales data by region and property type tends to produce more accurate estimates of market value for each parcel. The following tables will present statistical data for each region and for each property type, as well as overall results for the entire appraisal population. The concept of regions or market areas and their significance in the mass appraisal process is discussed in more detail later in this report.

MASS APPRAISAL CONCLUSIONS

Appraisal Date: January 1, 2021

Ratio Statistics for Unstandardized Predicted Value / SALE_PRICE

Group	Mean	Median	Weighted Mean	Average Absolute Deviation	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
20	1.078	1.005	1.016	.140	1.061	.140	31.1%
21	1.004	.992	.991	.100	1.013	.100	13.5%
22	1.018	1.005	1.001	.097	1.018	.097	11.7%
23	1.012	.990	.997	.093	1.015	.094	13.6%
24	1.024	1.008	1.002	.099	1.021	.098	14.6%
25	1.001	.995	.996	.064	1.005	.065	8.2%
26	.997	1.003	.990	.082	1.007	.082	10.8%
27	1.034	.937	1.011	.140	1.022	.150	23.1%
28	.967	.965	.956	.084	1.012	.087	11.0%
29	.964	.988	.962	.046	1.002	.046	6.2%
30	1.223	1.125	1.174	.187	1.042	.166	25.3%
Overall	1.022	.998	1.000	.103	1.022	.103	17.1%

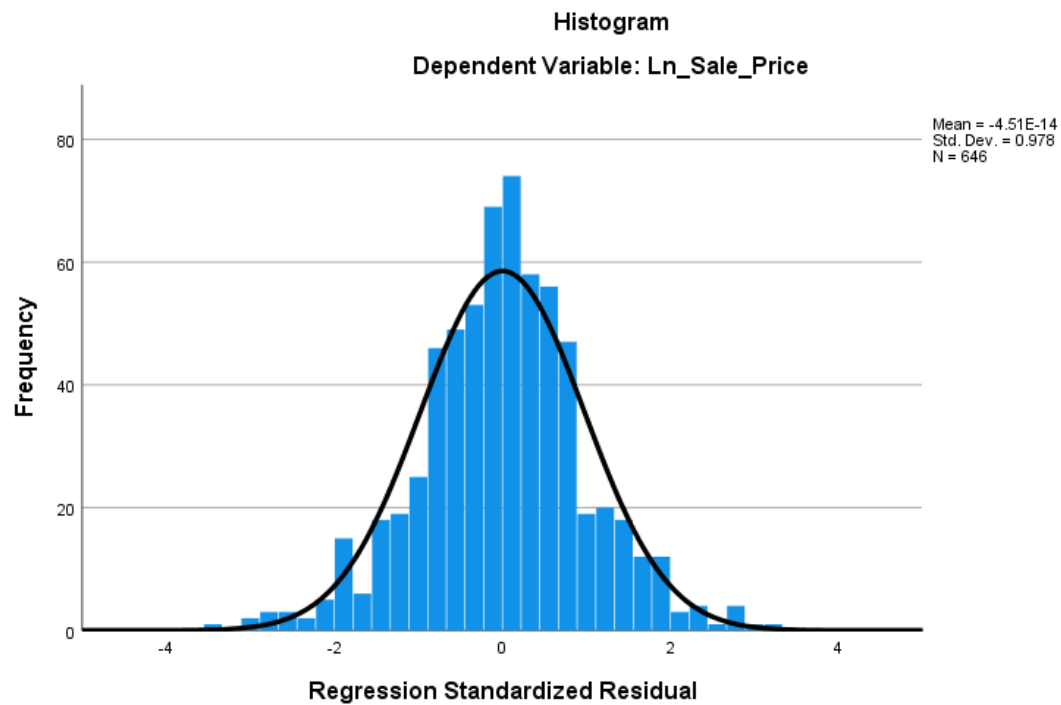
The overall sales ratios show a high level of uniformity and accuracy. By region, they are evenly distributed throughout most of the county. With fewer sales, each sale has a much greater effect on the overall statistics. As with the sales ratios, most of the price related differentials and coefficients of dispersion fall within acceptable ranges indicating a uniform level of assessment.

Comparable sales used in the mass appraisal analysis can be viewed on the Thurston County Assessor web site using the "*Parcel Search (A+)*" function. By entering a parcel number in that function, the details of any parcel can be viewed. Clicking on the "Sales" tab from the parcel detail brings up a list of comparable sales.

Ratio Statistics for Predicted_value / SALE_PRICE

Group	Mean	Median	Weighted Mean	Average Absolute Deviation	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
APT	1.064	.957	1.069	.288	.995	.301	46.5%
IND	1.197	1.167	1.145	.308	1.046	.264	31.8%
LDG	1.063	.951	.907	.334	1.172	.352	53.7%
LND	1.204	1.036	.747	.550	1.611	.531	70.3%
MED	1.035	.915	.955	.253	1.084	.276	46.2%
OFF	1.044	.993	.973	.221	1.074	.223	29.2%
RST	1.145	1.067	.973	.430	1.176	.403	63.1%
RTL	1.081	.979	.986	.334	1.096	.342	56.0%
WHS	1.103	1.032	.767	.402	1.437	.390	55.7%
Overall	1.102	.987	.965	.359	1.142	.363	54.9%

The sales ratios are evenly distributed across most property types, with price related differentials and coefficients of dispersion within acceptable ranges indicating a uniform level of assessment.



Conclusion and Recommendation: Since the values recommended in this report improve uniformity, assessment level, and equity, we recommend posting them for the 2021 Assessment Roll.

PREMISE OF THE APPRAISAL

Supporting Documents Used in the Mass Appraisal

"A mass appraisal is the process of valuing a universe of properties as of a given date using standard methodology, employing common data, and allowing for statistical testing."¹

A mass appraisal for ad valorem taxes is a complicated process involving large amounts of data that is gathered and analyzed by teams of appraisers. We do not intend this to be a self-contained documentation of the mass appraisal process; rather we intend for this to be a summary of our methods and data, and to guide the reader to other documents or files upon which we relied. These documents may include the following:

- Individual property records maintained in a computer database
- Sales ratios and other statistical studies
- Market studies
- Model building documents
- Real estate sales database
- Previous studies and reports filed in our office
- Assessor's manuals for data collection and analysis
- Revaluation and sales verification manuals
- Property Tax Advisory Publications by the Washington State Department of Revenue
- Title 84 Revised Code of Washington Property Tax Laws
- WAC 458 (Washington Administrative Code)
- Guidelines published by the International Association of Assessing Officers (IAAO)

The Appraisal Standards Board of the Appraisal Foundation biennially publishes the *Uniform Standards of Professional Appraisal Practice* (USPAP). This cycle is subject to the 2018-2019 edition. These standards are written by appraisers to regulate their profession and are the minimum standards for the conduct of property appraisal in the United States. They cover real, personal, and business property. We rely upon these standards in the development and reporting of our assessed values.

¹ USPAP, Appraisal Standards Board of the Appraisal Foundation, p. 3

CLIENT AND INTENDED USERS

This report was prepared for Steven Drew, Thurston County Assessor.

The primary intended users are the governing board and levy authority for:

Thurston County
Thurston County Roads
Timberland Regional Library
Medic One
Port of Olympia
PUD 1
State Schools
State Schools 2
Conservation Futures
Tanglewilde Park District
Tumwater Metropolitan Park District
Olympia Metropolitan Park District
North Thurston SD 3
Olympia SD 111
Rainier SD 307
Rochester SD 401
Tenino SD 402
Tumwater SD 33
Yelm SD 2
Centralia SD 401-L
Griffin SD 324
Town of Bucoda
City of Lacey
City of Olympia
City of Rainier
City of Tumwater
City of Tenino
City of Yelm
Fire District 1 Rochester Grand Mound
Fire District 2 Yelm
Fire District 3 Lacey
Fire District 4 Rainier
Fire District 5 Black Lake
Fire District 6 East Olympia
Fire District 8 South Bay
Fire District 9 McLane
Fire District 11 Littlerock
Fire District 12 South Thurston
Fire District 13 Griffin
Fire District 17 Bald Hills
SE Thurston Regional Fire Authority
West Thurston Regional Fire Authority
Cemetery District 1
Cemetery District 2

Other intended users include the County Board of Equalization and the State Board of Tax Appeals.

ASSUMPTIONS AND LIMITING CONDITIONS

The Appraisal Report, of which this statement is a part, is expressly subject to the following conditions:

This revaluation is a mass appraisal assignment resulting in conclusions of market value. No one should rely on this study for any purpose other than administration and distribution of ad valorem taxation. The opinion of value on any parcel may not be applicable for any use other than ad valorem taxation.

That the maps and drawings in this report are included to assist the reader in visualizing the property; however, no responsibility is assumed as to their exactness.

The legal description as given is assumed correct. No survey or search of title of the property has been made for this report, and no responsibility for legal matters is assumed.

The report assumes good merchantable title and any liens or encumbrances that may exist have been disregarded.

The opinions and values shown in the report apply to the subject parcels only. The assessors made no attempt to relate the conclusions of this report to any other revaluations, past, present, or future.

The assumptions governing the use of multiple linear regression analysis have been met unless otherwise stated.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraisers' inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, are not qualified to test such substances or conditions. If the presence of such substances, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, affects the value of the property, the value estimates are predicated on the assumption that there is no such condition on or in the property or in proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, not for any expertise or engineering knowledge required to discover them.

All properties are considered to be conveyed in fee simple with the full bundle, with the exception of separate lease-hold accounts. Exceptions will be noted on their individual record cards.

Generally, the appraiser does not have the benefit of an interior inspection. As a result, it is assumed that the interior condition is the same as the exterior. On those occasions in which an interior inspection is granted, the condition is reflective of the overall property. Those parcels which have had an interior inspection are noted on their individual record cards.

SPECIAL ASSUMPTIONS, LIMITING, AND HYPOTHETICAL CONDITIONS

We assume that none of the subject land or improvement(s) is contaminated or that any contamination would affect the value except as shown in individual property records or otherwise stated.

Unless otherwise noted on the individual property record, we assume that the property is not adversely affected by neighboring properties or other external environmental factors.

We assume that the interior of residences and structures are the same as the exterior visual review.

We assume that the current condition and features of the property are the same as of the date of its last inspection.

It is assumed that the property is at its highest and best use as improved.

Because of budget restraints, we have not inspected all comparable sales. We have inspected the interiors of only a small percentage of the properties.

We believe that our screening process is adequate to capture arms-length property sales. Some arm's length transactions do not actually reflect their market value and were not used for either modeling or ratio studies per trimming guidelines of IAAO

JURISDICTIONAL EXCEPTION

Washington exempts all or a portion of the market value on specific types of property including but not limited to: open space, agricultural, forest, home improvement, and some low-income housing.

PURPOSE AND INTENDED USE

The intended use of this appraisal is for administration of ad valorem taxation. After certification by the Thurston County Assessor, these values will be used as the basis for assessment of real estate taxes payable in 2022. We do not intend the values to be used for or relied upon for any other purpose.

This report serves as a record of the revaluation which is subject to review and change by the Thurston County Board of Equalization, the Washington State Board of Tax Appeals, and the courts.

TRUE AND FAIR VALUE

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 1/8/57; AGO 65-66, No. 65, 12/31/65)

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

DATE OF APPRAISAL

Properties are appraised as of January 1, 2021.

This report was completed August 19, 2021.

PROPERTY RIGHTS APPRAISED

This appraisal is of the fee simple interest in the real property. The fee simple estate is the absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.²

² *The Dictionary of Real Estate Appraisal*. 3d ed. Appraisal Institute, p.140

PERSONAL PROPERTY NOT INCLUDED IN THE APPRAISAL

No personal property was included in the value. Fixtures are generally accepted as real property. Business value is intangible personal property and it is not appraised.

REGIONS

The subject of this mass appraisal is the commercial property contained within Thurston County divided into appraisal regions designated Region 20 through Region 30. Regions tend to be geographical and mimic observed and perceived market areas. Each region is a mix of neighborhoods and property types as described below.

NEIGHBORHOOD DESCRIPTION

Regions are further divided into neighborhoods that tend to follow zoning boundaries and are designed to reflect similar intensity of use. Some neighborhoods are designed to reflect a similar use, such as multi-family, mobile home parks, and convenience stores. Please see the neighborhood maps contained in the appendix.

ZONING

Within Thurston County, the cities of Bucoda, Lacey, Olympia, Tenino, Tumwater, and Yelm are all incorporated, and each has jurisdiction over land use and community planning within their respective boundaries. Within each city's urban growth boundary, the county has agreed to abide by zoning codes adopted by that particular city. The County regulates all other areas within boundaries of Thurston County. Throughout the County, we have grouped together similar zoning classifications to reflect similar intensity of use.

PROPERTY TYPES

Each property type can be influenced by a different set of supply and demand factors. As a result, the values within each property type are generally influenced by the same broad market trends. Grouping properties by type allows analysis of market trends and influences, increasing the uniformity of our assessments.

PROPERTY CHARACTERISTICS

A computer aided mass appraisal system (CAMA) is utilized differentiate between individual property characteristics and enables the resulting analysis and values to have a high degree of accuracy. Commercial land characteristics such as traffic volumes, street access, interstate access and exposure, intersection influences, and excess land that are unique to each property receive individual adjustments. Adjustments are also applied based on individual building characteristics such as construction materials and quality, wall height, age, and condition.

HIGHEST AND BEST USE

Thurston County creates property types based on highest and best use.

True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use. [WAC 458-07-30 (3)]

The highest and best use concept is based upon traditional appraisal theory and reflects the attitudes of typical buyers and sellers. The market sets the highest and best use based on the theory of wealth maximization for the owner with consideration given to community goals.

To estimate highest and best use, four elements are considered:

1. Possible use. What uses of the site in question are physically possible?
2. Permissible legal use. What uses of the site are permitted by zoning and deed restrictions?
3. Feasible use. Which possible and permissible uses will produce a net return to the owner of the site?
4. Maximally productive use. Among the feasible uses, the use which will produce the highest net return or the highest present worth?

The highest and best use of the land or site if vacant and available for use may be different from the highest and best use of the improved property. This is true when the improvement is not an appropriate use, still contributes to the total property value.

For the purpose of this appraisal the highest and best use of all vacant and improved property is considered to be commercial use.

SCOPE OF THE APPRAISAL

Under state law, the Assessor receives a copy of each Real Estate Excise Tax Affidavit and is therefore privy to the sale price, date, and description of all real estate sales. Assessor staff compiles and verifies this data into a sales database as explained in the sales verification procedure.

Thurston County is on a six-year inspection cycle, every parcel is revalued annually. Property type determines which parcels are inspected in any given year. At the time of inspection, physical characteristics are checked and verified, and data is refreshed. Assessor staff collects property characteristic data as discussed in the Thurston County Commercial Data Standards Manual. Other than new construction, the latest physical inspection included all Apartments and parcels within Rochester, Tenino, Rainier and Bucoda occurred during the Fall of 2020 and Winter/Spring of 2021.

The Market Adjusted Cost Approach is used to value commercial property in Thurston County. The Cost Approach is *"a set of procedures through which a value indication is derived... by estimating the current cost to construct a reproduction of, or a replacement for, the existing structure; deducting accrued depreciation and adding the estimated land value **plus an entrepreneurial profit.**"*³ While the cost approach does provide an indication of value, it does not

³Appraisal Institute, *The Dictionary of Real Estate Appraisal, Third Edition, 1993*

necessarily represent the market value assessors are statutorily required to determine. Washington State law defines market value as *"the amount of money a buyer of property willing but not obligated to buy, would pay a seller of property willing but not obligated to sell, taking into consideration all uses to which the property is adapted and might in reason be applied. True and fair value is the same as market value or fair market value."*⁴ In mass appraisal, and in accordance with International Association of Assessing Officers (IAAO) standards, the value indication developed from the cost approach is then adjusted to reflect market value. This is typically done through the use of sales ratio studies.

"If the property tax is to distribute fairly the tax burden for local government or other taxing bodies, mass appraisal must produce accurate appraisals and equitable assessments. The primary tool used to measure mass appraisal performance is the ratio study."

A ratio study compares appraised values to market values. Market value is the most probable price in cash that a property would bring in a competitive and open market, assuming that the buyer and seller are acting knowledgeably, sufficient time is allowed for the sale and price is not affected by special influences. In a ratio study, market values are usually represented by individual market transactions or sale prices. These prices may not reflect market value because the transactions may not meet the assumptions in the definition of market value. Actual prices should be adjusted for time of sale, financing, personal property or other considerations."

5

According to the IAAO, *"The usefulness of cost as a representation of value must be kept in its proper context. The assessor should remember that the objective is market value, not cost. Cost estimating is not appraising, it is only one step in the appraisal process. Appraising is an orderly and disciplined method of estimating the most probable selling price of a property. Cost estimation, although it states the development cost of a new property, does not indicate the ultimate value of the property."*⁶

The process for estimating a market value from the cost approach includes several steps: First, the land value is appraised as if vacant and available for development to its highest and best use. Next, the cost of the improvements, including direct, indirect costs, and entrepreneurial profits are estimated. The total depreciation is then estimated and subtracted from the cost new to arrive at the depreciated cost of improvements. This is also the process for estimating the cost of add-ons and accessory improvements. The site value is then added to the depreciated cost of the improvements, accessory improvements, and site improvements, to arrive at a value indication by way of the cost approach. The final step in estimating market value using a cost approach is ensuring that the estimated values are consistent with the market by using a ratio study, as previously described.

The base rates used to estimate the reproduction or replacement costs are provided by the "Marshall Valuation Service", a publication from Marshall & Swift®. This service is widely recognized as the authoritative source by the appraisal industry to develop reasonable cost estimates for commercial and residential buildings. Marshall and Swift's® base rates are used to estimate the total cost of construction required to replace the subject improvement(s) with a substitute of like or equal utility, using current standards of material and design. These costs will include labor, materials, supervision, contractors' typical profit and overhead, architects' and engineers' plans and specifications, sales taxes, insurance and typical interest and financing costs incurred during the construction phase.

While useful in the overall process of developing cost estimates for improvements, it is important to note that base costs alone do not necessarily provide all of the costs involved. *"The published base costs, for the most part, represent completely finished buildings in the physical or hard construction sense, but not necessarily completely finished projects, which could include consideration for a variety of developmental and/or site improvement costs. Failure to recognize this distinction could result in a final value estimate that is incomplete."*⁷

According to Marshall and Swift®, their base costs typically exclude the following items: (1) the cost of buying or assembling land; (2) pilings or hillside foundations, soil compaction and vibration, terracing; (3) land planning or preliminary concept and layout; (4) developmental overhead; (5) yard improvements; (6) off-site costs to include roads, utilities, park fees, jurisdictional hookups, tap-ins, impact or entitlement fees and assessments, etc.; and (7) marketing costs.⁸ The Thurston County Assessor incorporates several of the above noted site development costs

⁴ WAC 458-53-020

⁵ Property Assessment Valuation 2nd Edition, IAAO, 1996, page 304

⁶ Id., page 132

⁷ Marshall & Swift/Boeckh LLC, Marshall Valuation Service, 2010, Section 1 page 3

⁸ Id., Section 1 page 3,

excluded from the Marshall & Swift® base rates into the estimated land values. Any additional value attributed to these items is reflected in the sales ratios that compare preliminary land and building cost estimates to sale prices for groups of similar property types in similar areas.

The final step in estimating market values using a cost approach is to ensure that the estimated values are consistent with the market. This is particularly important because the cost approach separately estimates land and building values and uses replacement costs, which reflect only the supply side of the market. An economic adjustment is *"applied by type of property and (market) area based on sales ratio studies or other market analyses."*⁹ This economic or market adjustment is necessary to adequately represent the demand side of the market.

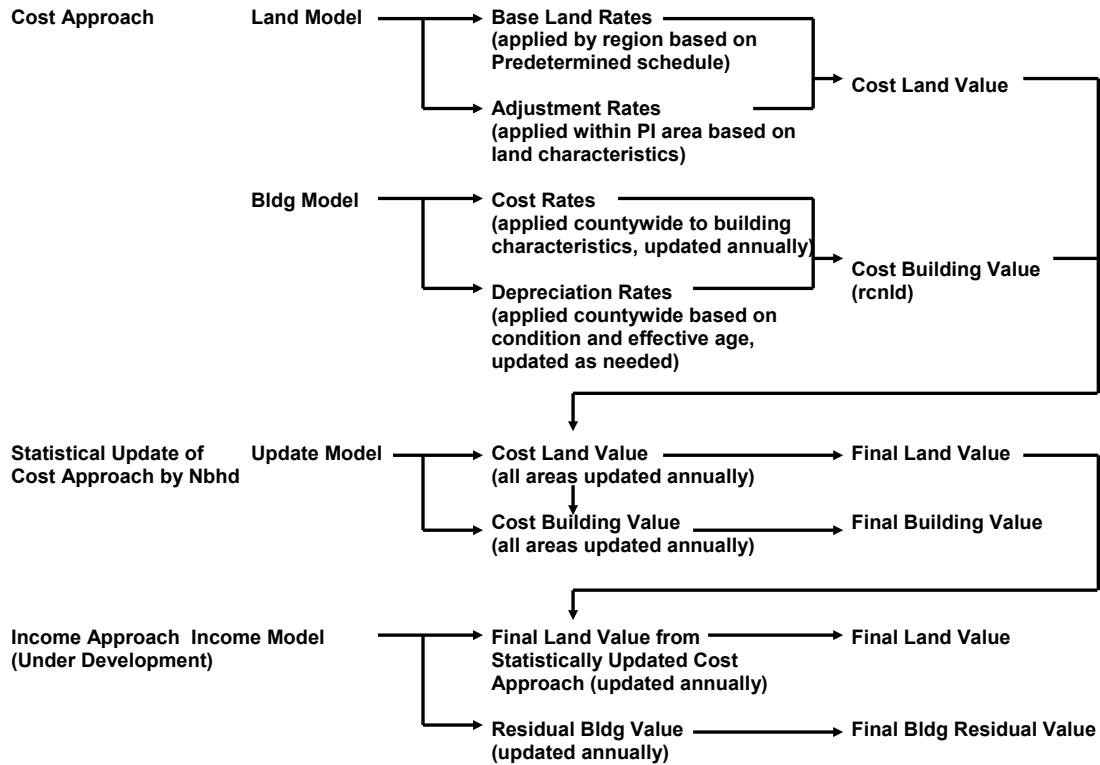
The preliminary land and building values are compared to the sale prices of arms-length market transactions. This is done within groups of similar properties located in similar market areas. Each sales ratio is calculated by dividing the value of the property by the sale price. Because the value and the sale price reflect the same property characteristics, the ratios for each group of sales can be directly compared. They reflect the percent of market value at which the neighborhood is appraised. Because the sales ratios are a reflection of the market, they can be used to determine the adjustment that is necessary to reach market value. This economic adjustment is identified within the Thurston County Cost Valuation Report (CVR) as the Neighborhood Trend.

A market model (strict sales approach) has not been developed for 2020 due to time and budget limitations. Likewise, an income approach was not developed due to time and budget constraints.

The flow chart on the next page describes the land model developed as part of the mass appraisal process and how it is used in the sales adjusted cost approach.

⁹ Property Assessment Valuation, 2nd Edition, IAAO, 1996 page 303

COMMERCIAL VALUATION PROCESS



COST APPROACH

Land Model Specification

- Sales of both bare land and improved parcels are used in the land model. When improved sales are used, the land value is abstracted from the sale price using the replacement cost new less depreciation (RCNLD) of the improvements. In addition, sales are trended for time to reflect actual market conditions. Time trending is especially important in a declining market to ensure the analysis is capturing market influences uniformly. Replacement cost is established using market adjusted cost figures, and the depreciation rates are calibrated to the market. For January 1, 2021 assessment, there was a new land model developed. We develop and applied the land model for the whole county this year for commercial.
- A time trend is developed based upon ten years of sales using a backward regression model for each property type or combination type.

LND Backward Regression Format: As an Example:

```
REGRESSION
/DESCRIPTIVES MEAN STDDEV CORR SIG N
/MISSING LISTWISE
/STATISTICS COEFF OUTS CI(95) R ANOVA CHANGE ZPP
/CRITERIA=PIN(.05) POUT(.10)
/NOORIGIN
/DEPENDENT ln_adj_lnd_value
/METHOD=ENTER LN_land Region_22 Region_24 Region_25 Region_26 Region_27
region_rural APT_HIGH
landuse_4_CC Landuse_6_CBD Landuse_8_IND LN_GE LN_IE LN_LT LN_NS LN_PE LN_PS
LN_RS LN_SP
/SCATTERPLOT=(*SDRESID ,ln_adj_lnd_value) (*ADJPRED ,ln_adj_lnd_value)
/RESIDUALS DURBIN HISTOGRAM(ZRESID) NORMPROB(ZRESID)
/SAVE PRED.
```

- A multiplicative model format is used in the development of base land rates and adjustment rates.
- A Commercial land model is developed yearly.
- Land Model Format:

$$LV = b_0 \times SQFT^{b_1} \times REGION^{b_2} \times b_3^{LI3} \times b_4^{LI4} \times b_5^{LI5} \times \dots$$

Where: Continuous Variables = SQFT, REGION

Binary Variables LI3, LI4, LI5 . . . = Land Influences (i.e. – Fair Neighborhood, Moderate Traffic, High Traffic, Good View, etc.)

$b_0, b_1, b_2, b_3, b_4, b_5 \dots$ = Regression Coefficients

Land Model Calibration

- Multiplicative model calibrated using log-linear Multiple Regression Analysis (MRA)
- Logarithms are used to convert a multiplicative equation to a linear form for General Commercial.

Standard Multiplicative form: = EXP(b0) X Size^b1 X EXP(b2)^region
 Log Linear form: = EXP[b0 + (b1 X LN(Size) + (b2 X region))]

- **Log Linear form has the same form as a standard linear equation:**

Linear equation: $Y = a + (b * X) + (c * Z)$

- **The Log-Linear form using standard multiple regression techniques can then be calibrated.**
- **The calibrated model is then converted back to its Standard Multiplicative form by applying the anti-log function.**

$EXP(b0) \times Size^{b1} \times EXP(b2)^{region}$

- **Example: General Commercial Region 22 Land Model**

variable	model coefficients	anti-log
Constant	5.047	\$155.56
Square Feet	.741	\$ 2.10
Region 22	0.032	\$ 1.03

For a 15,000 square foot lot:

$$\text{Rate/SqFt} = \text{EXP} (5.047 + .741 * \text{LN}(15000)) * .032 = \$27.06$$

Land Model Regression Output

For the 2021 assessment year, there was a new land model developed. The following is the summary from the 2021 land model development. Which was applied countywide.

Model Summary^b

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	R Square Change	F Change	df1	df2	Sig. F Change	Durbin-Watson
1	.934 ^a	.873	.856	.47969057	.873	52.411	19	145	.000	2.152

a. Predictors: (Constant), LN_SP, Region_26, LN_NS, region_rural, APT_HIGH, Landuse_6_CBD, LN_GE, landuse_4_CC, LN_IE, Region_22, LN_LT, LN_RS, Region_24, LN_PE, LN_PS, Landuse_8_IND, Region_25, Region_27, LN_land

b. Dependent Variable: ln_adj_Ind_value

The **R-square** (coefficient of determination) is one measure of the quality of model specification and is used to measure the variation in sales prices described by the model. The R-square represents the percent variation in the sale prices explained by the variables in the model and can range between 0 and 1. The higher the R-square is, the better the correlation between the actual and predicted values.

The **Adjusted R-square** is another measure of "goodness of fit", taking into consideration the degree to which the variables improve the performance of the model. R-square increases with the number of variables in the model, but the benefit of adding variables is not always significant. This leads to the alternative of looking at the adjusted R-square, which adjusts for the number of variables in a model. Unlike R-square, the adjusted R-square increases only if the new variable significantly improves the model. Adjusted R-square is particularly useful in the variable selection stage of model building.

The **Standard Error of the Estimate** is the standard deviation of the regression errors, and the lower the number the better.

The **Durbin Watson** (DW) statistic is a test for autocorrelation in the residuals from a statistical regression analysis. The **Durbin-Watson** statistic will always have a value between 0 and 4. A value of 2.0 means that there is no autocorrelation detected in the sample.

ANOVA ^a						
Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	229.138	19	12.060	52.411	.000 ^b
	Residual	33.365	145	.230		
	Total	262.503	164			

a. Dependent Variable: ln_adj_lnd_value

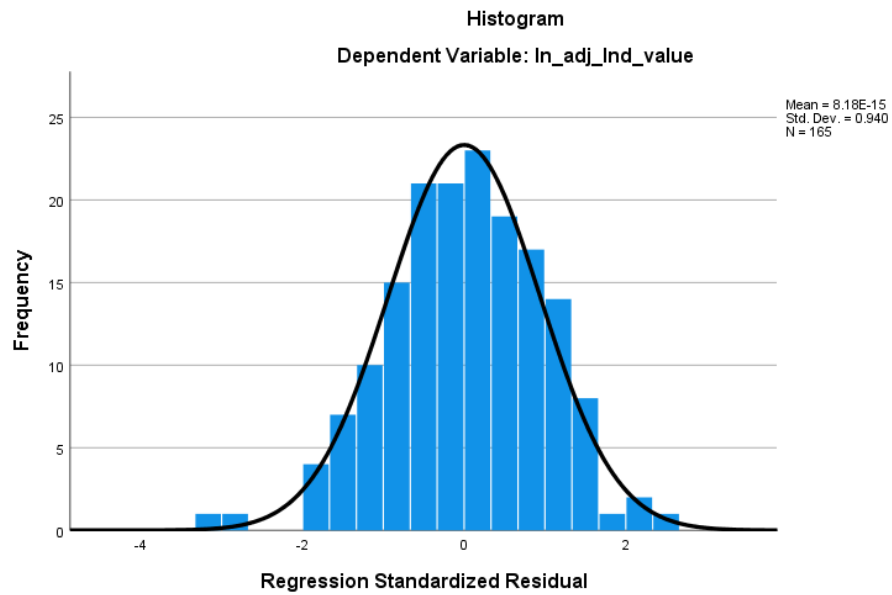
b. Predictors: (Constant), LN_SP, Region_26, LN_NS, region_rural, APT_HIGH, Landuse_6_CBD, LN_GE, landuse_4_CC, LN_IE, Region_22, LN_LT, LN_RS, Region_24, LN_PE, LN_PS, Landuse_8_IND, Region_25, Region_27, LN_land

Multiple Regression Analysis Assumptions

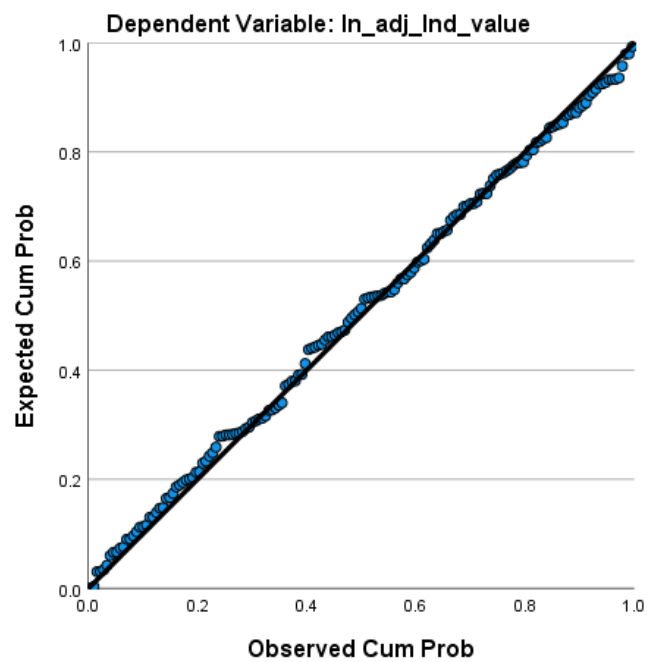
Multiple regression analysis is based on several assumptions regarding the data going into the model and the output from the calibration process. These assumptions are validated to determine the accuracy of the model and identify any limitations that may exist. A detailed discussion of the MRA assumptions is included in the Appendix.

Validation of Commercial Land Model

Normal Distribution of the Residual Errors



Normal P-P Plot of Regression Standardized Residual

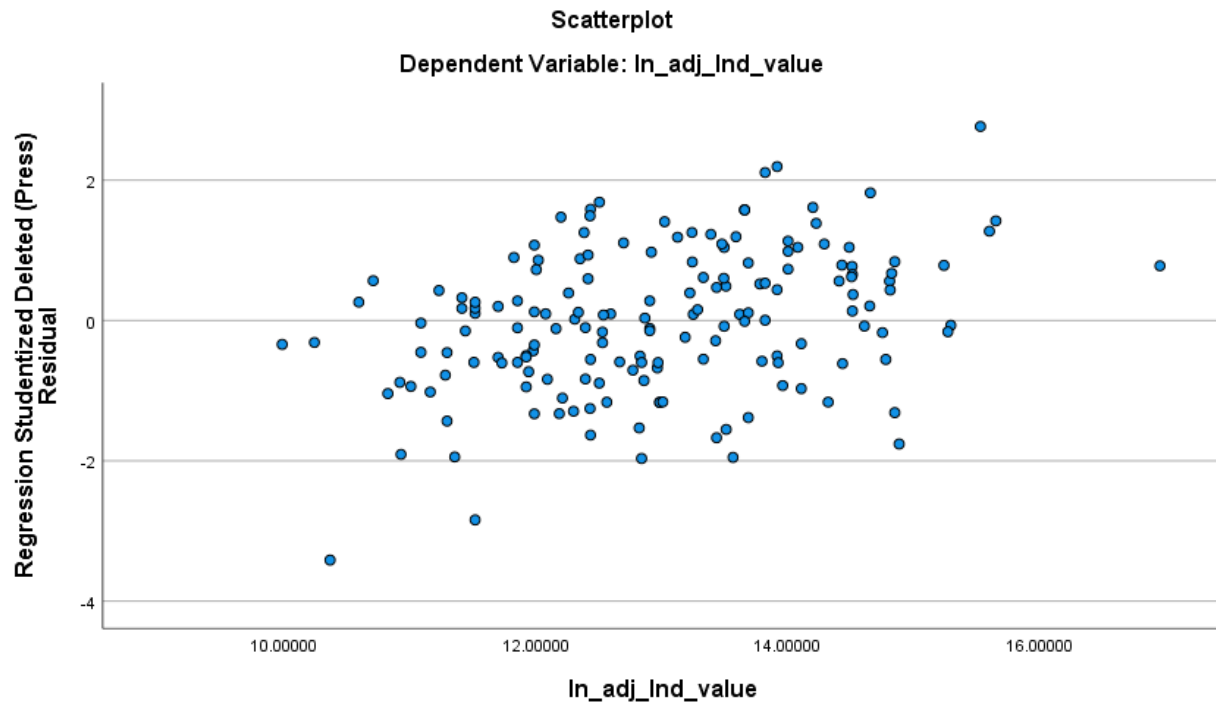


The chart above demonstrates that the expected and observations trend well.

- Total number of commercial sales = 166 (from 1/1/10 – 03/31/2021 trended to 1/1/21)
- Region 20 sales = 11
- Region 21 sales = 33
- Region 22 sales = 37
- Region 23 sales = 10
- Region 24 sales = 25
- Region 25 sales = 15
- Region 26 sales = 5
- Region 27 sales = 27
- Region 29 sales = 1
- Region 30 sales = 2
- The residual errors graph indicates a mostly normal distribution.
- While the frequency distribution illustrates output from the square foot land model, similar results were obtained for the acreage model.

Constant Variance of the Residual Errors

- The residual errors are for the most part are distributed evenly along the range of values.
- Similar results were obtained for the acreage model.



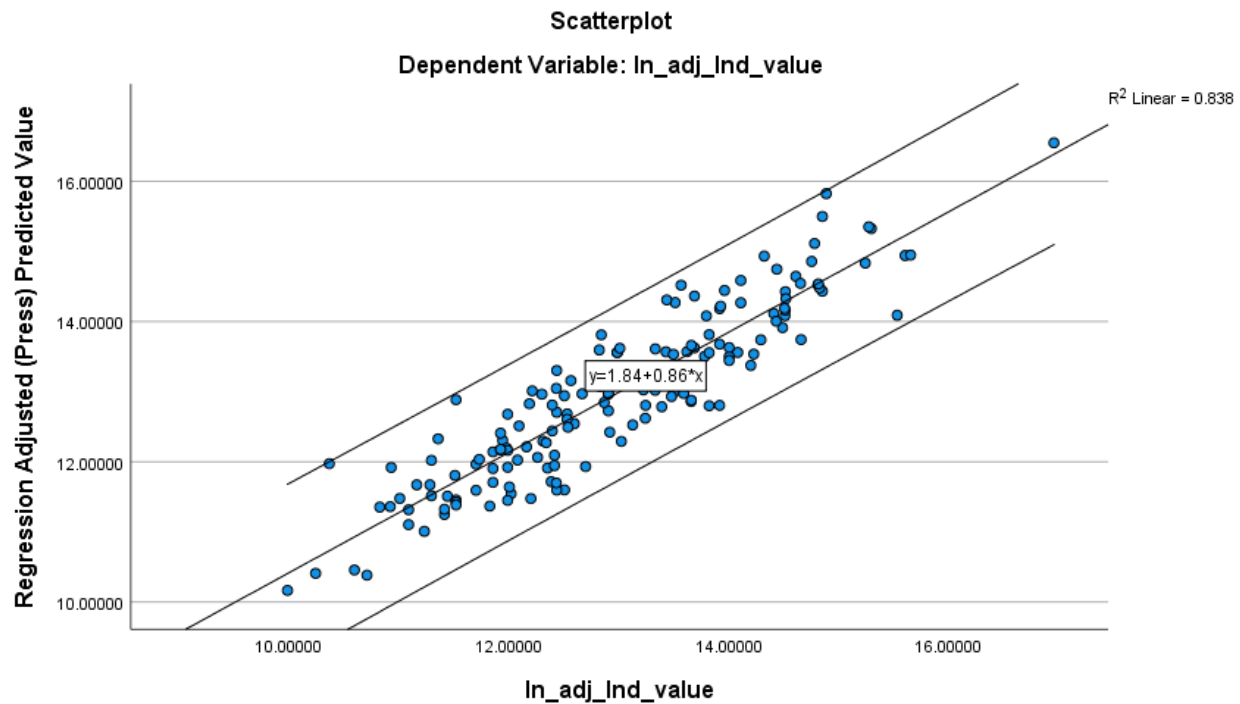
The plot indicates that there is no systemic bias with respect to predicted value.

Ratio Statistics for predicted land value divided by adjusted sale price

Ratio Statistics for Unstandardized Predicted Value / $\ln_adj_ind_value$

Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
					Median Centered
1.001	.999	1.000	1.001	.028	3.6%

Comparison of Predicted and Trended Sale Price per Sq. Ft.



The values predicted by the model will evenly distribute the values between the lower priced properties, and the higher priced properties. These differences are largely corrected by neighborhood trend factors. Similar results were obtained for the acreage model.

BUILDING COST SPECIFICATION

- **Model Format for RCNLD:**

$$BV = [(c_1 \times Q_1) + (c_2 \times Q_2) + (c_3 \times Q_3) + \dots] \times \text{Pct. Good}$$

Where: Building Components = $Q_1, Q_2, Q_3 \dots$

Costs per unit = $c_1, c_2, c_3 \dots$

Construction Cost Tables

“Marshall Swift” cost rates, adjusted to the current year and local area, are used to determine the replacement cost of each commercial improvement. Adjustments can also be made for various structure types and for other building components based on locally advertised building costs.

The complete set of rate tables is too lengthy to include here. However, an example of the rates for apartments by construction type and quality grade is shown below. The complete set of rate tables is stored within the Sigma CAMA system.

	BLDG-TYPE	CONSTRUCTION	LOW	FAIR	AVG	GOOD	VERY GD	EXCELLENT
C	USE-CODE-100	A	113.27	127.84	142.4	179.72	204.88	230.03
C	USE-CODE-100	B	106.62	120.82	135.02	170.52	193.66	216.79
C	USE-CODE-100	C	87.22	99.01	110.79	141.78	162.62	183.46
C	USE-CODE-100	D	82.57	94.33	106.09	136.42	156.95	177.47
C	USE-CODE-100	S	97.87	97.87	97.87	125.14	125.14	125.14
C	USE-CODE-101	A	119.69	119.69	119.69	119.69	119.69	119.69
C	USE-CODE-101	B	121.7	121.7	121.7	121.7	121.7	121.7
C	USE-CODE-101	C	92.2	92.2	92.2	92.2	92.2	92.2
C	USE-CODE-101	D	93.26	93.26	93.26	93.26	93.26	93.26
C	USE-CODE-101	S	91.45	91.45	91.45	91.45	91.45	91.45
C	USE-CODE-102	A	66.59	66.59	66.59	66.59	66.59	66.59
C	USE-CODE-102	B	67.7	67.7	67.7	67.7	67.7	67.7
C	USE-CODE-102	C	44.91	44.91	44.91	44.91	44.91	44.91
C	USE-CODE-102	D	45.43	45.43	45.43	45.43	45.43	45.43
C	USE-CODE-102	S	44.54	44.54	44.54	44.54	44.54	44.54
C	USE-CODE-103	A	60.7	60.7	60.7	60.7	60.7	60.7
C	USE-CODE-103	B	61.72	61.72	61.72	61.72	61.72	61.72
C	USE-CODE-103	C	41	41	41	41	41	41
C	USE-CODE-103	D	41.47	41.47	41.47	41.47	41.47	41.47
C	USE-CODE-103	S	40.66	40.66	40.66	40.66	40.66	40.66

Use-Code -100 = Apartments Use-Code - 101 = Apt-Bsmt-Unit Use-Code – 102 = Apt-Bsmt-Prk

Use-Code – 103 = Apt-Bsmt-Utl

Thurston County uses construction cost data from “Marshall & Swift” as the basis for the cost approach. While these rates include local area and current cost multipliers to produce a cost estimate that is more tailored to the market area, they do not produce the level of accuracy needed in the appraisal process. One way to calibrate the cost tables to the local market, is to use actual construction cost obtained from local builders to compare to the replacement cost new calculated from the Marshall & Swift rates. Another alternative is to use sales of new construction to measure the actual cost new to compare to the replacement cost new (RCN) calculated from “Marshall & Swift”. For Commercial structures there were no actual sales of new construction. For these structure types builder cost estimates were obtained and used to determine cost table calibration factor.

The cost index was developed by surveying local contractors to determine actual construction cost. The total cost of construction was obtained for a variety of building types, sizes, and qualities of construction. These costs were then compared to the CAMA system generated cost based on "Marshall & Swift" rates to determine a cost index. The results are shown in the following table for 2014. In 2019 there was no survey done to determine actual construction cost from local contractors.

<u>Item</u>	<u>Size</u>	<u>Builder Cost</u>	<u>Our Cost</u>	<u>Adj Factor</u>	<u>Sources</u>
Veterinary Medical	6426 SF Avg Quality	\$1,141,949	\$1,093,627	1.04	Builder
Restaurant	7600 SF Avg+ Quality	\$1,000,000	\$1,147,538	0.87	Builder
Storage Warehouse	40448 SF Fair Quality	\$2,400,000	\$2,263,309	1.06	Builder
Day Care Center	7825 SF Avg Quality	\$1,300,000	\$1,182,100	1.10	Builder
Community Shopping Center	10392 SF Avg+ Quality	\$1,400,000	\$1,375,364	1.02	Builder
				Median	1.04
				Mean	1.02

The median cost index is influenced to a lesser extent by outliers than the mean index. Therefore, the median provides a better measure to use in determining an appropriate factor to apply to the commercial cost tables.

The median cost index is rounded to 1.00. Therefore, there is no need to apply an adjustment to the commercial cost rates.

DEPRECIATION ANALYSIS

In 2019, the commercial staff reviewed the depreciation schedules. Anecdotal evidence indicated that the schedules needed improvement.

Evidence indicated that little depreciation occurred for the first several years, but then accelerated after year 15 before leveling out for properties that are around 60 years old. Once a property reaches the age of sixty years, values are more driven by condition than actual age. For those properties, which are not modernized depreciation accelerates at a very high rate. For those properties which have significant improvements and modernization their economic life increases which also means their effective age also decreases.

