
Commercial Revaluation Report

2022 Mass Appraisal for 2023 Property Taxes

Prepared For
Steven Drew
Thurston County Assessor

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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 2020-2022 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.

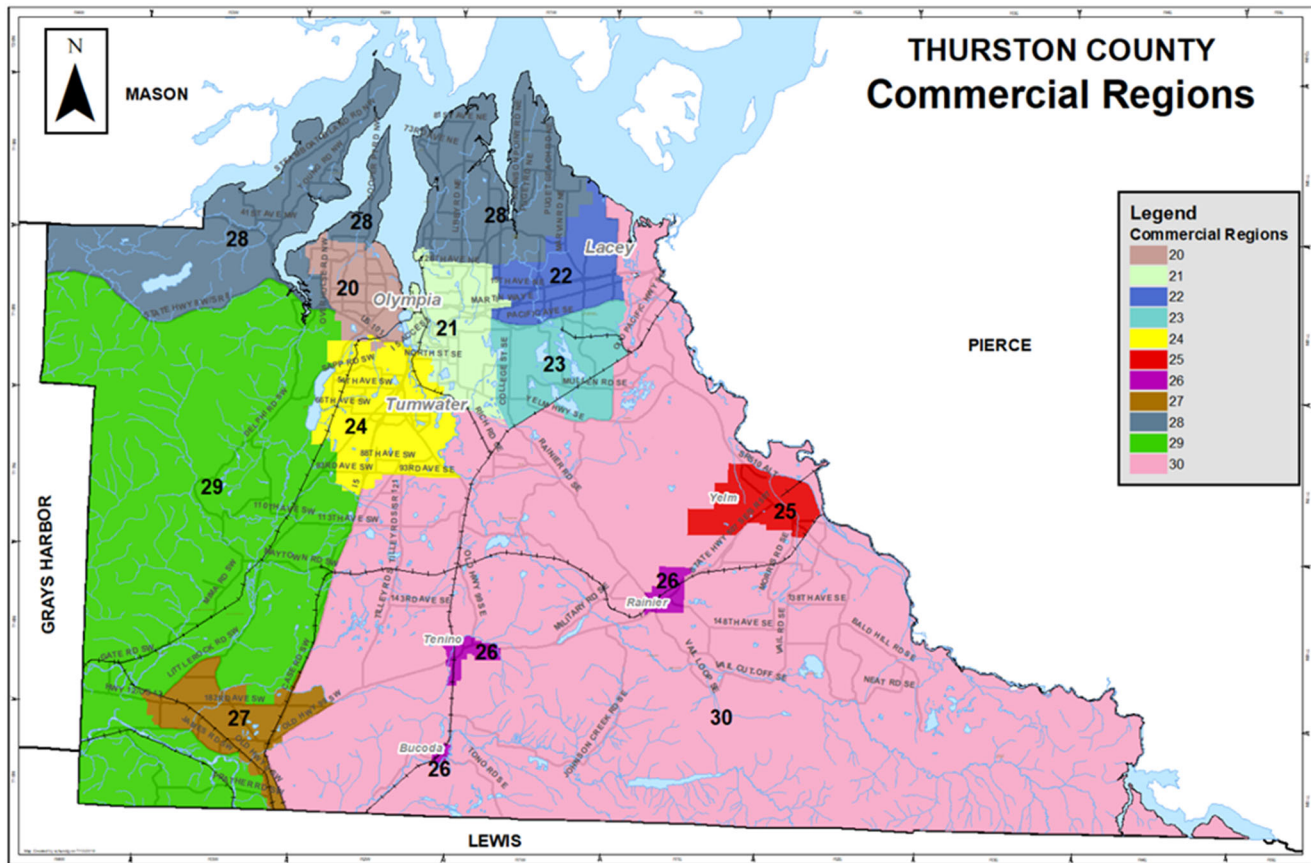
Appraiser # 002, Appraiser Analyst _____ Date _____