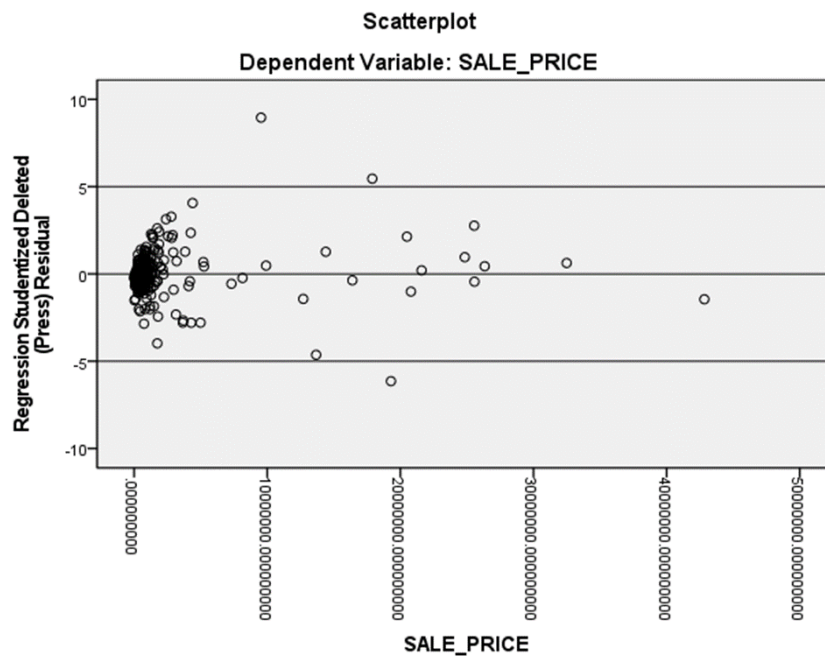
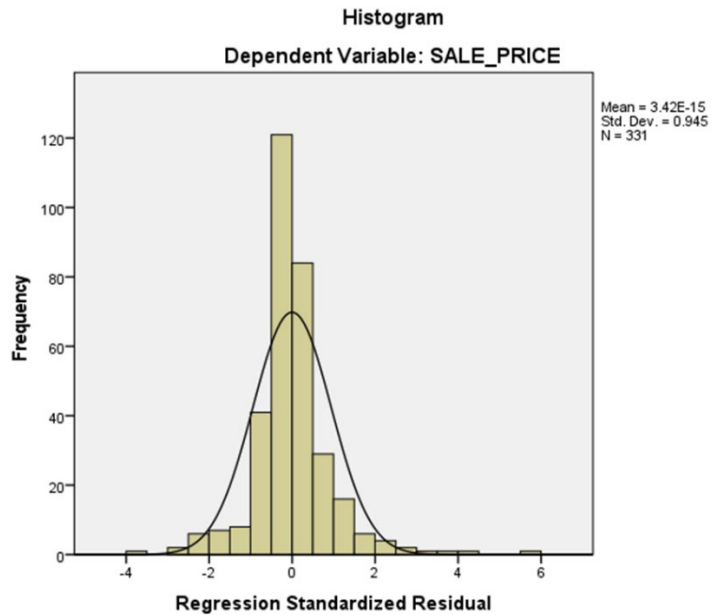
It was also discovered that both the use of the property and the quality of the improvement differ by use. It was discovered that the property use is the greatest driver of depreciation, followed by quality. Condition influences value, as they begin to age, especially after about 25 years.

These observations lead us to develop a model with average quality, average condition retail use as the base. Differences in use/class, quality and condition were control for by the independent variables, as are general location and market conditions. The model is additive, with many of the variable being interactive based on gross building area. This model was highly significant with a coefficient of determination of 0.993.

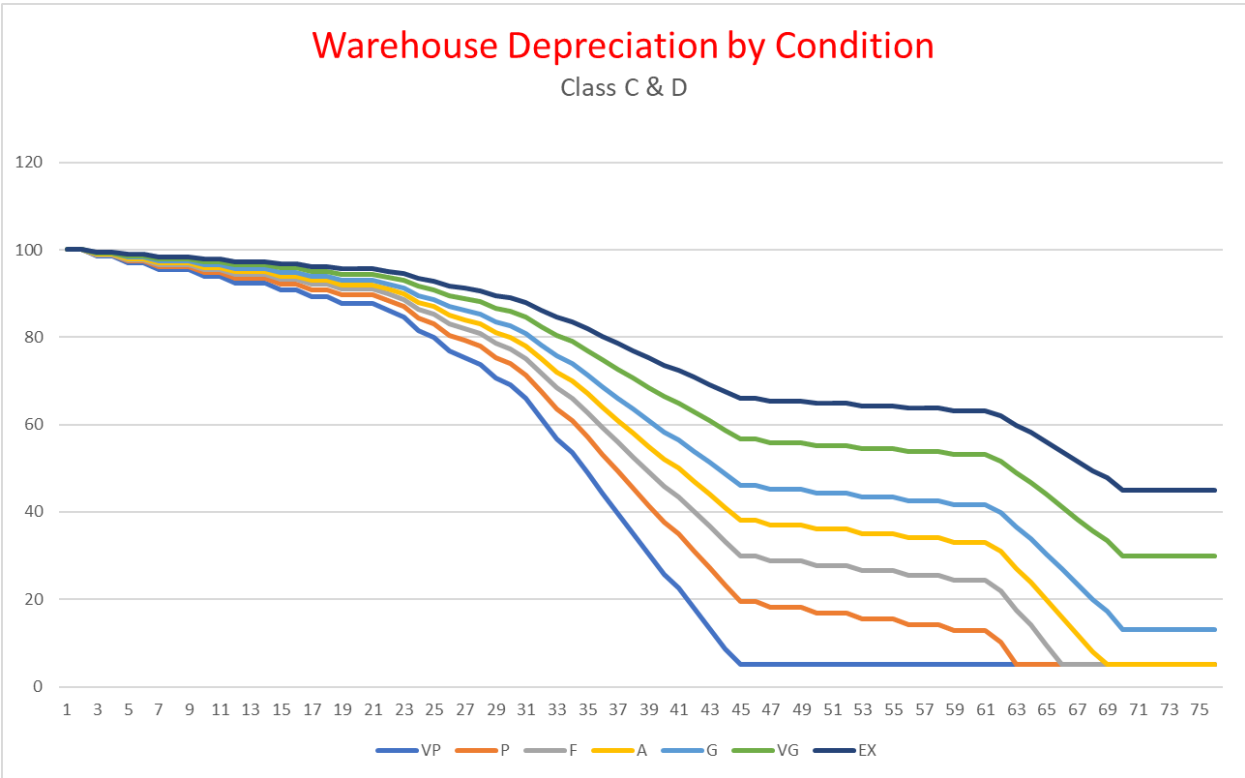
To develop the best estimate of the depreciation curve, it was decided to utilize a cumulate spline technique. This is based on the fact commercial real properties do not depreciate at a constant rate. The model indicated the first statistically significant depreciation does not appear until property approach 16 years of age. For properties which are younger than that the depreciation rate is feather with a straight line. Below is the overall model for our commercial depreciation model.

Coefficients								Correlations		
Variable Name	Std Coefficient	Std. Error	Beta	Lower Bound	Upper Bound	t	Sig.	Zero-order	Partial	Part
(Constant)	37,552.16	73,738.22		-107,567.47	182,671.78	0.509	0.611			
BaseSqFT	155.55	2.66	1.228	150.33	160.78	58.566	0	0.981	0.96	0.268
Spline_16_30	-1.49	0.50	-0.115	-2.46	-0.51	-2.998	0.003	0.678	-0.172	-0.014
Spline_31_60	-2.93	0.61	-0.055	-4.13	-1.73	-4.793	0	0.055	-0.269	-0.022
Spline_61_75	2.09	1.06	0.017	0.00	4.18	1.966	0.05	-0.057	0.114	0.009
Spline_GT_75	-3.94	1.61	-0.014	-7.10	-0.78	-2.454	0.015	-0.088	-0.141	-0.011
Qual_F_Plus	-34.88	8.29	-0.069	-51.20	-18.56	-4.206	0	0.194	-0.238	-0.019
Qual_A_Plus	19.63	3.11	0.049	13.50	25.75	6.306	0	0.303	0.345	0.029
Qual_G	28.63	4.83	0.049	19.12	38.14	5.926	0	0.238	0.326	0.027
Qual_V	-101.82	19.14	-0.028	-139.49	-64.14	-5.319	0	0.001	-0.296	-0.024
Cond_GD	15.60	9.20	0.009	-2.51	33.71	1.696	0.091	-0.042	0.098	0.008
Cond_VG	28.12	11.75	0.013	4.99	51.25	2.392	0.017	0.006	0.138	0.011
Apt_Use	27.21	5.53	0.036	16.32	38.09	4.92	0	0.048	0.275	0.023
OfficeMed_Use	-15.19	5.92	-0.017	-26.84	-3.54	-2.566	0.011	-0.033	-0.148	-0.012
Ware_Ind_Use	-53.49	6.61	-0.043	-66.50	-40.49	-8.096	0	-0.016	-0.426	-0.037
Reg_20	24.89	7.41	0.104	10.32	39.47	3.361	0.001	0.474	0.192	0.015
Small_Town	-40.74	13.57	-0.017	-67.46	-14.03	-3.002	0.003	-0.051	-0.172	-0.014
Det_RCNDL	0.05	0.01	0.135	0.03	0.07	4.679	0	0.688	0.263	0.021
LN_LAND_SQFT	23,665.71	8,487.52	0.015	6,961.94	40,369.47	2.788	0.006	0.305	0.16	0.013
GA	37,233.08	19,342.14	0.01	-833.00	75,299.15	1.925	0.055	0.011	0.111	0.009
@GE	30,111.60	12,664.27	0.014	5,187.83	55,035.38	2.378	0.018	0.296	0.137	0.011
HEX	45,280.16	12,296.64	0.022	21,079.91	69,480.41	3.682	0	0.155	0.21	0.017
@LT	-21,297.61	5,291.68	-0.022	-31,711.85	-10,883.38	-4.025	0	0.023	-0.228	-0.018
NS	-54,342.27	19,178.89	-0.016	-92,087.05	-16,597.50	-2.833	0.005	0.043	-0.163	-0.013
RS	-47,415.75	18,475.65	-0.015	-83,776.54	-11,054.96	-2.566	0.011	0.04	-0.148	-0.012
H1_2013	-67.56	16.95	-0.018	-100.93	-34.19	-3.985	0	-0.059	-0.226	-0.018
H2_2013	-40.65	3.02	-0.087	-46.60	-34.70	-13.448	0	0.233	-0.616	-0.062
H1_2014	-56.44	3.35	-0.163	-63.04	-49.84	-16.827	0	0.311	-0.7	-0.077
H2_2014	-53.48	3.32	-0.251	-60.02	-46.95	-16.113	0	0.508	-0.684	-0.074
H1_2015	-25.40	6.69	-0.037	-38.56	-12.23	-3.797	0	0.119	-0.216	-0.017
H2_2015	-48.62	7.45	-0.136	-63.29	-33.96	-6.525	0	0.265	-0.355	-0.03
H1_2016	-22.35	9.78	-0.044	-41.60	-3.10	-2.285	0.023	0.199	-0.132	-0.01
H2_2016	-26.11	5.25	-0.028	-36.45	-15.78	-4.973	0	0.099	-0.278	-0.023
H2_2017	-35.65	8.22	-0.088	-51.81	-19.48	-4.339	0	0.333	-0.245	-0.02
H1_2018	-38.91	3.96	-0.084	-46.70	-31.12	-9.831	0	0.198	-0.497	-0.045
H1_2019	-10.39	3.65	-0.019	-17.58	-3.20	-2.845	0.005	0.247	-0.163	-0.013
Adjusted R Square										
0.993										

This model predicts well across the value range and is normally distributed as indicated by the plot of residual and model distribution.



The graph below represents a typical graph of percentage good by age. In this case, it is for average quality warehouses of class C & D construction.



Depreciation Rate Tables

Depreciation rates are entered in CAMA as a percent good for each effective age and condition rating. Different tables are created for different property types and classes of construction. Rates for Class A-B, C-D, and S construction are grouped into individual tables. Each table is included in the Appendix.

NEIGHBORHOOD ADJUSTMENT MODEL SPECIFICATION

The equation for the neighborhood adjustment has an additive model format but without the constant term. In other words, it is logical to assume that if there is no land or building component, the value of the property would be zero.

$$V = b_1(LV) + b_2(BV)$$

Where: b_1 and b_2 are based on a combination of regression analysis and appraiser judgment

Neighborhood Adjustment Model Calibration

Because it is necessary to use multiple years of the sales in analyzing the commercial real estate market, sale prices must be time trended to the January 1st assessment date.¹⁰ Due to the limited number of sales over these multiple years, it is also necessary to group certain property types that would be similarly affected by market trends. For example, it is assumed warehouses and industrial properties would follow the same general market trend.

Neighborhoods have been re-named to represent by use type. The attached table shows naming convention for the neighborhoods used.

1st Column	Tenancy or Neighborhood Type	2nd Column	Use Meaning	3rd Column	Location Meaning	4th Column	Sequence.
1	DO NOT USE	A	Apartments 5 to 19 Units	A	Unincorporated & Small Towns (26-30)	A	NBHD Region 20
2	Single Tenant	B	Apartments 20 to 99 Units	B	Small Towns (26,27)	B	NBHD Region 21
3	Multi-Tenant	C	Apartments 100 Units Plus	C	Unincorporated Areas (28,29,30)	C	NBHD Region 22
4	Commercial-CC&R_BSP_Condo	D	Apartments 4 Units	D	Olympia & UGA (20,21)	D	NBHD Region 23
5	Central Business District	E	Economy Hotel/Motel	E	West Olympia (20)	E	NBHD Region 24
6	District	F	Flex	F	East Olympia (21)	F	NBHD Region 25
7	Mixed Use	G	Gas Convenience Store	G	Lacey & UGA (22,23)	G	NBHD Region 26
8	Living Units	H	Hotel/Motel Franchise	H	North Lacey (22)	H	NBHD Region 27
9	Condo-Living Units	I	Hotel/Motel Independent	I	South Lacey (23)	I	NBHD Region 28
0	County Wide	J	Senior Housing (LAL,MC)	J	Yelm (25)	J	NBHD Region 29
		K	Convalescent Center	K	Tumwater (24)	K	NBHD Region 30
Central Business is driven by zoning		L	Land	L	Tri-City Area (Oly, Lacey, Tum)(20-24)	L	Lacey
		M	Medical	M	Unincorp, Small Towns & Yelm(25-30)	M	
Living Units are: Apartments, PRK, MUL, Senior Housing		N	Retail Corridor	N	Olympia & Tumwater	N	
		O	Office	O		O	Olympia
Districts are defined as complementary uses within a common geographic area		P	Planned Retirement (Panorama)	P		P	Pacific
		Q	Retail- Junior Box, Anchor Shopping	Q		Q	
Single and Multi Tenant is not located in a district		R	Retail - Community or Spot	R		R	
		S	Retail- Anchor, Stand alone Big Box	S		S	
		T	Restaurants - Independent	T		T	Tumwater
		U	Restaurants-Franchise	U		U	
		V	Taverns	V		V	
		W	Warehouse	W		W	
		X	Mini Storage (32)	X		X	
		Y	Industrial	Y		Y	
		Z	Service (Church, Daycare)	Z		Z	
		0	Less than four living units (MUL)	0	West Olympia Triangle	0	Original Starting (go down)
		1	Mobile Home Parks (PRK)	1	Pacific/ Lacey Boulevard Corridor one way	1	Created in 2021 AY 2021 TY 2022
		2	Boat Houses (BTH)	2	College/Yelm Hwy	2	
		3	Transportation (TRN)	3	Carpenter-Marvin Martin Way Corridor	3	
		4	Oyster Lands (OYL)	4	Tumwater	4	
		5	Mineral Rights (MNR)	5	Capital Boulevard Corridor	5	2020 Tax Year
		6	SFR on Commercial Land	6	Plum/Ensign	6	
		7	Retail - Automotive	7	Old Lacey Fred Meyer South Sound Area	7	
		8	Governmental Exempt (XMP)	8	Martin Way Marvin Rd East	8	
		9	Other Property Types	9	County Wide	9	
			Other to include (AGR, TDL, OTH, GFL, MOB, REC, OPR, OS, DFL, F&A, TL, Group Homes, B&B, HOS, Panorama)				

¹⁰ Property Appraisal and Assessment Administration, 1990, pages 581-3

Separate neighborhood trends were developed for the following run groups of properties.

RUN GROUP	Definition
0290	Boathouses County Wide
0390	Transportation County Wide
0490	Oyster Land County Wide
0590	Mineral Rights County Wide
0990	Other Property types County Wide
0G90	Con/Gas Station County Wide
0J90	Senior Housing County Wide
0LA0	Land Unincorporated, Small Town Regions 26-30
0LE0	Land West Olympia Region 20
0LF0	Land East Olympia Region 21
0LH0	Land North Lacey Region 22
0LI0	Land South Lacey Region 23
0LJ0	Land Yelm Region 25
0LK0	Land Tumwater Region 24
0NG5	Lacey Corridors Retail
0NJ5	Yelm Spot & Strip Retail
0R95	Spot Retail County Wide minus CBD
26L0	Residence in Commercial Regions 20-24
26M0	Residence in Commercial Regions 25-30
27A5	Service Auto Small Town and Unincorporated
27L5	Service Auto Small Urban
2890	County Wide Governmental Exempt
2H90	Hotel Motel Franchise County Wide
2I90	Hotel Motel Independent County Wide
2QL5	Junior Box/Grocery, Stand alone retail 25,000 to 79,000 sf
2RA5	Retail Rural not Yelm
2S95	Big Box, Stand alone retail over 80,000 sf
2T91	Restaurants Independent County Wide
2U90	Restaurant Franchise County Wide
2WL0	Warehouse Tri-Cities Regions 20-24
2WM1	Warehouse Unincorporated Small Towns & Yelm Regions 25-30
2X90	Mini-Storage County Wide
2YL0	Industrial Tri-Cities Regions 20 -24
2Z90	Service (Church , Daycare) County Wide
3M90	Medical Office County Wide
3OE0	Office West Olympia Region 20
3OF0	Office East Olympia Region 21
3OH1	Office Regions 22-23

3OK0	Office Tumwater Region 24
3OM0	Office, Unincorporated, Small Town & Yelm Regions 25-30
3SJ5	Anchor Shopping Center Yelm
5RF5	CBD Spot Retail
6N01	Retail West Olympia Triangle Black Lake Harrison Cooper Point
6N11	Retail Pacific Ave/Lacey Boulevard Corridor One Way
6N21	Retail College/Yelm Hwy
6N31	Retail Martin Way Corridor Carpenter-Marvin
6N41	Retail Tumwater
6N61	Retail Plum - Ensign
6N71	Retail Old Lacey Fred Meyer South Sound Area
6N81	Retail Martin Way Marvin Rd East
6WH0	Warehouse North Lacey Region 22
6WK0	Warehouse Tumwater Region 24
80A0	Multi-Family Unincorporated & Small Towns 26-30
80E0	Multi-Family Region 20
80F0	Multi-Family Region 21
80H0	Multi-Family Region 22
80I0	Multi-Family Region 23
80J0	Multi-Family Region 25
80K0	Multi-Family Region 24
81L0	Manufactured Parks Regions 20-24
81M0	Manufactured Parks Regions 25-30
8AF0	Apartments 5-19 Units Olympia Region 21
8AI0	Fourplex Lacey Region 23
8AL1	Apartments 5-19 Units Regions 20, 22-24
8AL2	Fourplex Regions 20-22 & 24
8AM5	Apartments Regions 25-30
8B90	Apartments 20-99 Units County Wide
8C90	Apartments 100 Units plus County Wide
MEGA	Mega Warehouse =>500,000 SQFT
PAMA	Panorama City

The trended land sale prices are initially used to compute preliminary new land values for all other commercial sales. The preliminary land values are then subtracted from the trended sale prices to calculate residual building values. Once the residual building values are calculated, a regression analysis is performed comparing the new costs, less depreciation, to the residual building values by property type. This produces the initial building adjustments that will be used to calculate the updated building values. Then the updated land and building values are added together and divided by the trended sale price to produce a preliminary sales ratio. The ratios are analyzed to identify outliers which are then researched to identify any problems in the underlying data, or alternately, excluded from the analysis.

Preliminary sales ratios are then computed for the regions as a whole and for each neighborhood group and property type. By examining these reports, the land and building factors can be fine tune at the neighborhood level to achieve the desired level of assessment.

After inputting the new neighborhood factors and recalculating the ratios, the final ratios, COD's and PRD's can be produced.

IMPORTANT CONSIDERATION: Why do different types of properties (Office, Warehouse, Retail, Apartments, etc.) have different neighborhood factors? The answer is quite simple. They have different original cost basis. The important goal is to achieve equity and equality as to market value. In other words, the final assessments ratios need to be in compliance with medians between 90 to 110%.

The following indicates that raw ratio data distribution, but also the post treatment ratio.

Example:

Distribution of Raw Ratio for Run Group 3OK0 – Office Tumwater Region 24

Ratio Statistics for Predicted_value / SALE_PRICE

Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Weighted Mean	95% Confidence Interval for Weighted Mean		Average Absolute Deviation	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
	Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound				Median Centered
1.103	.968	1.238	1.053	.875	1.336	98.3%	.977	.781	1.173	.238	1.129	.226	29.3%

The confidence interval for the median is constructed without any distribution assumptions. The actual coverage level may be greater than the specified level. Other confidence intervals are constructed by assuming a Normal distribution for the ratios.

Statistical Update in Neighborhoods with No Sales

For the neighborhoods and property types with sales, the new trend factors were developed with run groups by property types and region. Within each regional group, the typical (not average or median) change in the trend factors is determined for each property type. This same magnitude of change is then applied to neighborhoods and property types where no sales were available.

Good judgment is required based on sale counts and reasonableness in the overall change from the previous year.

RECONCILIATION AND CONCLUSION

Considering the quantity and quality of data and the reliability of the various models as shown in the performance tests above, we have concluded that the Sales Adjusted Cost Approach produces an accurate estimate of market value.

Summary of Changes in Assessed Value

Overall Commercial Value Changes including New Construction

ALL COMMERCIAL PROPERTIES

	FINAL VALUE 2021	FINAL VALUE 2022	Amount Change	Percent Change
N	10374	10374	10374	10374
Mean	\$1,423,402	\$1,467,403	\$44,001	8.6045
Median	\$335,800	\$350,650	\$2,200	1.2725

Though commercial values increased at a slower rate than residential, the trend clearly shows the real estate market has not fully recovered yet.

Overall, commercial property increased a little more than 1.27% including new construction.

Commercial Value Changes by Property Type including New Construction

COMMERCIAL VALUE CHANGES BY PROPERTY TYPE

prop_type	FINAL VALUE 2021	FINAL VALUE 2022	Amount Change	Percent Change
N	61	61	61	61
AGR Mean	\$382,884	\$441,984	\$59,100	59.2186
Median	\$174,600	\$219,200	\$47,900	17.2754
N	825	825	825	825
APT Mean	\$2,874,110	\$3,026,680	\$152,571	29.2374
Median	\$513,900	\$579,300	\$5,700	.9838
N	125	125	125	125
BTH Mean	\$14,092	\$14,282	\$190	1.4466
Median	\$11,800	\$11,900	\$100	.8264
N	3	3	3	3
DFL Mean	\$81,833	\$40,333	-\$41,500	-26.8608
Median	\$66,300	\$30,000	\$0	.0000
N	47	47	47	47
F&A Mean	\$747,200	\$880,872	\$133,672	52.2401
Median	\$256,100	\$391,700	\$136,500	26.7485
N	28	28	28	28
GLF Mean	\$1,062,975	\$1,142,793	\$79,818	16.7403
Median	\$183,500	\$197,600	\$5,400	9.7421

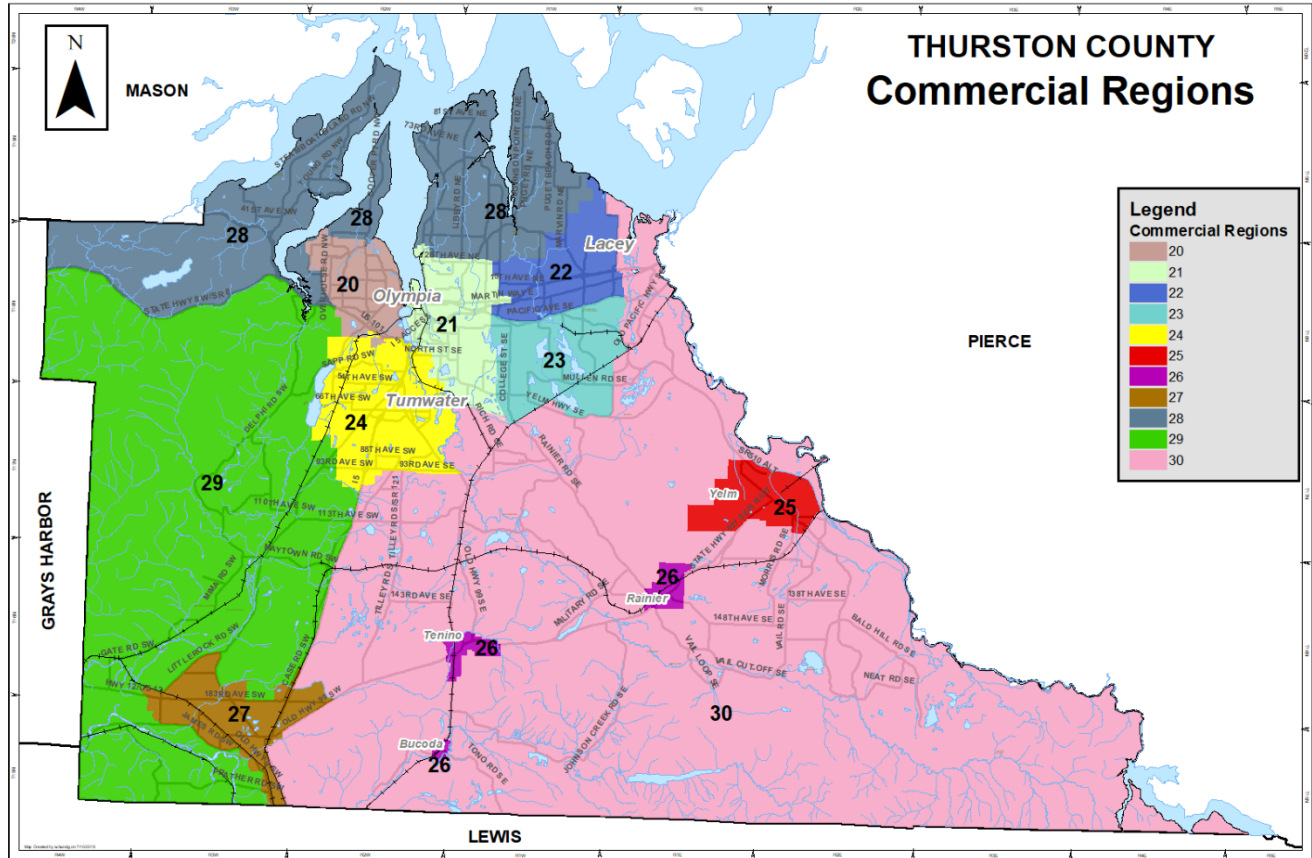
	N	9	9	9	9
HOS	Mean	\$33,415,356	\$35,573,367	\$2,158,011	-.1599
	Median	\$13,733,800	\$15,240,000	\$375,500	4.1918
	N	223	223	223	223
IND	Mean	\$1,411,335	\$1,527,100	\$115,765	21.4422
	Median	\$495,400	\$533,800	\$28,400	6.5026
	N	36	36	36	36
LDG	Mean	\$4,629,481	\$5,038,008	\$408,528	10.5892
	Median	\$4,275,950	\$4,753,700	\$392,650	9.6311
	N	1143	1143	1143	1143
LND	Mean	\$461,994	\$419,789	-\$42,206	-.7135
	Median	\$167,100	\$160,300	-\$2,400	-2.9825
	N	195	195	195	195
MED	Mean	\$1,472,114	\$1,446,158	-\$25,956	-3.3319
	Median	\$788,800	\$733,200	-\$22,500	-4.7961
	N	312	312	312	312
MNR	Mean	\$0	\$0	\$0	.0000
	Median	\$0	\$0	\$0	.0000
	N	181	181	181	181
MOB	Mean	\$49,449	\$56,606	\$7,156	12.1177
	Median	\$44,900	\$50,400	\$4,600	11.8132
	N	1869	1869	1869	1869
MUL	Mean	\$329,786	\$346,541	\$16,755	7.1316
	Median	\$314,900	\$334,500	\$8,500	2.7665
	N	30	30	30	30
NUR	Mean	\$8,246,493	\$9,953,447	\$1,706,953	19.1456
	Median	\$7,380,500	\$8,858,900	\$868,200	18.8719
	N	979	979	979	979
OFF	Mean	\$1,469,042	\$1,529,370	\$60,329	.5709
	Median	\$548,700	\$545,900	\$1,200	.2261
	N	157	157	157	157
OPR	Mean	\$275,195	\$243,050	-\$32,145	13.2251
	Median	\$61,500	\$85,200	\$400	4.8628
	N	25	25	25	25
OS	Mean	\$577,328	\$695,416	\$118,088	62.2015
	Median	\$114,400	\$248,000	\$74,500	27.2196
	N	1	1	1	1
OTH	Mean	\$114,021,600	\$126,121,300	\$12,099,700	10.6118
	Median	\$114,021,600	\$126,121,300	\$12,099,700	10.6118
	N	207	207	207	207
OYL	Mean	\$10,550	\$10,550	\$0	.0000

	Median	\$2,700	\$2,700	\$0	.0000
	N	140	140	140	140
PRK	Mean	\$1,917,492	\$1,926,882	\$9,390	5.2909
	Median	\$922,700	\$916,850	\$27,200	6.6945
	N	116	116	116	116
REC	Mean	\$1,241,872	\$1,336,798	\$94,927	8.5434
	Median	\$306,750	\$359,850	\$10,250	5.2913
	N	59	59	59	59
RES	Mean	\$314,124	\$349,258	\$35,134	17.6715
	Median	\$225,400	\$258,300	\$29,100	16.2143
	N	222	222	222	222
RST	Mean	\$1,011,105	\$1,138,006	\$126,901	8.0047
	Median	\$795,500	\$826,150	\$30,300	5.1735
	N	1100	1100	1100	1100
RTL	Mean	\$1,755,383	\$1,869,309	\$113,926	8.6239
	Median	\$661,800	\$712,500	\$33,400	7.0488
	N	387	387	387	387
SRV	Mean	\$1,788,916	\$1,809,522	\$20,606	15.0473
	Median	\$499,800	\$501,800	\$28,600	5.5468
	N	26	26	26	26
TDL	Mean	\$42,115	\$21,615	-\$20,500	-30.7159
	Median	\$6,100	\$3,550	-\$950	-44.0092
	N	249	249	249	249
TRN	Mean	\$658,055	\$607,335	-\$50,720	-5.6151
	Median	\$45,800	\$40,200	-\$2,600	-6.1611
	N	566	566	566	566
WHS	Mean	\$2,457,411	\$2,643,335	\$185,924	11.7111
	Median	\$772,450	\$797,650	\$9,750	1.1443
	N	1053	1053	1053	1053
XMP	Mean	\$3,217,855	\$3,114,451	-\$103,404	9.7052
	Median	\$210,100	\$205,900	\$500	1.0085
	N	10374	10374	10374	10374
Total	Mean	\$1,423,402	\$1,467,403	\$44,001	8.6045
	Median	\$335,800	\$350,650	\$2,200	1.2725

Though commercial values increased at a slower rate than residential, the trend clearly shows the real estate market has not yet fully recovered. When looking at the data, it is clear the increase occurred across some property types, but the nursing, lodging and retail property types increased the most, land, medical showed a decrease in value.

APPENDIX

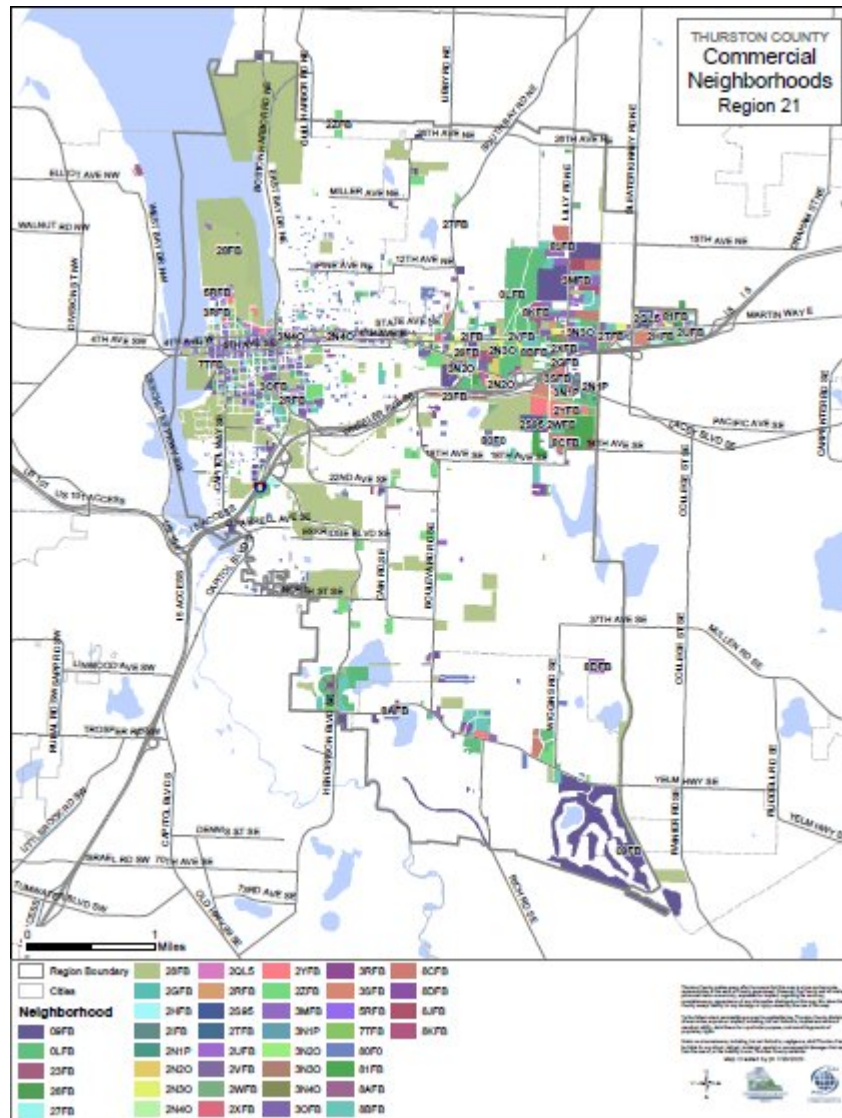
COMMERCIAL REGIONAL MAP



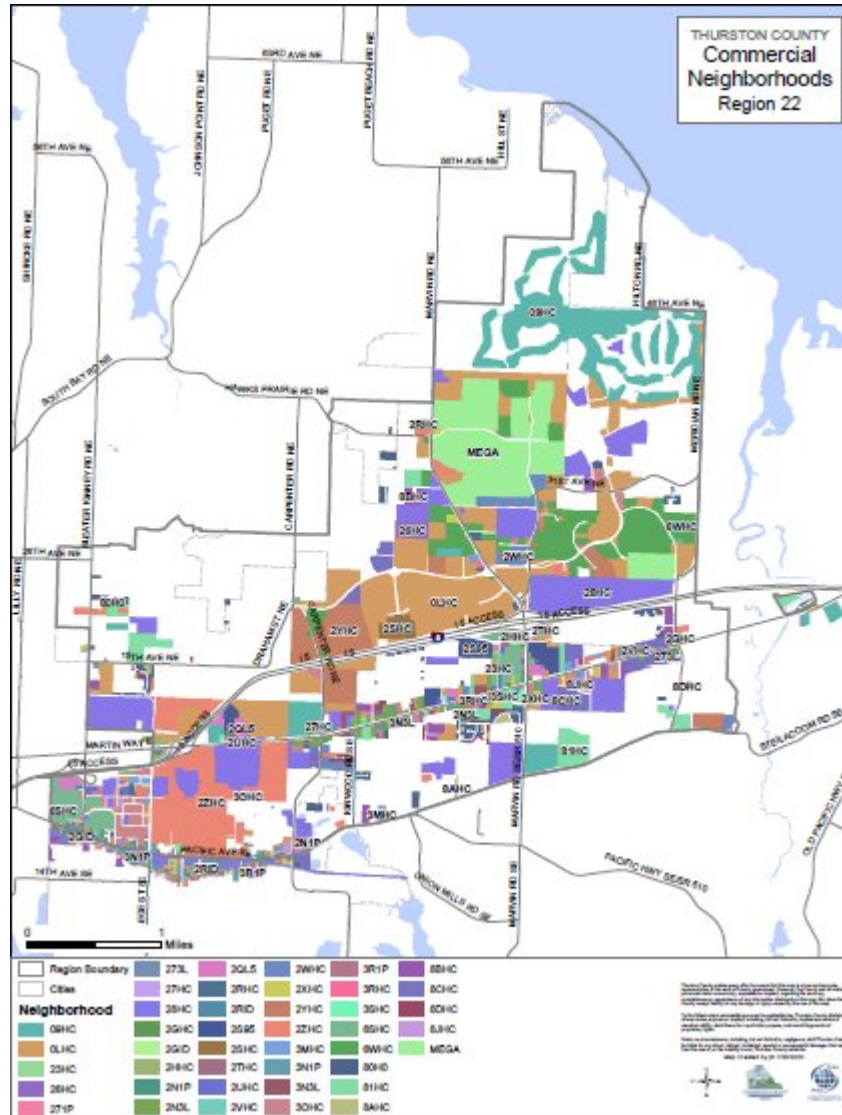
REGION 20 NEIGHBORHOOD MAP



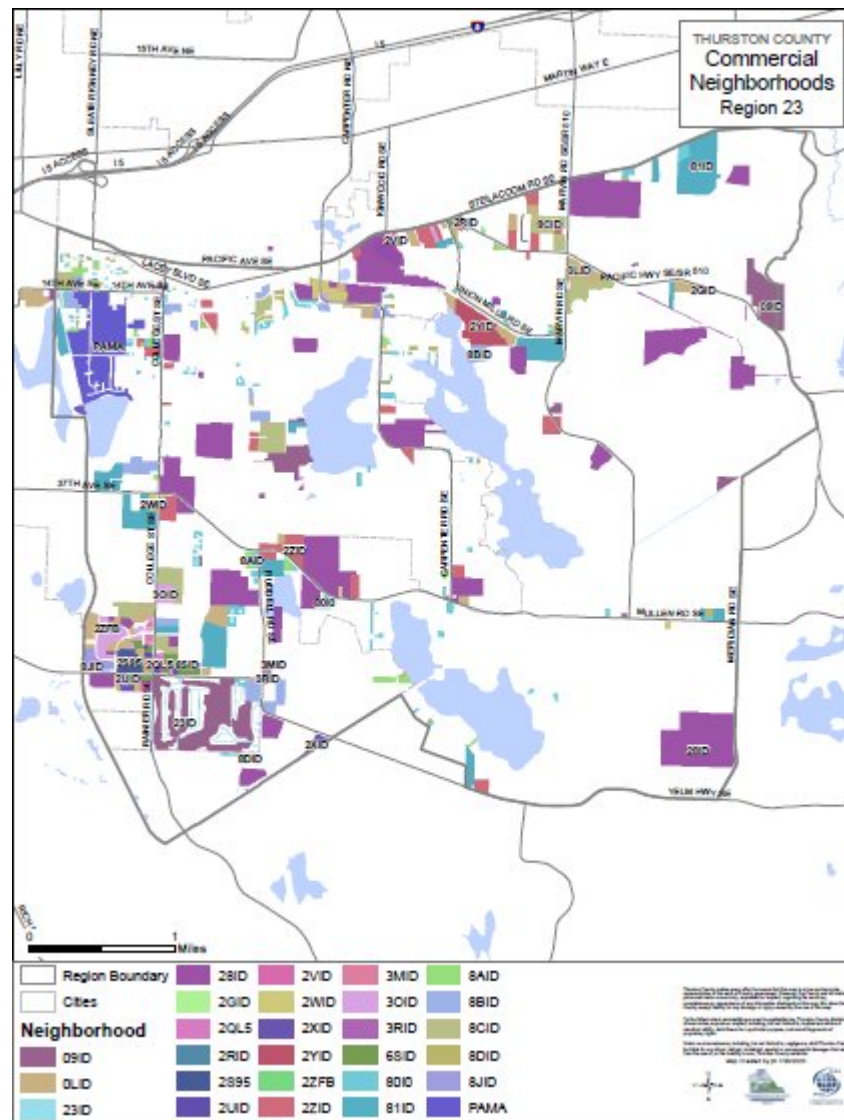
REGION 21 NEIGHBORHOOD MAP



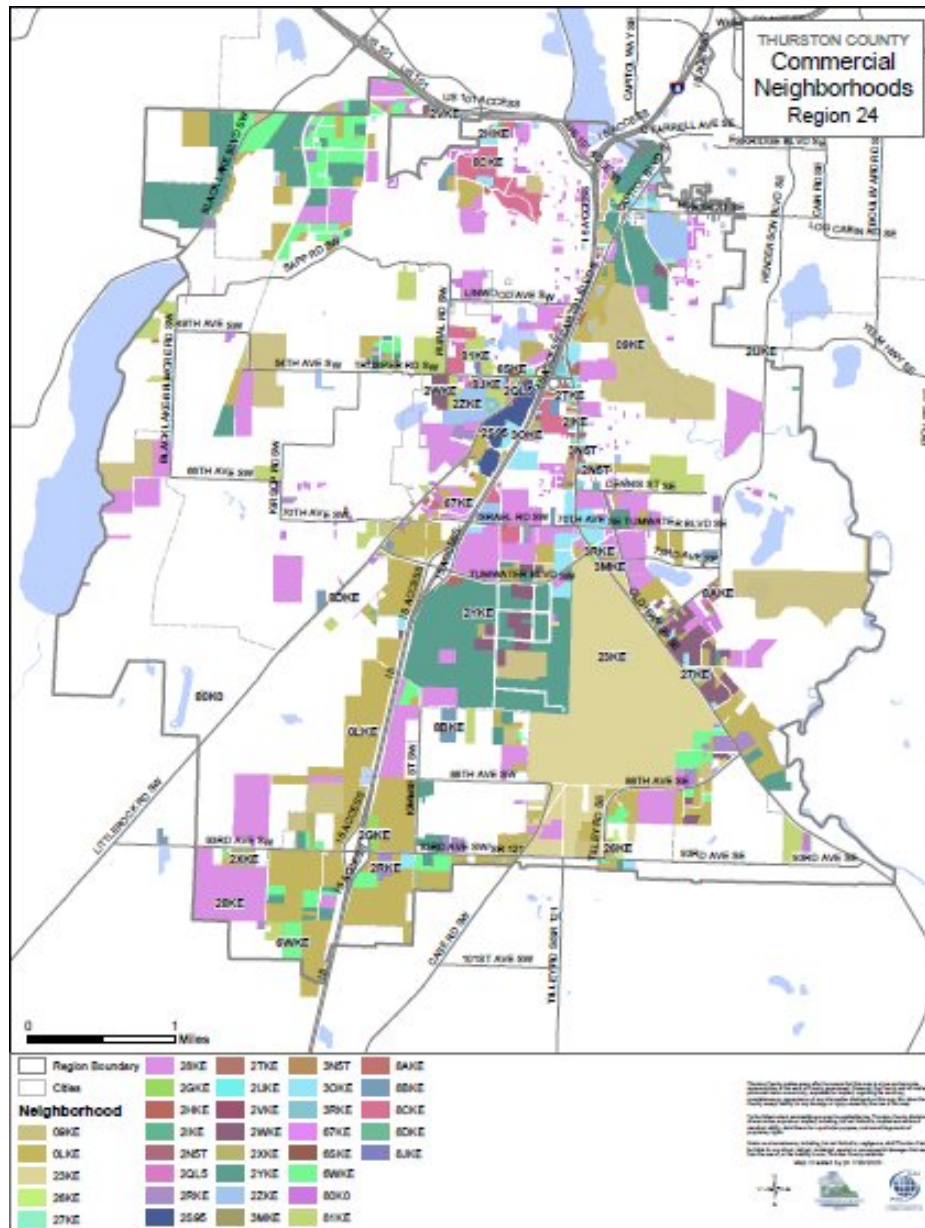
REGION 22 NEIGHBORHOOD MAP



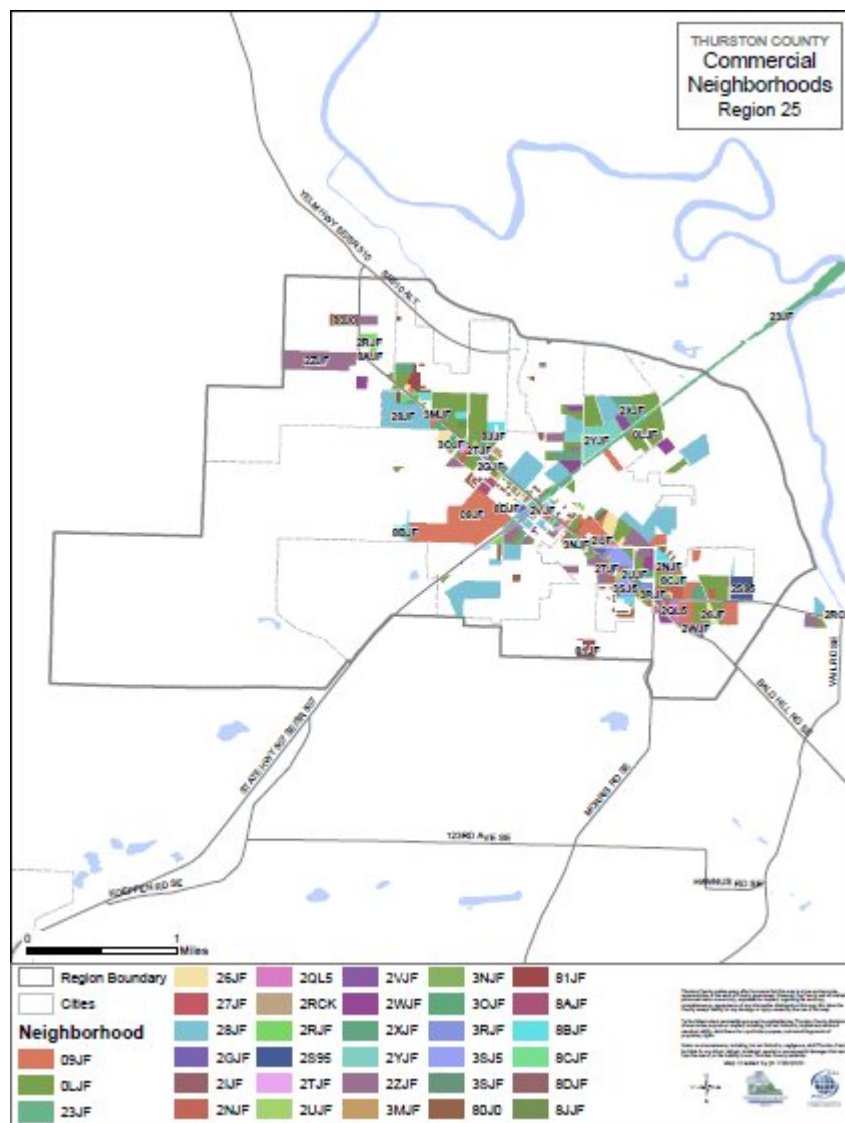
REGION 23 NEIGHBORHOOD MAP



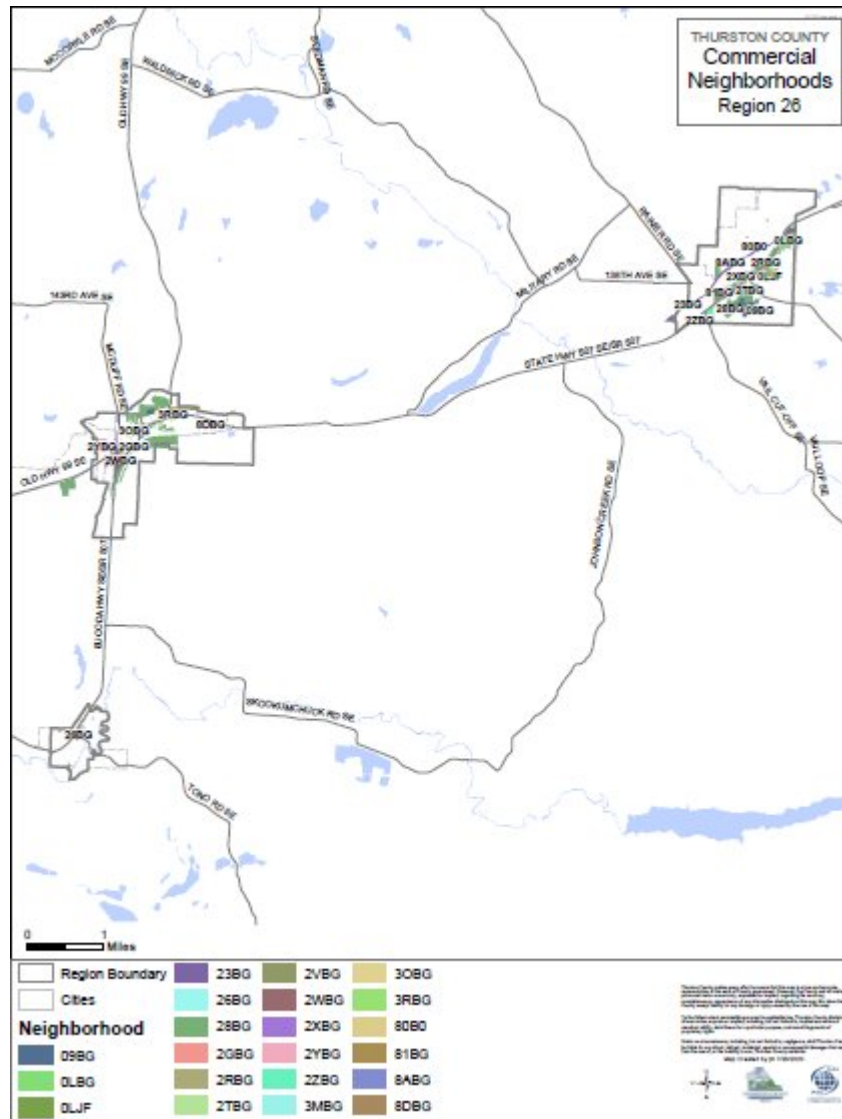
REGION 24 NEIGHBORHOOD MAP



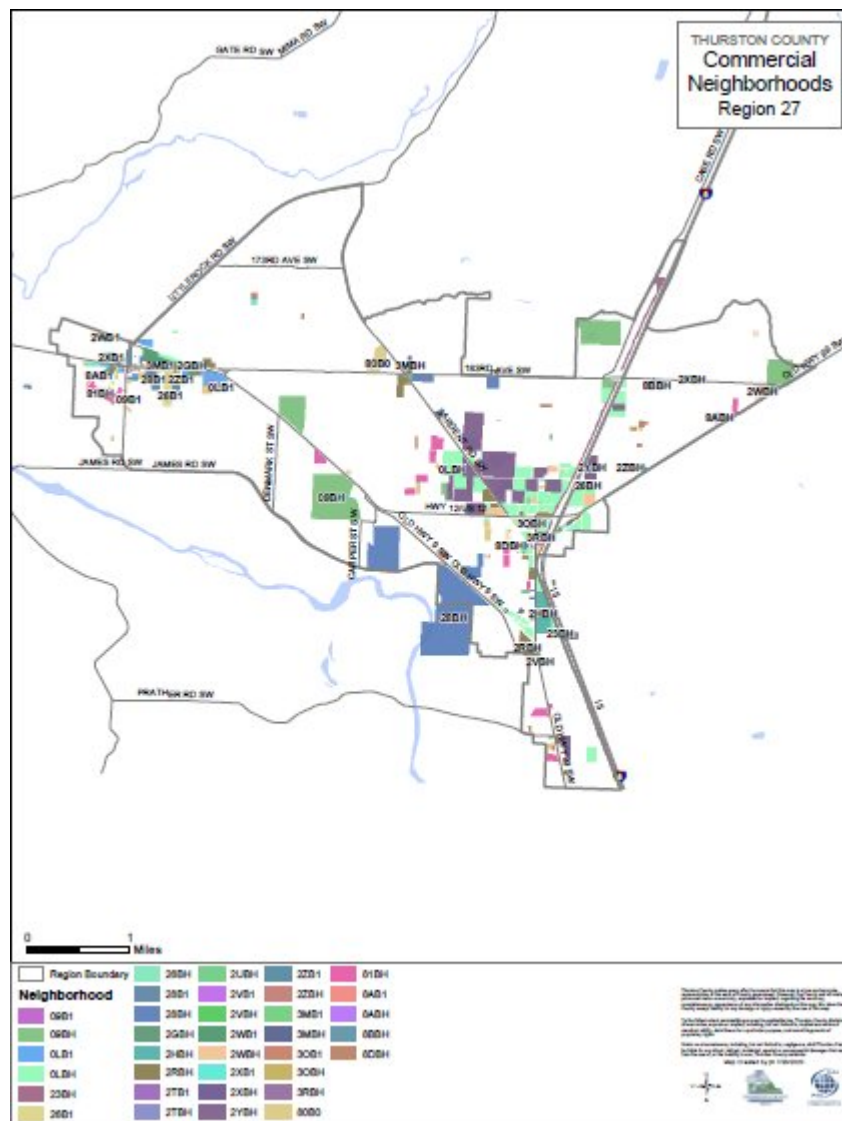
REGION 25 NEIGHBORHOOD MAP



REGION 26 NEIGHBORHOOD MAP



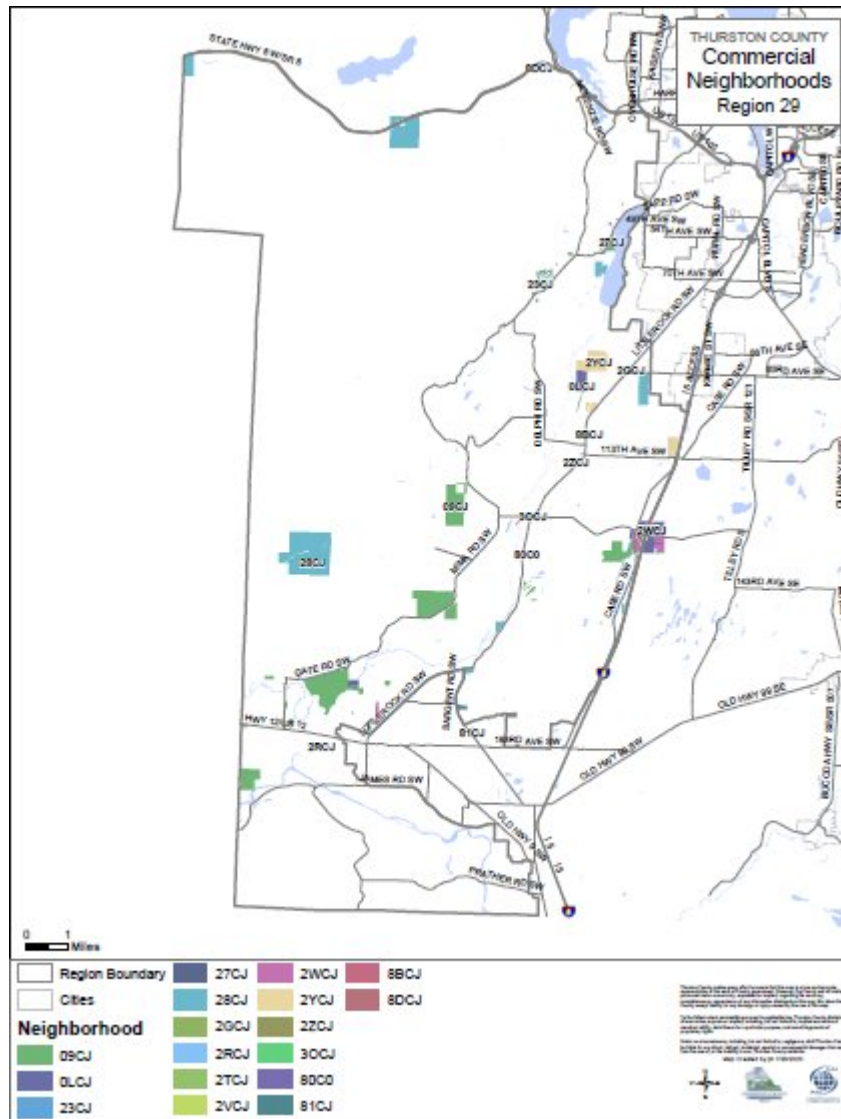
REGION 27 NEIGHBORHOOD MAP



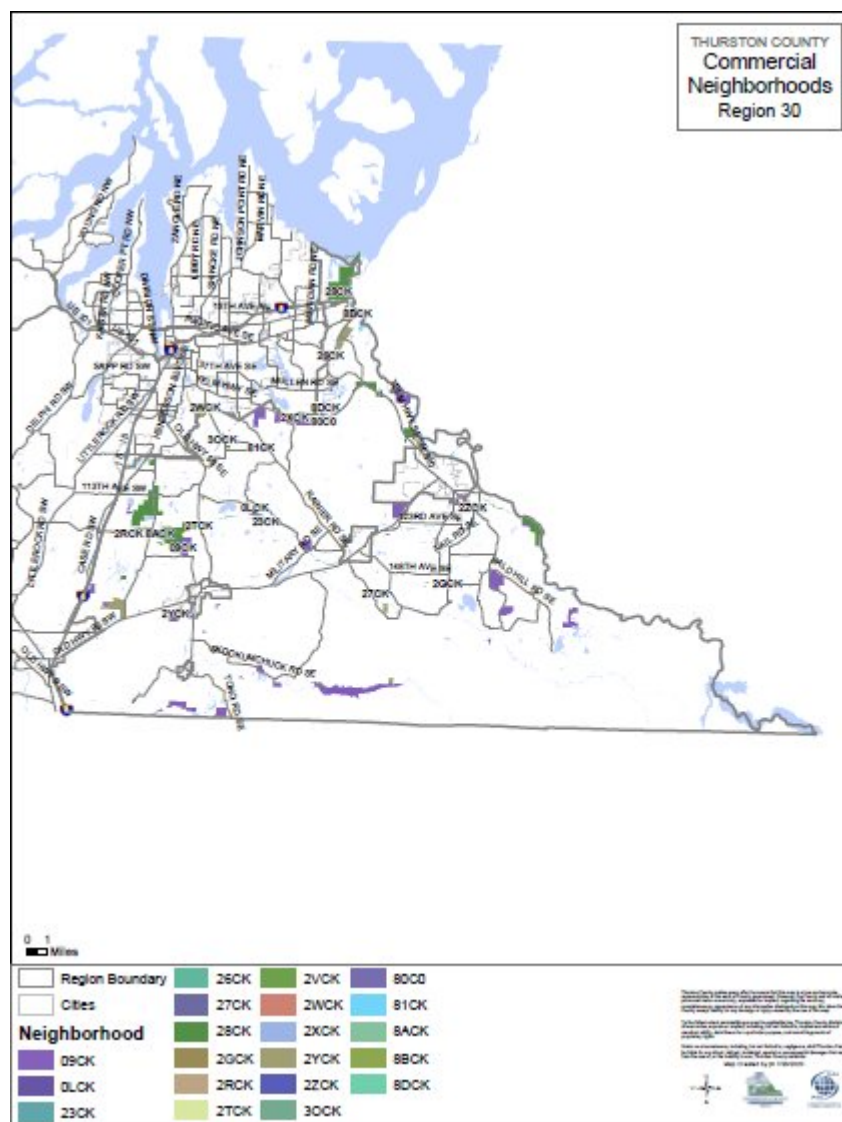
REGION 28 NEIGHBORHOOD MAP



REGION 29 NEIGHBORHOOD MAP



REGION 30 NEIGHBORHOOD MAP



COMMERCIAL LAND RATE TABLES

Regional Square Foot Models for General Commercial Property Commercial Center

Region 20

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	25.25	18.78	4020	2020	0.250	1.34
	4010	10000	21.78	18.78	4020	2020	0.500	1.16
	4010	15000	19.97	18.78	4020	2020	0.750	1.06
BASE	4010	20000	18.78	18.78	4020	2020	1.000	1.00
	4010	25000	17.91	18.78	4020	2020	1.250	0.95
	4010	40000	16.20	18.78	4020	2020	2.000	0.86
	4010	60000	14.85	18.78	4020	2020	3.000	0.79
	4010	80000	13.97	18.78	4020	2020	4.000	0.74
	4010	100000	13.32	18.78	4020	2020	5.000	0.71
	4010	150000	12.21	18.78	4020	2020	7.500	0.65
	4010	200000	11.49	18.78	4020	2020	10.000	0.61
	4010	250000	10.95	18.78	4020	2020	12.500	0.58
	4010	350000	10.19	18.78	4020	2020	17.500	0.54
	4010	500000	9.45	18.78	4020	2020	25.000	0.50

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	25.25	18.78	4021	2021	0.250	1.34
	4010	10000	21.78	18.78	4021	2021	0.500	1.16
	4010	15000	19.97	18.78	4021	2021	0.750	1.06
BASE	4010	20000	18.78	18.78	4021	2021	1.000	1.00
	4010	25000	17.91	18.78	4021	2021	1.250	0.95
	4010	40000	16.20	18.78	4021	2021	2.000	0.86
	4010	60000	14.85	18.78	4021	2021	3.000	0.79
	4010	80000	13.97	18.78	4021	2021	4.000	0.74
	4010	100000	13.32	18.78	4021	2021	5.000	0.71
	4010	150000	12.21	18.78	4021	2021	7.500	0.65
	4010	200000	11.49	18.78	4021	2021	10.000	0.61
	4010	250000	10.95	18.78	4021	2021	12.500	0.58
	4010	350000	10.19	18.78	4021	2021	17.500	0.54
	4010	500000	9.45	18.78	4021	2021	25.000	0.50

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	33.05	25.68	4022	2022	0.250	1.29
	4010	10000	29.14	25.68	4022	2022	0.500	1.13
	4010	15000	27.06	25.68	4022	2022	0.750	1.05
BASE	4010	20000	25.68	25.68	4022	2022	1.000	1.00
	4010	25000	24.66	25.68	4022	2022	1.250	0.96
	4010	40000	22.64	25.68	4022	2022	2.000	0.88
	4010	60000	21.03	25.68	4022	2022	3.000	0.82
	4010	80000	19.96	25.68	4022	2022	4.000	0.78
	4010	100000	19.17	25.68	4022	2022	5.000	0.75
	4010	150000	17.80	25.68	4022	2022	7.500	0.69
	4010	200000	16.90	25.68	4022	2022	10.000	0.66
	4010	250000	16.22	25.68	4022	2022	12.500	0.63
	4010	350000	15.26	25.68	4022	2022	17.500	0.59
	4010	500000	14.30	25.68	4022	2022	25.000	0.56

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	25.25	18.78	4023	2023	0.250	1.34
	4010	10000	21.78	18.78	4023	2023	0.500	1.16
	4010	15000	19.97	18.78	4023	2023	0.750	1.06
BASE	4010	20000	18.78	18.78	4023	2023	1.000	1.00
	4010	25000	17.91	18.78	4023	2023	1.250	0.95
	4010	40000	16.20	18.78	4023	2023	2.000	0.86
	4010	60000	14.85	18.78	4023	2023	3.000	0.79
	4010	80000	13.97	18.78	4023	2023	4.000	0.74
	4010	100000	13.32	18.78	4023	2023	5.000	0.71
	4010	150000	12.21	18.78	4023	2023	7.500	0.65
	4010	200000	11.49	18.78	4023	2023	10.000	0.61
	4010	250000	10.95	18.78	4023	2023	12.500	0.58
	4010	350000	10.19	18.78	4023	2023	17.500	0.54
	4010	500000	9.45	18.78	4023	2023	25.000	0.50

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	30.68	23.55	4024	2024	0.250	1.30
	4010	10000	26.88	23.55	4024	2024	0.500	1.14
	4010	15000	24.88	23.55	4024	2024	0.750	1.06
BASE	4010	20000	23.55	23.55	4024	2024	1.000	1.00
	4010	25000	22.57	23.55	4024	2024	1.250	0.96
	4010	40000	20.64	23.55	4024	2024	2.000	0.88
	4010	60000	19.10	23.55	4024	2024	3.000	0.81
	4010	80000	18.08	23.55	4024	2024	4.000	0.77
	4010	100000	17.33	23.55	4024	2024	5.000	0.74
	4010	150000	16.04	23.55	4024	2024	7.500	0.68
	4010	200000	15.18	23.55	4024	2024	10.000	0.64
	4010	250000	14.55	23.55	4024	2024	12.500	0.62
	4010	350000	13.65	23.55	4024	2024	17.500	0.58
	4010	500000	12.75	23.55	4024	2024	25.000	0.54

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	13.74	9.26	4025	2025	0.250	1.48
	4010	10000	11.28	9.26	4025	2025	0.500	1.22
	4010	15000	10.05	9.26	4025	2025	0.750	1.09
BASE	4010	20000	9.26	9.26	4025	2025	1.000	1.00
	4010	25000	8.69	9.26	4025	2025	1.250	0.94
	4010	40000	7.60	9.26	4025	2025	2.000	0.82
	4010	60000	6.77	9.26	4025	2025	3.000	0.73
	4010	80000	6.24	9.26	4025	2025	4.000	0.67
	4010	100000	5.85	9.26	4025	2025	5.000	0.63
	4010	150000	5.22	9.26	4025	2025	7.500	0.56
	4010	200000	4.80	9.26	4025	2025	10.000	0.52
	4010	250000	4.51	9.26	4025	2025	12.500	0.49
	4010	350000	4.10	9.26	4025	2025	17.500	0.44
	4010	500000	3.70	9.26	4025	2025	25.000	0.40

Region 26

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	13.17	8.81	4026	2026	0.250	1.49
	4010	10000	10.77	8.81	4026	2026	0.500	1.22
	4010	15000	9.58	8.81	4026	2026	0.750	1.09
BASE	4010	20000	8.81	8.81	4026	2026	1.000	1.00
	4010	25000	8.26	8.81	4026	2026	1.250	0.94
	4010	40000	7.21	8.81	4026	2026	2.000	0.82
	4010	60000	6.41	8.81	4026	2026	3.000	0.73
	4010	80000	5.89	8.81	4026	2026	4.000	0.67
	4010	100000	5.52	8.81	4026	2026	5.000	0.63
	4010	150000	4.91	8.81	4026	2026	7.500	0.56
	4010	200000	4.52	8.81	4026	2026	10.000	0.51
	4010	250000	4.24	8.81	4026	2026	12.500	0.48
	4010	350000	3.84	8.81	4026	2026	17.500	0.44
	4010	500000	3.46	8.81	4026	2026	25.000	0.39

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	16.13	11.15	4027	2027	0.250	1.45
	4010	10000	13.41	11.15	4027	2027	0.500	1.20
	4010	15000	12.04	11.15	4027	2027	0.750	1.08
BASE	4010	20000	11.15	11.15	4027	2027	1.000	1.00
	4010	25000	10.51	11.15	4027	2027	1.250	0.94
	4010	40000	9.27	11.15	4027	2027	2.000	0.83
	4010	60000	8.32	11.15	4027	2027	3.000	0.75
	4010	80000	7.71	11.15	4027	2027	4.000	0.69
	4010	100000	7.27	11.15	4027	2027	5.000	0.65
	4010	150000	6.52	11.15	4027	2027	7.500	0.58
	4010	200000	6.04	11.15	4027	2027	10.000	0.54
	4010	250000	5.69	11.15	4027	2027	12.500	0.51
	4010	350000	5.21	11.15	4027	2027	17.500	0.47
	4010	500000	4.73	11.15	4027	2027	25.000	0.42

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	12.27	8.12	4028	2028	0.25	1.51
	4010	10000	9.98	8.12	4028	2028	0.5	1.23
	4010	15000	8.85	8.12	4028	2028	0.75	1.09
BASE	4010	20000	8.12	8.12	4028	2028	1	1.00
	4010	25000	7.60	8.12	4028	2028	1.25	0.94
	4010	40000	6.60	8.12	4028	2028	2	0.81
	4010	60000	5.85	8.12	4028	2028	3	0.72
	4010	80000	5.37	8.12	4028	2028	4	0.66
	4010	100000	5.02	8.12	4028	2028	5	0.62
	4010	150000	4.45	8.12	4028	2028	7.5	0.55
	4010	200000	4.09	8.12	4028	2028	10	0.50
	4010	250000	3.82	8.12	4028	2028	12.5	0.47
	4010	350000	3.46	8.12	4028	2028	17.5	0.43
	4010	500000	3.11	8.12	4028	2028	25	0.38

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	12.27	8.12	4029	2029	0.250	1.51
	4010	10000	9.98	8.12	4029	2029	0.500	1.23
	4010	15000	8.85	8.12	4029	2029	0.750	1.09
BASE	4010	20000	8.12	8.12	4029	2029	1.000	1.00
	4010	25000	7.60	8.12	4029	2029	1.250	0.94
	4010	40000	6.60	8.12	4029	2029	2.000	0.81
	4010	60000	5.85	8.12	4029	2029	3.000	0.72
	4010	80000	5.37	8.12	4029	2029	4.000	0.66
	4010	100000	5.02	8.12	4029	2029	5.000	0.62
	4010	150000	4.45	8.12	4029	2029	7.500	0.55
	4010	200000	4.09	8.12	4029	2029	10.000	0.50
	4010	250000	3.82	8.12	4029	2029	12.500	0.47
	4010	350000	3.46	8.12	4029	2029	17.500	0.43
	4010	500000	3.11	8.12	4029	2029	25.000	0.38

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	12.27	8.12	4030	2030	0.250	1.51
	4010	10000	9.98	8.12	4030	2030	0.500	1.23
	4010	15000	8.85	8.12	4030	2030	0.750	1.09
BASE	4010	20000	8.12	8.12	4030	2030	1.000	1.00
	4010	25000	7.60	8.12	4030	2030	1.250	0.94
	4010	40000	6.60	8.12	4030	2030	2.000	0.81
	4010	60000	5.85	8.12	4030	2030	3.000	0.72
	4010	80000	5.37	8.12	4030	2030	4.000	0.66
	4010	100000	5.02	8.12	4030	2030	5.000	0.62
	4010	150000	4.45	8.12	4030	2030	7.500	0.55
	4010	200000	4.09	8.12	4030	2030	10.000	0.50
	4010	250000	3.82	8.12	4030	2030	12.500	0.47
	4010	350000	3.46	8.12	4030	2030	17.500	0.43
	4010	500000	3.11	8.12	4030	2030	25.000	0.38

Regional Acre Models for General Commercial Property Commercial Center

Region 20

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	4040	5	217,800	491,327	423,738	4060	2060	0.500	1.16
BASE	4040	10	435,600	423,738	423,738	4060	2060	1.000	1.00
	4040	15	653,400	388,598	423,738	4060	2060	1.500	0.92
	4040	20	871,200	365,447	423,738	4060	2060	2.000	0.86
	4040	25	1,089,000	348,444	423,738	4060	2060	2.500	0.82
	4040	30	1,306,800	335,140	423,738	4060	2060	3.000	0.79
	4040	35	1,524,600	324,289	423,738	4060	2060	3.500	0.77
	4040	40	1,742,400	315,174	423,738	4060	2060	4.000	0.74
	4040	45	1,960,200	307,347	423,738	4060	2060	4.500	0.73
	4040	50	2,178,000	300,510	423,738	4060	2060	5.000	0.71
	4040	55	2,395,800	294,457	423,738	4060	2060	5.500	0.69
	4040	60	2,613,600	289,037	423,738	4060	2060	6.000	0.68
	4040	65	2,831,400	284,139	423,738	4060	2060	6.500	0.67
	4040	70	3,049,200	279,679	423,738	4060	2060	7.000	0.66

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	491,327	423,738	4061	2061	0.500	1.16
	4040	10	435600	423,738	423,738	4061	2061	1.000	1.00
	4040	15	653400	388,598	423,738	4061	2061	1.500	0.92
	4040	20	871200	365,447	423,738	4061	2061	2.000	0.86
	4040	25	1089000	348,444	423,738	4061	2061	2.500	0.82
	4040	30	1306800	335,140	423,738	4061	2061	3.000	0.79
	4040	35	1524600	324,289	423,738	4061	2061	3.500	0.77
	4040	40	1742400	315,174	423,738	4061	2061	4.000	0.74
	4040	45	1960200	307,347	423,738	4061	2061	4.500	0.73
	4040	50	2178000	300,510	423,738	4061	2061	5.000	0.71
	4040	55	2395800	294,457	423,738	4061	2061	5.500	0.69
	4040	60	2613600	289,037	423,738	4061	2061	6.000	0.68
	4040	65	2831400	284,139	423,738	4061	2061	6.500	0.67
	4040	70	3049200	279,679	423,738	4061	2061	7.000	0.66

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	724,633	638,794	4062	2062	0.500	1.13
	4040	10	435600	638,794	638,794	4062	2062	1.000	1.00
	4040	15	653400	593,376	638,794	4062	2062	1.500	0.93
	4040	20	871200	563,124	638,794	4062	2062	2.000	0.88
	4040	25	1089000	540,724	638,794	4062	2062	2.500	0.85
	4040	30	1306800	523,086	638,794	4062	2062	3.000	0.82
	4040	35	1524600	508,622	638,794	4062	2062	3.500	0.80
	4040	40	1742400	496,417	638,794	4062	2062	4.000	0.78
	4040	45	1960200	485,895	638,794	4062	2062	4.500	0.76
	4040	50	2178000	476,671	638,794	4062	2062	5.000	0.75
	4040	55	2395800	468,478	638,794	4062	2062	5.500	0.73
	4040	60	2613600	461,122	638,794	4062	2062	6.000	0.72
	4040	65	2831400	454,457	638,794	4062	2062	6.500	0.71
	4040	70	3049200	448,372	638,794	4062	2062	7.000	0.70

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	491,327	423,738	4063	2063	0.500	1.16
	4040	10	435600	423,738	423,738	4063	2063	1.000	1.00
	4040	15	653400	388,598	423,738	4063	2063	1.500	0.92
	4040	20	871200	365,447	423,738	4063	2063	2.000	0.86
	4040	25	1089000	348,444	423,738	4063	2063	2.500	0.82
	4040	30	1306800	335,140	423,738	4063	2063	3.000	0.79
	4040	35	1524600	324,289	423,738	4063	2063	3.500	0.77
	4040	40	1742400	315,174	423,738	4063	2063	4.000	0.74
	4040	45	1960200	307,347	423,738	4063	2063	4.500	0.73
	4040	50	2178000	300,510	423,738	4063	2063	5.000	0.71
	4040	55	2395800	294,457	423,738	4063	2063	5.500	0.69
	4040	60	2613600	289,037	423,738	4063	2063	6.000	0.68
	4040	65	2831400	284,139	423,738	4063	2063	6.500	0.67
	4040	70	3049200	279,679	423,738	4063	2063	7.000	0.66

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	650,708	570,156	4064	2064	0.500	1.14
	4040	10	435600	570,156	570,156	4064	2064	1.000	1.00
	4040	15	653400	527,741	570,156	4064	2064	1.500	0.93
	4040	20	871200	499,575	570,156	4064	2064	2.000	0.88
	4040	25	1089000	478,768	570,156	4064	2064	2.500	0.84
	4040	30	1306800	462,411	570,156	4064	2064	3.000	0.81
	4040	35	1524600	449,019	570,156	4064	2064	3.500	0.79
	4040	40	1742400	437,732	570,156	4064	2064	4.000	0.77
	4040	45	1960200	428,012	570,156	4064	2064	4.500	0.75
	4040	50	2178000	419,500	570,156	4064	2064	5.000	0.74
	4040	55	2395800	411,946	570,156	4064	2064	5.500	0.72
	4040	60	2613600	405,169	570,156	4064	2064	6.000	0.71
	4040	65	2831400	399,033	570,156	4064	2064	6.500	0.70
	4040	70	3049200	393,435	570,156	4064	2064	7.000	0.69

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	204,276	167,668	4065	2065	0.500	1.22
	4040	10	435600	167,668	167,668	4065	2065	1.000	1.00
	4040	15	653400	149,376	167,668	4065	2065	1.500	0.89
	4040	20	871200	137,620	167,668	4065	2065	2.000	0.82
	4040	25	1089000	129,143	167,668	4065	2065	2.500	0.77
	4040	30	1306800	122,606	167,668	4065	2065	3.000	0.73
	4040	35	1524600	117,338	167,668	4065	2065	3.500	0.70
	4040	40	1742400	112,958	167,668	4065	2065	4.000	0.67
	4040	45	1960200	109,230	167,668	4065	2065	4.500	0.65
	4040	50	2178000	106,000	167,668	4065	2065	5.000	0.63
	4040	55	2395800	103,160	167,668	4065	2065	5.500	0.62
	4040	60	2613600	100,634	167,668	4065	2065	6.000	0.60
	4040	65	2831400	98,365	167,668	4065	2065	6.500	0.59
	4040	70	3049200	96,310	167,668	4065	2065	7.000	0.57

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	192,034	157,071	4066	2066	0.500	1.22
	4040	10	435600	157,071	157,071	4066	2066	1.000	1.00
	4040	15	653400	139,650	157,071	4066	2066	1.500	0.89
	4040	20	871200	128,474	157,071	4066	2066	2.000	0.82
	4040	25	1089000	120,425	157,071	4066	2066	2.500	0.77
	4040	30	1306800	114,224	157,071	4066	2066	3.000	0.73
	4040	35	1524600	109,231	157,071	4066	2066	3.500	0.70
	4040	40	1742400	105,083	157,071	4066	2066	4.000	0.67
	4040	45	1960200	101,555	157,071	4066	2066	4.500	0.65
	4040	50	2178000	98,500	157,071	4066	2066	5.000	0.63
	4040	55	2395800	95,815	157,071	4066	2066	5.500	0.61
	4040	60	2613600	93,428	157,071	4066	2066	6.000	0.59
	4040	65	2831400	91,285	157,071	4066	2066	6.500	0.58
	4040	70	3049200	89,344	157,071	4066	2066	7.000	0.57

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	257,282	213,940	4067	2067	0.500	1.20
	4040	10	435600	213,940	213,940	4067	2067	1.000	1.00
	4040	15	653400	192,055	213,940	4067	2067	1.500	0.90
	4040	20	871200	177,899	213,940	4067	2067	2.000	0.83
	4040	25	1089000	167,642	213,940	4067	2067	2.500	0.78
	4040	30	1306800	159,701	213,940	4067	2067	3.000	0.75
	4040	35	1524600	153,282	213,940	4067	2067	3.500	0.72
	4040	40	1742400	147,930	213,940	4067	2067	4.000	0.69
	4040	45	1960200	143,365	213,940	4067	2067	4.500	0.67
	4040	50	2178000	139,400	213,940	4067	2067	5.000	0.65
	4040	55	2395800	135,909	213,940	4067	2067	5.500	0.64
	4040	60	2613600	132,798	213,940	4067	2067	6.000	0.62
	4040	65	2831400	129,999	213,940	4067	2067	6.500	0.61
	4040	70	3049200	127,460	213,940	4067	2067	7.000	0.60

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	173,519	141,118	4068	2068	0.500	1.23
	4040	10	435600	141,118	141,118	4068	2068	1.000	1.00
	4040	15	653400	125,047	141,118	4068	2068	1.500	0.89
	4040	20	871200	114,767	141,118	4068	2068	2.000	0.81
	4040	25	1089000	107,379	141,118	4068	2068	2.500	0.76
	4040	30	1306800	101,697	141,118	4068	2068	3.000	0.72
	4040	35	1524600	97,128	141,118	4068	2068	3.500	0.69
	4040	40	1742400	93,337	141,118	4068	2068	4.000	0.66
	4040	45	1960200	90,116	141,118	4068	2068	4.500	0.64
	4040	50	2178000	87,329	141,118	4068	2068	5.000	0.62
	4040	55	2395800	84,882	141,118	4068	2068	5.500	0.60
	4040	60	2613600	82,708	141,118	4068	2068	6.000	0.59
	4040	65	2831400	80,757	141,118	4068	2068	6.500	0.57
	4040	70	3049200	78,992	141,118	4068	2068	7.000	0.56

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	173,519	141,118	4069	2069	0.500	1.23
	4040	10	435600	141,118	141,118	4069	2069	1.000	1.00
	4040	15	653400	125,047	141,118	4069	2069	1.500	0.89
	4040	20	871200	114,767	141,118	4069	2069	2.000	0.81
	4040	25	1089000	107,379	141,118	4069	2069	2.500	0.76
	4040	30	1306800	101,697	141,118	4069	2069	3.000	0.72
	4040	35	1524600	97,128	141,118	4069	2069	3.500	0.69
	4040	40	1742400	93,337	141,118	4069	2069	4.000	0.66
	4040	45	1960200	90,116	141,118	4069	2069	4.500	0.64
	4040	50	2178000	87,329	141,118	4069	2069	5.000	0.62
	4040	55	2395800	84,882	141,118	4069	2069	5.500	0.60
	4040	60	2613600	82,708	141,118	4069	2069	6.000	0.59
	4040	65	2831400	80,757	141,118	4069	2069	6.500	0.57
	4040	70	3049200	78,992	141,118	4069	2069	7.000	0.56

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	173,519	141,118	4070	2070	0.500	1.23
	4040	10	435600	141,118	141,118	4070	2070	1.000	1.00
	4040	15	653400	125,047	141,118	4070	2070	1.500	0.89
	4040	20	871200	114,767	141,118	4070	2070	2.000	0.81
	4040	25	1089000	107,379	141,118	4070	2070	2.500	0.76
	4040	30	1306800	101,697	141,118	4070	2070	3.000	0.72
	4040	35	1524600	97,128	141,118	4070	2070	3.500	0.69
	4040	40	1742400	93,337	141,118	4070	2070	4.000	0.66
	4040	45	1960200	90,116	141,118	4070	2070	4.500	0.64
	4040	50	2178000	87,329	141,118	4070	2070	5.000	0.62
	4040	55	2395800	84,882	141,118	4070	2070	5.500	0.60
	4040	60	2613600	82,708	141,118	4070	2070	6.000	0.59
	4040	65	2831400	80,757	141,118	4070	2070	6.500	0.57
	4040	70	3049200	78,992	141,118	4070	2070	7.000	0.56

Regional Square Foot Models for General Commercial Property Commercial Strip

Region 20

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
BASE	5010	5000	17.12	11.96	5020	6020	0.250	1.43
	5010	10000	14.31	11.96	5020	6020	0.500	1.20
	5010	15000	12.88	11.96	5020	6020	0.750	1.08
	5010	20000	11.96	11.96	5020	6020	1.000	1.00
	5010	25000	11.28	11.96	5020	6020	1.250	0.94
	5010	40000	9.99	11.96	5020	6020	2.000	0.84
	5010	60000	8.99	11.96	5020	6020	3.000	0.75
	5010	80000	8.35	11.96	5020	6020	4.000	0.70
	5010	100000	7.88	11.96	5020	6020	5.000	0.66
	5010	150000	7.09	11.96	5020	6020	7.500	0.59
	5010	200000	6.58	11.96	5020	6020	10.000	0.55
	5010	250000	6.21	11.96	5020	6020	12.500	0.52
	5010	350000	5.70	11.96	5020	6020	17.500	0.48
	5010	500000	5.19	11.96	5020	6020	25.000	0.43

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
BASE	5010	5000	17.12	11.96	5021	6021	0.250	1.43
	5010	10000	14.31	11.96	5021	6021	0.500	1.20
	5010	15000	12.88	11.96	5021	6021	0.750	1.08
	5010	20000	11.96	11.96	5021	6021	1.000	1.00
	5010	25000	11.28	11.96	5021	6021	1.250	0.94
	5010	40000	9.99	11.96	5021	6021	2.000	0.84
	5010	60000	8.99	11.96	5021	6021	3.000	0.75
	5010	80000	8.35	11.96	5021	6021	4.000	0.70
	5010	100000	7.88	11.96	5021	6021	5.000	0.66
	5010	150000	7.09	11.96	5021	6021	7.500	0.59
	5010	200000	6.58	11.96	5021	6021	10.000	0.55
	5010	250000	6.21	11.96	5021	6021	12.500	0.52
	5010	350000	5.70	11.96	5021	6021	17.500	0.48
	5010	500000	5.19	11.96	5021	6021	25.000	0.43

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	22.41	16.35	5022	6022	0.250	1.37
	5010	10000	19.14	16.35	5022	6022	0.500	1.17
	5010	15000	17.46	16.35	5022	6022	0.750	1.07
BASE	5010	20000	16.35	16.35	5022	6022	1.000	1.00
	5010	25000	15.54	16.35	5022	6022	1.250	0.95
	5010	40000	13.97	16.35	5022	6022	2.000	0.85
	5010	60000	12.74	16.35	5022	6022	3.000	0.78
	5010	80000	11.93	16.35	5022	6022	4.000	0.73
	5010	100000	11.34	16.35	5022	6022	5.000	0.69
	5010	150000	10.34	16.35	5022	6022	7.500	0.63
	5010	200000	9.68	16.35	5022	6022	10.000	0.59
	5010	250000	9.21	16.35	5022	6022	12.500	0.56
	5010	350000	8.53	16.35	5022	6022	17.500	0.52
	5010	500000	7.86	16.35	5022	6022	25.000	0.48

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	17.12	11.96	5023	6023	0.250	1.43
	5010	10000	14.31	11.96	5023	6023	0.500	1.20
	5010	15000	12.88	11.96	5023	6023	0.750	1.08
BASE	5010	20000	11.96	11.96	5023	6023	1.000	1.00
	5010	25000	11.28	11.96	5023	6023	1.250	0.94
	5010	40000	9.99	11.96	5023	6023	2.000	0.84
	5010	60000	8.99	11.96	5023	6023	3.000	0.75
	5010	80000	8.35	11.96	5023	6023	4.000	0.70
	5010	100000	7.88	11.96	5023	6023	5.000	0.66
	5010	150000	7.09	11.96	5023	6023	7.500	0.59
	5010	200000	6.58	11.96	5023	6023	10.000	0.55
	5010	250000	6.21	11.96	5023	6023	12.500	0.52
	5010	350000	5.70	11.96	5023	6023	17.500	0.48
	5010	500000	5.19	11.96	5023	6023	25.000	0.43

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	20.80	14.99	5024	6024	0.250	1.39
	5010	10000	17.66	14.99	5024	6024	0.500	1.18
	5010	15000	16.05	14.99	5024	6024	0.750	1.07
BASE	5010	20000	14.99	14.99	5024	6024	1.000	1.00
	5010	25000	14.22	14.99	5024	6024	1.250	0.95
	5010	40000	12.73	14.99	5024	6024	2.000	0.85
	5010	60000	11.57	14.99	5024	6024	3.000	0.77
	5010	80000	10.81	14.99	5024	6024	4.000	0.72
	5010	100000	10.25	14.99	5024	6024	5.000	0.68
	5010	150000	9.32	14.99	5024	6024	7.500	0.62
	5010	200000	8.70	14.99	5024	6024	10.000	0.58
	5010	250000	8.26	14.99	5024	6024	12.500	0.55
	5010	350000	7.63	14.99	5024	6024	17.500	0.51
	5010	500000	7.01	14.99	5024	6024	25.000	0.47

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	9.32	5.90	5025	6025	0.250	1.58
	5010	10000	7.41	5.90	5025	6025	0.500	1.26
	5010	15000	6.48	5.90	5025	6025	0.750	1.10
BASE	5010	20000	5.90	5.90	5025	6025	1.000	1.00
	5010	25000	5.48	5.90	5025	6025	1.250	0.93
	5010	40000	4.69	5.90	5025	6025	2.000	0.80
	5010	60000	4.10	5.90	5025	6025	3.000	0.70
	5010	80000	3.73	5.90	5025	6025	4.000	0.63
	5010	100000	3.46	5.90	5025	6025	5.000	0.59
	5010	150000	3.03	5.90	5025	6025	7.500	0.51
	5010	200000	2.75	5.90	5025	6025	10.000	0.47
	5010	250000	2.56	5.90	5025	6025	12.500	0.43
	5010	350000	2.29	5.90	5025	6025	17.500	0.39
	5010	500000	2.03	5.90	5025	6025	25.000	0.35

Region 26

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	8.93	5.61	5026	6026	0.250	1.59
	5010	10000	7.08	5.61	5026	6026	0.500	1.26
	5010	15000	6.18	5.61	5026	6026	0.750	1.10
BASE	5010	20000	5.61	5.61	5026	6026	1.000	1.00
	5010	25000	5.20	5.61	5026	6026	1.250	0.93
	5010	40000	4.44	5.61	5026	6026	2.000	0.79
	5010	60000	3.88	5.61	5026	6026	3.000	0.69
	5010	80000	3.52	5.61	5026	6026	4.000	0.63
	5010	100000	3.27	5.61	5026	6026	5.000	0.58
	5010	150000	2.85	5.61	5026	6026	7.500	0.51
	5010	200000	2.59	5.61	5026	6026	10.000	0.46
	5010	250000	2.40	5.61	5026	6026	12.500	0.43
	5010	350000	2.15	5.61	5026	6026	17.500	0.38
	5010	500000	1.90	5.61	5026	6026	25.000	0.34

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	10.94	7.10	5027	6027	0.250	1.54
	5010	10000	8.81	7.10	5027	6027	0.500	1.24
	5010	15000	7.77	7.10	5027	6027	0.750	1.09
BASE	5010	20000	7.10	7.10	5027	6027	1.000	1.00
	5010	25000	6.62	7.10	5027	6027	1.250	0.93
	5010	40000	5.72	7.10	5027	6027	2.000	0.81
	5010	60000	5.04	7.10	5027	6027	3.000	0.71
	5010	80000	4.61	7.10	5027	6027	4.000	0.65
	5010	100000	4.30	7.10	5027	6027	5.000	0.61
	5010	150000	3.79	7.10	5027	6027	7.500	0.53
	5010	200000	3.46	7.10	5027	6027	10.000	0.49
	5010	250000	3.23	7.10	5027	6027	12.500	0.46
	5010	350000	2.91	7.10	5027	6027	17.500	0.41
	5010	500000	2.60	7.10	5027	6027	25.000	0.37

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	8.32	5.17	5028	6028	0.250	1.61
	5010	10000	6.56	5.17	5028	6028	0.500	1.27
	5010	15000	5.71	5.17	5028	6028	0.750	1.10
BASE	5010	20000	5.17	5.17	5028	6028	1.000	1.00
	5010	25000	4.79	5.17	5028	6028	1.250	0.93
	5010	40000	4.07	5.17	5028	6028	2.000	0.79
	5010	60000	3.54	5.17	5028	6028	3.000	0.69
	5010	80000	3.21	5.17	5028	6028	4.000	0.62
	5010	100000	2.97	5.17	5028	6028	5.000	0.58
	5010	150000	2.59	5.17	5028	6028	7.500	0.50
	5010	200000	2.34	5.17	5028	6028	10.000	0.45
	5010	250000	2.17	5.17	5028	6028	12.500	0.42
	5010	350000	1.93	5.17	5028	6028	17.500	0.37
	5010	500000	1.71	5.17	5028	6028	25.000	0.33