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:	057, Commercial Appraiser
Sales Validation:	002, Appraiser Analyst 057, Commercial Appraiser 080, Appraiser Supervisor
Analysis and Model Building:	002, Appraiser Analyst 080, 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	990	parcels
Region 21	Central, East, and South Olympia	2,421	parcels
Region 22	North and East Lacey	1,321	parcels
Region 23	South and Southeast Lacey	988	parcels
Region 24	Tumwater	1,942	parcels
Region 25	Yelm	519	parcels
Region 26	Bucoda, Rainier, and Tenino	309	parcels
Region 27	Grand Mound and Rochester	437	parcels
Region 28	Rural North County	475	parcels
Region 29	Littlerock and Rural Southwest County	181	parcels
Region 30	Rural East and Southeast County	822	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, 2022

Ratio Statistics for Pre_value / SALE_PRICE

Group	N	Mean	Median	Weighted Mean	Average Absolute Deviation	Price Related Bias	Price Related Differential	Coefficient of Dispersion
20	94	1.020	1.011	.937	.221	-.024	1.089	.219
21	181	1.060	1.025	.964	.247	-.013	1.100	.241
22	141	1.062	.993	.935	.295	-.036	1.136	.297
23	46	1.069	1.004	1.059	.240	.021	1.009	.239
24	154	1.060	1.029	.956	.259	-.027	1.109	.252
25	45	1.071	1.023	.876	.291	-.104	1.222	.284
26	19	1.096	1.045	.745	.355	-.082	1.471	.340
27	25	1.106	1.152	.936	.411	-.031	1.181	.357
28	9	1.155	1.171	.772	.226	-.172	1.496	.193
29	2	.444	.444	.456	.099	.653	.973	.224
30	10	1.215	1.157	.839	.531	-.223	1.448	.459
Overall	726	1.061	1.021	.952	.272	-.027	1.115	.267

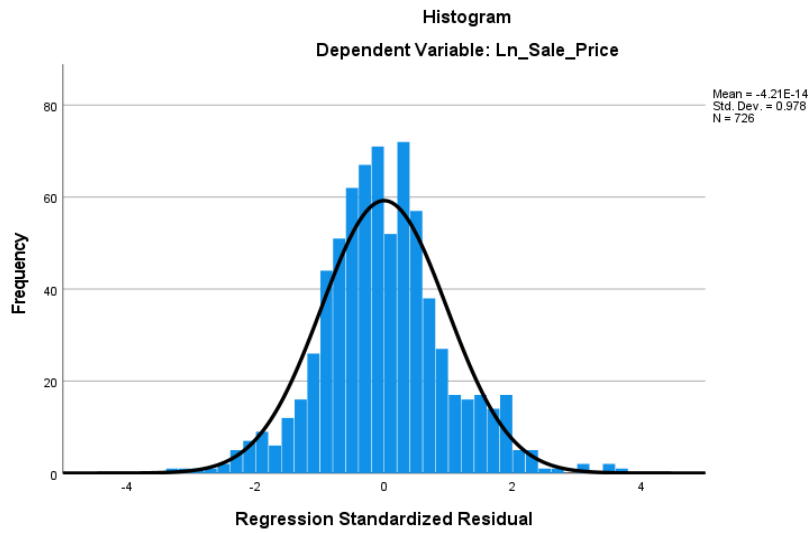
The overall sales ratios show a high level of uniformity and accuracy. By region, they are evenly distributed throughout most of the county. With fewer sales, each sale has a much greater effect on the overall statistics. As with the sales ratios, most of the price related differentials and coefficients 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 Pre_value / SALE_PRICE

Group	N	Mean	Median	Weighted Mean	Average Absolute Deviation	Price Related Bias	Price Related Differential	Coefficient of Dispersion
APT	136	1.042	.995	1.011	.219	-.010	1.030	.220
IND	13	1.220	1.108	.915	.330	-.062	1.334	.298
MED	34	.996	.973	1.194	.196	.068	.835	.201
OFF	200	1.050	1.017	.935	.229	.000	1.123	.225
RST	40	1.080	1.002	.901	.351	-.189	1.199	.350
RTL	209	1.080	1.042	.920	.329	-.054	1.174	.316
WHS	94	1.062	1.024	.802	.293	-.058	1.325	.286
Overall	726	1.061	1.021	.952	.272	-.027	1.115	.267

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 2022 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 2020-2022 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
Washington State Schools
Washington 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 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 appraiser have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is 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 would cause a loss in value. No responsibility is assumed for any such conditions, 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 records.