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	8.32	5.17	5029	6029	0.250	1.61
	5010	10000	6.56	5.17	5029	6029	0.500	1.27
	5010	15000	5.71	5.17	5029	6029	0.750	1.10
BASE	5010	20000	5.17	5.17	5029	6029	1.000	1.00
	5010	25000	4.79	5.17	5029	6029	1.250	0.93
	5010	40000	4.07	5.17	5029	6029	2.000	0.79
	5010	60000	3.54	5.17	5029	6029	3.000	0.69
	5010	80000	3.21	5.17	5029	6029	4.000	0.62
	5010	100000	2.97	5.17	5029	6029	5.000	0.58
	5010	150000	2.59	5.17	5029	6029	7.500	0.50
	5010	200000	2.34	5.17	5029	6029	10.000	0.45
	5010	250000	2.17	5.17	5029	6029	12.500	0.42
	5010	350000	1.93	5.17	5029	6029	17.500	0.37
	5010	500000	1.71	5.17	5029	6029	25.000	0.33

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	8.32	5.17	5030	6030	0.250	1.61
	5010	10000	6.56	5.17	5030	6030	0.500	1.27
	5010	15000	5.71	5.17	5030	6030	0.750	1.10
BASE	5010	20000	5.17	5.17	5030	6030	1.000	1.00
	5010	25000	4.79	5.17	5030	6030	1.250	0.93
	5010	40000	4.07	5.17	5030	6030	2.000	0.79
	5010	60000	3.54	5.17	5030	6030	3.000	0.69
	5010	80000	3.21	5.17	5030	6030	4.000	0.62
	5010	100000	2.97	5.17	5030	6030	5.000	0.58
	5010	150000	2.59	5.17	5030	6030	7.500	0.50
	5010	200000	2.34	5.17	5030	6030	10.000	0.45
	5010	250000	2.17	5.17	5030	6030	12.500	0.42
	5010	350000	1.93	5.17	5030	6030	17.500	0.37
	5010	500000	1.71	5.17	5030	6030	25.000	0.33

Regional Acre Models for General Commercial Property Commercial Strip

Region 20

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5040	5	217,800	280,543	234,424	5060	6050	0.500	1.20
BASE	5040	10	435,600	234,424	234,424	5060	6050	1.000	1.00
	5040	15	653,400	211,046	234,424	5060	6050	1.500	0.90
	5040	20	871,200	195,887	234,424	5060	6050	2.000	0.84
	5040	25	1,089,000	184,882	234,424	5060	6050	2.500	0.79
	5040	30	1,306,800	176,351	234,424	5060	6050	3.000	0.75
	5040	35	1,524,600	169,447	234,424	5060	6050	3.500	0.72
	5040	40	1,742,400	163,684	234,424	5060	6050	4.000	0.70
	5040	45	1,960,200	158,764	234,424	5060	6050	4.500	0.68
	5040	50	2,178,000	154,489	234,424	5060	6050	5.000	0.66
	5040	55	2,395,800	150,721	234,424	5060	6050	5.500	0.64
	5040	60	2,613,600	147,361	234,424	5060	6050	6.000	0.63
	5040	65	2,831,400	144,336	234,424	5060	6050	6.500	0.62
	5040	70	3,049,200	141,591	234,424	5060	6050	7.000	0.60

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5040	5	217800	280,543	234,424	5061	6051	0.500	1.20
BASE	5040	10	435600	234,424	234,424	5061	6051	1.000	1.00
	5040	15	653400	211,046	234,424	5061	6051	1.500	0.90
	5040	20	871200	195,887	234,424	5061	6051	2.000	0.84
	5040	25	1089000	184,882	234,424	5061	6051	2.500	0.79
	5040	30	1306800	176,351	234,424	5061	6051	3.000	0.75
	5040	35	1524600	169,447	234,424	5061	6051	3.500	0.72
	5040	40	1742400	163,684	234,424	5061	6051	4.000	0.70
	5040	45	1960200	158,764	234,424	5061	6051	4.500	0.68
	5040	50	2178000	154,489	234,424	5061	6051	5.000	0.66
	5040	55	2395800	150,721	234,424	5061	6051	5.500	0.64
	5040	60	2613600	147,361	234,424	5061	6051	6.000	0.63
	5040	65	2831400	144,336	234,424	5061	6051	6.500	0.62
	5040	70	3049200	141,591	234,424	5061	6051	7.000	0.60

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	413,759	353,399	5062	6052	0.500	1.17
	5040	10	435600	353,399	353,399	5062	6052	1.000	1.00
	5040	15	653400	322,260	353,399	5062	6052	1.500	0.91
	5040	20	871200	301,845	353,399	5062	6052	2.000	0.85
	5040	25	1089000	286,905	353,399	5062	6052	2.500	0.81
	5040	30	1306800	275,249	353,399	5062	6052	3.000	0.78
	5040	35	1524600	265,764	353,399	5062	6052	3.500	0.75
	5040	40	1742400	257,812	353,399	5062	6052	4.000	0.73
	5040	45	1960200	250,996	353,399	5062	6052	4.500	0.71
	5040	50	2178000	245,051	353,399	5062	6052	5.000	0.69
	5040	55	2395800	239,795	353,399	5062	6052	5.500	0.68
	5040	60	2613600	235,095	353,399	5062	6052	6.000	0.67
	5040	65	2831400	230,853	353,399	5062	6052	6.500	0.65
	5040	70	3049200	226,994	353,399	5062	6052	7.000	0.64

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	280,543	234,424	5063	6053	0.500	1.20
	5040	10	435600	234,424	234,424	5063	6053	1.000	1.00
	5040	15	653400	211,046	234,424	5063	6053	1.500	0.90
	5040	20	871200	195,887	234,424	5063	6053	2.000	0.84
	5040	25	1089000	184,882	234,424	5063	6053	2.500	0.79
	5040	30	1306800	176,351	234,424	5063	6053	3.000	0.75
	5040	35	1524600	169,447	234,424	5063	6053	3.500	0.72
	5040	40	1742400	163,684	234,424	5063	6053	4.000	0.70
	5040	45	1960200	158,764	234,424	5063	6053	4.500	0.68
	5040	50	2178000	154,489	234,424	5063	6053	5.000	0.66
	5040	55	2395800	150,721	234,424	5063	6053	5.500	0.64
	5040	60	2613600	147,361	234,424	5063	6053	6.000	0.63
	5040	65	2831400	144,336	234,424	5063	6053	6.500	0.62
	5040	70	3049200	141,591	234,424	5063	6053	7.000	0.60

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	371,548	315,427	5064	6054	0.500	1.18
	5040	10	435600	315,427	315,427	5064	6054	1.000	1.00
	5040	15	653400	286,614	315,427	5064	6054	1.500	0.91
	5040	20	871200	267,782	315,427	5064	6054	2.000	0.85
	5040	25	1089000	254,031	315,427	5064	6054	2.500	0.81
	5040	30	1306800	243,322	315,427	5064	6054	3.000	0.77
	5040	35	1524600	234,620	315,427	5064	6054	3.500	0.74
	5040	40	1742400	227,334	315,427	5064	6054	4.000	0.72
	5040	45	1960200	221,096	315,427	5064	6054	4.500	0.70
	5040	50	2178000	215,660	315,427	5064	6054	5.000	0.68
	5040	55	2395800	210,859	315,427	5064	6054	5.500	0.67
	5040	60	2613600	206,568	315,427	5064	6054	6.000	0.65
	5040	65	2831400	202,699	315,427	5064	6054	6.500	0.64
	5040	70	3049200	199,181	315,427	5064	6054	7.000	0.63

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	116,640	92,759	5065	6055	0.500	1.26
	5040	10	435600	92,759	92,759	5065	6055	1.000	1.00
	5040	15	653400	81,125	92,759	5065	6055	1.500	0.87
	5040	20	871200	73,767	92,759	5065	6055	2.000	0.80
	5040	25	1089000	68,523	92,759	5065	6055	2.500	0.74
	5040	30	1306800	64,516	92,759	5065	6055	3.000	0.70
	5040	35	1524600	61,311	92,759	5065	6055	3.500	0.66
	5040	40	1742400	58,664	92,759	5065	6055	4.000	0.63
	5040	45	1960200	56,424	92,759	5065	6055	4.500	0.61
	5040	50	2178000	54,493	92,759	5065	6055	5.000	0.59
	5040	55	2395800	52,803	92,759	5065	6055	5.500	0.57
	5040	60	2613600	51,306	92,759	5065	6055	6.000	0.55
	5040	65	2831400	49,967	92,759	5065	6055	6.500	0.54
	5040	70	3049200	48,758	92,759	5065	6055	7.000	0.53

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	109,649	86,896	5066	6056	1.000	1.26
	5040	10	435600	86,896	86,896	5066	6056	1.000	1.00
	5040	15	653400	75,843	86,896	5066	6056	1.000	0.87
	5040	20	871200	68,864	86,896	5066	6056	1.000	0.79
	5040	25	1089000	63,897	86,896	5066	6056	1.000	0.74
	5040	30	1306800	60,105	86,896	5066	6056	1.000	0.69
	5040	35	1524600	57,075	86,896	5066	6056	1.000	0.66
	5040	40	1742400	54,574	86,896	5066	6056	1.000	0.63
	5040	45	1960200	52,460	86,896	5066	6056	1.000	0.60
	5040	50	2178000	50,638	86,896	5066	6056	1.000	0.58
	5040	55	2395800	49,044	86,896	5066	6056	1.000	0.56
	5040	60	2613600	47,633	86,896	5066	6056	1.000	0.55
	5040	65	2831400	46,370	86,896	5066	6056	1.000	0.53
	5040	70	3049200	45,232	86,896	5066	6056	1.000	0.52

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	146,906	118,358	5067	6057	0.500	1.24
	5040	10	435600	118,358	118,358	5067	6057	1.000	1.00
	5040	15	653400	104,304	118,358	5067	6057	1.500	0.88
	5040	20	871200	95,357	118,358	5067	6057	2.000	0.81
	5040	25	1089000	88,950	118,358	5067	6057	2.500	0.75
	5040	30	1306800	84,035	118,358	5067	6057	3.000	0.71
	5040	35	1524600	80,092	118,358	5067	6057	3.500	0.68
	5040	40	1742400	76,827	118,358	5067	6057	4.000	0.65
	5040	45	1960200	74,057	118,358	5067	6057	4.500	0.63
	5040	50	2178000	71,664	118,358	5067	6057	5.000	0.61
	5040	55	2395800	69,566	118,358	5067	6057	5.500	0.59
	5040	60	2613600	67,705	118,358	5067	6057	6.000	0.57
	5040	65	2831400	66,036	118,358	5067	6057	6.500	0.56
	5040	70	3049200	64,528	118,358	5067	6057	7.000	0.55

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	99,078	78,071	5068	6058	0.500	1.27
	5040	10	435600	78,071	78,071	5068	6058	1.000	1.00
	5040	15	653400	67,913	78,071	5068	6058	1.500	0.87
	5040	20	871200	61,518	78,071	5068	6058	2.000	0.79
	5040	25	1089000	56,975	78,071	5068	6058	2.500	0.73
	5040	30	1306800	53,513	78,071	5068	6058	3.000	0.69
	5040	35	1524600	50,751	78,071	5068	6058	3.500	0.65
	5040	40	1742400	48,474	78,071	5068	6058	4.000	0.62
	5040	45	1960200	46,551	78,071	5068	6058	4.500	0.60
	5040	50	2178000	44,895	78,071	5068	6058	5.000	0.58
	5040	55	2395800	43,447	78,071	5068	6058	5.500	0.56
	5040	60	2613600	42,167	78,071	5068	6058	6.000	0.54
	5040	65	2831400	41,023	78,071	5068	6058	6.500	0.53
	5040	70	3049200	39,991	78,071	5068	6058	7.000	0.51

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	99,078	78,071	5069	6059	0.500	1.27
	5040	10	435600	78,071	78,071	5069	6059	1.000	1.00
	5040	15	653400	67,913	78,071	5069	6059	1.500	0.87
	5040	20	871200	61,518	78,071	5069	6059	2.000	0.79
	5040	25	1089000	56,975	78,071	5069	6059	2.500	0.73
	5040	30	1306800	53,513	78,071	5069	6059	3.000	0.69
	5040	35	1524600	50,751	78,071	5069	6059	3.500	0.65
	5040	40	1742400	48,474	78,071	5069	6059	4.000	0.62
	5040	45	1960200	46,551	78,071	5069	6059	4.500	0.60
	5040	50	2178000	44,895	78,071	5069	6059	5.000	0.58
	5040	55	2395800	43,447	78,071	5069	6059	5.500	0.56
	5040	60	2613600	42,167	78,071	5069	6059	6.000	0.54
	5040	65	2831400	41,023	78,071	5069	6059	6.500	0.53
	5040	70	3049200	39,991	78,071	5069	6059	7.000	0.51

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	99,078	78,071	5070	6060	0.500	1.27
	5040	10	435600	78,071	78,071	5070	6060	1.000	1.00
	5040	15	653400	67,913	78,071	5070	6060	1.500	0.87
	5040	20	871200	61,518	78,071	5070	6060	2.000	0.79
	5040	25	1089000	56,975	78,071	5070	6060	2.500	0.73
	5040	30	1306800	53,513	78,071	5070	6060	3.000	0.69
	5040	35	1524600	50,751	78,071	5070	6060	3.500	0.65
	5040	40	1742400	48,474	78,071	5070	6060	4.000	0.62
	5040	45	1960200	46,551	78,071	5070	6060	4.500	0.60
	5040	50	2178000	44,895	78,071	5070	6060	5.000	0.58
	5040	55	2395800	43,447	78,071	5070	6060	5.500	0.56
	5040	60	2613600	42,167	78,071	5070	6060	6.000	0.54
	5040	65	2831400	41,023	78,071	5070	6060	6.500	0.53
	5040	70	3049200	39,991	78,071	5070	6060	7.000	0.51

Regional Square Foot Models for Neighborhood Commercial Property

Region 20

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	17.12	11.96	5850	3020	0.250	1.43
	5830	10000	14.31	11.96	5850	3020	0.500	1.20
	5830	15000	12.88	11.96	5850	3020	0.750	1.08
BASE	5830	20000	11.96	11.96	5850	3020	1.000	1.00
	5830	25000	11.28	11.96	5850	3020	1.250	0.94
	5830	40000	9.99	11.96	5850	3020	2.000	0.84
	5830	60000	8.99	11.96	5850	3020	3.000	0.75
	5830	80000	8.35	11.96	5850	3020	4.000	0.70
	5830	100000	7.88	11.96	5850	3020	5.000	0.66
	5830	150000	7.09	11.96	5850	3020	7.500	0.59
	5830	200000	6.58	11.96	5850	3020	10.000	0.55
	5830	250000	6.21	11.96	5850	3020	12.500	0.52
	5830	350000	5.70	11.96	5850	3020	17.500	0.48
	5830	500000	5.19	11.96	5850	3020	25.000	0.43

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	17.12	11.96	5851	3021	0.250	1.43
	5830	10000	14.31	11.96	5851	3021	0.500	1.20
	5830	15000	12.88	11.96	5851	3021	0.750	1.08
BASE	5830	20000	11.96	11.96	5851	3021	1.000	1.00
	5830	25000	11.28	11.96	5851	3021	1.250	0.94
	5830	40000	9.99	11.96	5851	3021	2.000	0.84
	5830	60000	8.99	11.96	5851	3021	3.000	0.75
	5830	80000	8.35	11.96	5851	3021	4.000	0.70
	5830	100000	7.88	11.96	5851	3021	5.000	0.66
	5830	150000	7.09	11.96	5851	3021	7.500	0.59
	5830	200000	6.58	11.96	5851	3021	10.000	0.55
	5830	250000	6.21	11.96	5851	3021	12.500	0.52
	5830	350000	5.70	11.96	5851	3021	17.500	0.48
	5830	500000	5.19	11.96	5851	3021	25.000	0.43

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	22.41	16.35	5852	3022	0.250	1.37
	5830	10000	19.14	16.35	5852	3022	0.500	1.17
	5830	15000	17.46	16.35	5852	3022	0.750	1.07
BASE	5830	20000	16.35	16.35	5852	3022	1.000	1.00
	5830	25000	15.54	16.35	5852	3022	1.250	0.95
	5830	40000	13.97	16.35	5852	3022	2.000	0.85
	5830	60000	12.74	16.35	5852	3022	3.000	0.78
	5830	80000	11.93	16.35	5852	3022	4.000	0.73
	5830	100000	11.34	16.35	5852	3022	5.000	0.69
	5830	150000	10.34	16.35	5852	3022	7.500	0.63
	5830	200000	9.68	16.35	5852	3022	10.000	0.59
	5830	250000	9.21	16.35	5852	3022	12.500	0.56
	5830	350000	8.53	16.35	5852	3022	17.500	0.52
	5830	500000	7.86	16.35	5852	3022	25.000	0.48

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	17.12	11.96	5853	3023	0.250	1.43
	5830	10000	14.31	11.96	5853	3023	0.500	1.20
	5830	15000	12.88	11.96	5853	3023	0.750	1.08
BASE	5830	20000	11.96	11.96	5853	3023	1.000	1.00
	5830	25000	11.28	11.96	5853	3023	1.250	0.94
	5830	40000	9.99	11.96	5853	3023	2.000	0.84
	5830	60000	8.99	11.96	5853	3023	3.000	0.75
	5830	80000	8.35	11.96	5853	3023	4.000	0.70
	5830	100000	7.88	11.96	5853	3023	5.000	0.66
	5830	150000	7.09	11.96	5853	3023	7.500	0.59
	5830	200000	6.58	11.96	5853	3023	10.000	0.55
	5830	250000	6.21	11.96	5853	3023	12.500	0.52
	5830	350000	5.70	11.96	5853	3023	17.500	0.48
	5830	500000	5.19	11.96	5853	3023	25.000	0.43

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	20.80	14.99	5854	3024	0.250	1.39
	5830	10000	17.66	14.99	5854	3024	0.500	1.18
	5830	15000	16.05	14.99	5854	3024	0.750	1.07
BASE	5830	20000	14.99	14.99	5854	3024	1.000	1.00
	5830	25000	14.22	14.99	5854	3024	1.250	0.95
	5830	40000	12.73	14.99	5854	3024	2.000	0.85
	5830	60000	11.57	14.99	5854	3024	3.000	0.77
	5830	80000	10.81	14.99	5854	3024	4.000	0.72
	5830	100000	10.25	14.99	5854	3024	5.000	0.68
	5830	150000	9.32	14.99	5854	3024	7.500	0.62
	5830	200000	8.70	14.99	5854	3024	10.000	0.58
	5830	250000	8.26	14.99	5854	3024	12.500	0.55
	5830	350000	7.63	14.99	5854	3024	17.500	0.51
	5830	500000	7.01	14.99	5854	3024	25.000	0.47

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	9.32	5.90	5855	3025	0.250	1.58
	5830	10000	7.41	5.90	5855	3025	0.500	1.26
	5830	15000	6.48	5.90	5855	3025	0.750	1.10
BASE	5830	20000	5.90	5.90	5855	3025	1.000	1.00
	5830	25000	5.48	5.90	5855	3025	1.250	0.93
	5830	40000	4.69	5.90	5855	3025	2.000	0.80
	5830	60000	4.10	5.90	5855	3025	3.000	0.70
	5830	80000	3.73	5.90	5855	3025	4.000	0.63
	5830	100000	3.46	5.90	5855	3025	5.000	0.59
	5830	150000	3.03	5.90	5855	3025	7.500	0.51
	5830	200000	2.75	5.90	5855	3025	10.000	0.47
	5830	250000	2.56	5.90	5855	3025	12.500	0.43
	5830	350000	2.29	5.90	5855	3025	17.500	0.39
	5830	500000	2.03	5.90	5855	3025	25.000	0.35

Region 26

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	8.93	5.61	5856	3026	0.250	1.59
	5830	10000	7.08	5.61	5856	3026	0.500	1.26
	5830	15000	6.18	5.61	5856	3026	0.750	1.10
BASE	5830	20000	5.61	5.61	5856	3026	1.000	1.00
	5830	25000	5.20	5.61	5856	3026	1.250	0.93
	5830	40000	4.44	5.61	5856	3026	2.000	0.79
	5830	60000	3.88	5.61	5856	3026	3.000	0.69
	5830	80000	3.52	5.61	5856	3026	4.000	0.63
	5830	100000	3.27	5.61	5856	3026	5.000	0.58
	5830	150000	2.85	5.61	5856	3026	7.500	0.51
	5830	200000	2.59	5.61	5856	3026	10.000	0.46
	5830	250000	2.40	5.61	5856	3026	12.500	0.43
	5830	350000	2.15	5.61	5856	3026	17.500	0.38
	5830	500000	1.90	5.61	5856	3026	25.000	0.34

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	10.94	7.10	5857	3027	0.250	1.54
	5830	10000	8.81	7.10	5857	3027	0.500	1.24
	5830	15000	7.77	7.10	5857	3027	0.750	1.09
BASE	5830	20000	7.10	7.10	5857	3027	1.000	1.00
	5830	25000	6.62	7.10	5857	3027	1.250	0.93
	5830	40000	5.72	7.10	5857	3027	2.000	0.81
	5830	60000	5.04	7.10	5857	3027	3.000	0.71
	5830	80000	4.61	7.10	5857	3027	4.000	0.65
	5830	100000	4.30	7.10	5857	3027	5.000	0.61
	5830	150000	3.79	7.10	5857	3027	7.500	0.53
	5830	200000	3.46	7.10	5857	3027	10.000	0.49
	5830	250000	3.23	7.10	5857	3027	12.500	0.46
	5830	350000	2.91	7.10	5857	3027	17.500	0.41
	5830	500000	2.60	7.10	5857	3027	25.000	0.37

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	8.32	5.17	5858	3028	0.250	1.61
	5830	10000	6.56	5.17	5858	3028	0.500	1.27
	5830	15000	5.71	5.17	5858	3028	0.750	1.10
BASE	5830	20000	5.17	5.17	5858	3028	1.000	1.00
	5830	25000	4.79	5.17	5858	3028	1.250	0.93
	5830	40000	4.07	5.17	5858	3028	2.000	0.79
	5830	60000	3.54	5.17	5858	3028	3.000	0.69
	5830	80000	3.21	5.17	5858	3028	4.000	0.62
	5830	100000	2.97	5.17	5858	3028	5.000	0.58
	5830	150000	2.59	5.17	5858	3028	7.500	0.50
	5830	200000	2.34	5.17	5858	3028	10.000	0.45
	5830	250000	2.17	5.17	5858	3028	12.500	0.42
	5830	350000	1.93	5.17	5858	3028	17.500	0.37
	5830	500000	1.71	5.17	5858	3028	25.000	0.33

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	8.32	5.17	5859	3029	0.250	1.61
	5830	10000	6.56	5.17	5859	3029	0.500	1.27
	5830	15000	5.71	5.17	5859	3029	0.750	1.10
BASE	5830	20000	5.17	5.17	5859	3029	1.000	1.00
	5830	25000	4.79	5.17	5859	3029	1.250	0.93
	5830	40000	4.07	5.17	5859	3029	2.000	0.79
	5830	60000	3.54	5.17	5859	3029	3.000	0.69
	5830	80000	3.21	5.17	5859	3029	4.000	0.62
	5830	100000	2.97	5.17	5859	3029	5.000	0.58
	5830	150000	2.59	5.17	5859	3029	7.500	0.50
	5830	200000	2.34	5.17	5859	3029	10.000	0.45
	5830	250000	2.17	5.17	5859	3029	12.500	0.42
	5830	350000	1.93	5.17	5859	3029	17.500	0.37
	5830	500000	1.71	5.17	5859	3029	25.000	0.33

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	8.32	5.17	5860	3030	0.250	1.61
	5830	10000	6.56	5.17	5860	3030	0.500	1.27
	5830	15000	5.71	5.17	5860	3030	0.750	1.10
BASE	5830	20000	5.17	5.17	5860	3030	1.000	1.00
	5830	25000	4.79	5.17	5860	3030	1.250	0.93
	5830	40000	4.07	5.17	5860	3030	2.000	0.79
	5830	60000	3.54	5.17	5860	3030	3.000	0.69
	5830	80000	3.21	5.17	5860	3030	4.000	0.62
	5830	100000	2.97	5.17	5860	3030	5.000	0.58
	5830	150000	2.59	5.17	5860	3030	7.500	0.50
	5830	200000	2.34	5.17	5860	3030	10.000	0.45
	5830	250000	2.17	5.17	5860	3030	12.500	0.42
	5830	350000	1.93	5.17	5860	3030	17.500	0.37
	5830	500000	1.71	5.17	5860	3030	25.000	0.33

Regional Acre Models for Neighborhood Commercial Property

Region 20

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217,800	280,543	234,424	5880	3050	0.500	1.20
BASE	5860	10	435,600	234,424	234,424	5880	3050	1.000	1.00
	5860	15	653,400	211,046	234,424	5880	3050	1.500	0.90
	5860	20	871,200	195,887	234,424	5880	3050	2.000	0.84
	5860	25	1,089,000	184,882	234,424	5880	3050	2.500	0.79
	5860	30	1,306,800	176,351	234,424	5880	3050	3.000	0.75
	5860	35	1,524,600	169,447	234,424	5880	3050	3.500	0.72
	5860	40	1,742,400	163,684	234,424	5880	3050	4.000	0.70
	5860	45	1,960,200	158,764	234,424	5880	3050	4.500	0.68
	5860	50	2,178,000	154,489	234,424	5880	3050	5.000	0.66
	5860	55	2,395,800	150,721	234,424	5880	3050	5.500	0.64
	5860	60	2,613,600	147,361	234,424	5880	3050	6.000	0.63
	5860	65	2,831,400	144,336	234,424	5880	3050	6.500	0.62
	5860	70	3,049,200	141,591	234,424	5880	3050	7.000	0.60

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	280,543	234,424	5881	3051	0.500	1.20
BASE	5860	10	435600	234,424	234,424	5881	3051	1.000	1.00
	5860	15	653400	211,046	234,424	5881	3051	1.500	0.90
	5860	20	871200	195,887	234,424	5881	3051	2.000	0.84
	5860	25	1089000	184,882	234,424	5881	3051	2.500	0.79
	5860	30	1306800	176,351	234,424	5881	3051	3.000	0.75
	5860	35	1524600	169,447	234,424	5881	3051	3.500	0.72
	5860	40	1742400	163,684	234,424	5881	3051	4.000	0.70
	5860	45	1960200	158,764	234,424	5881	3051	4.500	0.68
	5860	50	2178000	154,489	234,424	5881	3051	5.000	0.66
	5860	55	2395800	150,721	234,424	5881	3051	5.500	0.64
	5860	60	2613600	147,361	234,424	5881	3051	6.000	0.63
	5860	65	2831400	144,336	234,424	5881	3051	6.500	0.62
	5860	70	3049200	141,591	234,424	5881	3051	7.000	0.60

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	413,759	353,399	5882	3052	0.500	1.17
BASE	5860	10	435600	353,399	353,399	5882	3052	1.000	1.00
	5860	15	653400	322,260	353,399	5882	3052	1.500	0.91
	5860	20	871200	301,845	353,399	5882	3052	2.000	0.85
	5860	25	1089000	286,905	353,399	5882	3052	2.500	0.81
	5860	30	1306800	275,249	353,399	5882	3052	3.000	0.78
	5860	35	1524600	265,764	353,399	5882	3052	3.500	0.75
	5860	40	1742400	257,812	353,399	5882	3052	4.000	0.73
	5860	45	1960200	250,996	353,399	5882	3052	4.500	0.71
	5860	50	2178000	245,051	353,399	5882	3052	5.000	0.69
	5860	55	2395800	239,795	353,399	5882	3052	5.500	0.68
	5860	60	2613600	235,095	353,399	5882	3052	6.000	0.67
	5860	65	2831400	230,853	353,399	5882	3052	6.500	0.65
	5860	70	3049200	226,994	353,399	5882	3052	7.000	0.64

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	280,543	234,424	5883	3053	0.500	1.20
BASE	5860	10	435600	234,424	234,424	5883	3053	1.000	1.00
	5860	15	653400	211,046	234,424	5883	3053	1.500	0.90
	5860	20	871200	195,887	234,424	5883	3053	2.000	0.84
	5860	25	1089000	184,882	234,424	5883	3053	2.500	0.79
	5860	30	1306800	176,351	234,424	5883	3053	3.000	0.75
	5860	35	1524600	169,447	234,424	5883	3053	3.500	0.72
	5860	40	1742400	163,684	234,424	5883	3053	4.000	0.70
	5860	45	1960200	158,764	234,424	5883	3053	4.500	0.68
	5860	50	2178000	154,489	234,424	5883	3053	5.000	0.66
	5860	55	2395800	150,721	234,424	5883	3053	5.500	0.64
	5860	60	2613600	147,361	234,424	5883	3053	6.000	0.63
	5860	65	2831400	144,336	234,424	5883	3053	6.500	0.62
	5860	70	3049200	141,591	234,424	5883	3053	7.000	0.60

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	371,548	315,427	5884	3054	0.500	1.18
BASE	5860	10	435600	315,427	315,427	5884	3054	1.000	1.00
	5860	15	653400	286,614	315,427	5884	3054	1.500	0.91
	5860	20	871200	267,782	315,427	5884	3054	2.000	0.85
	5860	25	1089000	254,031	315,427	5884	3054	2.500	0.81
	5860	30	1306800	243,322	315,427	5884	3054	3.000	0.77
	5860	35	1524600	234,620	315,427	5884	3054	3.500	0.74
	5860	40	1742400	227,334	315,427	5884	3054	4.000	0.72
	5860	45	1960200	221,096	315,427	5884	3054	4.500	0.70
	5860	50	2178000	215,660	315,427	5884	3054	5.000	0.68
	5860	55	2395800	210,859	315,427	5884	3054	5.500	0.67
	5860	60	2613600	206,568	315,427	5884	3054	6.000	0.65
	5860	65	2831400	202,699	315,427	5884	3054	6.500	0.64
	5860	70	3049200	199,181	315,427	5884	3054	7.000	0.63

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	116,640	92,759	5885	3055	0.500	1.26
BASE	5860	10	435600	92,759	92,759	5885	3055	1.000	1.00
	5860	15	653400	81,125	92,759	5885	3055	1.500	0.87
	5860	20	871200	73,767	92,759	5885	3055	2.000	0.80
	5860	25	1089000	68,523	92,759	5885	3055	2.500	0.74
	5860	30	1306800	64,516	92,759	5885	3055	3.000	0.70
	5860	35	1524600	61,311	92,759	5885	3055	3.500	0.66
	5860	40	1742400	58,664	92,759	5885	3055	4.000	0.63
	5860	45	1960200	56,424	92,759	5885	3055	4.500	0.61
	5860	50	2178000	54,493	92,759	5885	3055	5.000	0.59
	5860	55	2395800	52,803	92,759	5885	3055	5.500	0.57
	5860	60	2613600	51,306	92,759	5885	3055	6.000	0.55
	5860	65	2831400	49,967	92,759	5885	3055	6.500	0.54
	5860	70	3049200	48,758	92,759	5885	3055	7.000	0.53

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	109,649	86,896	5886	3056	0.500	1.26
BASE	5860	10	435600	86,896	86,896	5886	3056	1.000	1.00
	5860	15	653400	75,843	86,896	5886	3056	1.500	0.87
	5860	20	871200	68,864	86,896	5886	3056	2.000	0.79
	5860	25	1089000	63,897	86,896	5886	3056	2.500	0.74
	5860	30	1306800	60,105	86,896	5886	3056	3.000	0.69
	5860	35	1524600	57,075	86,896	5886	3056	3.500	0.66
	5860	40	1742400	54,574	86,896	5886	3056	4.000	0.63
	5860	45	1960200	52,460	86,896	5886	3056	4.500	0.60
	5860	50	2178000	50,638	86,896	5886	3056	5.000	0.58
	5860	55	2395800	49,044	86,896	5886	3056	5.500	0.56
	5860	60	2613600	47,633	86,896	5886	3056	6.000	0.55
	5860	65	2831400	46,370	86,896	5886	3056	6.500	0.53
	5860	70	3049200	45,232	86,896	5886	3056	7.000	0.52

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	146,906	118,358	5887	3057	0.500	1.24
	5860	10	435600	118,358	118,358	5887	3057	1.000	1.00
	5860	15	653400	104,304	118,358	5887	3057	1.500	0.88
	5860	20	871200	95,357	118,358	5887	3057	2.000	0.81
	5860	25	1089000	88,950	118,358	5887	3057	2.500	0.75
	5860	30	1306800	84,035	118,358	5887	3057	3.000	0.71
	5860	35	1524600	80,092	118,358	5887	3057	3.500	0.68
	5860	40	1742400	76,827	118,358	5887	3057	4.000	0.65
	5860	45	1960200	74,057	118,358	5887	3057	4.500	0.63
	5860	50	2178000	71,664	118,358	5887	3057	5.000	0.61
	5860	55	2395800	69,566	118,358	5887	3057	5.500	0.59
	5860	60	2613600	67,705	118,358	5887	3057	6.000	0.57
	5860	65	2831400	66,036	118,358	5887	3057	6.500	0.56
	5860	70	3049200	64,528	118,358	5887	3057	7.000	0.55

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	99,078	78,071	5888	3058	0.500	1.27
	5860	10	435600	78,071	78,071	5888	3058	1.000	1.00
	5860	15	653400	67,913	78,071	5888	3058	1.500	0.87
	5860	20	871200	61,518	78,071	5888	3058	2.000	0.79
	5860	25	1089000	56,975	78,071	5888	3058	2.500	0.73
	5860	30	1306800	53,513	78,071	5888	3058	3.000	0.69
	5860	35	1524600	50,751	78,071	5888	3058	3.500	0.65
	5860	40	1742400	48,474	78,071	5888	3058	4.000	0.62
	5860	45	1960200	46,551	78,071	5888	3058	4.500	0.60
	5860	50	2178000	44,895	78,071	5888	3058	5.000	0.58
	5860	55	2395800	43,447	78,071	5888	3058	5.500	0.56
	5860	60	2613600	42,167	78,071	5888	3058	6.000	0.54
	5860	65	2831400	41,023	78,071	5888	3058	6.500	0.53
	5860	70	3049200	39,991	78,071	5888	3058	7.000	0.51

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	99,078	78,071	5889	3059	0.500	1.27
	5860	10	435600	78,071	78,071	5889	3059	1.000	1.00
	5860	15	653400	67,913	78,071	5889	3059	1.500	0.87
	5860	20	871200	61,518	78,071	5889	3059	2.000	0.79
	5860	25	1089000	56,975	78,071	5889	3059	2.500	0.73
	5860	30	1306800	53,513	78,071	5889	3059	3.000	0.69
	5860	35	1524600	50,751	78,071	5889	3059	3.500	0.65
	5860	40	1742400	48,474	78,071	5889	3059	4.000	0.62
	5860	45	1960200	46,551	78,071	5889	3059	4.500	0.60
	5860	50	2178000	44,895	78,071	5889	3059	5.000	0.58
	5860	55	2395800	43,447	78,071	5889	3059	5.500	0.56
	5860	60	2613600	42,167	78,071	5889	3059	6.000	0.54
	5860	65	2831400	41,023	78,071	5889	3059	6.500	0.53
	5860	70	3049200	39,991	78,071	5889	3059	7.000	0.51

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	99,078	78,071	5890	3060	0.500	1.27
BASE	5860	10	435600	78,071	78,071	5890	3060	1.000	1.00
	5860	15	653400	67,913	78,071	5890	3060	1.500	0.87
	5860	20	871200	61,518	78,071	5890	3060	2.000	0.79
	5860	25	1089000	56,975	78,071	5890	3060	2.500	0.73
	5860	30	1306800	53,513	78,071	5890	3060	3.000	0.69
	5860	35	1524600	50,751	78,071	5890	3060	3.500	0.65
	5860	40	1742400	48,474	78,071	5890	3060	4.000	0.62
	5860	45	1960200	46,551	78,071	5890	3060	4.500	0.60
	5860	50	2178000	44,895	78,071	5890	3060	5.000	0.58
	5860	55	2395800	43,447	78,071	5890	3060	5.500	0.56
	5860	60	2613600	42,167	78,071	5890	3060	6.000	0.54
	5860	65	2831400	41,023	78,071	5890	3060	6.500	0.53
	5860	70	3049200	39,991	78,071	5890	3060	7.000	0.51

Regional Square Foot Models for Commercial Business District Property

Region 20

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	39.05	31.18	6020	4020	0.250	1.25
	6000	10000	34.89	31.18	6020	4020	0.500	1.12
	6000	15000	32.67	31.18	6020	4020	0.750	1.05
BASE	6000	20000	31.18	31.18	6020	4020	1.000	1.00
	6000	25000	30.07	31.18	6020	4020	1.250	0.96
	6000	40000	27.86	31.18	6020	4020	2.000	0.89
	6000	60000	26.09	31.18	6020	4020	3.000	0.84
	6000	80000	24.90	31.18	6020	4020	4.000	0.80
	6000	100000	24.01	31.18	6020	4020	5.000	0.77
	6000	150000	22.48	31.18	6020	4020	7.500	0.72
	6000	200000	21.46	31.18	6020	4020	10.000	0.69
	6000	250000	20.69	31.18	6020	4020	12.500	0.66
	6000	350000	19.59	31.18	6020	4020	17.500	0.63
	6000	500000	18.49	31.18	6020	4020	25.000	0.59

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	39.05	31.18	6021	4021	0.250	1.25
	6000	10000	34.89	31.18	6021	4021	0.500	1.12
	6000	15000	32.67	31.18	6021	4021	0.750	1.05
BASE	6000	20000	31.18	31.18	6021	4021	1.000	1.00
	6000	25000	30.07	31.18	6021	4021	1.250	0.96
	6000	40000	27.86	31.18	6021	4021	2.000	0.89
	6000	60000	26.09	31.18	6021	4021	3.000	0.84
	6000	80000	24.90	31.18	6021	4021	4.000	0.80
	6000	100000	24.01	31.18	6021	4021	5.000	0.77
	6000	150000	22.48	31.18	6021	4021	7.500	0.72
	6000	200000	21.46	31.18	6021	4021	10.000	0.69
	6000	250000	20.69	31.18	6021	4021	12.500	0.66
	6000	350000	19.59	31.18	6021	4021	17.500	0.63
	6000	500000	18.49	31.18	6021	4021	25.000	0.59

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	51.12	42.64	6022	4022	0.250	1.20
	6000	10000	46.69	42.64	6022	4022	0.500	1.09
	6000	15000	44.28	42.64	6022	4022	0.750	1.04
BASE	6000	20000	42.64	42.64	6022	4022	1.000	1.00
	6000	25000	41.42	42.64	6022	4022	1.250	0.97
	6000	40000	38.95	42.64	6022	4022	2.000	0.91
	6000	60000	36.94	42.64	6022	4022	3.000	0.87
	6000	80000	35.58	42.64	6022	4022	4.000	0.83
	6000	100000	34.55	42.64	6022	4022	5.000	0.81
	6000	150000	32.77	42.64	6022	4022	7.500	0.77
	6000	200000	31.56	42.64	6022	4022	10.000	0.74
	6000	250000	30.65	42.64	6022	4022	12.500	0.72
	6000	350000	29.34	42.64	6022	4022	17.500	0.69
	6000	500000	28.00	42.64	6022	4022	25.000	0.66

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	39.05	31.18	6023	4023	0.250	1.25
	6000	10000	34.89	31.18	6023	4023	0.500	1.12
	6000	15000	32.67	31.18	6023	4023	0.750	1.05
BASE	6000	20000	31.18	31.18	6023	4023	1.000	1.00
	6000	25000	30.07	31.18	6023	4023	1.250	0.96
	6000	40000	27.86	31.18	6023	4023	2.000	0.89
	6000	60000	26.09	31.18	6023	4023	3.000	0.84
	6000	80000	24.90	31.18	6023	4023	4.000	0.80
	6000	100000	24.01	31.18	6023	4023	5.000	0.77
	6000	150000	22.48	31.18	6023	4023	7.500	0.72
	6000	200000	21.46	31.18	6023	4023	10.000	0.69
	6000	250000	20.69	31.18	6023	4023	12.500	0.66
	6000	350000	19.59	31.18	6023	4023	17.500	0.63
	6000	500000	18.49	31.18	6023	4023	25.000	0.59

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	47.44	39.10	6024	4024	0.250	1.21
	6000	10000	43.07	39.10	6024	4024	0.500	1.10
	6000	15000	40.70	39.10	6024	4024	0.750	1.04
BASE	6000	20000	39.10	39.10	6024	4024	1.000	1.00
	6000	25000	37.91	39.10	6024	4024	1.250	0.97
	6000	40000	35.50	39.10	6024	4024	2.000	0.91
	6000	60000	33.55	39.10	6024	4024	3.000	0.86
	6000	80000	32.23	39.10	6024	4024	4.000	0.82
	6000	100000	31.24	39.10	6024	4024	5.000	0.80
	6000	150000	29.52	39.10	6024	4024	7.500	0.76
	6000	200000	28.36	39.10	6024	4024	10.000	0.73
	6000	250000	27.49	39.10	6024	4024	12.500	0.70
	6000	350000	26.23	39.10	6024	4024	17.500	0.67
	6000	500000	24.96	39.10	6024	4024	25.000	0.64

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	21.26	15.37	6025	4025	0.250	1.38
	6000	10000	18.08	15.37	6025	4025	0.500	1.18
	6000	15000	16.44	15.37	6025	4025	0.750	1.07
BASE	6000	20000	15.37	15.37	6025	4025	1.000	1.00
	6000	25000	14.59	15.37	6025	4025	1.250	0.95
	6000	40000	13.07	15.37	6025	4025	2.000	0.85
	6000	60000	11.89	15.37	6025	4025	3.000	0.77
	6000	80000	11.12	15.37	6025	4025	4.000	0.72
	6000	100000	10.55	15.37	6025	4025	5.000	0.69
	6000	150000	9.60	15.37	6025	4025	7.500	0.62
	6000	200000	8.98	15.37	6025	4025	10.000	0.58
	6000	250000	8.52	15.37	6025	4025	12.500	0.55
	6000	350000	7.88	15.37	6025	4025	17.500	0.51
	6000	500000	7.25	15.37	6025	4025	25.000	0.47

Region 26

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	20.37	14.63	6026	4026	0.250	1.39
	6000	10000	17.26	14.63	6026	4026	0.500	1.18
	6000	15000	15.67	14.63	6026	4026	0.750	1.07
BASE	6000	20000	14.63	14.63	6026	4026	1.000	1.00
	6000	25000	13.87	14.63	6026	4026	1.250	0.95
	6000	40000	12.40	14.63	6026	4026	2.000	0.85
	6000	60000	11.25	14.63	6026	4026	3.000	0.77
	6000	80000	10.51	14.63	6026	4026	4.000	0.72
	6000	100000	9.96	14.63	6026	4026	5.000	0.68
	6000	150000	9.04	14.63	6026	4026	7.500	0.62
	6000	200000	8.44	14.63	6026	4026	10.000	0.58
	6000	250000	8.00	14.63	6026	4026	12.500	0.55
	6000	350000	7.39	14.63	6026	4026	17.500	0.50
	6000	500000	6.78	14.63	6026	4026	25.000	0.46

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	24.94	18.51	6027	4027	0.250	1.35
	6000	10000	21.49	18.51	6027	4027	0.500	1.16
	6000	15000	19.70	18.51	6027	4027	0.750	1.06
BASE	6000	20000	18.51	18.51	6027	4027	1.000	1.00
	6000	25000	17.65	18.51	6027	4027	1.250	0.95
	6000	40000	15.95	18.51	6027	4027	2.000	0.86
	6000	60000	14.62	18.51	6027	4027	3.000	0.79
	6000	80000	13.74	18.51	6027	4027	4.000	0.74
	6000	100000	13.10	18.51	6027	4027	5.000	0.71
	6000	150000	12.01	18.51	6027	4027	7.500	0.65
	6000	200000	11.29	18.51	6027	4027	10.000	0.61
	6000	250000	10.76	18.51	6027	4027	12.500	0.58
	6000	350000	10.01	18.51	6027	4027	17.500	0.54
	6000	500000	9.27	18.51	6027	4027	25.000	0.50

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	18.98	13.48	6028	4028	0.250	1.41
	6000	10000	16.00	13.48	6028	4028	0.500	1.19
	6000	15000	14.47	13.48	6028	4028	0.750	1.07
BASE	6000	20000	13.48	13.48	6028	4028	1.000	1.00
	6000	25000	12.76	13.48	6028	4028	1.250	0.95
	6000	40000	11.36	13.48	6028	4028	2.000	0.84
	6000	60000	10.28	13.48	6028	4028	3.000	0.76
	6000	80000	9.57	13.48	6028	4028	4.000	0.71
	6000	100000	9.06	13.48	6028	4028	5.000	0.67
	6000	150000	8.20	13.48	6028	4028	7.500	0.61
	6000	200000	7.63	13.48	6028	4028	10.000	0.57
	6000	250000	7.22	13.48	6028	4028	12.500	0.54
	6000	350000	6.65	13.48	6028	4028	17.500	0.49
	6000	500000	6.09	13.48	6028	4028	25.000	0.45

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	18.98	13.48	6029	4029	0.250	1.41
	6000	10000	16.00	13.48	6029	4029	0.500	1.19
	6000	15000	14.47	13.48	6029	4029	0.750	1.07
BASE	6000	20000	13.48	13.48	6029	4029	1.000	1.00
	6000	25000	12.76	13.48	6029	4029	1.250	0.95
	6000	40000	11.36	13.48	6029	4029	2.000	0.84
	6000	60000	10.28	13.48	6029	4029	3.000	0.76
	6000	80000	9.57	13.48	6029	4029	4.000	0.71
	6000	100000	9.06	13.48	6029	4029	5.000	0.67
	6000	150000	8.20	13.48	6029	4029	7.500	0.61
	6000	200000	7.63	13.48	6029	4029	10.000	0.57
	6000	250000	7.22	13.48	6029	4029	12.500	0.54
	6000	350000	6.65	13.48	6029	4029	17.500	0.49
	6000	500000	6.09	13.48	6029	4029	25.000	0.45

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	18.98	13.48	6030	4030	0.250	1.41
	6000	10000	16.00	13.48	6030	4030	0.500	1.19
	6000	15000	14.47	13.48	6030	4030	0.750	1.07
BASE	6000	20000	13.48	13.48	6030	4030	1.000	1.00
	6000	25000	12.76	13.48	6030	4030	1.250	0.95
	6000	40000	11.36	13.48	6030	4030	2.000	0.84
	6000	60000	10.28	13.48	6030	4030	3.000	0.76
	6000	80000	9.57	13.48	6030	4030	4.000	0.71
	6000	100000	9.06	13.48	6030	4030	5.000	0.67
	6000	150000	8.20	13.48	6030	4030	7.500	0.61
	6000	200000	7.63	13.48	6030	4030	10.000	0.57
	6000	250000	7.22	13.48	6030	4030	12.500	0.54
	6000	350000	6.65	13.48	6030	4030	17.500	0.49
	6000	500000	6.09	13.48	6030	4030	25.000	0.45

Regional Acre Models for Commercial Business District Property

Region 20

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	6030	5	217,800	921,861	823,767	6050	4050	0.500	1.12
BASE	6030	10	435,600	823,767	823,767	6050	4050	1.000	1.00
	6030	15	653,400	771,298	823,767	6050	4050	1.500	0.94
	6030	20	871,200	736,110	823,767	6050	4050	2.000	0.89
	6030	25	1,089,000	709,926	823,767	6050	4050	2.500	0.86
	6030	30	1,306,800	689,225	823,767	6050	4050	3.000	0.84
	6030	35	1,524,600	672,194	823,767	6050	4050	3.500	0.82
	6030	40	1,742,400	657,782	823,767	6050	4050	4.000	0.80
	6030	45	1,960,200	645,326	823,767	6050	4050	4.500	0.78
	6030	50	2,178,000	634,383	823,767	6050	4050	5.000	0.77
	6030	55	2,395,800	624,645	823,767	6050	4050	5.500	0.76
	6030	60	2,613,600	615,885	823,767	6050	4050	6.000	0.75
	6030	65	2,831,400	607,935	823,767	6050	4050	6.500	0.74
	6030	70	3,049,200	600,666	823,767	6050	4050	7.000	0.73

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	6030	5	217800	921,861	823,767	6051	4051	0.500	1.12
BASE	6030	10	435600	823,767	823,767	6051	4051	1.000	1.00
	6030	15	653400	771,298	823,767	6051	4051	1.500	0.94
	6030	20	871200	736,110	823,767	6051	4051	2.000	0.89
	6030	25	1089000	709,926	823,767	6051	4051	2.500	0.86
	6030	30	1306800	689,225	823,767	6051	4051	3.000	0.84
	6030	35	1524600	672,194	823,767	6051	4051	3.500	0.82
	6030	40	1742400	657,782	823,767	6051	4051	4.000	0.80
	6030	45	1960200	645,326	823,767	6051	4051	4.500	0.78
	6030	50	2178000	634,383	823,767	6051	4051	5.000	0.77
	6030	55	2395800	624,645	823,767	6051	4051	5.500	0.76
	6030	60	2613600	615,885	823,767	6051	4051	6.000	0.75
	6030	65	2831400	607,935	823,767	6051	4051	6.500	0.74
	6030	70	3049200	600,666	823,767	6051	4051	7.000	0.73

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	1,359,605	1,241,846	6052	4052	0.500	1.09
	6030	10	435600	1,241,846	1,241,846	6052	4052	1.000	1.00
	6030	15	653400	1,177,748	1,241,846	6052	4052	1.500	0.95
	6030	20	871200	1,134,286	1,241,846	6052	4052	2.000	0.91
	6030	25	1089000	1,101,682	1,241,846	6052	4052	2.500	0.89
	6030	30	1306800	1,075,740	1,241,846	6052	4052	3.000	0.87
	6030	35	1524600	1,054,283	1,241,846	6052	4052	3.500	0.85
	6030	40	1742400	1,036,042	1,241,846	6052	4052	4.000	0.83
	6030	45	1960200	1,020,215	1,241,846	6052	4052	4.500	0.82
	6030	50	2178000	1,006,262	1,241,846	6052	4052	5.000	0.81
	6030	55	2395800	993,805	1,241,846	6052	4052	5.500	0.80
	6030	60	2613600	982,567	1,241,846	6052	4052	6.000	0.79
	6030	65	2831400	972,341	1,241,846	6052	4052	6.500	0.78
	6030	70	3049200	962,968	1,241,846	6052	4052	7.000	0.78

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	921,861	823,767	6053	4053	0.500	1.12
	6030	10	435600	823,767	823,767	6053	4053	1.000	1.00
	6030	15	653400	771,298	823,767	6053	4053	1.500	0.94
	6030	20	871200	736,110	823,767	6053	4053	2.000	0.89
	6030	25	1089000	709,926	823,767	6053	4053	2.500	0.86
	6030	30	1306800	689,225	823,767	6053	4053	3.000	0.84
	6030	35	1524600	672,194	823,767	6053	4053	3.500	0.82
	6030	40	1742400	657,782	823,767	6053	4053	4.000	0.80
	6030	45	1960200	645,326	823,767	6053	4053	4.500	0.78
	6030	50	2178000	634,383	823,767	6053	4053	5.000	0.77
	6030	55	2395800	624,645	823,767	6053	4053	5.500	0.76
	6030	60	2613600	615,885	823,767	6053	4053	6.000	0.75
	6030	65	2831400	607,935	823,767	6053	4053	6.500	0.74
	6030	70	3049200	600,666	823,767	6053	4053	7.000	0.73

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	1,220,902	1,108,409	6054	4054	0.500	1.10
	6030	10	435600	1,108,409	1,108,409	6054	4054	1.000	1.00
	6030	15	653400	1,047,474	1,108,409	6054	4054	1.500	0.95
	6030	20	871200	1,006,282	1,108,409	6054	4054	2.000	0.91
	6030	25	1089000	975,450	1,108,409	6054	4054	2.500	0.88
	6030	30	1306800	950,961	1,108,409	6054	4054	3.000	0.86
	6030	35	1524600	930,736	1,108,409	6054	4054	3.500	0.84
	6030	40	1742400	913,565	1,108,409	6054	4054	4.000	0.82
	6030	45	1960200	898,681	1,108,409	6054	4054	4.500	0.81
	6030	50	2178000	885,573	1,108,409	6054	4054	5.000	0.80
	6030	55	2395800	873,881	1,108,409	6054	4054	5.500	0.79
	6030	60	2613600	863,341	1,108,409	6054	4054	6.000	0.78
	6030	65	2831400	853,757	1,108,409	6054	4054	6.500	0.77
	6030	70	3049200	844,979	1,108,409	6054	4054	7.000	0.76

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	383,277	325,955	6055	4055	0.500	1.18
	6030	10	435600	325,955	325,955	6055	4055	1.000	1.00
	6030	15	653400	296,484	325,955	6055	4055	1.500	0.91
	6030	20	871200	277,205	325,955	6055	4055	2.000	0.85
	6030	25	1089000	263,119	325,955	6055	4055	2.500	0.81
	6030	30	1306800	252,142	325,955	6055	4055	3.000	0.77
	6030	35	1524600	243,220	325,955	6055	4055	3.500	0.75
	6030	40	1742400	235,747	325,955	6055	4055	4.000	0.72
	6030	45	1960200	229,346	325,955	6055	4055	4.500	0.70
	6030	50	2178000	223,767	325,955	6055	4055	5.000	0.69
	6030	55	2395800	218,838	325,955	6055	4055	5.500	0.67
	6030	60	2613600	214,432	325,955	6055	4055	6.000	0.66
	6030	65	2831400	210,458	325,955	6055	4055	6.500	0.65
	6030	70	3049200	206,844	325,955	6055	4055	7.000	0.63

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	360,306	305,353	6056	4056	0.500	1.18
	6030	10	435600	305,353	305,353	6056	4056	1.000	1.00
	6030	15	653400	277,180	305,353	6056	4056	1.500	0.91
	6030	20	871200	258,782	305,353	6056	4056	2.000	0.85
	6030	25	1089000	245,356	305,353	6056	4056	2.500	0.80
	6030	30	1306800	234,905	305,353	6056	4056	3.000	0.77
	6030	35	1524600	226,417	305,353	6056	4056	3.500	0.74
	6030	40	1742400	219,313	305,353	6056	4056	4.000	0.72
	6030	45	1960200	213,232	305,353	6056	4056	4.500	0.70
	6030	50	2178000	207,935	305,353	6056	4056	5.000	0.68
	6030	55	2395800	203,257	305,353	6056	4056	5.500	0.67
	6030	60	2613600	199,078	305,353	6056	4056	6.000	0.65
	6030	65	2831400	195,310	305,353	6056	4056	6.500	0.64
	6030	70	3049200	191,885	305,353	6056	4056	7.000	0.63

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	482,729	415,909	6057	4057	0.500	1.16
	6030	10	435600	415,909	415,909	6057	4057	1.000	1.00
	6030	15	653400	381,196	415,909	6057	4057	1.500	0.92
	6030	20	871200	358,338	415,909	6057	4057	2.000	0.86
	6030	25	1089000	341,556	415,909	6057	4057	2.500	0.82
	6030	30	1306800	328,430	415,909	6057	4057	3.000	0.79
	6030	35	1524600	317,726	415,909	6057	4057	3.500	0.76
	6030	40	1742400	308,736	415,909	6057	4057	4.000	0.74
	6030	45	1960200	301,018	415,909	6057	4057	4.500	0.72
	6030	50	2178000	294,277	415,909	6057	4057	5.000	0.71
	6030	55	2395800	288,310	415,909	6057	4057	5.500	0.69
	6030	60	2613600	282,968	415,909	6057	4057	6.000	0.68
	6030	65	2831400	278,141	415,909	6057	4057	6.500	0.67
	6030	70	3049200	273,745	415,909	6057	4057	7.000	0.66

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	6030	5	217800	325,568	274,340	6058	4058	0.500	1.19
BASE	6030	10	435600	274,340	274,340	6058	4058	1.000	1.00
	6030	15	653400	248,197	274,340	6058	4058	1.500	0.90
	6030	20	871200	231,173	274,340	6058	4058	2.000	0.84
	6030	25	1089000	218,777	274,340	6058	4058	2.500	0.80
	6030	30	1306800	209,143	274,340	6058	4058	3.000	0.76
	6030	35	1524600	201,330	274,340	6058	4058	3.500	0.73
	6030	40	1742400	194,798	274,340	6058	4058	4.000	0.71
	6030	45	1960200	189,213	274,340	6058	4058	4.500	0.69
	6030	50	2178000	184,352	274,340	6058	4058	5.000	0.67
	6030	55	2395800	180,063	274,340	6058	4058	5.500	0.66
	6030	60	2613600	176,235	274,340	6058	4058	6.000	0.64
	6030	65	2831400	172,785	274,340	6058	4058	6.500	0.63
	6030	70	3049200	169,651	274,340	6058	4058	7.000	0.62

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	6030	5	217800	325,568	274,340	6059	4059	0.500	1.19
BASE	6030	10	435600	274,340	274,340	6059	4059	1.000	1.00
	6030	15	653400	248,197	274,340	6059	4059	1.500	0.90
	6030	20	871200	231,173	274,340	6059	4059	2.000	0.84
	6030	25	1089000	218,777	274,340	6059	4059	2.500	0.80
	6030	30	1306800	209,143	274,340	6059	4059	3.000	0.76
	6030	35	1524600	201,330	274,340	6059	4059	3.500	0.73
	6030	40	1742400	194,798	274,340	6059	4059	4.000	0.71
	6030	45	1960200	189,213	274,340	6059	4059	4.500	0.69
	6030	50	2178000	184,352	274,340	6059	4059	5.000	0.67
	6030	55	2395800	180,063	274,340	6059	4059	5.500	0.66
	6030	60	2613600	176,235	274,340	6059	4059	6.000	0.64
	6030	65	2831400	172,785	274,340	6059	4059	6.500	0.63
	6030	70	3049200	169,651	274,340	6059	4059	7.000	0.62

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	6030	5	217800	325,568	274,340	6060	4060	0.500	1.19
BASE	6030	10	435600	274,340	274,340	6060	4060	1.000	1.00
	6030	15	653400	248,197	274,340	6060	4060	1.500	0.90
	6030	20	871200	231,173	274,340	6060	4060	2.000	0.84
	6030	25	1089000	218,777	274,340	6060	4060	2.500	0.80
	6030	30	1306800	209,143	274,340	6060	4060	3.000	0.76
	6030	35	1524600	201,330	274,340	6060	4060	3.500	0.73
	6030	40	1742400	194,798	274,340	6060	4060	4.000	0.71
	6030	45	1960200	189,213	274,340	6060	4060	4.500	0.69
	6030	50	2178000	184,352	274,340	6060	4060	5.000	0.67
	6030	55	2395800	180,063	274,340	6060	4060	5.500	0.66
	6030	60	2613600	176,235	274,340	6060	4060	6.000	0.64
	6030	65	2831400	172,785	274,340	6060	4060	6.500	0.63
	6030	70	3049200	169,651	274,340	6060	4060	7.000	0.62

Regional Square Foot Models for Industrial Property

Region 20

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	13.33	8.94	8030	7020	0.250	1.49
	8010	10000	10.91	8.94	8030	7020	0.500	1.22
	8010	15000	9.71	8.94	8030	7020	0.750	1.09
BASE	8010	20000	8.94	8.94	8030	7020	1.000	1.00
	8010	25000	8.38	8.94	8030	7020	1.250	0.94
	8010	40000	7.32	8.94	8030	7020	2.000	0.82
	8010	60000	6.51	8.94	8030	7020	3.000	0.73
	8010	80000	5.99	8.94	8030	7020	4.000	0.67
	8010	100000	5.62	8.94	8030	7020	5.000	0.63
	8010	150000	5.00	8.94	8030	7020	7.500	0.56
	8010	200000	4.60	8.94	8030	7020	10.000	0.51
	8010	250000	4.31	8.94	8030	7020	12.500	0.48
	8010	350000	3.91	8.94	8030	7020	17.500	0.44
	8010	500000	3.53	8.94	8030	7020	25.000	0.40

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	13.33	8.94	8031	7021	0.250	1.49
	8010	10000	10.91	8.94	8031	7021	0.500	1.22
	8010	15000	9.71	8.94	8031	7021	0.750	1.09
BASE	8010	20000	8.94	8.94	8031	7021	1.000	1.00
	8010	25000	8.38	8.94	8031	7021	1.250	0.94
	8010	40000	7.32	8.94	8031	7021	2.000	0.82
	8010	60000	6.51	8.94	8031	7021	3.000	0.73
	8010	80000	5.99	8.94	8031	7021	4.000	0.67
	8010	100000	5.62	8.94	8031	7021	5.000	0.63
	8010	150000	5.00	8.94	8031	7021	7.500	0.56
	8010	200000	4.60	8.94	8031	7021	10.000	0.51
	8010	250000	4.31	8.94	8031	7021	12.500	0.48
	8010	350000	3.91	8.94	8031	7021	17.500	0.44
	8010	500000	3.53	8.94	8031	7021	25.000	0.40

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	17.45	12.22	8032	7022	0.250	1.43
	8010	10000	14.60	12.22	8032	7022	0.500	1.19
	8010	15000	13.16	12.22	8032	7022	0.750	1.08
BASE	8010	20000	12.22	12.22	8032	7022	1.000	1.00
	8010	25000	11.54	12.22	8032	7022	1.250	0.94
	8010	40000	10.23	12.22	8032	7022	2.000	0.84
	8010	60000	9.22	12.22	8032	7022	3.000	0.75
	8010	80000	8.56	12.22	8032	7022	4.000	0.70
	8010	100000	8.08	12.22	8032	7022	5.000	0.66
	8010	150000	7.28	12.22	8032	7022	7.500	0.60
	8010	200000	6.76	12.22	8032	7022	10.000	0.55
	8010	250000	6.39	12.22	8032	7022	12.500	0.52
	8010	350000	5.86	12.22	8032	7022	17.500	0.48
	8010	500000	5.34	12.22	8032	7022	25.000	0.44

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	13.33	8.94	8033	7023	0.250	1.49
	8010	10000	10.91	8.94	8033	7023	0.500	1.22
	8010	15000	9.71	8.94	8033	7023	0.750	1.09
BASE	8010	20000	8.94	8.94	8033	7023	1.000	1.00
	8010	25000	8.38	8.94	8033	7023	1.250	0.94
	8010	40000	7.32	8.94	8033	7023	2.000	0.82
	8010	60000	6.51	8.94	8033	7023	3.000	0.73
	8010	80000	5.99	8.94	8033	7023	4.000	0.67
	8010	100000	5.62	8.94	8033	7023	5.000	0.63
	8010	150000	5.00	8.94	8033	7023	7.500	0.56
	8010	200000	4.60	8.94	8033	7023	10.000	0.51
	8010	250000	4.31	8.94	8033	7023	12.500	0.48
	8010	350000	3.91	8.94	8033	7023	17.500	0.44
	8010	500000	3.53	8.94	8033	7023	25.000	0.40

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	16.19	11.21	8034	7024	0.250	1.45
	8010	10000	13.47	11.21	8034	7024	0.500	1.20
	8010	15000	12.10	11.21	8034	7024	0.750	1.08
BASE	8010	20000	11.21	11.21	8034	7024	1.000	1.00
	8010	25000	10.56	11.21	8034	7024	1.250	0.94
	8010	40000	9.32	11.21	8034	7024	2.000	0.83
	8010	60000	8.37	11.21	8034	7024	3.000	0.75
	8010	80000	7.75	11.21	8034	7024	4.000	0.69
	8010	100000	7.31	11.21	8034	7024	5.000	0.65
	8010	150000	6.56	11.21	8034	7024	7.500	0.59
	8010	200000	6.08	11.21	8034	7024	10.000	0.54
	8010	250000	5.73	11.21	8034	7024	12.500	0.51
	8010	350000	5.24	11.21	8034	7024	17.500	0.47
	8010	500000	4.76	11.21	8034	7024	25.000	0.43

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	7.26	4.41	8035	7025	0.250	1.65
	8010	10000	5.65	4.41	8035	7025	0.500	1.28
	8010	15000	4.89	4.41	8035	7025	0.750	1.11
BASE	8010	20000	4.41	4.41	8035	7025	1.000	1.00
	8010	25000	4.07	4.41	8035	7025	1.250	0.92
	8010	40000	3.43	4.41	8035	7025	2.000	0.78
	8010	60000	2.97	4.41	8035	7025	3.000	0.67
	8010	80000	2.67	4.41	8035	7025	4.000	0.61
	8010	100000	2.47	4.41	8035	7025	5.000	0.56
	8010	150000	2.13	4.41	8035	7025	7.500	0.48
	8010	200000	1.92	4.41	8035	7025	10.000	0.44
	8010	250000	1.78	4.41	8035	7025	12.500	0.40
	8010	350000	1.57	4.41	8035	7025	17.500	0.36
	8010	500000	1.38	4.41	8035	7025	25.000	0.31

Region 26

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	9.03	6.05	8036	7026	0.250	1.49
	8010	10000	7.39	6.05	8036	7026	0.500	1.22
	8010	15000	6.58	6.05	8036	7026	0.750	1.09
BASE	8010	20000	6.05	6.05	8036	7026	1.000	1.00
	8010	25000	5.68	6.05	8036	7026	1.250	0.94
	8010	40000	4.96	6.05	8036	7026	2.000	0.82
	8010	60000	4.41	6.05	8036	7026	3.000	0.73
	8010	80000	4.06	6.05	8036	7026	4.000	0.67
	8010	100000	3.81	6.05	8036	7026	5.000	0.63
	8010	150000	3.39	6.05	8036	7026	7.500	0.56
	8010	200000	3.12	6.05	8036	7026	10.000	0.51
	8010	250000	2.92	6.05	8036	7026	12.500	0.48
	8010	350000	2.65	6.05	8036	7026	17.500	0.44
	8010	500000	2.39	6.05	8036	7026	25.000	0.40

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	8.51	5.31	8037	7027	0.250	1.60
	8010	10000	6.72	5.31	8037	7027	0.500	1.27
	8010	15000	5.85	5.31	8037	7027	0.750	1.10
BASE	8010	20000	5.31	5.31	8037	7027	1.000	1.00
	8010	25000	4.92	5.31	8037	7027	1.250	0.93
	8010	40000	4.19	5.31	8037	7027	2.000	0.79
	8010	60000	3.65	5.31	8037	7027	3.000	0.69
	8010	80000	3.31	5.31	8037	7027	4.000	0.62
	8010	100000	3.06	5.31	8037	7027	5.000	0.58
	8010	150000	2.67	5.31	8037	7027	7.500	0.50
	8010	200000	2.42	5.31	8037	7027	10.000	0.46
	8010	250000	2.24	5.31	8037	7027	12.500	0.42
	8010	350000	2.00	5.31	8037	7027	17.500	0.38
	8010	500000	1.77	5.31	8037	7027	25.000	0.33

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	6.48	3.86	8038	7028	0.250	1.68
	8010	10000	5.00	3.86	8038	7028	0.500	1.30
	8010	15000	4.30	3.86	8038	7028	0.750	1.11
BASE	8010	20000	3.86	3.86	8038	7028	1.000	1.00
	8010	25000	3.55	3.86	8038	7028	1.250	0.92
	8010	40000	2.98	3.86	8038	7028	2.000	0.77
	8010	60000	2.56	3.86	8038	7028	3.000	0.66
	8010	80000	2.30	3.86	8038	7028	4.000	0.60
	8010	100000	2.12	3.86	8038	7028	5.000	0.55
	8010	150000	1.82	3.86	8038	7028	7.500	0.47
	8010	200000	1.64	3.86	8038	7028	10.000	0.42
	8010	250000	1.51	3.86	8038	7028	12.500	0.39
	8010	350000	1.33	3.86	8038	7028	17.500	0.34
	8010	500000	1.16	3.86	8038	7028	25.000	0.30

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	6.48	3.86	8039	7029	0.250	1.68
	8010	10000	5.00	3.86	8039	7029	0.500	1.30
	8010	15000	4.30	3.86	8039	7029	0.750	1.11
BASE	8010	20000	3.86	3.86	8039	7029	1.000	1.00
	8010	25000	3.55	3.86	8039	7029	1.250	0.92
	8010	40000	2.98	3.86	8039	7029	2.000	0.77
	8010	60000	2.56	3.86	8039	7029	3.000	0.66
	8010	80000	2.30	3.86	8039	7029	4.000	0.60
	8010	100000	2.12	3.86	8039	7029	5.000	0.55
	8010	150000	1.82	3.86	8039	7029	7.500	0.47
	8010	200000	1.64	3.86	8039	7029	10.000	0.42
	8010	250000	1.51	3.86	8039	7029	12.500	0.39
	8010	350000	1.33	3.86	8039	7029	17.500	0.34
	8010	500000	1.16	3.86	8039	7029	25.000	0.30

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	6.48	3.86	8040	7030	0.250	1.68
	8010	10000	5.00	3.86	8040	7030	0.500	1.30
	8010	15000	4.30	3.86	8040	7030	0.750	1.11
BASE	8010	20000	3.86	3.86	8040	7030	1.000	1.00
	8010	25000	3.55	3.86	8040	7030	1.250	0.92
	8010	40000	2.98	3.86	8040	7030	2.000	0.77
	8010	60000	2.56	3.86	8040	7030	3.000	0.66
	8010	80000	2.30	3.86	8040	7030	4.000	0.60
	8010	100000	2.12	3.86	8040	7030	5.000	0.55
	8010	150000	1.82	3.86	8040	7030	7.500	0.47
	8010	200000	1.64	3.86	8040	7030	10.000	0.42
	8010	250000	1.51	3.86	8040	7030	12.500	0.39
	8010	350000	1.33	3.86	8040	7030	17.500	0.34
	8010	500000	1.16	3.86	8040	7030	25.000	0.30

Regional Acre Models for Industrial Property

Region 20

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	8040	5	217,800	195,433	160,009	8050	7050	0.500	1.22
BASE	8040	10	435,600	160,009	160,009	8050	7050	1.000	1.00
	8040	15	653,400	142,344	160,009	8050	7050	1.500	0.89
	8040	20	871,200	131,007	160,009	8050	7050	2.000	0.82
	8040	25	1,089,000	122,838	160,009	8050	7050	2.500	0.77
	8040	30	1,306,800	116,544	160,009	8050	7050	3.000	0.73
	8040	35	1,524,600	111,474	160,009	8050	7050	3.500	0.70
	8040	40	1,742,400	107,261	160,009	8050	7050	4.000	0.67
	8040	45	1,960,200	103,677	160,009	8050	7050	4.500	0.65
	8040	50	2,178,000	100,573	160,009	8050	7050	5.000	0.63
	8040	55	2,395,800	97,845	160,009	8050	7050	5.500	0.61
	8040	60	2,613,600	95,420	160,009	8050	7050	6.000	0.60
	8040	65	2,831,400	93,241	160,009	8050	7050	6.500	0.58
	8040	70	3,049,200	91,269	160,009	8050	7050	7.000	0.57

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	8040	5	217800	195,433	160,009	8051	7051	0.500	1.22
BASE	8040	10	435600	160,009	160,009	8051	7051	1.000	1.00
	8040	15	653400	142,344	160,009	8051	7051	1.500	0.89
	8040	20	871200	131,007	160,009	8051	7051	2.000	0.82
	8040	25	1089000	122,838	160,009	8051	7051	2.500	0.77
	8040	30	1306800	116,544	160,009	8051	7051	3.000	0.73
	8040	35	1524600	111,474	160,009	8051	7051	3.500	0.70
	8040	40	1742400	107,261	160,009	8051	7051	4.000	0.67
	8040	45	1960200	103,677	160,009	8051	7051	4.500	0.65
	8040	50	2178000	100,573	160,009	8051	7051	5.000	0.63
	8040	55	2395800	97,845	160,009	8051	7051	5.500	0.61
	8040	60	2613600	95,420	160,009	8051	7051	6.000	0.60
	8040	65	2831400	93,241	160,009	8051	7051	6.500	0.58
	8040	70	3049200	91,269	160,009	8051	7051	7.000	0.57

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	8040	5	217800	288,233	241,218	8052	7052	0.500	1.19
BASE	8040	10	435600	241,218	241,218	8052	7052	1.000	1.00
	8040	15	653400	217,355	241,218	8052	7052	1.500	0.90
	8040	20	871200	201,871	241,218	8052	7052	2.000	0.84
	8040	25	1089000	190,624	241,218	8052	7052	2.500	0.79
	8040	30	1306800	181,901	241,218	8052	7052	3.000	0.75
	8040	35	1524600	174,838	241,218	8052	7052	3.500	0.72
	8040	40	1742400	168,942	241,218	8052	7052	4.000	0.70
	8040	45	1960200	163,907	241,218	8052	7052	4.500	0.68
	8040	50	2178000	159,530	241,218	8052	7052	5.000	0.66
	8040	55	2395800	155,671	241,218	8052	7052	5.500	0.65
	8040	60	2613600	152,230	241,218	8052	7052	6.000	0.63
	8040	65	2831400	149,131	241,218	8052	7052	6.500	0.62
	8040	70	3049200	146,319	241,218	8052	7052	7.000	0.61

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	8040	5	217800	195,433	160,009	8053	7053	0.500	1.22
BASE	8040	10	435600	160,009	160,009	8053	7053	1.000	1.00
	8040	15	653400	142,344	160,009	8053	7053	1.500	0.89
	8040	20	871200	131,007	160,009	8053	7053	2.000	0.82
	8040	25	1089000	122,838	160,009	8053	7053	2.500	0.77
	8040	30	1306800	116,544	160,009	8053	7053	3.000	0.73
	8040	35	1524600	111,474	160,009	8053	7053	3.500	0.70
	8040	40	1742400	107,261	160,009	8053	7053	4.000	0.67
	8040	45	1960200	103,677	160,009	8053	7053	4.500	0.65
	8040	50	2178000	100,573	160,009	8053	7053	5.000	0.63
	8040	55	2395800	97,845	160,009	8053	7053	5.500	0.61
	8040	60	2613600	95,420	160,009	8053	7053	6.000	0.60
	8040	65	2831400	93,241	160,009	8053	7053	6.500	0.58
	8040	70	3049200	91,269	160,009	8053	7053	7.000	0.57

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	258,829	215,299	8054	7054	0.500	1.20
	8040	10	435600	215,299	215,299	8054	7054	1.000	1.00
	8040	15	653400	193,313	215,299	8054	7054	1.500	0.90
	8040	20	871200	179,090	215,299	8054	7054	2.000	0.83
	8040	25	1089000	168,782	215,299	8054	7054	2.500	0.78
	8040	30	1306800	160,802	215,299	8054	7054	3.000	0.75
	8040	35	1524600	154,350	215,299	8054	7054	3.500	0.72
	8040	40	1742400	148,970	215,299	8054	7054	4.000	0.69
	8040	45	1960200	144,381	215,299	8054	7054	4.500	0.67
	8040	50	2178000	140,396	215,299	8054	7054	5.000	0.65
	8040	55	2395800	136,886	215,299	8054	7054	5.500	0.64
	8040	60	2613600	133,758	215,299	8054	7054	6.000	0.62
	8040	65	2831400	130,944	215,299	8054	7054	6.500	0.61
	8040	70	3049200	128,391	215,299	8054	7054	7.000	0.60

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217,800	81,254	63,314	8055	7055	0.500	1.28
	8040	10	435,600	63,314	63,314	8055	7055	1.000	1.00
	8040	15	653,400	54,717	63,314	8055	7055	1.500	0.86
	8040	20	871,200	49,335	63,314	8055	7055	2.000	0.78
	8040	25	1,089,000	45,527	63,314	8055	7055	2.500	0.72
	8040	30	1,306,800	42,636	63,314	8055	7055	3.000	0.67
	8040	35	1,524,600	40,335	63,314	8055	7055	3.500	0.64
	8040	40	1,742,400	38,442	63,314	8055	7055	4.000	0.61
	8040	45	1,960,200	36,846	63,314	8055	7055	4.500	0.58
	8040	50	2,178,000	35,475	63,314	8055	7055	5.000	0.56
	8040	55	2,395,800	34,279	63,314	8055	7055	5.500	0.54
	8040	60	2,613,600	33,222	63,314	8055	7055	6.000	0.52
	8040	65	2,831,400	32,279	63,314	8055	7055	6.500	0.51
	8040	70	3,049,200	31,429	63,314	8055	7055	7.000	0.50

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	76,384	59,312	8056	7056	0.500	1.29
	8040	10	435600	59,312	59,312	8056	7056	1.000	1.00
	8040	15	653400	51,154	59,312	8056	7056	1.500	0.86
	8040	20	871200	46,056	59,312	8056	7056	2.000	0.78
	8040	25	1089000	42,454	59,312	8056	7056	2.500	0.72
	8040	30	1306800	39,721	59,312	8056	7056	3.000	0.67
	8040	35	1524600	37,548	59,312	8056	7056	3.500	0.63
	8040	40	1742400	35,762	59,312	8056	7056	4.000	0.60
	8040	45	1960200	34,258	59,312	8056	7056	4.500	0.58
	8040	50	2178000	32,965	59,312	8056	7056	5.000	0.56
	8040	55	2395800	31,838	59,312	8056	7056	5.500	0.54
	8040	60	2613600	30,843	59,312	8056	7056	6.000	0.52
	8040	65	2831400	29,955	59,312	8056	7056	6.500	0.51
	8040	70	3049200	29,156	59,312	8056	7056	7.000	0.49

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	8040	5	217800	102,338	80,787	8057	7057	0.500	1.27
BASE	8040	10	435600	80,787	80,787	8057	7057	1.000	1.00
	8040	15	653400	70,350	80,787	8057	7057	1.500	0.87
	8040	20	871200	63,774	80,787	8057	7057	2.000	0.79
	8040	25	1089000	59,099	80,787	8057	7057	2.500	0.73
	8040	30	1306800	55,535	80,787	8057	7057	3.000	0.69
	8040	35	1524600	52,690	80,787	8057	7057	3.500	0.65
	8040	40	1742400	50,344	80,787	8057	7057	4.000	0.62
	8040	45	1960200	48,361	80,787	8057	7057	4.500	0.60
	8040	50	2178000	46,654	80,787	8057	7057	5.000	0.58
	8040	55	2395800	45,161	80,787	8057	7057	5.500	0.56
	8040	60	2613600	43,840	80,787	8057	7057	6.000	0.54
	8040	65	2831400	42,659	80,787	8057	7057	6.500	0.53
	8040	70	3049200	41,594	80,787	8057	7057	7.000	0.51

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	8040	5	217800	69,020	53,288	8058	7058	0.500	1.30
BASE	8040	10	435600	53,288	53,288	8058	7058	1.000	1.00
	8040	15	653400	45,805	53,288	8058	7058	1.500	0.86
	8040	20	871200	41,142	53,288	8058	7058	2.000	0.77
	8040	25	1089000	37,855	53,288	8058	7058	2.500	0.71
	8040	30	1306800	35,365	53,288	8058	7058	3.000	0.66
	8040	35	1524600	33,388	53,288	8058	7058	3.500	0.63
	8040	40	1742400	31,765	53,288	8058	7058	4.000	0.60
	8040	45	1960200	30,399	53,288	8058	7058	4.500	0.57
	8040	50	2178000	29,227	53,288	8058	7058	5.000	0.55
	8040	55	2395800	28,205	53,288	8058	7058	5.500	0.53
	8040	60	2613600	27,304	53,288	8058	7058	6.000	0.51
	8040	65	2831400	26,501	53,288	8058	7058	6.500	0.50
	8040	70	3049200	25,778	53,288	8058	7058	7.000	0.48

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	8040	5	217800	69,020	53,288	8059	7059	0.500	1.30
BASE	8040	10	435600	53,288	53,288	8059	7059	1.000	1.00
	8040	15	653400	45,805	53,288	8059	7059	1.500	0.86
	8040	20	871200	41,142	53,288	8059	7059	2.000	0.77
	8040	25	1089000	37,855	53,288	8059	7059	2.500	0.71
	8040	30	1306800	35,365	53,288	8059	7059	3.000	0.66
	8040	35	1524600	33,388	53,288	8059	7059	3.500	0.63
	8040	40	1742400	31,765	53,288	8059	7059	4.000	0.60
	8040	45	1960200	30,399	53,288	8059	7059	4.500	0.57
	8040	50	2178000	29,227	53,288	8059	7059	5.000	0.55
	8040	55	2395800	28,205	53,288	8059	7059	5.500	0.53
	8040	60	2613600	27,304	53,288	8059	7059	6.000	0.51
	8040	65	2831400	26,501	53,288	8059	7059	6.500	0.50
	8040	70	3049200	25,778	53,288	8059	7059	7.000	0.48

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	69,020	53,288	8060	7060	0.500	1.30
	8040	10	435600	53,288	53,288	8060	7060	1.000	1.00
	8040	15	653400	45,805	53,288	8060	7060	1.500	0.86
	8040	20	871200	41,142	53,288	8060	7060	2.000	0.77
	8040	25	1089000	37,855	53,288	8060	7060	2.500	0.71
	8040	30	1306800	35,365	53,288	8060	7060	3.000	0.66
	8040	35	1524600	33,388	53,288	8060	7060	3.500	0.63
	8040	40	1742400	31,765	53,288	8060	7060	4.000	0.60
	8040	45	1960200	30,399	53,288	8060	7060	4.500	0.57
	8040	50	2178000	29,227	53,288	8060	7060	5.000	0.55
	8040	55	2395800	28,205	53,288	8060	7060	5.500	0.53
	8040	60	2613600	27,304	53,288	8060	7060	6.000	0.51
	8040	65	2831400	26,501	53,288	8060	7060	6.500	0.50
	8040	70	3049200	25,778	53,288	8060	7060	7.000	0.48

Regional Square Foot Models for Apartment Property 4 to 19 Units

Region 20

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
BASE	2100	5000	17.12	11.96	2120	2120	0.250	1.43
	2100	10000	14.31	11.96	2120	2120	0.500	1.20
	2100	15000	12.88	11.96	2120	2120	0.750	1.08
	2100	20000	11.96	11.96	2120	2120	1.000	1.00
	2100	25000	11.28	11.96	2120	2120	1.250	0.94
	2100	40000	9.99	11.96	2120	2120	2.000	0.84
	2100	60000	8.99	11.96	2120	2120	3.000	0.75
	2100	80000	8.35	11.96	2120	2120	4.000	0.70
	2100	100000	7.88	11.96	2120	2120	5.000	0.66
	2100	150000	7.09	11.96	2120	2120	7.500	0.59
	2100	200000	6.58	11.96	2120	2120	10.000	0.55
	2100	250000	6.21	11.96	2120	2120	12.500	0.52
	2100	350000	5.70	11.96	2120	2120	17.500	0.48
	2100	500000	5.19	11.96	2120	2120	25.000	0.43

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
BASE	2100	5000	17.12	11.96	2121	2121	0.250	1.43
	2100	10000	14.31	11.96	2121	2121	0.500	1.20
	2100	15000	12.88	11.96	2121	2121	0.750	1.08
	2100	20000	11.96	11.96	2121	2121	1.000	1.00
	2100	25000	11.28	11.96	2121	2121	1.250	0.94
	2100	40000	9.99	11.96	2121	2121	2.000	0.84
	2100	60000	8.99	11.96	2121	2121	3.000	0.75
	2100	80000	8.35	11.96	2121	2121	4.000	0.70
	2100	100000	7.88	11.96	2121	2121	5.000	0.66
	2100	150000	7.09	11.96	2121	2121	7.500	0.59
	2100	200000	6.58	11.96	2121	2121	10.000	0.55
	2100	250000	6.21	11.96	2121	2121	12.500	0.52
	2100	350000	5.70	11.96	2121	2121	17.500	0.48
	2100	500000	5.19	11.96	2121	2121	25.000	0.43

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	22.41	16.35	2122	2122	0.250	1.37
	2100	10000	19.14	16.35	2122	2122	0.500	1.17
	2100	15000	17.46	16.35	2122	2122	0.750	1.07
BASE	2100	20000	16.35	16.35	2122	2122	1.000	1.00
	2100	25000	15.54	16.35	2122	2122	1.250	0.95
	2100	40000	13.97	16.35	2122	2122	2.000	0.85
	2100	60000	12.74	16.35	2122	2122	3.000	0.78
	2100	80000	11.93	16.35	2122	2122	4.000	0.73
	2100	100000	11.34	16.35	2122	2122	5.000	0.69
	2100	150000	10.34	16.35	2122	2122	7.500	0.63
	2100	200000	9.68	16.35	2122	2122	10.000	0.59
	2100	250000	9.21	16.35	2122	2122	12.500	0.56
	2100	350000	8.53	16.35	2122	2122	17.500	0.52
	2100	500000	7.86	16.35	2122	2122	25.000	0.48

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	17.12	11.96	2123	2123	0.250	1.43
	2100	10000	14.31	11.96	2123	2123	0.500	1.20
	2100	15000	12.88	11.96	2123	2123	0.750	1.08
BASE	2100	20000	11.96	11.96	2123	2123	1.000	1.00
	2100	25000	11.28	11.96	2123	2123	1.250	0.94
	2100	40000	9.99	11.96	2123	2123	2.000	0.84
	2100	60000	8.99	11.96	2123	2123	3.000	0.75
	2100	80000	8.35	11.96	2123	2123	4.000	0.70
	2100	100000	7.88	11.96	2123	2123	5.000	0.66
	2100	150000	7.09	11.96	2123	2123	7.500	0.59
	2100	200000	6.58	11.96	2123	2123	10.000	0.55
	2100	250000	6.21	11.96	2123	2123	12.500	0.52
	2100	350000	5.70	11.96	2123	2123	17.500	0.48
	2100	500000	5.19	11.96	2123	2123	25.000	0.43

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	20.80	14.99	2124	2124	0.250	1.39
	2100	10000	17.66	14.99	2124	2124	0.500	1.18
	2100	15000	16.05	14.99	2124	2124	0.750	1.07
BASE	2100	20000	14.99	14.99	2124	2124	1.000	1.00
	2100	25000	14.22	14.99	2124	2124	1.250	0.95
	2100	40000	12.73	14.99	2124	2124	2.000	0.85
	2100	60000	11.57	14.99	2124	2124	3.000	0.77
	2100	80000	10.81	14.99	2124	2124	4.000	0.72
	2100	100000	10.25	14.99	2124	2124	5.000	0.68
	2100	150000	9.32	14.99	2124	2124	7.500	0.62
	2100	200000	8.70	14.99	2124	2124	10.000	0.58
	2100	250000	8.26	14.99	2124	2124	12.500	0.55
	2100	350000	7.63	14.99	2124	2124	17.500	0.51
	2100	500000	7.01	14.99	2124	2124	25.000	0.47

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	9.32	5.90	2125	2125	0.250	1.58
	2100	10000	7.41	5.90	2125	2125	0.500	1.26
	2100	15000	6.48	5.90	2125	2125	0.750	1.10
BASE	2100	20000	5.90	5.90	2125	2125	1.000	1.00
	2100	25000	5.48	5.90	2125	2125	1.250	0.93
	2100	40000	4.69	5.90	2125	2125	2.000	0.80
	2100	60000	4.10	5.90	2125	2125	3.000	0.70
	2100	80000	3.73	5.90	2125	2125	4.000	0.63
	2100	100000	3.46	5.90	2125	2125	5.000	0.59
	2100	150000	3.03	5.90	2125	2125	7.500	0.51
	2100	200000	2.75	5.90	2125	2125	10.000	0.47
	2100	250000	2.56	5.90	2125	2125	12.500	0.43
	2100	350000	2.29	5.90	2125	2125	17.500	0.39
	2100	500000	2.03	5.90	2125	2125	25.000	0.35

Region 26

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	8.93	5.61	2126	2126	0.250	1.59
	2100	10000	7.08	5.61	2126	2126	0.500	1.26
	2100	15000	6.18	5.61	2126	2126	0.750	1.10
BASE	2100	20000	5.61	5.61	2126	2126	1.000	1.00
	2100	25000	5.20	5.61	2126	2126	1.250	0.93
	2100	40000	4.44	5.61	2126	2126	2.000	0.79
	2100	60000	3.88	5.61	2126	2126	3.000	0.69
	2100	80000	3.52	5.61	2126	2126	4.000	0.63
	2100	100000	3.27	5.61	2126	2126	5.000	0.58
	2100	150000	2.85	5.61	2126	2126	7.500	0.51
	2100	200000	2.59	5.61	2126	2126	10.000	0.46
	2100	250000	2.40	5.61	2126	2126	12.500	0.43
	2100	350000	2.15	5.61	2126	2126	17.500	0.38
	2100	500000	1.90	5.61	2126	2126	25.000	0.34

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	10.94	7.10	2127	2127	0.250	1.54
	2100	10000	8.81	7.10	2127	2127	0.500	1.24
	2100	15000	7.77	7.10	2127	2127	0.750	1.09
BASE	2100	20000	7.10	7.10	2127	2127	1.000	1.00
	2100	25000	6.62	7.10	2127	2127	1.250	0.93
	2100	40000	5.72	7.10	2127	2127	2.000	0.81
	2100	60000	5.04	7.10	2127	2127	3.000	0.71
	2100	80000	4.61	7.10	2127	2127	4.000	0.65
	2100	100000	4.30	7.10	2127	2127	5.000	0.61
	2100	150000	3.79	7.10	2127	2127	7.500	0.53
	2100	200000	3.46	7.10	2127	2127	10.000	0.49
	2100	250000	3.23	7.10	2127	2127	12.500	0.46
	2100	350000	2.91	7.10	2127	2127	17.500	0.41
	2100	500000	2.60	7.10	2127	2127	25.000	0.37

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	8.32	5.17	2128	2128	0.250	1.61
	2100	10000	6.56	5.17	2128	2128	0.500	1.27
	2100	15000	5.71	5.17	2128	2128	0.750	1.10
BASE	2100	20000	5.17	5.17	2128	2128	1.000	1.00
	2100	25000	4.79	5.17	2128	2128	1.250	0.93
	2100	40000	4.07	5.17	2128	2128	2.000	0.79
	2100	60000	3.54	5.17	2128	2128	3.000	0.69
	2100	80000	3.21	5.17	2128	2128	4.000	0.62
	2100	100000	2.97	5.17	2128	2128	5.000	0.58
	2100	150000	2.59	5.17	2128	2128	7.500	0.50
	2100	200000	2.34	5.17	2128	2128	10.000	0.45
	2100	250000	2.17	5.17	2128	2128	12.500	0.42
	2100	350000	1.93	5.17	2128	2128	17.500	0.37
	2100	500000	1.71	5.17	2128	2128	25.000	0.33