Generally, the appraiser does not have the benefit of an interior inspection. As a result, it is assumed that the interior condition mimics 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 records.

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 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 2023. 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, 2022.

This report was completed July 20, 2022.

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 Office, Warehouse, Industrial, Lodging, Nursing and Medical property types occurred during the Fall of 2021 and Winter/Spring of 2022.

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.

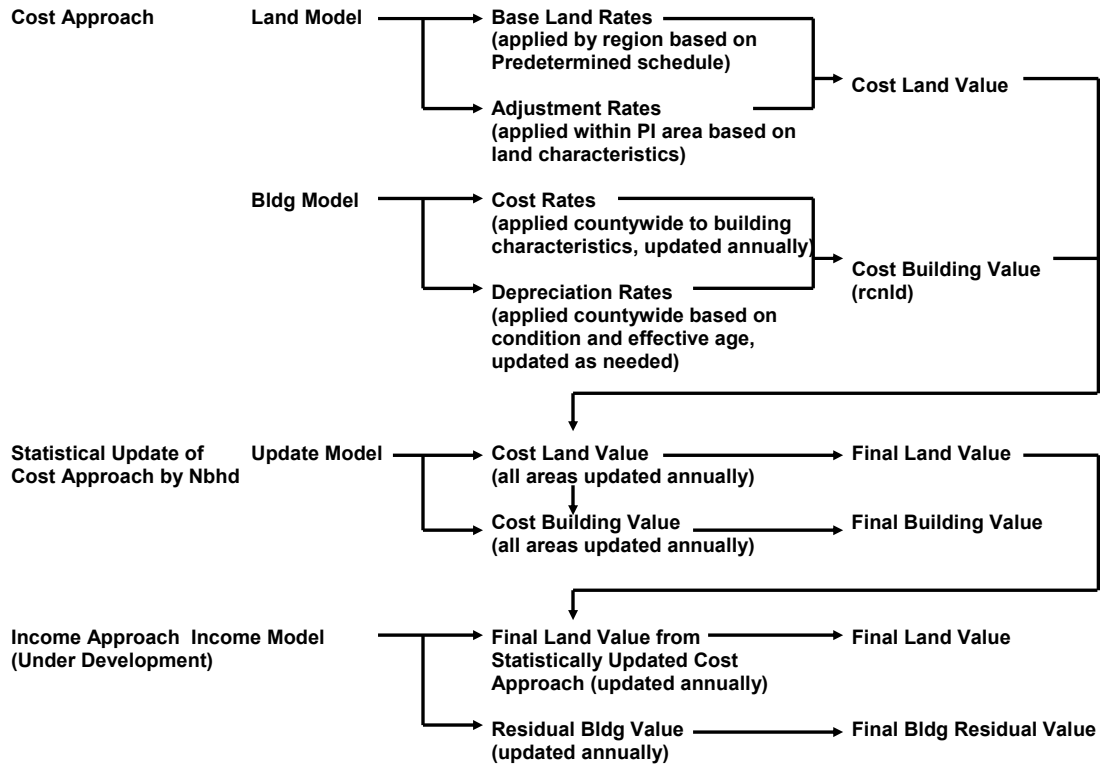
The preliminary land and building values are compared to the sale prices of arms-length market transactions. This is done within groups of similar properties located in similar market areas. Each sales ratio is calculated by dividing the value of the property by the sale price. Because the value and 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 2022 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, 2022 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	4.279	\$ 72.17
Square Feet	.820	\$ 2.27
Region 22	0.029	\$ 1.03

For a 15,000 square foot lot:

$Rate/SqFt = EXP(4.279 + .820 * LN(15000)) * .029 = \20.89

Land Model Regression Output

For the 2022 assessment year, there was a new land model developed. The following is the summary from the 2022 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	Change Statistics				Durbin-Watson
						F Change	df1	df2	Sig. F Change	
1	.942 ^a	.888	.838	.54764253465	.888	17.799	59	133	<.001	2.181

a. Predictors: (Constant), YR_2021, Reg_27, LN_PA, LN_WETH, LN_RC, LN_HINT, LN_GV, LN_CW, LN_CN, Reg_26, LN_MINT, region_rural, LN_UN, APT_High, LN_IP, YR_2013, LN_LV, LN_HP, Reg_23, APT_Mid, YR_2016, Reg_25, LN_WETL, YR_2014, LN_GO, LN_PS, LN_RS, APT_Low, Reg_20, LN_IE, LN_FA, YR_2019, LN_WETM, LN_LT, LN_SP, LN_GA, YR_2017, Landuse_4_CC, LN_EA, LN_MEX, YR_2020, LN_LL, LN_GE, YR_2015, LN_Land, YR_2011, Landuse_58_NC, LN_PE, LN_NS, Reg_24, LN_Hex, Landuse_6_CBD, LN_MT, LN_FE, YR_2012, Landuse_8_IND, LN_ST, Reg_22, YR_2018

b. Dependent Variable: LN_Ad_Land_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	314.952	59	5.338	17.799	<.001 ^b
	Residual	39.888	133	.300		
	Total	354.840	192			

a. Dependent Variable: LN_Ad_Land_value

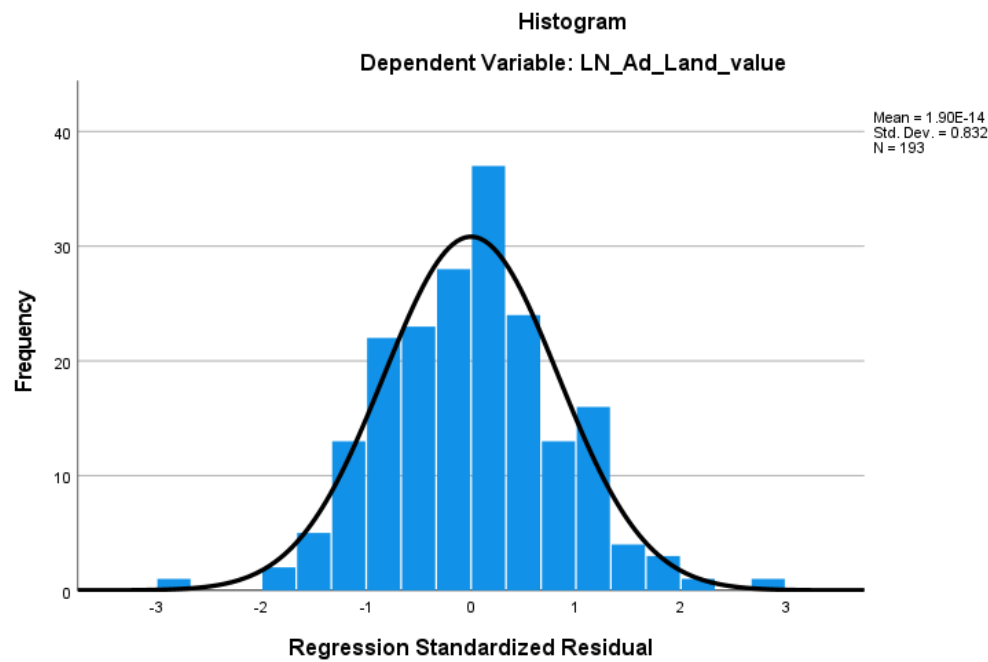
b. Predictors: (Constant), YR_2021, Reg_27, LN_PA, LN_WETH, LN_RC, LN_HINT, LN_GV, LN_CW, LN_CN, Reg_26, LN_MINT, region_rural, LN_UN, APT_High, LN_IP, YR_2013, LN_LV, LN_HP, Reg_23, APT_Mid, YR_2016, Reg_25, LN_WETL, YR_2014, LN_GO, LN_PS, LN_RS, APT_Low, Reg_20, LN_IE, LN_FA, YR_2019, LN_WETM, LN_LT, LN_SP, LN_GA, YR_2017, Landuse_4_CC, LN_EA, LN_MEX, YR_2020, LN_LL, LN_GE, YR_2015, LN_Land, YR_2011, Landuse_58_NC, LN_PE, LN_NS, Reg_24, LN_Hex, Landuse_6_CBD, LN_MT, LN_FE, YR_2012, Landuse_8_IND, LN_ST, Reg_22, YR_2018