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	8.32	5.17	2129	2129	0.250	1.61
	2100	10000	6.56	5.17	2129	2129	0.500	1.27
	2100	15000	5.71	5.17	2129	2129	0.750	1.10
BASE	2100	20000	5.17	5.17	2129	2129	1.000	1.00
	2100	25000	4.79	5.17	2129	2129	1.250	0.93
	2100	40000	4.07	5.17	2129	2129	2.000	0.79
	2100	60000	3.54	5.17	2129	2129	3.000	0.69
	2100	80000	3.21	5.17	2129	2129	4.000	0.62
	2100	100000	2.97	5.17	2129	2129	5.000	0.58
	2100	150000	2.59	5.17	2129	2129	7.500	0.50
	2100	200000	2.34	5.17	2129	2129	10.000	0.45
	2100	250000	2.17	5.17	2129	2129	12.500	0.42
	2100	350000	1.93	5.17	2129	2129	17.500	0.37
	2100	500000	1.71	5.17	2129	2129	25.000	0.33

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	8.32	5.17	2130	2130	0.250	1.61
	2100	10000	6.56	5.17	2130	2130	0.500	1.27
	2100	15000	5.71	5.17	2130	2130	0.750	1.10
BASE	2100	20000	5.17	5.17	2130	2130	1.000	1.00
	2100	25000	4.79	5.17	2130	2130	1.250	0.93
	2100	40000	4.07	5.17	2130	2130	2.000	0.79
	2100	60000	3.54	5.17	2130	2130	3.000	0.69
	2100	80000	3.21	5.17	2130	2130	4.000	0.62
	2100	100000	2.97	5.17	2130	2130	5.000	0.58
	2100	150000	2.59	5.17	2130	2130	7.500	0.50
	2100	200000	2.34	5.17	2130	2130	10.000	0.45
	2100	250000	2.17	5.17	2130	2130	12.500	0.42
	2100	350000	1.93	5.17	2130	2130	17.500	0.37
	2100	500000	1.71	5.17	2130	2130	25.000	0.33

Regional Acre Models for Apartment Property 4 to 19 Units

Region 20

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217,800	280,543	234,424	2150	2150	0.500	1.20
BASE	2150	10	435,600	234,424	234,424	2150	2150	1.000	1.00
	2150	15	653,400	211,046	234,424	2150	2150	1.500	0.90
	2150	20	871,200	195,887	234,424	2150	2150	2.000	0.84
	2150	25	1,089,000	184,882	234,424	2150	2150	2.500	0.79
	2150	30	1,306,800	176,351	234,424	2150	2150	3.000	0.75
	2150	35	1,524,600	169,447	234,424	2150	2150	3.500	0.72
	2150	40	1,742,400	163,684	234,424	2150	2150	4.000	0.70
	2150	45	1,960,200	158,764	234,424	2150	2150	4.500	0.68
	2150	50	2,178,000	154,489	234,424	2150	2150	5.000	0.66
	2150	55	2,395,800	150,721	234,424	2150	2150	5.500	0.64
	2150	60	2,613,600	147,361	234,424	2150	2150	6.000	0.63
	2150	65	2,831,400	144,336	234,424	2150	2150	6.500	0.62
	2150	70	3,049,200	141,591	234,424	2150	2150	7.000	0.60

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	280,543	234,424	2151	2151	0.500	1.20
BASE	2150	10	435600	234,424	234,424	2151	2151	1.000	1.00
	2150	15	653400	211,046	234,424	2151	2151	1.500	0.90
	2150	20	871200	195,887	234,424	2151	2151	2.000	0.84
	2150	25	1089000	184,882	234,424	2151	2151	2.500	0.79
	2150	30	1306800	176,351	234,424	2151	2151	3.000	0.75
	2150	35	1524600	169,447	234,424	2151	2151	3.500	0.72
	2150	40	1742400	163,684	234,424	2151	2151	4.000	0.70
	2150	45	1960200	158,764	234,424	2151	2151	4.500	0.68
	2150	50	2178000	154,489	234,424	2151	2151	5.000	0.66
	2150	55	2395800	150,721	234,424	2151	2151	5.500	0.64
	2150	60	2613600	147,361	234,424	2151	2151	6.000	0.63
	2150	65	2831400	144,336	234,424	2151	2151	6.500	0.62
	2150	70	3049200	141,591	234,424	2151	2151	7.000	0.60

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	413,759	353,399	2152	2152	0.500	1.17
	2150	10	435600	353,399	353,399	2152	2152	1.000	1.00
	2150	15	653400	322,260	353,399	2152	2152	1.500	0.91
	2150	20	871200	301,845	353,399	2152	2152	2.000	0.85
	2150	25	1089000	286,905	353,399	2152	2152	2.500	0.81
	2150	30	1306800	275,249	353,399	2152	2152	3.000	0.78
	2150	35	1524600	265,764	353,399	2152	2152	3.500	0.75
	2150	40	1742400	257,812	353,399	2152	2152	4.000	0.73
	2150	45	1960200	250,996	353,399	2152	2152	4.500	0.71
	2150	50	2178000	245,051	353,399	2152	2152	5.000	0.69
	2150	55	2395800	239,795	353,399	2152	2152	5.500	0.68
	2150	60	2613600	235,095	353,399	2152	2152	6.000	0.67
	2150	65	2831400	230,853	353,399	2152	2152	6.500	0.65
	2150	70	3049200	226,994	353,399	2152	2152	7.000	0.64

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	280,543	234,424	2153	2153	0.500	1.20
	2150	10	435600	234,424	234,424	2153	2153	1.000	1.00
	2150	15	653400	211,046	234,424	2153	2153	1.500	0.90
	2150	20	871200	195,887	234,424	2153	2153	2.000	0.84
	2150	25	1089000	184,882	234,424	2153	2153	2.500	0.79
	2150	30	1306800	176,351	234,424	2153	2153	3.000	0.75
	2150	35	1524600	169,447	234,424	2153	2153	3.500	0.72
	2150	40	1742400	163,684	234,424	2153	2153	4.000	0.70
	2150	45	1960200	158,764	234,424	2153	2153	4.500	0.68
	2150	50	2178000	154,489	234,424	2153	2153	5.000	0.66
	2150	55	2395800	150,721	234,424	2153	2153	5.500	0.64
	2150	60	2613600	147,361	234,424	2153	2153	6.000	0.63
	2150	65	2831400	144,336	234,424	2153	2153	6.500	0.62
	2150	70	3049200	141,591	234,424	2153	2153	7.000	0.60

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	371,548	315,427	2154	2154	0.500	1.18
	2150	10	435600	315,427	315,427	2154	2154	1.000	1.00
	2150	15	653400	286,614	315,427	2154	2154	1.500	0.91
	2150	20	871200	267,782	315,427	2154	2154	2.000	0.85
	2150	25	1089000	254,031	315,427	2154	2154	2.500	0.81
	2150	30	1306800	243,322	315,427	2154	2154	3.000	0.77
	2150	35	1524600	234,620	315,427	2154	2154	3.500	0.74
	2150	40	1742400	227,334	315,427	2154	2154	4.000	0.72
	2150	45	1960200	221,096	315,427	2154	2154	4.500	0.70
	2150	50	2178000	215,660	315,427	2154	2154	5.000	0.68
	2150	55	2395800	210,859	315,427	2154	2154	5.500	0.67
	2150	60	2613600	206,568	315,427	2154	2154	6.000	0.65
	2150	65	2831400	202,699	315,427	2154	2154	6.500	0.64
	2150	70	3049200	199,181	315,427	2154	2154	7.000	0.63

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	116,640	92,759	2155	2155	0.500	1.26
	2150	10	435600	92,759	92,759	2155	2155	1.000	1.00
	2150	15	653400	81,125	92,759	2155	2155	1.500	0.87
	2150	20	871200	73,767	92,759	2155	2155	2.000	0.80
	2150	25	1089000	68,523	92,759	2155	2155	2.500	0.74
	2150	30	1306800	64,516	92,759	2155	2155	3.000	0.70
	2150	35	1524600	61,311	92,759	2155	2155	3.500	0.66
	2150	40	1742400	58,664	92,759	2155	2155	4.000	0.63
	2150	45	1960200	56,424	92,759	2155	2155	4.500	0.61
	2150	50	2178000	54,493	92,759	2155	2155	5.000	0.59
	2150	55	2395800	52,803	92,759	2155	2155	5.500	0.57
	2150	60	2613600	51,306	92,759	2155	2155	6.000	0.55
	2150	65	2831400	49,967	92,759	2155	2155	6.500	0.54
	2150	70	3049200	48,758	92,759	2155	2155	7.000	0.53

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	109,649	86,896	2156	2156	0.500	1.26
	2150	10	435600	86,896	86,896	2156	2156	1.000	1.00
	2150	15	653400	75,843	86,896	2156	2156	1.500	0.87
	2150	20	871200	68,864	86,896	2156	2156	2.000	0.79
	2150	25	1089000	63,897	86,896	2156	2156	2.500	0.74
	2150	30	1306800	60,105	86,896	2156	2156	3.000	0.69
	2150	35	1524600	57,075	86,896	2156	2156	3.500	0.66
	2150	40	1742400	54,574	86,896	2156	2156	4.000	0.63
	2150	45	1960200	52,460	86,896	2156	2156	4.500	0.60
	2150	50	2178000	50,638	86,896	2156	2156	5.000	0.58
	2150	55	2395800	49,044	86,896	2156	2156	5.500	0.56
	2150	60	2613600	47,633	86,896	2156	2156	6.000	0.55
	2150	65	2831400	46,370	86,896	2156	2156	6.500	0.53
	2150	70	3049200	45,232	86,896	2156	2156	7.000	0.52

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	146,906	118,358	2157	2157	0.500	1.24
	2150	10	435600	118,358	118,358	2157	2157	1.000	1.00
	2150	15	653400	104,304	118,358	2157	2157	1.500	0.88
	2150	20	871200	95,357	118,358	2157	2157	2.000	0.81
	2150	25	1089000	88,950	118,358	2157	2157	2.500	0.75
	2150	30	1306800	84,035	118,358	2157	2157	3.000	0.71
	2150	35	1524600	80,092	118,358	2157	2157	3.500	0.68
	2150	40	1742400	76,827	118,358	2157	2157	4.000	0.65
	2150	45	1960200	74,057	118,358	2157	2157	4.500	0.63
	2150	50	2178000	71,664	118,358	2157	2157	5.000	0.61
	2150	55	2395800	69,566	118,358	2157	2157	5.500	0.59
	2150	60	2613600	67,705	118,358	2157	2157	6.000	0.57
	2150	65	2831400	66,036	118,358	2157	2157	6.500	0.56
	2150	70	3049200	64,528	118,358	2157	2157	7.000	0.55

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	99,078	78,071	2158	2158	0.500	1.27
BASE	2150	10	435600	78,071	78,071	2158	2158	1.000	1.00
	2150	15	653400	67,913	78,071	2158	2158	1.500	0.87
	2150	20	871200	61,518	78,071	2158	2158	2.000	0.79
	2150	25	1089000	56,975	78,071	2158	2158	2.500	0.73
	2150	30	1306800	53,513	78,071	2158	2158	3.000	0.69
	2150	35	1524600	50,751	78,071	2158	2158	3.500	0.65
	2150	40	1742400	48,474	78,071	2158	2158	4.000	0.62
	2150	45	1960200	46,551	78,071	2158	2158	4.500	0.60
	2150	50	2178000	44,895	78,071	2158	2158	5.000	0.58
	2150	55	2395800	43,447	78,071	2158	2158	5.500	0.56
	2150	60	2613600	42,167	78,071	2158	2158	6.000	0.54
	2150	65	2831400	41,023	78,071	2158	2158	6.500	0.53
	2150	70	3049200	39,991	78,071	2158	2158	7.000	0.51

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	99,078	78,071	2159	2159	0.500	1.27
BASE	2150	10	435600	78,071	78,071	2159	2159	1.000	1.00
	2150	15	653400	67,913	78,071	2159	2159	1.500	0.87
	2150	20	871200	61,518	78,071	2159	2159	2.000	0.79
	2150	25	1089000	56,975	78,071	2159	2159	2.500	0.73
	2150	30	1306800	53,513	78,071	2159	2159	3.000	0.69
	2150	35	1524600	50,751	78,071	2159	2159	3.500	0.65
	2150	40	1742400	48,474	78,071	2159	2159	4.000	0.62
	2150	45	1960200	46,551	78,071	2159	2159	4.500	0.60
	2150	50	2178000	44,895	78,071	2159	2159	5.000	0.58
	2150	55	2395800	43,447	78,071	2159	2159	5.500	0.56
	2150	60	2613600	42,167	78,071	2159	2159	6.000	0.54
	2150	65	2831400	41,023	78,071	2159	2159	6.500	0.53
	2150	70	3049200	39,991	78,071	2159	2159	7.000	0.51

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	99,078	78,071	2160	2160	0.500	1.27
BASE	2150	10	435600	78,071	78,071	2160	2160	1.000	1.00
	2150	15	653400	67,913	78,071	2160	2160	1.500	0.87
	2150	20	871200	61,518	78,071	2160	2160	2.000	0.79
	2150	25	1089000	56,975	78,071	2160	2160	2.500	0.73
	2150	30	1306800	53,513	78,071	2160	2160	3.000	0.69
	2150	35	1524600	50,751	78,071	2160	2160	3.500	0.65
	2150	40	1742400	48,474	78,071	2160	2160	4.000	0.62
	2150	45	1960200	46,551	78,071	2160	2160	4.500	0.60
	2150	50	2178000	44,895	78,071	2160	2160	5.000	0.58
	2150	55	2395800	43,447	78,071	2160	2160	5.500	0.56
	2150	60	2613600	42,167	78,071	2160	2160	6.000	0.54
	2150	65	2831400	41,023	78,071	2160	2160	6.500	0.53
	2150	70	3049200	39,991	78,071	2160	2160	7.000	0.51

Regional Square Foot Models for Apartment Property 20 to 99 Units

Region 20

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	17.12	11.96	2220	2220	0.250	1.43
	2200	10000	14.31	11.96	2220	2220	0.500	1.20
	2200	15000	12.88	11.96	2220	2220	0.750	1.08
BASE	2200	20000	11.96	11.96	2220	2220	1.000	1.00
	2200	25000	11.28	11.96	2220	2220	1.250	0.94
	2200	40000	9.99	11.96	2220	2220	2.000	0.84
	2200	60000	8.99	11.96	2220	2220	3.000	0.75
	2200	80000	8.35	11.96	2220	2220	4.000	0.70
	2200	100000	7.88	11.96	2220	2220	5.000	0.66
	2200	150000	7.09	11.96	2220	2220	7.500	0.59
	2200	200000	6.58	11.96	2220	2220	10.000	0.55
	2200	250000	6.21	11.96	2220	2220	12.500	0.52
	2200	350000	5.70	11.96	2220	2220	17.500	0.48
	2200	500000	5.19	11.96	2220	2220	25.000	0.43

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	17.12	11.96	2221	2221	0.250	1.43
	2200	10000	14.31	11.96	2221	2221	0.500	1.20
	2200	15000	12.88	11.96	2221	2221	0.750	1.08
BASE	2200	20000	11.96	11.96	2221	2221	1.000	1.00
	2200	25000	11.28	11.96	2221	2221	1.250	0.94
	2200	40000	9.99	11.96	2221	2221	2.000	0.84
	2200	60000	8.99	11.96	2221	2221	3.000	0.75
	2200	80000	8.35	11.96	2221	2221	4.000	0.70
	2200	100000	7.88	11.96	2221	2221	5.000	0.66
	2200	150000	7.09	11.96	2221	2221	7.500	0.59
	2200	200000	6.58	11.96	2221	2221	10.000	0.55
	2200	250000	6.21	11.96	2221	2221	12.500	0.52
	2200	350000	5.70	11.96	2221	2221	17.500	0.48
	2200	500000	5.19	11.96	2221	2221	25.000	0.43

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	22.41	16.35	2222	2222	0.250	1.37
	2200	10000	19.14	16.35	2222	2222	0.500	1.17
	2200	15000	17.46	16.35	2222	2222	0.750	1.07
BASE	2200	20000	16.35	16.35	2222	2222	1.000	1.00
	2200	25000	15.54	16.35	2222	2222	1.250	0.95
	2200	40000	13.97	16.35	2222	2222	2.000	0.85
	2200	60000	12.74	16.35	2222	2222	3.000	0.78
	2200	80000	11.93	16.35	2222	2222	4.000	0.73
	2200	100000	11.34	16.35	2222	2222	5.000	0.69
	2200	150000	10.34	16.35	2222	2222	7.500	0.63
	2200	200000	9.68	16.35	2222	2222	10.000	0.59
	2200	250000	9.21	16.35	2222	2222	12.500	0.56
	2200	350000	8.53	16.35	2222	2222	17.500	0.52
	2200	500000	7.86	16.35	2222	2222	25.000	0.48

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	17.12	11.96	2223	2223	0.250	1.43
	2200	10000	14.31	11.96	2223	2223	0.500	1.20
	2200	15000	12.88	11.96	2223	2223	0.750	1.08
BASE	2200	20000	11.96	11.96	2223	2223	1.000	1.00
	2200	25000	11.28	11.96	2223	2223	1.250	0.94
	2200	40000	9.99	11.96	2223	2223	2.000	0.84
	2200	60000	8.99	11.96	2223	2223	3.000	0.75
	2200	80000	8.35	11.96	2223	2223	4.000	0.70
	2200	100000	7.88	11.96	2223	2223	5.000	0.66
	2200	150000	7.09	11.96	2223	2223	7.500	0.59
	2200	200000	6.58	11.96	2223	2223	10.000	0.55
	2200	250000	6.21	11.96	2223	2223	12.500	0.52
	2200	350000	5.70	11.96	2223	2223	17.500	0.48
	2200	500000	5.19	11.96	2223	2223	25.000	0.43

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	20.80	11.96	2224	2224	0.250	1.74
	2200	10000	14.31	11.96	2224	2224	0.500	1.20
	2200	15000	12.88	11.96	2224	2224	0.750	1.08
BASE	2200	20000	11.96	11.96	2224	2224	1.000	1.00
	2200	25000	11.28	11.96	2224	2224	1.250	0.94
	2200	40000	9.99	11.96	2224	2224	2.000	0.84
	2200	60000	8.99	11.96	2224	2224	3.000	0.75
	2200	80000	8.35	11.96	2224	2224	4.000	0.70
	2200	100000	7.88	11.96	2224	2224	5.000	0.66
	2200	150000	7.09	11.96	2224	2224	7.500	0.59
	2200	200000	6.58	11.96	2224	2224	10.000	0.55
	2200	250000	6.21	11.96	2224	2224	12.500	0.52
	2200	350000	5.70	11.96	2224	2224	17.500	0.48
	2200	500000	5.19	11.96	2224	2224	25.000	0.43

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	9.32	5.90	2225	2225	0.250	1.58
	2200	10000	7.41	5.90	2225	2225	0.500	1.26
	2200	15000	6.48	5.90	2225	2225	0.750	1.10
BASE	2200	20000	5.90	5.90	2225	2225	1.000	1.00
	2200	25000	5.48	5.90	2225	2225	1.250	0.93
	2200	40000	4.69	5.90	2225	2225	2.000	0.80
	2200	60000	4.10	5.90	2225	2225	3.000	0.70
	2200	80000	3.73	5.90	2225	2225	4.000	0.63
	2200	100000	3.46	5.90	2225	2225	5.000	0.59
	2200	150000	3.03	5.90	2225	2225	7.500	0.51
	2200	200000	2.75	5.90	2225	2225	10.000	0.47
	2200	250000	2.56	5.90	2225	2225	12.500	0.43
	2200	350000	2.29	5.90	2225	2225	17.500	0.39
	2200	500000	2.03	5.90	2225	2225	25.000	0.35

Region 26

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	8.93	5.61	2226	2226	0.250	1.59
	2200	10000	7.08	5.61	2226	2226	0.500	1.26
	2200	15000	6.18	5.61	2226	2226	0.750	1.10
BASE	2200	20000	5.61	5.61	2226	2226	1.000	1.00
	2200	25000	5.20	5.61	2226	2226	1.250	0.93
	2200	40000	4.44	5.61	2226	2226	2.000	0.79
	2200	60000	3.88	5.61	2226	2226	3.000	0.69
	2200	80000	3.52	5.61	2226	2226	4.000	0.63
	2200	100000	3.27	5.61	2226	2226	5.000	0.58
	2200	150000	2.85	5.61	2226	2226	7.500	0.51
	2200	200000	2.59	5.61	2226	2226	10.000	0.46
	2200	250000	2.40	5.61	2226	2226	12.500	0.43
	2200	350000	2.15	5.61	2226	2226	17.500	0.38
	2200	500000	1.90	5.61	2226	2226	25.000	0.34

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	10.94	7.10	2227	2227	0.250	1.54
	2200	10000	8.81	7.10	2227	2227	0.500	1.24
	2200	15000	7.77	7.10	2227	2227	0.750	1.09
BASE	2200	20000	7.10	7.10	2227	2227	1.000	1.00
	2200	25000	6.62	7.10	2227	2227	1.250	0.93
	2200	40000	5.72	7.10	2227	2227	2.000	0.81
	2200	60000	5.04	7.10	2227	2227	3.000	0.71
	2200	80000	4.61	7.10	2227	2227	4.000	0.65
	2200	100000	4.30	7.10	2227	2227	5.000	0.61
	2200	150000	3.79	7.10	2227	2227	7.500	0.53
	2200	200000	3.46	7.10	2227	2227	10.000	0.49
	2200	250000	3.23	7.10	2227	2227	12.500	0.46
	2200	350000	2.91	7.10	2227	2227	17.500	0.41
	2200	500000	2.60	7.10	2227	2227	25.000	0.37

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	8.32	5.17	2228	2228	0.250	1.61
	2200	10000	6.56	5.17	2228	2228	0.500	1.27
	2200	15000	5.71	5.17	2228	2228	0.750	1.10
BASE	2200	20000	5.17	5.17	2228	2228	1.000	1.00
	2200	25000	4.79	5.17	2228	2228	1.250	0.93
	2200	40000	4.07	5.17	2228	2228	2.000	0.79
	2200	60000	3.54	5.17	2228	2228	3.000	0.69
	2200	80000	3.21	5.17	2228	2228	4.000	0.62
	2200	100000	2.97	5.17	2228	2228	5.000	0.58
	2200	150000	2.59	5.17	2228	2228	7.500	0.50
	2200	200000	2.34	5.17	2228	2228	10.000	0.45
	2200	250000	2.17	5.17	2228	2228	12.500	0.42
	2200	350000	1.93	5.17	2228	2228	17.500	0.37
	2200	500000	1.71	5.17	2228	2228	25.000	0.33

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	8.32	5.17	2229	2229	0.250	1.61
	2200	10000	6.56	5.17	2229	2229	0.500	1.27
	2200	15000	5.71	5.17	2229	2229	0.750	1.10
BASE	2200	20000	5.17	5.17	2229	2229	1.000	1.00
	2200	25000	4.79	5.17	2229	2229	1.250	0.93
	2200	40000	4.07	5.17	2229	2229	2.000	0.79
	2200	60000	3.54	5.17	2229	2229	3.000	0.69
	2200	80000	3.21	5.17	2229	2229	4.000	0.62
	2200	100000	2.97	5.17	2229	2229	5.000	0.58
	2200	150000	2.59	5.17	2229	2229	7.500	0.50
	2200	200000	2.34	5.17	2229	2229	10.000	0.45
	2200	250000	2.17	5.17	2229	2229	12.500	0.42
	2200	350000	1.93	5.17	2229	2229	17.500	0.37
	2200	500000	1.71	5.17	2229	2229	25.000	0.33

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	8.32	5.17	2230	2230	0.250	1.61
	2200	10000	6.56	5.17	2230	2230	0.500	1.27
	2200	15000	5.71	5.17	2230	2230	0.750	1.10
BASE	2200	20000	5.17	5.17	2230	2230	1.000	1.00
	2200	25000	4.79	5.17	2230	2230	1.250	0.93
	2200	40000	4.07	5.17	2230	2230	2.000	0.79
	2200	60000	3.54	5.17	2230	2230	3.000	0.69
	2200	80000	3.21	5.17	2230	2230	4.000	0.62
	2200	100000	2.97	5.17	2230	2230	5.000	0.58
	2200	150000	2.59	5.17	2230	2230	7.500	0.50
	2200	200000	2.34	5.17	2230	2230	10.000	0.45
	2200	250000	2.17	5.17	2230	2230	12.500	0.42
	2200	350000	1.93	5.17	2230	2230	17.500	0.37
	2200	500000	1.71	5.17	2230	2230	25.000	0.33

Regional Acre Models for Apartment Property 20 to 99 Units

Region 20

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217,800	280,543	234,424	2260	2260	0.500	1.20
BASE	2250	10	435,600	234,424	234,424	2260	2260	1.000	1.00
	2250	15	653,400	211,046	234,424	2260	2260	1.500	0.90
	2250	20	871,200	195,887	234,424	2260	2260	2.000	0.84
	2250	25	1,089,000	184,882	234,424	2260	2260	2.500	0.79
	2250	30	1,306,800	176,351	234,424	2260	2260	3.000	0.75
	2250	35	1,524,600	169,447	234,424	2260	2260	3.500	0.72
	2250	40	1,742,400	163,684	234,424	2260	2260	4.000	0.70
	2250	45	1,960,200	158,764	234,424	2260	2260	4.500	0.68
	2250	50	2,178,000	154,489	234,424	2260	2260	5.000	0.66
	2250	55	2,395,800	150,721	234,424	2260	2260	5.500	0.64
	2250	60	2,613,600	147,361	234,424	2260	2260	6.000	0.63
	2250	65	2,831,400	144,336	234,424	2260	2260	6.500	0.62
	2250	70	3,049,200	141,591	234,424	2260	2260	7.000	0.60

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	280,543	234,424	2261	2261	0.500	1.20
BASE	2250	10	435600	234,424	234,424	2261	2261	1.000	1.00
	2250	15	653400	211,046	234,424	2261	2261	1.500	0.90
	2250	20	871200	195,887	234,424	2261	2261	2.000	0.84
	2250	25	1089000	184,882	234,424	2261	2261	2.500	0.79
	2250	30	1306800	176,351	234,424	2261	2261	3.000	0.75
	2250	35	1524600	169,447	234,424	2261	2261	3.500	0.72
	2250	40	1742400	163,684	234,424	2261	2261	4.000	0.70
	2250	45	1960200	158,764	234,424	2261	2261	4.500	0.68
	2250	50	2178000	154,489	234,424	2261	2261	5.000	0.66
	2250	55	2395800	150,721	234,424	2261	2261	5.500	0.64
	2250	60	2613600	147,361	234,424	2261	2261	6.000	0.63
	2250	65	2831400	144,336	234,424	2261	2261	6.500	0.62
	2250	70	3049200	141,591	234,424	2261	2261	7.000	0.60

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	413,759	353,399	2262	2262	0.500	1.17
BASE	2250	10	435600	353,399	353,399	2262	2262	1.000	1.00
	2250	15	653400	322,260	353,399	2262	2262	1.500	0.91
	2250	20	871200	301,845	353,399	2262	2262	2.000	0.85
	2250	25	1089000	286,905	353,399	2262	2262	2.500	0.81
	2250	30	1306800	275,249	353,399	2262	2262	3.000	0.78
	2250	35	1524600	265,764	353,399	2262	2262	3.500	0.75
	2250	40	1742400	257,812	353,399	2262	2262	4.000	0.73
	2250	45	1960200	250,996	353,399	2262	2262	4.500	0.71
	2250	50	2178000	245,051	353,399	2262	2262	5.000	0.69
	2250	55	2395800	239,795	353,399	2262	2262	5.500	0.68
	2250	60	2613600	235,095	353,399	2262	2262	6.000	0.67
	2250	65	2831400	230,853	353,399	2262	2262	6.500	0.65
	2250	70	3049200	226,994	353,399	2262	2262	7.000	0.64

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	280,543	234,424	2263	2263	0.500	1.20
BASE	2250	10	435600	234,424	234,424	2263	2263	1.000	1.00
	2250	15	653400	211,046	234,424	2263	2263	1.500	0.90
	2250	20	871200	195,887	234,424	2263	2263	2.000	0.84
	2250	25	1089000	184,882	234,424	2263	2263	2.500	0.79
	2250	30	1306800	176,351	234,424	2263	2263	3.000	0.75
	2250	35	1524600	169,447	234,424	2263	2263	3.500	0.72
	2250	40	1742400	163,684	234,424	2263	2263	4.000	0.70
	2250	45	1960200	158,764	234,424	2263	2263	4.500	0.68
	2250	50	2178000	154,489	234,424	2263	2263	5.000	0.66
	2250	55	2395800	150,721	234,424	2263	2263	5.500	0.64
	2250	60	2613600	147,361	234,424	2263	2263	6.000	0.63
	2250	65	2831400	144,336	234,424	2263	2263	6.500	0.62
	2250	70	3049200	141,591	234,424	2263	2263	7.000	0.60

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2250	5	217800	371,548	315,427	2264	2264	0.500	1.18
	2250	10	435600	315,427	315,427	2264	2264	1.000	1.00
	2250	15	653400	286,614	315,427	2264	2264	1.500	0.91
	2250	20	871200	267,782	315,427	2264	2264	2.000	0.85
	2250	25	1089000	254,031	315,427	2264	2264	2.500	0.81
	2250	30	1306800	243,322	315,427	2264	2264	3.000	0.77
	2250	35	1524600	234,620	315,427	2264	2264	3.500	0.74
	2250	40	1742400	227,334	315,427	2264	2264	4.000	0.72
	2250	45	1960200	221,096	315,427	2264	2264	4.500	0.70
	2250	50	2178000	215,660	315,427	2264	2264	5.000	0.68
	2250	55	2395800	210,859	315,427	2264	2264	5.500	0.67
	2250	60	2613600	206,568	315,427	2264	2264	6.000	0.65
	2250	65	2831400	202,699	315,427	2264	2264	6.500	0.64
	2250	70	3049200	199,181	315,427	2264	2264	7.000	0.63

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2250	5	217800	116,640	92,759	2265	2265	0.500	1.26
	2250	10	435600	92,759	92,759	2265	2265	1.000	1.00
	2250	15	653400	81,125	92,759	2265	2265	1.500	0.87
	2250	20	871200	73,767	92,759	2265	2265	2.000	0.80
	2250	25	1089000	68,523	92,759	2265	2265	2.500	0.74
	2250	30	1306800	64,516	92,759	2265	2265	3.000	0.70
	2250	35	1524600	61,311	92,759	2265	2265	3.500	0.66
	2250	40	1742400	58,664	92,759	2265	2265	4.000	0.63
	2250	45	1960200	56,424	92,759	2265	2265	4.500	0.61
	2250	50	2178000	54,493	92,759	2265	2265	5.000	0.59
	2250	55	2395800	52,803	92,759	2265	2265	5.500	0.57
	2250	60	2613600	51,306	92,759	2265	2265	6.000	0.55
	2250	65	2831400	49,967	92,759	2265	2265	6.500	0.54
	2250	70	3049200	48,758	92,759	2265	2265	7.000	0.53

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2250	5	217800	109,649	86,896	2266	2266	0.500	1.26
	2250	10	435600	86,896	86,896	2266	2266	1.000	1.00
	2250	15	653400	75,843	86,896	2266	2266	1.500	0.87
	2250	20	871200	68,864	86,896	2266	2266	2.000	0.79
	2250	25	1089000	63,897	86,896	2266	2266	2.500	0.74
	2250	30	1306800	60,105	86,896	2266	2266	3.000	0.69
	2250	35	1524600	57,075	86,896	2266	2266	3.500	0.66
	2250	40	1742400	54,574	86,896	2266	2266	4.000	0.63
	2250	45	1960200	52,460	86,896	2266	2266	4.500	0.60
	2250	50	2178000	50,638	86,896	2266	2266	5.000	0.58
	2250	55	2395800	49,044	86,896	2266	2266	5.500	0.56
	2250	60	2613600	47,633	86,896	2266	2266	6.000	0.55
	2250	65	2831400	46,370	86,896	2266	2266	6.500	0.53
	2250	70	3049200	45,232	86,896	2266	2266	7.000	0.52

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2250	5	217800	146,906	118,358	2267	2267	0.500	1.24
	2250	10	435600	118,358	118,358	2267	2267	1.000	1.00
	2250	15	653400	104,304	118,358	2267	2267	1.500	0.88
	2250	20	871200	95,357	118,358	2267	2267	2.000	0.81
	2250	25	1089000	88,950	118,358	2267	2267	2.500	0.75
	2250	30	1306800	84,035	118,358	2267	2267	3.000	0.71
	2250	35	1524600	80,092	118,358	2267	2267	3.500	0.68
	2250	40	1742400	76,827	118,358	2267	2267	4.000	0.65
	2250	45	1960200	74,057	118,358	2267	2267	4.500	0.63
	2250	50	2178000	71,664	118,358	2267	2267	5.000	0.61
	2250	55	2395800	69,566	118,358	2267	2267	5.500	0.59
	2250	60	2613600	67,705	118,358	2267	2267	6.000	0.57
	2250	65	2831400	66,036	118,358	2267	2267	6.500	0.56
	2250	70	3049200	64,528	118,358	2267	2267	7.000	0.55

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2250	5	217800	99,078	78,071	2268	2268	0.500	1.27
	2250	10	435600	78,071	78,071	2268	2268	1.000	1.00
	2250	15	653400	67,913	78,071	2268	2268	1.500	0.87
	2250	20	871200	61,518	78,071	2268	2268	2.000	0.79
	2250	25	1089000	56,975	78,071	2268	2268	2.500	0.73
	2250	30	1306800	53,513	78,071	2268	2268	3.000	0.69
	2250	35	1524600	50,751	78,071	2268	2268	3.500	0.65
	2250	40	1742400	48,474	78,071	2268	2268	4.000	0.62
	2250	45	1960200	46,551	78,071	2268	2268	4.500	0.60
	2250	50	2178000	44,895	78,071	2268	2268	5.000	0.58
	2250	55	2395800	43,447	78,071	2268	2268	5.500	0.56
	2250	60	2613600	42,167	78,071	2268	2268	6.000	0.54
	2250	65	2831400	41,023	78,071	2268	2268	6.500	0.53
	2250	70	3049200	39,991	78,071	2268	2268	7.000	0.51

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2250	5	217800	99,078	78,071	2269	2269	0.500	1.27
	2250	10	435600	78,071	78,071	2269	2269	1.000	1.00
	2250	15	653400	67,913	78,071	2269	2269	1.500	0.87
	2250	20	871200	61,518	78,071	2269	2269	2.000	0.79
	2250	25	1089000	56,975	78,071	2269	2269	2.500	0.73
	2250	30	1306800	53,513	78,071	2269	2269	3.000	0.69
	2250	35	1524600	50,751	78,071	2269	2269	3.500	0.65
	2250	40	1742400	48,474	78,071	2269	2269	4.000	0.62
	2250	45	1960200	46,551	78,071	2269	2269	4.500	0.60
	2250	50	2178000	44,895	78,071	2269	2269	5.000	0.58
	2250	55	2395800	43,447	78,071	2269	2269	5.500	0.56
	2250	60	2613600	42,167	78,071	2269	2269	6.000	0.54
	2250	65	2831400	41,023	78,071	2269	2269	6.500	0.53
	2250	70	3049200	39,991	78,071	2269	2269	7.000	0.51

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	99,078	78,071	2270	2270	0.500	1.27
BASE	2250	10	435600	78,071	78,071	2270	2270	1.000	1.00
	2250	15	653400	67,913	78,071	2270	2270	1.500	0.87
	2250	20	871200	61,518	78,071	2270	2270	2.000	0.79
	2250	25	1089000	56,975	78,071	2270	2270	2.500	0.73
	2250	30	1306800	53,513	78,071	2270	2270	3.000	0.69
	2250	35	1524600	50,751	78,071	2270	2270	3.500	0.65
	2250	40	1742400	48,474	78,071	2270	2270	4.000	0.62
	2250	45	1960200	46,551	78,071	2270	2270	4.500	0.60
	2250	50	2178000	44,895	78,071	2270	2270	5.000	0.58
	2250	55	2395800	43,447	78,071	2270	2270	5.500	0.56
	2250	60	2613600	42,167	78,071	2270	2270	6.000	0.54
	2250	65	2831400	41,023	78,071	2270	2270	6.500	0.53
	2250	70	3049200	39,991	78,071	2270	2270	7.000	0.51

Regional Square Foot Models for Apartment Property 100+ Units

Region 20

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	23.39	17.18	2320	2320	0.250	1.36
	2300	10000	20.04	17.18	2320	2320	0.500	1.17
	2300	15000	18.32	17.18	2320	2320	0.750	1.07
BASE	2300	20000	17.18	17.18	2320	2320	1.000	1.00
	2300	25000	16.35	17.18	2320	2320	1.250	0.95
	2300	40000	14.72	17.18	2320	2320	2.000	0.86
	2300	60000	13.45	17.18	2320	2320	3.000	0.78
	2300	80000	12.62	17.18	2320	2320	4.000	0.73
	2300	100000	12.01	17.18	2320	2320	5.000	0.70
	2300	150000	10.97	17.18	2320	2320	7.500	0.64
	2300	200000	10.29	17.18	2320	2320	10.000	0.60
	2300	250000	9.79	17.18	2320	2320	12.500	0.57
	2300	350000	9.09	17.18	2320	2320	17.500	0.53
	2300	500000	8.39	17.18	2320	2320	25.000	0.49

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	23.39	17.18	2321	2321	0.250	1.36
	2300	10000	20.04	17.18	2321	2321	0.500	1.17
	2300	15000	18.32	17.18	2321	2321	0.750	1.07
BASE	2300	20000	17.18	17.18	2321	2321	1.000	1.00
	2300	25000	16.35	17.18	2321	2321	1.250	0.95
	2300	40000	14.72	17.18	2321	2321	2.000	0.86
	2300	60000	13.45	17.18	2321	2321	3.000	0.78
	2300	80000	12.62	17.18	2321	2321	4.000	0.73
	2300	100000	12.01	17.18	2321	2321	5.000	0.70
	2300	150000	10.97	17.18	2321	2321	7.500	0.64
	2300	200000	10.29	17.18	2321	2321	10.000	0.60
	2300	250000	9.79	17.18	2321	2321	12.500	0.57
	2300	350000	9.09	17.18	2321	2321	17.500	0.53
	2300	500000	8.39	17.18	2321	2321	25.000	0.49

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	30.61	23.50	2322	2322	0.250	1.30
	2300	10000	26.82	23.50	2322	2322	0.500	1.14
	2300	15000	24.82	23.50	2322	2322	0.750	1.06
BASE	2300	20000	23.50	23.50	2322	2322	1.000	1.00
	2300	25000	22.52	23.50	2322	2322	1.250	0.96
	2300	40000	20.58	23.50	2322	2322	2.000	0.88
	2300	60000	19.05	23.50	2322	2322	3.000	0.81
	2300	80000	18.03	23.50	2322	2322	4.000	0.77
	2300	100000	17.28	23.50	2322	2322	5.000	0.74
	2300	150000	15.99	23.50	2322	2322	7.500	0.68
	2300	200000	15.14	23.50	2322	2322	10.000	0.64
	2300	250000	14.51	23.50	2322	2322	12.500	0.62
	2300	350000	13.60	23.50	2322	2322	17.500	0.58
	2300	500000	12.71	23.50	2322	2322	25.000	0.54

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	23.39	17.18	2323	2323	0.250	1.36
	2300	10000	20.04	17.18	2323	2323	0.500	1.17
	2300	15000	18.32	17.18	2323	2323	0.750	1.07
BASE	2300	20000	17.18	17.18	2323	2323	1.000	1.00
	2300	25000	16.35	17.18	2323	2323	1.250	0.95
	2300	40000	14.72	17.18	2323	2323	2.000	0.86
	2300	60000	13.45	17.18	2323	2323	3.000	0.78
	2300	80000	12.62	17.18	2323	2323	4.000	0.73
	2300	100000	12.01	17.18	2323	2323	5.000	0.70
	2300	150000	10.97	17.18	2323	2323	7.500	0.64
	2300	200000	10.29	17.18	2323	2323	10.000	0.60
	2300	250000	9.79	17.18	2323	2323	12.500	0.57
	2300	350000	9.09	17.18	2323	2323	17.500	0.53
	2300	500000	8.39	17.18	2323	2323	25.000	0.49

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	28.41	21.54	2324	2324	0.250	1.32
	2300	10000	24.74	21.54	2324	2324	0.500	1.15
	2300	15000	22.82	21.54	2324	2324	0.750	1.06
BASE	2300	20000	21.54	21.54	2324	2324	1.000	1.00
	2300	25000	20.61	21.54	2324	2324	1.250	0.96
	2300	40000	18.76	21.54	2324	2324	2.000	0.87
	2300	60000	17.30	21.54	2324	2324	3.000	0.80
	2300	80000	16.34	21.54	2324	2324	4.000	0.76
	2300	100000	15.62	21.54	2324	2324	5.000	0.73
	2300	150000	14.41	21.54	2324	2324	7.500	0.67
	2300	200000	13.60	21.54	2324	2324	10.000	0.63
	2300	250000	13.01	21.54	2324	2324	12.500	0.60
	2300	350000	12.17	21.54	2324	2324	17.500	0.56
	2300	500000	11.33	21.54	2324	2324	25.000	0.53

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	12.73	8.47	2325	2325	0.250	1.50
	2300	10000	10.38	8.47	2325	2325	0.500	1.23
	2300	15000	9.22	8.47	2325	2325	0.750	1.09
BASE	2300	20000	8.47	8.47	2325	2325	1.000	1.00
	2300	25000	7.93	8.47	2325	2325	1.250	0.94
	2300	40000	6.91	8.47	2325	2325	2.000	0.82
	2300	60000	6.13	8.47	2325	2325	3.000	0.72
	2300	80000	5.64	8.47	2325	2325	4.000	0.67
	2300	100000	5.28	8.47	2325	2325	5.000	0.62
	2300	150000	4.69	8.47	2325	2325	7.500	0.55
	2300	200000	4.31	8.47	2325	2325	10.000	0.51
	2300	250000	4.03	8.47	2325	2325	12.500	0.48
	2300	350000	3.65	8.47	2325	2325	17.500	0.43
	2300	500000	3.29	8.47	2325	2325	25.000	0.39

Region 26

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	12.20	8.06	2326	2326	0.250	1.51
	2300	10000	9.91	8.06	2326	2326	0.500	1.23
	2300	15000	8.78	8.06	2326	2326	0.750	1.09
BASE	2300	20000	8.06	8.06	2326	2326	1.000	1.00
	2300	25000	7.54	8.06	2326	2326	1.250	0.94
	2300	40000	6.55	8.06	2326	2326	2.000	0.81
	2300	60000	5.80	8.06	2326	2326	3.000	0.72
	2300	80000	5.32	8.06	2326	2326	4.000	0.66
	2300	100000	4.98	8.06	2326	2326	5.000	0.62
	2300	150000	4.41	8.06	2326	2326	7.500	0.55
	2300	200000	4.05	8.06	2326	2326	10.000	0.50
	2300	250000	3.79	8.06	2326	2326	12.500	0.47
	2300	350000	3.43	8.06	2326	2326	17.500	0.43
	2300	500000	3.08	8.06	2326	2326	25.000	0.38

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	14.94	10.20	2327	2327	0.250	1.46
	2300	10000	12.34	10.20	2327	2327	0.500	1.21
	2300	15000	11.04	10.20	2327	2327	0.750	1.08
BASE	2300	20000	10.20	10.20	2327	2327	1.000	1.00
	2300	25000	9.59	10.20	2327	2327	1.250	0.94
	2300	40000	8.43	10.20	2327	2327	2.000	0.83
	2300	60000	7.54	10.20	2327	2327	3.000	0.74
	2300	80000	6.97	10.20	2327	2327	4.000	0.68
	2300	100000	6.55	10.20	2327	2327	5.000	0.64
	2300	150000	5.86	10.20	2327	2327	7.500	0.57
	2300	200000	5.41	10.20	2327	2327	10.000	0.53
	2300	250000	5.09	10.20	2327	2327	12.500	0.50
	2300	350000	4.64	10.20	2327	2327	17.500	0.45
	2300	500000	4.21	10.20	2327	2327	25.000	0.41

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	11.37	7.43	2328	2328	0.250	1.53
	2300	10000	9.19	7.43	2328	2328	0.500	1.24
	2300	15000	8.11	7.43	2328	2328	0.750	1.09
BASE	2300	20000	7.43	7.43	2328	2328	1.000	1.00
	2300	25000	6.93	7.43	2328	2328	1.250	0.93
	2300	40000	6.00	7.43	2328	2328	2.000	0.81
	2300	60000	5.30	7.43	2328	2328	3.000	0.71
	2300	80000	4.85	7.43	2328	2328	4.000	0.65
	2300	100000	4.53	7.43	2328	2328	5.000	0.61
	2300	150000	4.00	7.43	2328	2328	7.500	0.54
	2300	200000	3.66	7.43	2328	2328	10.000	0.49
	2300	250000	3.42	7.43	2328	2328	12.500	0.46
	2300	350000	3.08	7.43	2328	2328	17.500	0.42
	2300	500000	2.76	7.43	2328	2328	25.000	0.37

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	11.37	7.43	2329	2329	0.250	1.53
	2300	10000	9.19	7.43	2329	2329	0.500	1.24
	2300	15000	8.11	7.43	2329	2329	0.750	1.09
BASE	2300	20000	7.43	7.43	2329	2329	1.000	1.00
	2300	25000	6.93	7.43	2329	2329	1.250	0.93
	2300	40000	6.00	7.43	2329	2329	2.000	0.81
	2300	60000	5.30	7.43	2329	2329	3.000	0.71
	2300	80000	4.85	7.43	2329	2329	4.000	0.65
	2300	100000	4.53	7.43	2329	2329	5.000	0.61
	2300	150000	4.00	7.43	2329	2329	7.500	0.54
	2300	200000	3.66	7.43	2329	2329	10.000	0.49
	2300	250000	3.42	7.43	2329	2329	12.500	0.46
	2300	350000	3.08	7.43	2329	2329	17.500	0.42
	2300	500000	2.76	7.43	2329	2329	25.000	0.37

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	11.37	7.43	2330	2330	0.250	1.53
	2300	10000	9.19	7.43	2330	2330	0.500	1.24
	2300	15000	8.11	7.43	2330	2330	0.750	1.09
BASE	2300	20000	7.43	7.43	2330	2330	1.000	1.00
	2300	25000	6.93	7.43	2330	2330	1.250	0.93
	2300	40000	6.00	7.43	2330	2330	2.000	0.81
	2300	60000	5.30	7.43	2330	2330	3.000	0.71
	2300	80000	4.85	7.43	2330	2330	4.000	0.65
	2300	100000	4.53	7.43	2330	2330	5.000	0.61
	2300	150000	4.00	7.43	2330	2330	7.500	0.54
	2300	200000	3.66	7.43	2330	2330	10.000	0.49
	2300	250000	3.42	7.43	2330	2330	12.500	0.46
	2300	350000	3.08	7.43	2330	2330	17.500	0.42
	2300	500000	2.76	7.43	2330	2330	25.000	0.37

Regional Acre Models for Apartment Property 100+ Units

Region 20

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217,800	439,908	377,035	2360	2360	0.500	1.17
BASE	2350	10	435,600	377,035	377,035	2360	2360	1.000	1.00
	2350	15	653,400	344,509	377,035	2360	2360	1.500	0.91
	2350	20	871,200	323,148	377,035	2360	2360	2.000	0.86
	2350	25	1,089,000	307,495	377,035	2360	2360	2.500	0.82
	2350	30	1,306,800	295,270	377,035	2360	2360	3.000	0.78
	2350	35	1,524,600	285,314	377,035	2360	2360	3.500	0.76
	2350	40	1,742,400	276,962	377,035	2360	2360	4.000	0.73
	2350	45	1,960,200	269,798	377,035	2360	2360	4.500	0.72
	2350	50	2,178,000	263,546	377,035	2360	2360	5.000	0.70
	2350	55	2,395,800	258,016	377,035	2360	2360	5.500	0.68
	2350	60	2,613,600	253,069	377,035	2360	2360	6.000	0.67
	2350	65	2,831,400	248,602	377,035	2360	2360	6.500	0.66
	2350	70	3,049,200	244,536	377,035	2360	2360	7.000	0.65

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217800	439,908	377,035	2361	2361	0.500	1.17
BASE	2350	10	435600	377,035	377,035	2361	2361	1.000	1.00
	2350	15	653400	344,509	377,035	2361	2361	1.500	0.91
	2350	20	871200	323,148	377,035	2361	2361	2.000	0.86
	2350	25	1089000	307,495	377,035	2361	2361	2.500	0.82
	2350	30	1306800	295,270	377,035	2361	2361	3.000	0.78
	2350	35	1524600	285,314	377,035	2361	2361	3.500	0.76
	2350	40	1742400	276,962	377,035	2361	2361	4.000	0.73
	2350	45	1960200	269,798	377,035	2361	2361	4.500	0.72
	2350	50	2178000	263,546	377,035	2361	2361	5.000	0.70
	2350	55	2395800	258,016	377,035	2361	2361	5.500	0.68
	2350	60	2613600	253,069	377,035	2361	2361	6.000	0.67
	2350	65	2831400	248,602	377,035	2361	2361	6.500	0.66
	2350	70	3049200	244,536	377,035	2361	2361	7.000	0.65

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	648,798	568,388	2362	2362	0.500	1.14
	2350	10	435600	568,388	568,388	2362	2362	1.000	1.00
	2350	15	653400	526,054	568,388	2362	2362	1.500	0.93
	2350	20	871200	497,944	568,388	2362	2362	2.000	0.88
	2350	25	1089000	477,179	568,388	2362	2362	2.500	0.84
	2350	30	1306800	460,857	568,388	2362	2362	3.000	0.81
	2350	35	1524600	447,493	568,388	2362	2362	3.500	0.79
	2350	40	1742400	436,230	568,388	2362	2362	4.000	0.77
	2350	45	1960200	426,532	568,388	2362	2362	4.500	0.75
	2350	50	2178000	418,039	568,388	2362	2362	5.000	0.74
	2350	55	2395800	410,502	568,388	2362	2362	5.500	0.72
	2350	60	2613600	403,740	568,388	2362	2362	6.000	0.71
	2350	65	2831400	397,618	568,388	2362	2362	6.500	0.70
	2350	70	3049200	392,032	568,388	2362	2362	7.000	0.69

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	439,908	377,035	2363	2363	0.500	1.17
	2350	10	435600	377,035	377,035	2363	2363	1.000	1.00
	2350	15	653400	344,509	377,035	2363	2363	1.500	0.91
	2350	20	871200	323,148	377,035	2363	2363	2.000	0.86
	2350	25	1089000	307,495	377,035	2363	2363	2.500	0.82
	2350	30	1306800	295,270	377,035	2363	2363	3.000	0.78
	2350	35	1524600	285,314	377,035	2363	2363	3.500	0.76
	2350	40	1742400	276,962	377,035	2363	2363	4.000	0.73
	2350	45	1960200	269,798	377,035	2363	2363	4.500	0.72
	2350	50	2178000	263,546	377,035	2363	2363	5.000	0.70
	2350	55	2395800	258,016	377,035	2363	2363	5.500	0.68
	2350	60	2613600	253,069	377,035	2363	2363	6.000	0.67
	2350	65	2831400	248,602	377,035	2363	2363	6.500	0.66
	2350	70	3049200	244,536	377,035	2363	2363	7.000	0.65

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	582,609	507,315	2364	2364	0.500	1.15
	2350	10	435600	507,315	507,315	2364	2364	1.000	1.00
	2350	15	653400	467,866	507,315	2364	2364	1.500	0.92
	2350	20	871200	441,751	507,315	2364	2364	2.000	0.87
	2350	25	1089000	422,503	507,315	2364	2364	2.500	0.83
	2350	30	1306800	407,400	507,315	2364	2364	3.000	0.80
	2350	35	1524600	395,053	507,315	2364	2364	3.500	0.78
	2350	40	1742400	384,661	507,315	2364	2364	4.000	0.76
	2350	45	1960200	375,721	507,315	2364	2364	4.500	0.74
	2350	50	2178000	367,900	507,315	2364	2364	5.000	0.73
	2350	55	2395800	360,966	507,315	2364	2364	5.500	0.71
	2350	60	2613600	354,749	507,315	2364	2364	6.000	0.70
	2350	65	2831400	349,125	507,315	2364	2364	6.500	0.69
	2350	70	3049200	343,998	507,315	2364	2364	7.000	0.68

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	182,898	149,188	2365	2365	0.500	1.23
	2350	10	435600	149,188	149,188	2365	2365	1.000	1.00
	2350	15	653400	132,428	149,188	2365	2365	1.500	0.89
	2350	20	871200	121,691	149,188	2365	2365	2.000	0.82
	2350	25	1089000	113,966	149,188	2365	2365	2.500	0.76
	2350	30	1306800	108,020	149,188	2365	2365	3.000	0.72
	2350	35	1524600	103,235	149,188	2365	2365	3.500	0.69
	2350	40	1742400	99,262	149,188	2365	2365	4.000	0.67
	2350	45	1960200	95,885	149,188	2365	2365	4.500	0.64
	2350	50	2178000	92,961	149,188	2365	2365	5.000	0.62
	2350	55	2395800	90,393	149,188	2365	2365	5.500	0.61
	2350	60	2613600	88,111	149,188	2365	2365	6.000	0.59
	2350	65	2831400	86,062	149,188	2365	2365	6.500	0.58
	2350	70	3049200	84,208	149,188	2365	2365	7.000	0.56

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	171,937	139,759	2366	2366	0.500	1.23
	2350	10	435600	139,759	139,759	2366	2366	1.000	1.00
	2350	15	653400	123,805	139,759	2366	2366	1.500	0.89
	2350	20	871200	113,603	139,759	2366	2366	2.000	0.81
	2350	25	1089000	106,273	139,759	2366	2366	2.500	0.76
	2350	30	1306800	100,635	139,759	2366	2366	3.000	0.72
	2350	35	1524600	96,103	139,759	2366	2366	3.500	0.69
	2350	40	1742400	92,343	139,759	2366	2366	4.000	0.66
	2350	45	1960200	89,148	139,759	2366	2366	4.500	0.64
	2350	50	2178000	86,384	139,759	2366	2366	5.000	0.62
	2350	55	2395800	83,957	139,759	2366	2366	5.500	0.60
	2350	60	2613600	81,802	139,759	2366	2366	6.000	0.59
	2350	65	2831400	79,868	139,759	2366	2366	6.500	0.57
	2350	70	3049200	78,118	139,759	2366	2366	7.000	0.56

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	230,356	190,360	2367	2367	0.500	1.21
	2350	10	435600	190,360	190,360	2367	2367	1.000	1.00
	2350	15	653400	170,265	190,360	2367	2367	1.500	0.89
	2350	20	871200	157,308	190,360	2367	2367	2.000	0.83
	2350	25	1089000	147,940	190,360	2367	2367	2.500	0.78
	2350	30	1306800	140,702	190,360	2367	2367	3.000	0.74
	2350	35	1524600	134,859	190,360	2367	2367	3.500	0.71
	2350	40	1742400	129,995	190,360	2367	2367	4.000	0.68
	2350	45	1960200	125,849	190,360	2367	2367	4.500	0.66
	2350	50	2178000	122,254	190,360	2367	2367	5.000	0.64
	2350	55	2395800	119,089	190,360	2367	2367	5.500	0.63
	2350	60	2613600	116,272	190,360	2367	2367	6.000	0.61
	2350	65	2831400	113,740	190,360	2367	2367	6.500	0.60
	2350	70	3049200	111,444	190,360	2367	2367	7.000	0.59

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217800	155,360	125,564	2368	2368	0.500	1.24
BASE	2350	10	435600	125,564	125,564	2368	2368	1.000	1.00
	2350	15	653400	110,860	125,564	2368	2368	1.500	0.88
	2350	20	871200	101,483	125,564	2368	2368	2.000	0.81
	2350	25	1089000	94,760	125,564	2368	2368	2.500	0.75
	2350	30	1306800	89,599	125,564	2368	2368	3.000	0.71
	2350	35	1524600	85,455	125,564	2368	2368	3.500	0.68
	2350	40	1742400	82,021	125,564	2368	2368	4.000	0.65
	2350	45	1960200	79,106	125,564	2368	2368	4.500	0.63
	2350	50	2178000	76,587	125,564	2368	2368	5.000	0.61
	2350	55	2395800	74,377	125,564	2368	2368	5.500	0.59
	2350	60	2613600	72,415	125,564	2368	2368	6.000	0.58
	2350	65	2831400	70,657	125,564	2368	2368	6.500	0.56
	2350	70	3049200	69,066	125,564	2368	2368	7.000	0.55

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217800	155,360	125,564	2369	2369	0.500	1.24
BASE	2350	10	435600	125,564	125,564	2369	2369	1.000	1.00
	2350	15	653400	110,860	125,564	2369	2369	1.500	0.88
	2350	20	871200	101,483	125,564	2369	2369	2.000	0.81
	2350	25	1089000	94,760	125,564	2369	2369	2.500	0.75
	2350	30	1306800	89,599	125,564	2369	2369	3.000	0.71
	2350	35	1524600	85,455	125,564	2369	2369	3.500	0.68
	2350	40	1742400	82,021	125,564	2369	2369	4.000	0.65
	2350	45	1960200	79,106	125,564	2369	2369	4.500	0.63
	2350	50	2178000	76,587	125,564	2369	2369	5.000	0.61
	2350	55	2395800	74,377	125,564	2369	2369	5.500	0.59
	2350	60	2613600	72,415	125,564	2369	2369	6.000	0.58
	2350	65	2831400	70,657	125,564	2369	2369	6.500	0.56
	2350	70	3049200	69,066	125,564	2369	2369	7.000	0.55

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217800	155,360	125,564	2370	2370	0.500	1.24
BASE	2350	10	435600	125,564	125,564	2370	2370	1.000	1.00
	2350	15	653400	110,860	125,564	2370	2370	1.500	0.88
	2350	20	871200	101,483	125,564	2370	2370	2.000	0.81
	2350	25	1089000	94,760	125,564	2370	2370	2.500	0.75
	2350	30	1306800	89,599	125,564	2370	2370	3.000	0.71
	2350	35	1524600	85,455	125,564	2370	2370	3.500	0.68
	2350	40	1742400	82,021	125,564	2370	2370	4.000	0.65
	2350	45	1960200	79,106	125,564	2370	2370	4.500	0.63
	2350	50	2178000	76,587	125,564	2370	2370	5.000	0.61
	2350	55	2395800	74,377	125,564	2370	2370	5.500	0.59
	2350	60	2613600	72,415	125,564	2370	2370	6.000	0.58
	2350	65	2831400	70,657	125,564	2370	2370	6.500	0.56
	2350	70	3049200	69,066	125,564	2370	2370	7.000	0.55

Regional Square Foot Models for Multi-family Property

Region 20

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	1900	5000	25.16	13.52	1920	1920	0.250	1.86
	1900	10000	17.40	13.52	1920	1920	0.500	1.29
	1900	15000	14.81	13.52	1920	1920	0.750	1.10
BASE	1900	20000	13.52	13.52	1920	1920	1.000	1.00
	1900	25000	12.75	13.52	1920	1920	1.250	0.94
	1900	40000	11.58	13.52	1920	1920	2.000	0.86
	1900	60000	10.93	13.52	1920	1920	3.000	0.81
	1900	80000	10.61	13.52	1920	1920	4.000	0.78
	1900	100000	10.42	13.52	1920	1920	5.000	0.77
	1900	150000	10.16	13.52	1920	1920	7.500	0.75
	1900	200000	10.03	13.52	1920	1920	10.000	0.74
	1900	250000	9.95	13.52	1920	1920	12.500	0.74
	1900	350000	9.86	13.52	1920	1920	17.500	0.73
	1900	500000	9.80	13.52	1920	1920	25.000	0.72

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	1900	5000	27.38	15.73	1921	1921	0.250	1.74
	1900	10000	19.61	15.73	1921	1921	0.500	1.25
	1900	15000	17.03	15.73	1921	1921	0.750	1.08
BASE	1900	20000	15.73	15.73	1921	1921	1.000	1.00
	1900	25000	14.96	15.73	1921	1921	1.250	0.95
	1900	40000	13.79	15.73	1921	1921	2.000	0.88
	1900	60000	13.15	15.73	1921	1921	3.000	0.84
	1900	80000	12.82	15.73	1921	1921	4.000	0.82
	1900	100000	12.63	15.73	1921	1921	5.000	0.80
	1900	150000	12.37	15.73	1921	1921	7.500	0.79
	1900	200000	12.24	15.73	1921	1921	10.000	0.78
	1900	250000	12.16	15.73	1921	1921	12.500	0.77
	1900	350000	12.08	15.73	1921	1921	17.500	0.77
	1900	500000	12.01	15.73	1921	1921	25.000	0.76

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	1900	5000	22.98	11.34	1922	1922	0.250	2.03
	1900	10000	15.22	11.34	1922	1922	0.500	1.34
	1900	15000	12.63	11.34	1922	1922	0.750	1.11
BASE	1900	20000	11.34	11.34	1922	1922	1.000	1.00
	1900	25000	10.56	11.34	1922	1922	1.250	0.93
	1900	40000	9.40	11.34	1922	1922	2.000	0.83
	1900	60000	8.75	11.34	1922	1922	3.000	0.77
	1900	80000	8.43	11.34	1922	1922	4.000	0.74
	1900	100000	8.24	11.34	1922	1922	5.000	0.73
	1900	150000	7.98	11.34	1922	1922	7.500	0.70
	1900	200000	7.85	11.34	1922	1922	10.000	0.69
	1900	250000	7.77	11.34	1922	1922	12.500	0.69
	1900	350000	7.68	11.34	1922	1922	17.500	0.68
	1900	500000	7.62	11.34	1922	1922	25.000	0.67

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	1900	5000	23.62	11.98	1923	1923	0.250	1.97
	1900	10000	15.86	11.98	1923	1923	0.500	1.32
	1900	15000	13.27	11.98	1923	1923	0.750	1.11
BASE	1900	20000	11.98	11.98	1923	1923	1.000	1.00
	1900	25000	11.20	11.98	1923	1923	1.250	0.94
	1900	40000	10.04	11.98	1923	1923	2.000	0.84
	1900	60000	9.39	11.98	1923	1923	3.000	0.78
	1900	80000	9.07	11.98	1923	1923	4.000	0.76
	1900	100000	8.87	11.98	1923	1923	5.000	0.74
	1900	150000	8.62	11.98	1923	1923	7.500	0.72
	1900	200000	8.49	11.98	1923	1923	10.000	0.71
	1900	250000	8.41	11.98	1923	1923	12.500	0.70
	1900	350000	8.32	11.98	1923	1923	17.500	0.69
	1900	500000	8.25	11.98	1923	1923	25.000	0.69

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	1900	5000	25.53	13.89	1924	1924	0.250	1.84
	1900	10000	17.77	13.89	1924	1924	0.500	1.28
	1900	15000	15.19	13.89	1924	1924	0.750	1.09
BASE	1900	20000	13.89	13.89	1924	1924	1.000	1.00
	1900	25000	13.12	13.89	1924	1924	1.250	0.94
	1900	40000	11.95	13.89	1924	1924	2.000	0.86
	1900	60000	11.31	13.89	1924	1924	3.000	0.81
	1900	80000	10.98	13.89	1924	1924	4.000	0.79
	1900	100000	10.79	13.89	1924	1924	5.000	0.78
	1900	150000	10.53	13.89	1924	1924	7.500	0.76
	1900	200000	10.40	13.89	1924	1924	10.000	0.75
	1900	250000	10.32	13.89	1924	1924	12.500	0.74
	1900	350000	10.23	13.89	1924	1924	17.500	0.74
	1900	500000	10.17	13.89	1924	1924	25.000	0.73

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	1900	5000	20.59	8.95	1925	1925	0.250	2.30
	1900	10000	12.83	8.95	1925	1925	0.500	1.43
	1900	15000	10.24	8.95	1925	1925	0.750	1.14
BASE	1900	20000	8.95	8.95	1925	1925	1.000	1.00
	1900	25000	8.17	8.95	1925	1925	1.250	0.91
	1900	40000	7.01	8.95	1925	1925	2.000	0.78
	1900	60000	6.36	8.95	1925	1925	3.000	0.71
	1900	80000	6.04	8.95	1925	1925	4.000	0.67
	1900	100000	5.84	8.95	1925	1925	5.000	0.65
	1900	150000	5.58	8.95	1925	1925	7.500	0.62
	1900	200000	5.45	8.95	1925	1925	10.000	0.61
	1900	250000	5.38	8.95	1925	1925	12.500	0.60
	1900	350000	5.29	8.95	1925	1925	17.500	0.59
	1900	500000	5.22	8.95	1925	1925	25.000	0.58

Region 26

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	1900	5000	20.21	8.57	1926	1926	0.250	2.36
	1900	10000	12.45	8.57	1926	1926	0.500	1.45
	1900	15000	9.87	8.57	1926	1926	0.750	1.15
BASE	1900	20000	8.57	8.57	1926	1926	1.000	1.00
	1900	25000	7.80	8.57	1926	1926	1.250	0.91
	1900	40000	6.63	8.57	1926	1926	2.000	0.77
	1900	60000	5.99	8.57	1926	1926	3.000	0.70
	1900	80000	5.66	8.57	1926	1926	4.000	0.66
	1900	100000	5.47	8.57	1926	1926	5.000	0.64
	1900	150000	5.21	8.57	1926	1926	7.500	0.61
	1900	200000	5.08	8.57	1926	1926	10.000	0.59
	1900	250000	5.00	8.57	1926	1926	12.500	0.58
	1900	350000	4.91	8.57	1926	1926	17.500	0.57
	1900	500000	4.85	8.57	1926	1926	25.000	0.57

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	1900	5000	19.73	8.09	1927	1927	0.250	2.44
	1900	10000	11.97	8.09	1927	1927	0.500	1.48
	1900	15000	9.38	8.09	1927	1927	0.750	1.16
BASE	1900	20000	8.09	8.09	1927	1927	1.000	1.00
	1900	25000	7.31	8.09	1927	1927	1.250	0.90
	1900	40000	6.15	8.09	1927	1927	2.000	0.76
	1900	60000	5.50	8.09	1927	1927	3.000	0.68
	1900	80000	5.18	8.09	1927	1927	4.000	0.64
	1900	100000	4.98	8.09	1927	1927	5.000	0.62
	1900	150000	4.72	8.09	1927	1927	7.500	0.58
	1900	200000	4.59	8.09	1927	1927	10.000	0.57
	1900	250000	4.52	8.09	1927	1927	12.500	0.56
	1900	350000	4.43	8.09	1927	1927	17.500	0.55
	1900	500000	4.36	8.09	1927	1927	25.000	0.54

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	1900	5000	22.97	11.32	1928	1928	0.250	2.03
	1900	10000	15.21	11.32	1928	1928	0.500	1.34
	1900	15000	12.62	11.32	1928	1928	0.750	1.11
BASE	1900	20000	11.32	11.32	1928	1928	1.000	1.00
	1900	25000	10.55	11.32	1928	1928	1.250	0.93
	1900	40000	9.38	11.32	1928	1928	2.000	0.83
	1900	60000	8.74	11.32	1928	1928	3.000	0.77
	1900	80000	8.41	11.32	1928	1928	4.000	0.74
	1900	100000	8.22	11.32	1928	1928	5.000	0.73
	1900	150000	7.96	11.32	1928	1928	7.500	0.70
	1900	200000	7.83	11.32	1928	1928	10.000	0.69
	1900	250000	7.75	11.32	1928	1928	12.500	0.68
	1900	350000	7.67	11.32	1928	1928	17.500	0.68
	1900	500000	7.60	11.32	1928	1928	25.000	0.67

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	1900	5000	22.97	11.32	1929	1929	0.250	2.03
	1900	10000	15.21	11.32	1929	1929	0.500	1.34
	1900	15000	12.62	11.32	1929	1929	0.750	1.11
BASE	1900	20000	11.32	11.32	1929	1929	1.000	1.00
	1900	25000	10.55	11.32	1929	1929	1.250	0.93
	1900	40000	9.38	11.32	1929	1929	2.000	0.83
	1900	60000	8.74	11.32	1929	1929	3.000	0.77
	1900	80000	8.41	11.32	1929	1929	4.000	0.74
	1900	100000	8.22	11.32	1929	1929	5.000	0.73
	1900	150000	7.96	11.32	1929	1929	7.500	0.70
	1900	200000	7.83	11.32	1929	1929	10.000	0.69
	1900	250000	7.75	11.32	1929	1929	12.500	0.68
	1900	350000	7.67	11.32	1929	1929	17.500	0.68
	1900	500000	7.60	11.32	1929	1929	25.000	0.67

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	1900	5000	22.97	11.32	1930	1930	0.250	2.03
	1900	10000	15.21	11.32	1930	1930	0.500	1.34
	1900	15000	12.62	11.32	1930	1930	0.750	1.11
BASE	1900	20000	11.32	11.32	1930	1930	1.000	1.00
	1900	25000	10.55	11.32	1930	1930	1.250	0.93
	1900	40000	9.38	11.32	1930	1930	2.000	0.83
	1900	60000	8.74	11.32	1930	1930	3.000	0.77
	1900	80000	8.41	11.32	1930	1930	4.000	0.74
	1900	100000	8.22	11.32	1930	1930	5.000	0.73
	1900	150000	7.96	11.32	1930	1930	7.500	0.70
	1900	200000	7.83	11.32	1930	1930	10.000	0.69
	1900	250000	7.75	11.32	1930	1930	12.500	0.68
	1900	350000	7.67	11.32	1930	1930	17.500	0.68
	1900	500000	7.60	11.32	1930	1930	25.000	0.67

Regional Acre Models for Multi-family Property

Region 20

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	1930	5	217,800	435,481	427,720	9120	1920	0.500	1.02
BASE	1930	10	435,600	427,720	427,720	9120	1920	1.000	1.00
	1930	15	653,400	425,133	427,720	9120	1920	1.500	0.99
	1930	20	871,200	423,839	427,720	9120	1920	2.000	0.99
	1930	25	1,089,000	423,063	427,720	9120	1920	2.500	0.99
	1930	30	1,306,800	422,546	427,720	9120	1920	3.000	0.99
	1930	35	1,524,600	422,176	427,720	9120	1920	3.500	0.99
	1930	40	1,742,400	421,899	427,720	9120	1920	4.000	0.99
	1930	45	1,960,200	421,683	427,720	9120	1920	4.500	0.99
	1930	50	2,178,000	421,511	427,720	9120	1920	5.000	0.99
	1930	55	2,395,800	421,370	427,720	9120	1920	5.500	0.99
	1930	60	2,613,600	421,252	427,720	9120	1920	6.000	0.98
	1930	65	2,831,400	421,153	427,720	9120	1920	6.500	0.98
	1930	70	3,049,200	421,068	427,720	9120	1920	7.000	0.98

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	1930	5	217800	531,873	524,112	9121	1921	0.500	1.01
	1930	10	435600	524,112	524,112	9121	1921	1.000	1.00
	1930	15	653400	521,525	524,112	9121	1921	1.500	1.00
	1930	20	871200	520,231	524,112	9121	1921	2.000	0.99
	1930	25	1089000	519,455	524,112	9121	1921	2.500	0.99
	1930	30	1306800	518,938	524,112	9121	1921	3.000	0.99
	1930	35	1524600	518,568	524,112	9121	1921	3.500	0.99
	1930	40	1742400	518,291	524,112	9121	1921	4.000	0.99
	1930	45	1960200	518,076	524,112	9121	1921	4.500	0.99
	1930	50	2178000	517,903	524,112	9121	1921	5.000	0.99
	1930	55	2395800	517,762	524,112	9121	1921	5.500	0.99
	1930	60	2613600	517,645	524,112	9121	1921	6.000	0.99
	1930	65	2831400	517,545	524,112	9121	1921	6.500	0.99
	1930	70	3049200	517,460	524,112	9121	1921	7.000	0.99

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	1930	5	217800	340,492	332,731	9122	1922	0.500	1.02
	1930	10	435600	332,731	332,731	9122	1922	1.000	1.00
	1930	15	653400	330,144	332,731	9122	1922	1.500	0.99
	1930	20	871200	328,850	332,731	9122	1922	2.000	0.99
	1930	25	1089000	328,074	332,731	9122	1922	2.500	0.99
	1930	30	1306800	327,557	332,731	9122	1922	3.000	0.98
	1930	35	1524600	327,187	332,731	9122	1922	3.500	0.98
	1930	40	1742400	326,910	332,731	9122	1922	4.000	0.98
	1930	45	1960200	326,694	332,731	9122	1922	4.500	0.98
	1930	50	2178000	326,522	332,731	9122	1922	5.000	0.98
	1930	55	2395800	326,381	332,731	9122	1922	5.500	0.98
	1930	60	2613600	326,263	332,731	9122	1922	6.000	0.98
	1930	65	2831400	326,164	332,731	9122	1922	6.500	0.98
	1930	70	3049200	326,078	332,731	9122	1922	7.000	0.98

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	1930	5	217800	368,275	360,514	9123	1923	0.500	1.02
	1930	10	435600	360,514	360,514	9123	1923	1.000	1.00
	1930	15	653400	357,927	360,514	9123	1923	1.500	0.99
	1930	20	871200	356,634	360,514	9123	1923	2.000	0.99
	1930	25	1089000	355,858	360,514	9123	1923	2.500	0.99
	1930	30	1306800	355,340	360,514	9123	1923	3.000	0.99
	1930	35	1524600	354,971	360,514	9123	1923	3.500	0.98
	1930	40	1742400	354,694	360,514	9123	1923	4.000	0.98
	1930	45	1960200	354,478	360,514	9123	1923	4.500	0.98
	1930	50	2178000	354,306	360,514	9123	1923	5.000	0.98
	1930	55	2395800	354,165	360,514	9123	1923	5.500	0.98
	1930	60	2613600	354,047	360,514	9123	1923	6.000	0.98
	1930	65	2831400	353,947	360,514	9123	1923	6.500	0.98
	1930	70	3049200	353,862	360,514	9123	1923	7.000	0.98

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	1930	5	217800	451,649	443,888	9124	1924	0.500	1.02
	1930	10	435600	443,888	443,888	9124	1924	1.000	1.00
	1930	15	653400	441,301	443,888	9124	1924	1.500	0.99
	1930	20	871200	440,008	443,888	9124	1924	2.000	0.99
	1930	25	1089000	439,232	443,888	9124	1924	2.500	0.99
	1930	30	1306800	438,714	443,888	9124	1924	3.000	0.99
	1930	35	1524600	438,345	443,888	9124	1924	3.500	0.99
	1930	40	1742400	438,068	443,888	9124	1924	4.000	0.99
	1930	45	1960200	437,852	443,888	9124	1924	4.500	0.99
	1930	50	2178000	437,680	443,888	9124	1924	5.000	0.99
	1930	55	2395800	437,539	443,888	9124	1924	5.500	0.99
	1930	60	2613600	437,421	443,888	9124	1924	6.000	0.99
	1930	65	2831400	437,321	443,888	9124	1924	6.500	0.99
	1930	70	3049200	437,236	443,888	9124	1924	7.000	0.99

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	1930	5	217800	236,155	228,394	9125	1925	0.500	1.03
	1930	10	435600	228,394	228,394	9125	1925	1.000	1.00
	1930	15	653400	225,807	228,394	9125	1925	1.500	0.99
	1930	20	871200	224,513	228,394	9125	1925	2.000	0.98
	1930	25	1089000	223,737	228,394	9125	1925	2.500	0.98
	1930	30	1306800	223,220	228,394	9125	1925	3.000	0.98
	1930	35	1524600	222,850	228,394	9125	1925	3.500	0.98
	1930	40	1742400	222,573	228,394	9125	1925	4.000	0.97
	1930	45	1960200	222,357	228,394	9125	1925	4.500	0.97
	1930	50	2178000	222,185	228,394	9125	1925	5.000	0.97
	1930	55	2395800	222,044	228,394	9125	1925	5.500	0.97
	1930	60	2613600	221,926	228,394	9125	1925	6.000	0.97
	1930	65	2831400	221,827	228,394	9125	1925	6.500	0.97
	1930	70	3049200	221,741	228,394	9125	1925	7.000	0.97

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	1930	5	217800	219,895	212,134	9126	1926	0.500	1.04
	1930	10	435600	212,134	212,134	9126	1926	1.000	1.00
	1930	15	653400	209,547	212,134	9126	1926	1.500	0.99
	1930	20	871200	208,253	212,134	9126	1926	2.000	0.98
	1930	25	1089000	207,477	212,134	9126	1926	2.500	0.98
	1930	30	1306800	206,960	212,134	9126	1926	3.000	0.98
	1930	35	1524600	206,590	212,134	9126	1926	3.500	0.97
	1930	40	1742400	206,313	212,134	9126	1926	4.000	0.97
	1930	45	1960200	206,098	212,134	9126	1926	4.500	0.97
	1930	50	2178000	205,925	212,134	9126	1926	5.000	0.97
	1930	55	2395800	205,784	212,134	9126	1926	5.500	0.97
	1930	60	2613600	205,666	212,134	9126	1926	6.000	0.97
	1930	65	2831400	205,567	212,134	9126	1926	6.500	0.97
	1930	70	3049200	205,482	212,134	9126	1926	7.000	0.97

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	1930	5	217800	198,705	190,944	9127	1927	0.50	1.04
	1930	10	435600	190,944	190,944	9127	1927	1.00	1.00
	1930	15	653400	188,357	190,944	9127	1927	1.50	0.99
	1930	20	871200	187,063	190,944	9127	1927	2.00	0.98
	1930	25	1089000	186,287	190,944	9127	1927	2.50	0.98
	1930	30	1306800	185,770	190,944	9127	1927	3.00	0.97
	1930	35	1524600	185,400	190,944	9127	1927	3.50	0.97
	1930	40	1742400	185,123	190,944	9127	1927	4.00	0.97
	1930	45	1960200	184,907	190,944	9127	1927	4.50	0.97
	1930	50	2178000	184,735	190,944	9127	1927	5.00	0.97
	1930	55	2395800	184,594	190,944	9127	1927	5.50	0.97
	1930	60	2613600	184,476	190,944	9127	1927	6.00	0.97
	1930	65	2831400	184,377	190,944	9127	1927	6.50	0.97
	1930	70	3049200	184,291	190,944	9127	1927	7.00	0.97

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	1930	5	217800	339,794	332,033	9128	1928	0.500	1.02
	1930	10	435600	332,033	332,033	9128	1928	1.000	1.00
	1930	15	653400	329,446	332,033	9128	1928	1.500	0.99
	1930	20	871200	328,152	332,033	9128	1928	2.000	0.99
	1930	25	1089000	327,376	332,033	9128	1928	2.500	0.99
	1930	30	1306800	326,859	332,033	9128	1928	3.000	0.98
	1930	35	1524600	326,489	332,033	9128	1928	3.500	0.98
	1930	40	1742400	326,212	332,033	9128	1928	4.000	0.98
	1930	45	1960200	325,997	332,033	9128	1928	4.500	0.98
	1930	50	2178000	325,824	332,033	9128	1928	5.000	0.98
	1930	55	2395800	325,683	332,033	9128	1928	5.500	0.98
	1930	60	2613600	325,565	332,033	9128	1928	6.000	0.98
	1930	65	2831400	325,466	332,033	9128	1928	6.500	0.98
	1930	70	3049200	325,381	332,033	9128	1928	7.000	0.98

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	1930	5	217800	339,794	332,033	9129	1929	0.500	1.02
	1930	10	435600	332,033	332,033	9129	1929	1.000	1.00
	1930	15	653400	329,446	332,033	9129	1929	1.500	0.99
	1930	20	871200	328,152	332,033	9129	1929	2.000	0.99
	1930	25	1089000	327,376	332,033	9129	1929	2.500	0.99
	1930	30	1306800	326,859	332,033	9129	1929	3.000	0.98
	1930	35	1524600	326,489	332,033	9129	1929	3.500	0.98
	1930	40	1742400	326,212	332,033	9129	1929	4.000	0.98
	1930	45	1960200	325,997	332,033	9129	1929	4.500	0.98
	1930	50	2178000	325,824	332,033	9129	1929	5.000	0.98
	1930	55	2395800	325,683	332,033	9129	1929	5.500	0.98
	1930	60	2613600	325,565	332,033	9129	1929	6.000	0.98
	1930	65	2831400	325,466	332,033	9129	1929	6.500	0.98
	1930	70	3049200	325,381	332,033	9129	1929	7.000	0.98

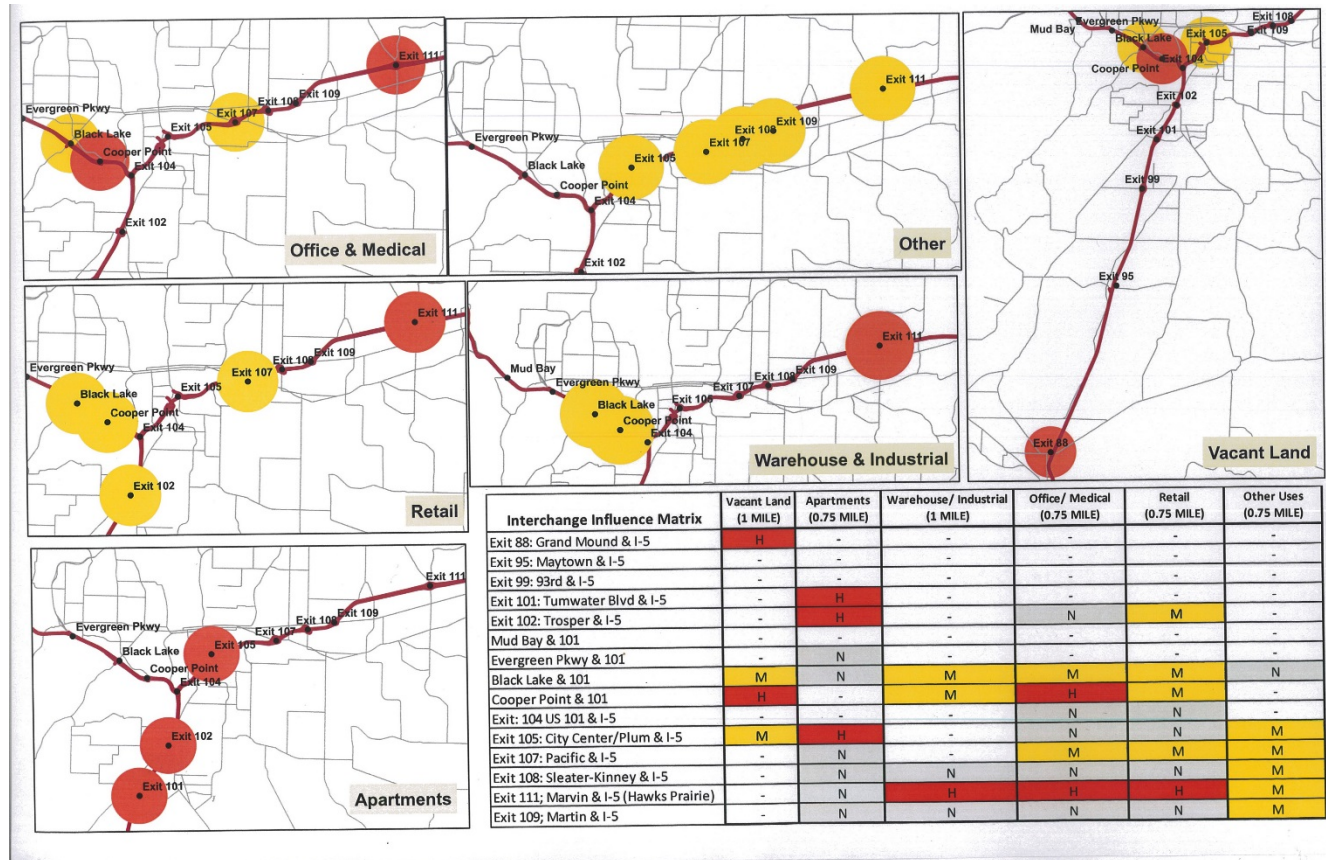
Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	1930	5	217800	339,794	332,033	9130	1930	0.500	1.02
BASE	1930	10	435600	332,033	332,033	9130	1930	1.000	1.00
	1930	15	653400	329,446	332,033	9130	1930	1.500	0.99
	1930	20	871200	328,152	332,033	9130	1930	2.000	0.99
	1930	25	1089000	327,376	332,033	9130	1930	2.500	0.99
	1930	30	1306800	326,859	332,033	9130	1930	3.000	0.98
	1930	35	1524600	326,489	332,033	9130	1930	3.500	0.98
	1930	40	1742400	326,212	332,033	9130	1930	4.000	0.98
	1930	45	1960200	325,997	332,033	9130	1930	4.500	0.98
	1930	50	2178000	325,824	332,033	9130	1930	5.000	0.98
	1930	55	2395800	325,683	332,033	9130	1930	5.500	0.98
	1930	60	2613600	325,565	332,033	9130	1930	6.000	0.98
	1930	65	2831400	325,466	332,033	9130	1930	6.500	0.98
	1930	70	3049200	325,381	332,033	9130	1930	7.000	0.98

The following are the adjustment factors for the significant land influences in the Commercial model. Use for the following land flags: 2100, 2200, 2300, 4010 5010, 5830, 6000, 8010, 2150, 2250, 2350, 4040, 5040, 5860, 6030 and 8040. Parks Grade use for the following land flags 1510, 1520 and 1580.

2022 COMMERCIAL LAND INFLUENCES	SELECTED PERCENTAGE	LAND FLAGS SQFT	LAND FLAGS ACRE
TRAFFIC-HT BASE		2100	2150
LN_MT	85	2200	2250
LN_LT	80	2300	2350
EXPOSURE-AE BASE		4010	4040
LN_PE	75	5010	5040
LN_FE	80	5830	5860
LN_GE	120	6000	6030
ACCESS-AA BASE		8010	8040
LN_PA	70		
LN_FA	90		
LN_GA	130		
SITE IMPROVEMENTS-FS BASE			
LN_NS	55		
LN_PS	75		
INTERSTATE INFLUENCES			
LN_MINT	120		
LN_HINT	130		
PARK GRADE - AV BASE		PARKS	
LN_FR	70	1510, 1520, 1580	
LN_GD	130		
WETLANDS			
LN_WETL	80		
LN_WETM	70		
LN_WETH	40		
VIEW			
LN_LV	105		
LN_GV	110		
VV	115		
EV	120		
OTHER			
LN_AT		process of collecting	
LN_BL			
LN_HEX	120		
LN_MEX	105		
LN_CO	70		
LN_CT	VARIES		
LN_EL	VARIES		
LN_RC	VARIES		
LN_SP	VARIES	85 DEFAULT	
LN_ST	VARIES	75 DEFAULT	
LN_OC	125		
LN_CN	VARIES	50 DEFAULT	
LN_CW	150		
LN_GO	VARIES	PROPERTY SPECIFIC	
LN_RS	VARIES		
LN_EC	VARIES	50 DEFAULT	
LN_UN	VARIES	20 DEFAULT	
LN_IE	VARIES	REVIEW	

The following is a Matrix for the Interchange Influence (HINT and MINT).