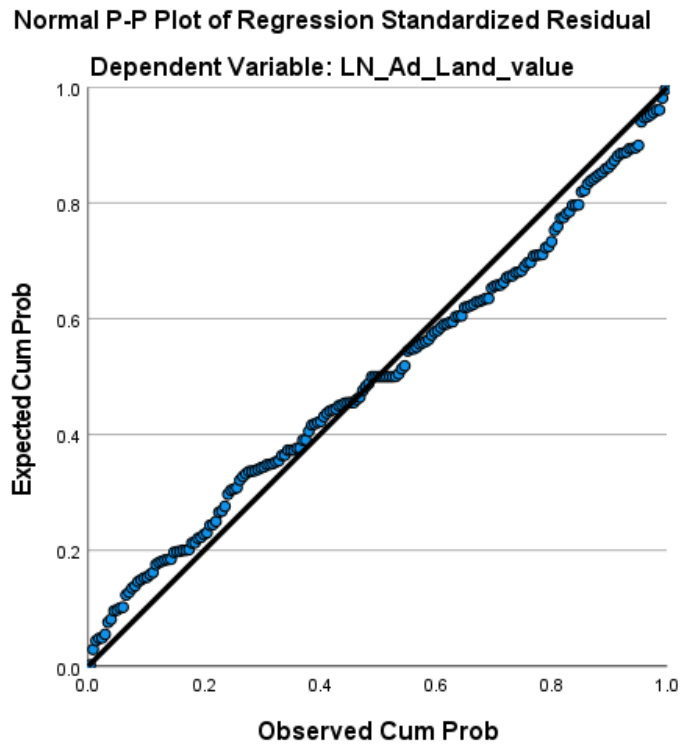
Multiple Regression Analysis Assumptions