Commercial Depreciation Tables

Class C & D Percent Good Table APARTMENTS

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVE PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	100	100	100	100	100	100	100
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	98	99	99	99	99	99	99
5	97	97	98	98	98	99	99
6	97	97	98	98	98	99	99
7	97	97	98	98	98	99	99
8	95	96	97	97	97	98	98
9	95	96	97	97	97	98	98
10	95	96	97	97	97	98	98
11	94	95	95	96	97	97	98
12	94	95	95	96	97	97	98
13	94	95	95	96	97	97	98

14	92	94	94	95	96	97	97
15	92	94	94	95	96	97	97
16	92	94	94	95	96	97	97
17	91	92	93	94	95	96	97
18	91	92	93	94	95	96	97
19	89	91	92	93	94	95	96
20	89	91	92	93	94	95	96
21	89	91	92	93	94	95	96
22	88	90	91	92	93	94	96
23	88	90	91	92	93	94	96
24	88	90	91	92	93	94	96
25	86	88	90	91	92	94	95
26	86	88	90	91	92	94	95
27	86	88	90	91	92	94	95
28	86	88	90	91	92	94	95
29	85	87	89	90	91	93	95
30	85	87	89	90	91	93	95
31	81	84	86	88	90	92	93
32	80	83	85	87	89	91	93
33	77	81	83	85	87	90	92
34	75	79	82	84	86	89	91
35	74	78	81	83	85	88	91
36	71	75	79	81	83	87	90
37	69	74	77	80	83	86	89
38	66	71	75	78	81	85	88
39	64	70	74	77	80	84	87
40	63	69	73	76	79	83	87
41	60	66	71	74	77	82	86
42	58	65	69	73	77	81	85
43	55	62	67	71	75	80	84
44	54	61	66	70	74	79	84
45	54	61	66	70	74	79	84
46	54	61	66	70	74	79	84
47	54	61	66	70	74	79	84
48	52	60	65	69	73	78	83
49	52	60	65	69	73	78	83
50	52	60	65	69	73	78	83
51	52	60	65	69	73	78	83
52	52	60	65	69	73	78	83
53	52	60	65	69	73	78	83
54	52	60	65	69	73	78	83
55	50	58	64	68	72	78	82
56	50	58	64	68	72	78	82
57	50	58	64	68	72	78	82
58	50	58	64	68	72	78	82
59	50	58	64	68	72	78	82

60	50	58	64	68	72	78	82
61	49	57	63	67	71	77	82
62	46	55	60	65	70	76	81
63	43	52	58	63	68	74	80
64	40	49	56	61	66	73	79
65	36	47	54	59	64	71	77
66	35	45	53	58	63	71	77
67	32	43	50	56	62	69	76
68	29	40	48	54	60	68	75
69	26	38	46	52	58	66	74
70	23	35	44	50	57	65	73
71	19	32	41	48	55	64	71
72	16	30	39	46	53	62	70
73	13	27	37	44	51	61	69
74	12	26	36	43	50	60	69
75	9	23	33	41	49	59	68

Class A & B Percent Good Table APARTMENTS

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	100	100	100	100	100	100	100
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	98	99	99	99	99	99	99
5	97	97	98	98	98	99	99
6	97	97	98	98	98	99	99
7	97	97	98	98	98	99	99
8	95	96	97	97	97	98	98
9	95	96	97	97	97	98	98
10	95	96	97	97	97	98	98
11	94	95	95	96	97	97	98
12	94	95	95	96	97	97	98
13	94	95	95	96	97	97	98
14	92	94	94	95	96	97	97

15	92	94	94	95	96	97	97
16	92	94	94	95	96	97	97
17	91	92	93	94	95	96	97
18	91	92	93	94	95	96	97
19	89	91	92	93	94	95	96
20	89	91	92	93	94	95	96
21	89	91	92	93	94	95	96
22	88	90	91	92	93	94	96
23	88	90	91	92	93	94	96
24	88	90	91	92	93	94	96
25	86	88	90	91	92	94	95
26	86	88	90	91	92	94	95
27	86	88	90	91	92	94	95
28	86	88	90	91	92	94	95
29	85	87	89	90	91	93	95
30	85	87	89	90	91	93	95
31	81	84	86	88	90	92	93
32	80	83	85	87	89	91	93
33	77	81	83	85	87	90	92
34	75	79	82	84	86	89	91
35	74	78	81	83	85	88	91
36	71	75	79	81	83	87	90
37	69	74	77	80	83	86	89
38	66	71	75	78	81	85	88
39	64	70	74	77	80	84	87
40	63	69	73	76	79	83	87
41	60	66	71	74	77	82	86
42	58	65	69	73	77	81	85
43	55	62	67	71	75	80	84
44	54	61	66	70	74	79	84
45	54	61	66	70	74	79	84
46	54	61	66	70	74	79	84
47	54	61	66	70	74	79	84
48	52	60	65	69	73	78	83
49	52	60	65	69	73	78	83
50	52	60	65	69	73	78	83
51	52	60	65	69	73	78	83
52	52	60	65	69	73	78	83
53	52	60	65	69	73	78	83
54	52	60	65	69	73	78	83
55	50	58	64	68	72	78	82
56	50	58	64	68	72	78	82
57	50	58	64	68	72	78	82
58	50	58	64	68	72	78	82
59	50	58	64	68	72	78	82
60	50	58	64	68	72	78	82

61	49	57	63	67	71	77	82
62	46	55	60	65	70	76	81
63	43	52	58	63	68	74	80
64	40	49	56	61	66	73	79
65	36	47	54	59	64	71	77
66	35	45	53	58	63	71	77
67	32	43	50	56	62	69	76
68	29	40	48	54	60	68	75
69	26	38	46	52	58	66	74
70	23	35	44	50	57	65	73
71	19	32	41	48	55	64	71
72	16	30	39	46	53	62	70
73	13	27	37	44	51	61	69
74	12	26	36	43	50	60	69
75	9	23	33	41	49	59	68

Class S Percent Good Table APARTMENTS

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	98	99	99	99	99	99	99
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	97	97	98	98	98	99	99
5	97	97	98	98	98	99	99
6	95	96	97	97	97	98	98
7	95	96	97	97	97	98	98
8	95	96	97	97	97	98	98
9	94	95	95	96	97	97	98
10	94	95	95	96	97	97	98
11	92	94	94	95	96	97	97
12	92	94	94	95	96	97	97
13	92	94	94	95	96	97	97
14	91	92	93	94	95	96	97
15	91	92	93	94	95	96	97
16	89	91	92	93	94	95	96
17	89	91	92	93	94	95	96
18	88	90	91	92	93	94	96
19	88	90	91	92	93	94	96
20	88	90	91	92	93	94	96
21	86	88	90	91	92	94	95
22	86	88	90	91	92	94	95
23	85	87	89	90	91	93	95
24	85	87	89	90	91	93	95
25	83	86	88	89	90	92	94
26	83	86	88	89	90	92	94
27	83	86	88	89	90	92	94
28	81	84	86	88	90	92	93
29	80	83	85	87	89	91	93
30	78	82	84	86	88	90	92
31	75	79	82	84	86	89	91
32	72	77	80	82	84	87	90
33	69	74	77	80	83	86	89
34	66	71	75	78	81	85	88
35	63	69	73	76	79	83	87
36	61	68	72	75	78	83	86
37	58	65	69	73	77	81	85
38	55	62	67	71	75	80	84
39	52	60	65	69	73	78	83

40	49	57	63	67	71	77	82
41	46	55	60	65	70	76	81
42	43	52	58	63	68	74	80
43	40	49	56	61	66	73	79
44	38	48	55	60	65	72	78
45	36	47	54	59	64	71	77
46	36	47	54	59	64	71	77
47	35	45	53	58	63	71	77
48	35	45	53	58	63	71	77
49	35	45	53	58	63	71	77
50	33	44	51	57	63	70	76
51	33	44	51	57	63	70	76
52	32	43	50	56	62	69	76
53	32	43	50	56	62	69	76
54	32	43	50	56	62	69	76
55	30	42	49	55	61	69	75
56	30	42	49	55	61	69	75
57	29	40	48	54	60	68	75
58	29	40	48	54	60	68	75
59	29	40	48	54	60	68	75
60	27	39	47	53	59	67	74
61	26	38	46	52	58	66	74
62	24	36	45	51	57	66	73
63	23	35	44	50	57	65	73
64	19	32	41	48	55	64	71
65	15	29	38	45	52	62	70
66	12	26	36	43	50	60	69
67	7	22	32	40	48	58	67
68	5	18	29	37	45	56	65
69	5	16	27	35	43	55	64
70	5	12	23	32	41	52	63
71	5	9	21	30	39	51	62
72	5	5	18	27	36	49	60
73	5	5	15	25	35	48	59
74	5	5	12	22	32	45	57
75	5	5	10	20	30	44	56

Class C & D Percent Good Table RETAIL

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	100	100	100	100	100	100	100
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	97	97	98	98	98	99	99
5	97	97	98	98	98	99	99
6	95	96	97	97	97	98	98
7	95	96	97	97	97	98	98
8	95	96	97	97	97	98	98
9	94	95	95	96	97	97	98
10	94	95	95	96	97	97	98
11	92	94	94	95	96	97	97
12	92	94	94	95	96	97	97
13	92	94	94	95	96	97	97
14	91	92	93	94	95	96	97
15	91	92	93	94	95	96	97
16	89	91	92	93	94	95	96
17	89	91	92	93	94	95	96
18	88	90	91	92	93	94	96
19	88	90	91	92	93	94	96
20	88	90	91	92	93	94	96
21	86	88	90	91	92	94	95
22	86	88	90	91	92	94	95
23	85	87	89	90	91	93	95
24	85	87	89	90	91	93	95
25	83	86	88	89	90	92	94
26	83	86	88	89	90	92	94
27	83	86	88	89	90	92	94
28	81	84	86	88	90	92	93
29	81	84	86	88	90	92	93
30	80	83	85	87	89	91	93
31	75	79	82	84	86	89	91
32	72	77	80	82	84	87	90
33	69	74	77	80	83	86	89
34	66	71	75	78	81	85	88
35	63	69	73	76	79	83	87
36	60	66	71	74	77	82	86
37	58	65	69	73	77	81	85
38	55	62	67	71	75	80	84

39	52	60	65	69	73	78	83
40	49	57	63	67	71	77	82
41	46	55	60	65	70	76	81
42	43	52	58	63	68	74	80
43	40	49	56	61	66	73	79
44	36	47	54	59	64	71	77
45	36	47	54	59	64	71	77
46	35	45	53	58	63	71	77
47	33	44	51	57	63	70	76
48	33	44	51	57	63	70	76
49	32	43	50	56	62	69	76
50	30	42	49	55	61	69	75
51	29	40	48	54	60	68	75
52	29	40	48	54	60	68	75
53	27	39	47	53	59	67	74
54	26	38	46	52	58	66	74
55	26	38	46	52	58	66	74
56	24	36	45	51	57	66	73
57	23	35	44	50	57	65	73
58	23	35	44	50	57	65	73
59	21	34	42	49	56	64	72
60	19	32	41	48	55	64	71
61	18	31	40	47	54	63	71
62	18	31	40	47	54	63	71
63	16	30	39	46	53	62	70
64	15	29	38	45	52	62	70
65	15	29	38	45	52	62	70
66	10	25	34	42	50	59	68
67	7	22	32	40	48	58	67
68	5	18	29	37	45	56	65
69	5	16	27	35	43	55	64
70	5	12	23	32	41	52	63
71	5	9	21	30	39	51	62
72	5	5	18	27	36	49	60
73	5	5	15	25	35	48	59
74	5	5	12	22	32	45	57
75	5	5	8	19	30	43	55

Class A & B Percent Good Table RETAIL

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	100	100	100	100	100	100	100
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	97	97	98	98	98	99	99
5	97	97	98	98	98	99	99
6	95	96	97	97	97	98	98
7	95	96	97	97	97	98	98
8	95	96	97	97	97	98	98
9	94	95	95	96	97	97	98
10	94	95	95	96	97	97	98
11	92	94	94	95	96	97	97
12	92	94	94	95	96	97	97
13	92	94	94	95	96	97	97
14	91	92	93	94	95	96	97
15	91	92	93	94	95	96	97
16	89	91	92	93	94	95	96
17	89	91	92	93	94	95	96
18	88	90	91	92	93	94	96
19	88	90	91	92	93	94	96
20	88	90	91	92	93	94	96
21	86	88	90	91	92	94	95
22	86	88	90	91	92	94	95
23	85	87	89	90	91	93	95
24	85	87	89	90	91	93	95
25	83	86	88	89	90	92	94
26	83	86	88	89	90	92	94
27	83	86	88	89	90	92	94
28	81	84	86	88	90	92	93
29	81	84	86	88	90	92	93
30	80	83	85	87	89	91	93
31	78	82	84	86	88	90	92
32	77	81	83	85	87	90	92
33	74	78	81	83	85	88	91
34	72	77	80	82	84	87	90
35	69	74	77	80	83	86	89
36	66	71	75	78	81	85	88
37	64	70	74	77	80	84	87
38	61	68	72	75	78	83	86

39	60	66	71	74	77	82	86
40	57	64	68	72	76	80	85
41	54	61	66	70	74	79	84
42	52	60	65	69	73	78	83
43	49	57	63	67	71	77	82
44	47	56	62	66	70	76	81
45	47	56	62	66	70	76	81
46	47	56	62	66	70	76	81
47	46	55	60	65	70	76	81
48	46	55	60	65	70	76	81
49	46	55	60	65	70	76	81
50	46	55	60	65	70	76	81
51	46	55	60	65	70	76	81
52	44	53	59	64	69	75	80
53	44	53	59	64	69	75	80
54	44	53	59	64	69	75	80
55	44	53	59	64	69	75	80
56	44	53	59	64	69	75	80
57	43	52	58	63	68	74	80
58	43	52	58	63	68	74	80
59	43	52	58	63	68	74	80
60	43	52	58	63	68	74	80
61	41	51	57	62	67	73	79
62	38	48	55	60	65	72	78
63	35	45	53	58	63	71	77
64	32	43	50	56	62	69	76
65	27	39	47	53	59	67	74
66	24	36	45	51	57	66	73
67	21	34	42	49	56	64	72
68	18	31	40	47	54	63	71
69	15	29	38	45	52	62	70
70	12	26	36	43	50	60	69
71	9	23	33	41	49	59	68
72	5	19	30	38	46	57	66
73	5	17	28	36	44	55	65
74	5	14	25	34	43	54	64
75	5	12	23	32	41	52	63

Class S Percent Good Table RETAIL

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	98	99	99	99	99	99	99
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	97	97	98	98	98	99	99
5	97	97	98	98	98	99	99
6	95	96	97	97	97	98	98
7	95	96	97	97	97	98	98
8	95	96	97	97	97	98	98
9	94	95	95	96	97	97	98
10	94	95	95	96	97	97	98
11	92	94	94	95	96	97	97
12	92	94	94	95	96	97	97
13	92	94	94	95	96	97	97
14	91	92	93	94	95	96	97
15	91	92	93	94	95	96	97
16	89	91	92	93	94	95	96
17	89	91	92	93	94	95	96
18	88	90	91	92	93	94	96
19	88	90	91	92	93	94	96
20	88	90	91	92	93	94	96
21	86	88	90	91	92	94	95
22	86	88	90	91	92	94	95
23	85	87	89	90	91	93	95
24	85	87	89	90	91	93	95
25	83	86	88	89	90	92	94
26	80	83	85	87	89	91	93
27	78	82	84	86	88	90	92
28	77	81	83	85	87	90	92
29	75	79	82	84	86	89	91
30	74	78	81	83	85	88	91
31	71	75	79	81	83	87	90
32	66	71	75	78	81	85	88
33	63	69	73	76	79	83	87
34	60	66	71	74	77	82	86
35	55	62	67	71	75	80	84
36	52	60	65	69	73	78	83
37	49	57	63	67	71	77	82
38	46	55	60	65	70	76	81

39	41	51	57	62	67	73	79
40	38	48	55	60	65	72	78
41	35	45	53	58	63	71	77
42	32	43	50	56	62	69	76
43	27	39	47	53	59	67	74
44	24	36	45	51	57	66	73
45	24	36	45	51	57	66	73
46	23	35	44	50	57	65	73
47	23	35	44	50	57	65	73
48	23	35	44	50	57	65	73
49	21	34	42	49	56	64	72
50	21	34	42	49	56	64	72
51	19	32	41	48	55	64	71
52	19	32	41	48	55	64	71
53	18	31	40	47	54	63	71
54	18	31	40	47	54	63	71
55	16	30	39	46	53	62	70
56	16	30	39	46	53	62	70
57	15	29	38	45	52	62	70
58	15	29	38	45	52	62	70
59	13	27	37	44	51	61	69
60	13	27	37	44	51	61	69
61	12	26	36	43	50	60	69
62	10	25	34	42	50	59	68
63	7	22	32	40	48	58	67
64	5	17	28	36	44	55	65
65	5	13	24	33	42	53	63
66	5	9	21	30	39	51	62
67	5	5	18	27	36	49	60
68	5	5	14	24	34	47	58
69	5	5	11	21	31	45	57
70	5	5	7	18	29	43	55
71	5	5	5	15	26	41	53
72	5	5	5	12	23	38	52
73	5	5	5	9	21	36	50
74	5	5	5	6	18	34	48
75	5	5	5	5	17	34	48

Class C & D Percent Good Table WAREHOUSE

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	100	100	100	100	100	100	100
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	97	97	98	98	98	99	99
5	97	97	98	98	98	99	99
6	95	96	97	97	97	98	98
7	95	96	97	97	97	98	98
8	95	96	97	97	97	98	98
9	94	95	95	96	97	97	98
10	94	95	95	96	97	97	98
11	92	94	94	95	96	97	97
12	92	94	94	95	96	97	97
13	92	94	94	95	96	97	97
14	91	92	93	94	95	96	97
15	91	92	93	94	95	96	97
16	89	91	92	93	94	95	96
17	89	91	92	93	94	95	96
18	88	90	91	92	93	94	96
19	86	88	90	91	92	94	95
20	85	87	89	90	91	93	95
21	81	84	86	88	90	92	93
22	78	82	84	86	88	90	92
23	75	79	82	84	86	89	91
24	72	77	80	82	84	87	90
25	69	74	77	80	83	86	89
26	66	71	75	78	81	85	88
27	63	69	73	76	79	83	87
28	60	66	71	74	77	82	86
29	58	65	69	73	77	81	85
30	55	62	67	71	75	80	84
31	49	57	63	67	71	77	82
32	43	52	58	63	68	74	80
33	36	47	54	59	64	71	77
34	30	42	49	55	61	69	75
35	24	36	45	51	57	66	73
36	18	31	40	47	54	63	71
37	12	26	36	43	50	60	69

38	5	21	31	39	47	57	66
39	5	17	28	36	44	55	65
40	5	12	23	32	41	52	63
41	5	6	19	28	37	50	60
42	5	5	14	24	34	47	58
43	5	5	10	20	30	44	56
44	5	5	5	16	27	41	54
45	5	5	5	16	27	41	54
46	5	5	5	15	26	41	53
47	5	5	5	15	26	41	53
48	5	5	5	14	25	40	53
49	5	5	5	14	25	40	53
50	5	5	5	13	24	39	52
51	5	5	5	13	24	39	52
52	5	5	5	12	23	38	52
53	5	5	5	12	23	38	52
54	5	5	5	12	23	38	52
55	5	5	5	11	23	38	51
56	5	5	5	11	23	38	51
57	5	5	5	10	22	37	51
58	5	5	5	10	22	37	51
59	5	5	5	9	21	36	50
60	5	5	5	8	20	36	49
61	5	5	5	7	19	35	49
62	5	5	5	5	17	34	48
63	5	5	5	5	13	30	45
64	5	5	5	5	13	30	45
65	5	5	5	5	13	30	45
66	5	5	5	5	13	30	45
67	5	5	5	5	13	30	45
68	5	5	5	5	13	30	45
69	5	5	5	5	13	30	45
70	5	5	5	5	13	30	45
71	5	5	5	5	13	30	45
72	5	5	5	5	13	30	45
73	5	5	5	5	13	30	45
74	5	5	5	5	13	30	45
75	5	5	5	5	13	30	45

Class A & B Percent Good Table WAREHOUSE

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	100	100	100	100	100	100	100
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	97	97	98	98	98	99	99
5	97	97	98	98	98	99	99
6	95	96	97	97	97	98	98
7	95	96	97	97	97	98	98
8	95	96	97	97	97	98	98
9	94	95	95	96	97	97	98
10	94	95	95	96	97	97	98
11	92	94	94	95	96	97	97
12	92	94	94	95	96	97	97
13	92	94	94	95	96	97	97
14	91	92	93	94	95	96	97
15	91	92	93	94	95	96	97
16	89	91	92	93	94	95	96
17	89	91	92	93	94	95	96
18	88	90	91	92	93	94	96
19	88	90	91	92	93	94	96
20	88	90	91	92	93	94	96
21	88	90	91	92	93	94	96
22	86	88	90	91	92	94	95
23	86	88	90	91	92	94	95
24	85	87	89	90	91	93	95
25	83	86	88	89	90	92	94
26	81	84	86	88	90	92	93
27	78	82	84	86	88	90	92
28	77	81	83	85	87	90	92
29	75	79	82	84	86	89	91
30	74	78	81	83	85	88	91
31	71	75	79	81	83	87	90
32	67	73	76	79	82	85	88
33	63	69	73	76	79	83	87
34	60	66	71	74	77	82	86
35	57	64	68	72	76	80	85

36	54	61	66	70	74	79	84
37	49	57	63	67	71	77	82
38	46	55	60	65	70	76	81
39	43	52	58	63	68	74	80
40	40	49	56	61	66	73	79
41	35	45	53	58	63	71	77
42	32	43	50	56	62	69	76
43	29	40	48	54	60	68	75
44	26	38	46	52	58	66	74
45	26	38	46	52	58	66	74
46	26	38	46	52	58	66	74
47	24	36	45	51	57	66	73
48	24	36	45	51	57	66	73
49	24	36	45	51	57	66	73
50	24	36	45	51	57	66	73
51	23	35	44	50	57	65	73
52	23	35	44	50	57	65	73
53	23	35	44	50	57	65	73
54	21	34	42	49	56	64	72
55	21	34	42	49	56	64	72
56	21	34	42	49	56	64	72
57	19	32	41	48	55	64	71
58	19	32	41	48	55	64	71
59	19	32	41	48	55	64	71
60	18	31	40	47	54	63	71
61	16	30	39	46	53	62	70
62	12	26	36	43	50	60	69
63	7	22	32	40	48	58	67
64	5	18	29	37	45	56	65
65	5	14	25	34	43	54	64
66	5	10	22	31	40	52	62
67	5	6	19	28	37	50	60
68	5	5	15	25	35	48	59
69	5	5	12	22	32	45	57
70	5	5	8	19	30	43	55
71	5	5	5	16	27	41	54
72	5	5	5	13	24	39	52
73	5	5	5	10	22	37	51
74	5	5	5	7	19	35	49
75	5	5	5	5	17	34	48

Class S Percent Good Table WAREHOUSE

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	100	100	100	100	100	100	100
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	97	97	98	98	98	99	99
5	97	97	98	98	98	99	99
6	95	96	97	97	97	98	98
7	95	96	97	97	97	98	98
8	95	96	97	97	97	98	98
9	94	95	95	96	97	97	98
10	94	95	95	96	97	97	98
11	92	94	94	95	96	97	97
12	92	94	94	95	96	97	97
13	92	94	94	95	96	97	97
14	91	92	93	94	95	96	97
15	91	92	93	94	95	96	97
16	89	91	92	93	94	95	96
17	89	91	92	93	94	95	96
18	88	90	91	92	93	94	96
19	86	88	90	91	92	94	95
20	85	87	89	90	91	93	95
21	81	84	86	88	90	92	93
22	78	82	84	86	88	90	92
23	75	79	82	84	86	89	91
24	72	77	80	82	84	87	90
25	69	74	77	80	83	86	89
26	66	71	75	78	81	85	88
27	63	69	73	76	79	83	87
28	60	66	71	74	77	82	86
29	58	65	69	73	77	81	85
30	55	62	67	71	75	80	84
31	49	57	63	67	71	77	82
32	43	52	58	63	68	74	80
33	36	47	54	59	64	71	77
34	30	42	49	55	61	69	75
35	24	36	45	51	57	66	73
36	18	31	40	47	54	63	71

37	12	26	36	43	50	60	69
38	5	21	31	39	47	57	66
39	5	17	28	36	44	55	65
40	5	12	23	32	41	52	63
41	5	6	19	28	37	50	60
42	5	5	14	24	34	47	58
43	5	5	10	20	30	44	56
44	5	5	5	16	27	41	54
45	5	5	5	16	27	41	54
46	5	5	5	15	26	41	53
47	5	5	5	15	26	41	53
48	5	5	5	14	25	40	53
49	5	5	5	14	25	40	53
50	5	5	5	13	24	39	52
51	5	5	5	13	24	39	52
52	5	5	5	12	23	38	52
53	5	5	5	12	23	38	52
54	5	5	5	12	23	38	52
55	5	5	5	11	23	38	51
56	5	5	5	11	23	38	51
57	5	5	5	10	22	37	51
58	5	5	5	10	22	37	51
59	5	5	5	9	21	36	50
60	5	5	5	8	20	36	49
61	5	5	5	7	19	35	49
62	5	5	5	5	17	34	48
63	5	5	5	5	13	30	45
64	5	5	5	5	13	30	45
65	5	5	5	5	13	30	45
66	5	5	5	5	13	30	45
67	5	5	5	5	13	30	45
68	5	5	5	5	13	30	45
69	5	5	5	5	13	30	45
70	5	5	5	5	13	30	45
71	5	5	5	5	13	30	45
72	5	5	5	5	13	30	45
73	5	5	5	5	13	30	45
74	5	5	5	5	13	30	45
75	5	5	5	5	13	30	45

Class C & D Percent Good Table OFFICE

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	100	100	100	100	100	100	100
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	97	97	98	98	98	99	99
5	97	97	98	98	98	99	99
6	95	96	97	97	97	98	98
7	95	96	97	97	97	98	98
8	95	96	97	97	97	98	98
9	94	95	95	96	97	97	98
10	94	95	95	96	97	97	98
11	92	94	94	95	96	97	97
12	92	94	94	95	96	97	97
13	92	94	94	95	96	97	97
14	91	92	93	94	95	96	97
15	91	92	93	94	95	96	97
16	89	91	92	93	94	95	96
17	89	91	92	93	94	95	96
18	88	90	91	92	93	94	96
19	88	90	91	92	93	94	96
20	88	90	91	92	93	94	96
21	86	88	90	91	92	94	95
22	86	88	90	91	92	94	95
23	85	87	89	90	91	93	95
24	85	87	89	90	91	93	95
25	83	86	88	89	90	92	94
26	81	84	86	88	90	92	93
27	80	83	85	87	89	91	93
28	78	82	84	86	88	90	92
29	77	81	83	85	87	90	92
30	75	79	82	84	86	89	91
31	72	77	80	82	84	87	90
32	69	74	77	80	83	86	89
33	66	71	75	78	81	85	88
34	63	69	73	76	79	83	87
35	60	66	71	74	77	82	86
36	57	64	68	72	76	80	85
37	54	61	66	70	74	79	84
38	49	57	63	67	71	77	82

39	46	55	60	65	70	76	81
40	43	52	58	63	68	74	80
41	40	49	56	61	66	73	79
42	36	47	54	59	64	71	77
43	33	44	51	57	63	70	76
44	30	42	49	55	61	69	75
45	30	42	49	55	61	69	75
46	29	40	48	54	60	68	75
47	29	40	48	54	60	68	75
48	29	40	48	54	60	68	75
49	29	40	48	54	60	68	75
50	27	39	47	53	59	67	74
51	27	39	47	53	59	67	74
52	27	39	47	53	59	67	74
53	27	39	47	53	59	67	74
54	26	38	46	52	58	66	74
55	26	38	46	52	58	66	74
56	26	38	46	52	58	66	74
57	26	38	46	52	58	66	74
58	24	36	45	51	57	66	73
59	24	36	45	51	57	66	73
60	24	36	45	51	57	66	73
61	23	35	44	50	57	65	73
62	18	31	40	47	54	63	71
63	13	27	37	44	51	61	69
64	10	25	34	42	50	59	68
65	5	21	31	39	47	57	66
66	5	17	28	36	44	55	65
67	5	13	24	33	42	53	63
68	5	9	21	30	39	51	62
69	5	6	19	28	37	50	60
70	5	5	15	25	35	48	59
71	5	5	12	22	32	45	57
72	5	5	8	19	30	43	55
73	5	5	5	16	27	41	54
74	5	5	5	14	25	40	53
75	5	5	5	11	23	38	51

Class A & B Percent Good Table OFFICE

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	100	100	100	100	100	100	100
2	100	100	100	100	100	100	100
3	98	99	99	99	99	99	99
4	98	99	99	99	99	99	99
5	98	99	99	99	99	99	99
6	98	99	99	99	99	99	99
7	97	97	98	98	98	99	99
8	97	97	98	98	98	99	99
9	97	97	98	98	98	99	99
10	97	97	98	98	98	99	99
11	95	96	97	97	97	98	98
12	95	96	97	97	97	98	98
13	95	96	97	97	97	98	98
14	95	96	97	97	97	98	98
15	94	95	95	96	97	97	98
16	94	95	95	96	97	97	98
17	94	95	95	96	97	97	98
18	94	95	95	96	97	97	98
19	92	94	94	95	96	97	97
20	92	94	94	95	96	97	97
21	92	94	94	95	96	97	97
22	91	92	93	94	95	96	97
23	89	91	92	93	94	95	96
24	88	90	91	92	93	94	96
25	86	88	90	91	92	94	95
26	85	87	89	90	91	93	95
27	85	87	89	90	91	93	95
28	83	86	88	89	90	92	94
29	81	84	86	88	90	92	93
30	80	83	85	87	89	91	93
31	77	81	83	85	87	90	92
32	74	78	81	83	85	88	91
33	72	77	80	82	84	87	90
34	69	74	77	80	83	86	89
35	66	71	75	78	81	85	88
36	63	69	73	76	79	83	87
37	61	68	72	75	78	83	86

38	58	65	69	73	77	81	85
39	55	62	67	71	75	80	84
40	54	61	66	70	74	79	84
41	50	58	64	68	72	78	82
42	47	56	62	66	70	76	81
43	44	53	59	64	69	75	80
44	43	52	58	63	68	74	80
45	43	52	58	63	68	74	80
46	43	52	58	63	68	74	80
47	41	51	57	62	67	73	79
48	41	51	57	62	67	73	79
49	41	51	57	62	67	73	79
50	41	51	57	62	67	73	79
51	40	49	56	61	66	73	79
52	40	49	56	61	66	73	79
53	40	49	56	61	66	73	79
54	40	49	56	61	66	73	79
55	38	48	55	60	65	72	78
56	38	48	55	60	65	72	78
57	38	48	55	60	65	72	78
58	38	48	55	60	65	72	78
59	36	47	54	59	64	71	77
60	36	47	54	59	64	71	77
61	36	47	54	59	64	71	77
62	32	43	50	56	62	69	76
63	29	40	48	54	60	68	75
64	26	38	46	52	58	66	74
65	21	34	42	49	56	64	72
66	18	31	40	47	54	63	71
67	15	29	38	45	52	62	70
68	10	25	34	42	50	59	68
69	7	22	32	40	48	58	67
70	5	19	30	38	46	57	66
71	5	16	27	35	43	55	64
72	5	13	24	33	42	53	63
73	5	10	22	31	40	52	62
74	5	6	19	28	37	50	60
75	5	5	16	26	36	48	59

Class S Percent Good Table OFFICE

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	100	100	100	100	100	100	100
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	97	97	98	98	98	99	99
5	97	97	98	98	98	99	99
6	95	96	97	97	97	98	98
7	95	96	97	97	97	98	98
8	95	96	97	97	97	98	98
9	94	95	95	96	97	97	98
10	94	95	95	96	97	97	98
11	92	94	94	95	96	97	97
12	92	94	94	95	96	97	97
13	92	94	94	95	96	97	97
14	91	92	93	94	95	96	97
15	91	92	93	94	95	96	97
16	89	91	92	93	94	95	96
17	89	91	92	93	94	95	96
18	88	90	91	92	93	94	96
19	88	90	91	92	93	94	96
20	88	90	91	92	93	94	96
21	86	88	90	91	92	94	95
22	86	88	90	91	92	94	95
23	85	87	89	90	91	93	95
24	81	84	86	88	90	92	93
25	80	83	85	87	89	91	93
26	78	82	84	86	88	90	92
27	75	79	82	84	86	89	91
28	74	78	81	83	85	88	91
29	72	77	80	82	84	87	90
30	69	74	77	80	83	86	89
31	66	71	75	78	81	85	88
32	61	68	72	75	78	83	86
33	58	65	69	73	77	81	85
34	54	61	66	70	74	79	84
35	50	58	64	68	72	78	82
36	46	55	60	65	70	76	81
37	41	51	57	62	67	73	79
38	38	48	55	60	65	72	78

39	33	44	51	57	63	70	76
40	30	42	49	55	61	69	75
41	26	38	46	52	58	66	74
42	23	35	44	50	57	65	73
43	18	31	40	47	54	63	71
44	13	27	37	44	51	61	69
45	13	27	37	44	51	61	69
46	13	27	37	44	51	61	69
47	12	26	36	43	50	60	69
48	12	26	36	43	50	60	69
49	12	26	36	43	50	60	69
50	12	26	36	43	50	60	69
51	10	25	34	42	50	59	68
52	10	25	34	42	50	59	68
53	10	25	34	42	50	59	68
54	9	23	33	41	49	59	68
55	9	23	33	41	49	59	68
56	9	23	33	41	49	59	68
57	7	22	32	40	48	58	67
58	5	21	31	39	47	57	66
59	5	19	30	38	46	57	66
60	5	18	29	37	45	56	65
61	5	17	28	36	44	55	65
62	5	16	27	35	43	55	64
63	5	10	22	31	40	52	62
64	5	6	19	28	37	50	60
65	5	5	14	24	34	47	58
66	5	5	11	21	31	45	57
67	5	5	7	18	29	43	55
68	5	5	5	14	25	40	53
69	5	5	5	11	23	38	51
70	5	5	5	7	19	35	49
71	5	5	5	5	17	34	48
72	5	5	5	5	13	30	45
73	5	5	5	5	13	30	45
74	5	5	5	5	13	30	45
75	5	5	5	5	13	30	45

Class C & D Percent Good Table MISCELLANEOUS

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	100	100	100	100	100	100	100
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	97	97	98	98	98	99	99
5	97	97	98	98	98	99	99
6	95	96	97	97	97	98	98
7	95	96	97	97	97	98	98
8	95	96	97	97	97	98	98
9	94	95	95	96	97	97	98
10	94	95	95	96	97	97	98
11	92	94	94	95	96	97	97
12	92	94	94	95	96	97	97
13	92	94	94	95	96	97	97
14	91	92	93	94	95	96	97
15	91	92	93	94	95	96	97
16	89	91	92	93	94	95	96
17	89	91	92	93	94	95	96
18	88	90	91	92	93	94	96
19	88	90	91	92	93	94	96
20	88	90	91	92	93	94	96
21	86	88	90	91	92	94	95
22	86	88	90	91	92	94	95
23	85	87	89	90	91	93	95
24	85	87	89	90	91	93	95
25	83	86	88	89	90	92	94
26	83	86	88	89	90	92	94
27	83	86	88	89	90	92	94
28	81	84	86	88	90	92	93
29	81	84	86	88	90	92	93
30	80	83	85	87	89	91	93
31	78	82	84	86	88	90	92
32	77	81	83	85	87	90	92
33	74	78	81	83	85	88	91
34	71	75	79	81	83	87	90
35	69	74	77	80	83	86	89

36	66	71	75	78	81	85	88
37	64	70	74	77	80	84	87
38	61	68	72	75	78	83	86
39	58	65	69	73	77	81	85
40	57	64	68	72	76	80	85
41	54	61	66	70	74	79	84
42	52	60	65	69	73	78	83
43	49	57	63	67	71	77	82
44	46	55	60	65	70	76	81
45	46	55	60	65	70	76	81
46	46	55	60	65	70	76	81
47	44	53	59	64	69	75	80
48	44	53	59	64	69	75	80
49	44	53	59	64	69	75	80
50	43	52	58	63	68	74	80
51	43	52	58	63	68	74	80
52	43	52	58	63	68	74	80
53	41	51	57	62	67	73	79
54	41	51	57	62	67	73	79
55	41	51	57	62	67	73	79
56	40	49	56	61	66	73	79
57	40	49	56	61	66	73	79
58	40	49	56	61	66	73	79
59	38	48	55	60	65	72	78
60	38	48	55	60	65	72	78
61	38	48	55	60	65	72	78
62	36	47	54	59	64	71	77
63	33	44	51	57	63	70	76
64	30	42	49	55	61	69	75
65	27	39	47	53	59	67	74
66	24	36	45	51	57	66	73
67	21	34	42	49	56	64	72
68	18	31	40	47	54	63	71
69	13	27	37	44	51	61	69
70	10	25	34	42	50	59	68
71	7	22	32	40	48	58	67
72	5	19	30	38	46	57	66
73	5	17	28	36	44	55	65
74	5	14	25	34	43	54	64
75	5	10	22	31	40	52	62

Class A & B Percent Good Table MISCELLANEOUS

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	100	100	100	100	100	100	100
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	98	99	99	99	99	99	99
5	97	97	98	98	98	99	99
6	97	97	98	98	98	99	99
7	97	97	98	98	98	99	99
8	95	96	97	97	97	98	98
9	95	96	97	97	97	98	98
10	95	96	97	97	97	98	98
11	94	95	95	96	97	97	98
12	94	95	95	96	97	97	98
13	94	95	95	96	97	97	98
14	92	94	94	95	96	97	97
15	92	94	94	95	96	97	97
16	92	94	94	95	96	97	97
17	91	92	93	94	95	96	97
18	91	92	93	94	95	96	97
19	89	91	92	93	94	95	96
20	89	91	92	93	94	95	96
21	89	91	92	93	94	95	96
22	88	90	91	92	93	94	96
23	88	90	91	92	93	94	96
24	88	90	91	92	93	94	96
25	86	88	90	91	92	94	95
26	86	88	90	91	92	94	95
27	86	88	90	91	92	94	95
28	86	88	90	91	92	94	95
29	85	87	89	90	91	93	95
30	85	87	89	90	91	93	95
31	81	84	86	88	90	92	93
32	80	83	85	87	89	91	93
33	77	81	83	85	87	90	92
34	75	79	82	84	86	89	91
35	74	78	81	83	85	88	91
36	71	75	79	81	83	87	90
37	69	74	77	80	83	86	89
38	66	71	75	78	81	85	88

39	64	70	74	77	80	84	87
40	63	69	73	76	79	83	87
41	60	66	71	74	77	82	86
42	58	65	69	73	77	81	85
43	55	62	67	71	75	80	84
44	54	61	66	70	74	79	84
45	54	61	66	70	74	79	84
46	54	61	66	70	74	79	84
47	54	61	66	70	74	79	84
48	52	60	65	69	73	78	83
49	52	60	65	69	73	78	83
50	52	60	65	69	73	78	83
51	52	60	65	69	73	78	83
52	52	60	65	69	73	78	83
53	52	60	65	69	73	78	83
54	52	60	65	69	73	78	83
55	50	58	64	68	72	78	82
56	50	58	64	68	72	78	82
57	50	58	64	68	72	78	82
58	50	58	64	68	72	78	82
59	50	58	64	68	72	78	82
60	50	58	64	68	72	78	82
61	49	57	63	67	71	77	82
62	46	55	60	65	70	76	81
63	43	52	58	63	68	74	80
64	40	49	56	61	66	73	79
65	36	47	54	59	64	71	77
66	35	45	53	58	63	71	77
67	32	43	50	56	62	69	76
68	29	40	48	54	60	68	75
69	26	38	46	52	58	66	74
70	23	35	44	50	57	65	73
71	19	32	41	48	55	64	71
72	16	30	39	46	53	62	70
73	13	27	37	44	51	61	69
74	12	26	36	43	50	60	69
75	9	23	33	41	49	59	68

Class S Percent Good Table MISCELLANEOUS

AGE	VERY POOR PERCENT GOOD	POOR PERCENT GOOD	FAIR PERCENT GOOD	AVG PERCENT GOOD	GOOD PERCENT GOOD	VERY GOOD PERCENT GOOD	EXCELLENT PERCENT GOOD
0	100	100	100	100	100	100	100
1	98	99	99	99	99	99	99
2	98	99	99	99	99	99	99
3	98	99	99	99	99	99	99
4	97	97	98	98	98	99	99
5	97	97	98	98	98	99	99
6	95	96	97	97	97	98	98
7	95	96	97	97	97	98	98
8	95	96	97	97	97	98	98
9	94	95	95	96	97	97	98
10	94	95	95	96	97	97	98
11	92	94	94	95	96	97	97
12	92	94	94	95	96	97	97
13	92	94	94	95	96	97	97
14	91	92	93	94	95	96	97
15	91	92	93	94	95	96	97
16	89	91	92	93	94	95	96
17	89	91	92	93	94	95	96
18	88	90	91	92	93	94	96
19	88	90	91	92	93	94	96
20	88	90	91	92	93	94	96
21	86	88	90	91	92	94	95
22	86	88	90	91	92	94	95
23	85	87	89	90	91	93	95
24	85	87	89	90	91	93	95
25	83	86	88	89	90	92	94
26	83	86	88	89	90	92	94
27	83	86	88	89	90	92	94
28	81	84	86	88	90	92	93
29	80	83	85	87	89	91	93
30	78	82	84	86	88	90	92
31	75	79	82	84	86	89	91
32	72	77	80	82	84	87	90
33	69	74	77	80	83	86	89
34	66	71	75	78	81	85	88
35	63	69	73	76	79	83	87
36	61	68	72	75	78	83	86

37	58	65	69	73	77	81	85
38	55	62	67	71	75	80	84
39	52	60	65	69	73	78	83
40	49	57	63	67	71	77	82
41	46	55	60	65	70	76	81
42	43	52	58	63	68	74	80
43	40	49	56	61	66	73	79
44	38	48	55	60	65	72	78
45	36	47	54	59	64	71	77
46	36	47	54	59	64	71	77
47	35	45	53	58	63	71	77
48	35	45	53	58	63	71	77
49	35	45	53	58	63	71	77
50	33	44	51	57	63	70	76
51	33	44	51	57	63	70	76
52	32	43	50	56	62	69	76
53	32	43	50	56	62	69	76
54	32	43	50	56	62	69	76
55	30	42	49	55	61	69	75
56	30	42	49	55	61	69	75
57	29	40	48	54	60	68	75
58	29	40	48	54	60	68	75
59	29	40	48	54	60	68	75
60	27	39	47	53	59	67	74
61	26	38	46	52	58	66	74
62	24	36	45	51	57	66	73
63	23	35	44	50	57	65	73
64	19	32	41	48	55	64	71
65	15	29	38	45	52	62	70
66	12	26	36	43	50	60	69
67	7	22	32	40	48	58	67
68	5	18	29	37	45	56	65
69	5	16	27	35	43	55	64
70	5	12	23	32	41	52	63
71	5	9	21	30	39	51	62
72	5	5	18	27	36	49	60
73	5	5	15	25	35	48	59
74	5	5	12	22	32	45	57
75	5	5	10	20	30	44	56

Multiple Regression Analysis Assumptions

Complete and Accurate Data:

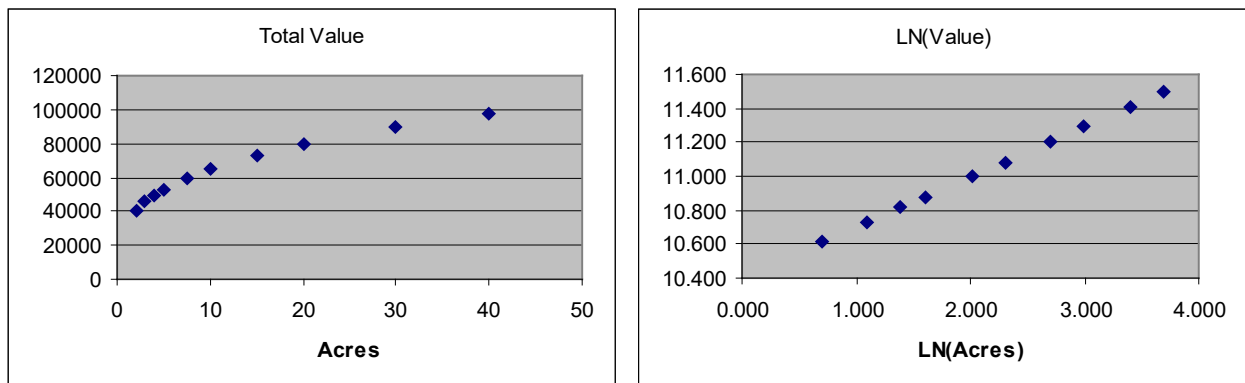
- Data definitions and standards have been developed to ensure our data is as complete and accurate as possible.
- A procedure has been established to ensure sales are properly verified.
- Annual training is conducted to remind appraisers of the standard that have been developed.

Representativeness:

- It is assumed that the sale sample adequately represents variables in the model.
- Violation of this assumption may affect the accuracy of the model in predicting the value of properties that are under-represented. For example, if there are no sales of “Excellent” view, the model would make no distinction from the typical “Average” view and an “Excellent” view. Using scalar or linearized variables in the model has mitigated this potential problem.

Linearity:

- It is assumed that the marginal contribution of a variable is constant over the range of values for the variable. Each additional unit of size or quantity adds equally to the value.
- The assumption is violated when economies of scale or other non-linear relationships are present.
- Developing a multiplicative land model has helped to create linear relationships between the dependent variable and independent variables.
- For example, using the natural logarithm of the lot size (acres) addresses the decreasing marginal utility of adding additional units of land. See example below.



Additivity:

- It is assumed that the marginal contribution of one independent variable is not affected by the changes in other variables.
- The assumption is violated when one independent variable interacts with another.
- This assumption generally does not hold for land models
 - Land characteristics are often interactive. For example, the adjustment for view may be influenced by the size or topography of the land parcel.
- A multiplicative model helps to address this issue but converting the format to log-linear terms.

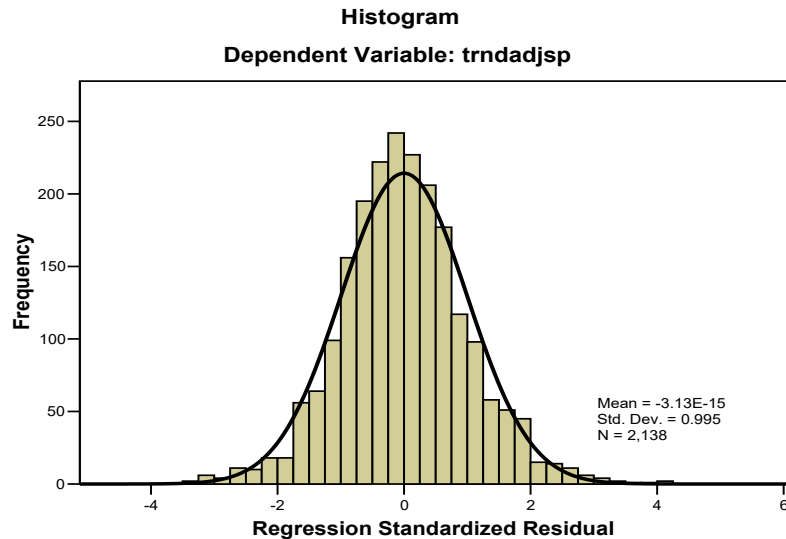
No Correlation between Independent Variables:

- It is assumed that there is no correlation between independent variables.
- This assumption is addressed by reviewing the correlation matrix and by either eliminating one of the correlated variables or combining the highly correlated variables.

Normal Distribution of Residual Errors:

- Violation of this assumption affects the interpretation of the SEE, COV, and t-statistics.

- With large samples and proper screening of the sales, this assumption is typically not a problem.
- The assumption is verified by examining a histogram of residual errors. See example below.



Constant Variance of the Error Term (homoscedasticity):

- The residual errors should be consistent as prices increase.
- Violation of this assumption implies the residual errors are not evenly distributed (heteroscedasticity).
- As a result the model will chase high priced sales that may not be representative of the market.
- Sales have been properly screened to ensure accuracy of the data, and outliers have been removed to reduce the likelihood of this problem.
- Expressing the sale price (dependent variable) in per square foot or per acre terms has also helped to minimize this potential problem.
- Verified by examining a scatter diagram comparing residual errors to corresponding predicted values. See scatter diagram below as an example. The horizontal line-of-best-fit indicates that the residual errors are evenly distributed among the predicted values.