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



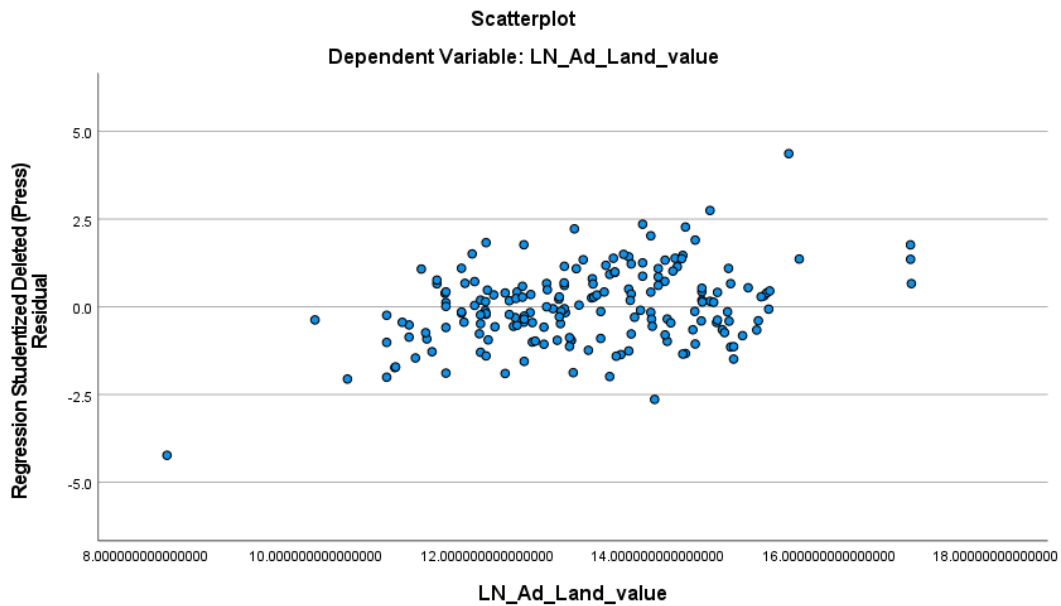


The chart above demonstrates that the expected and observations trend well.

- Total number of commercial sales = 193 (from 1/1/11 – 03/31/2022 trended to 1/1/22)
- Region 20 sales = 17
- Region 21 sales = 30
- Region 22 sales = 49
- Region 23 sales = 9
- Region 24 sales = 30
- Region 25 sales = 16
- Region 26 sales = 4
- Region 27 sales = 35
- 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 for the most part are distributed evenly along the range of values.
- Similar results were obtained for the acreage model.

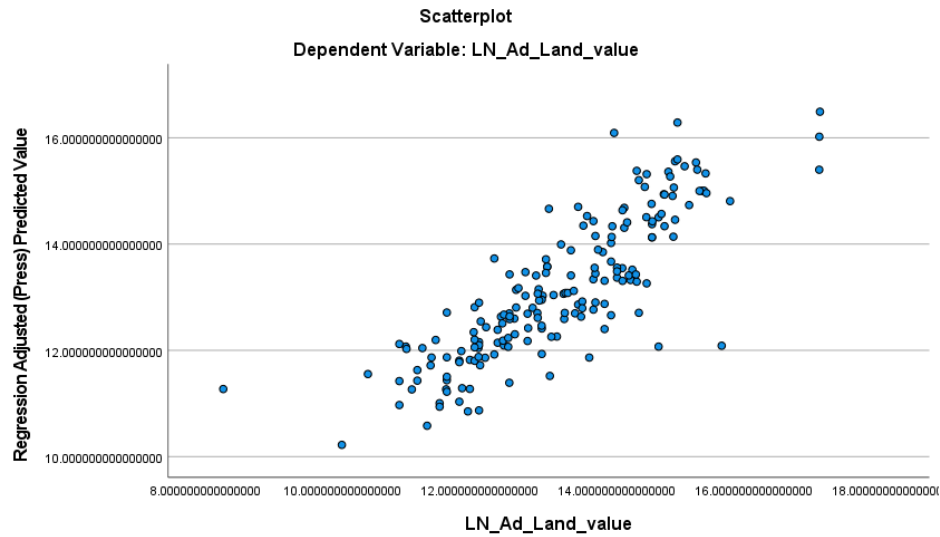


The plot indicates that there is no systemic bias with respect to predicted value.

Ratio Statistics for predicted land value divided by adjusted sale price

Ratio Statistics for pred_value / Ad_Land_Sale							
N	Mean	Median	Weighted Mean	Average Absolute Deviation	Price Related Bias	Price Related Differential	Coefficient of Dispersion
193	1.109	1.000	.897	.380	-.062	1.236	.380

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 Good	Excellent
C	USE-CODE-100	A	207.54	235.82	264.11	333.34	379.42	425.5
C	USE-CODE-100	B	201.84	228.64	255.45	322.04	365.99	409.92
C	USE-CODE-100	C	163.29	186.33	209.37	266.57	305.64	344.71
C	USE-CODE-100	D	157.26	180.07	202.86	260.83	299.96	339.06
C	USE-CODE-100	S	184.94	184.94	184.94	237.97	237.97	237.97
C	USE-CODE-101	A	221.48	221.48	221.48	221.48	221.48	221.48
C	USE-CODE-101	B	227.27	227.27	227.27	227.27	227.27	227.27
C	USE-CODE-101	C	173.41	173.41	173.41	173.41	173.41	173.41
C	USE-CODE-101	D	178.11	178.11	178.11	178.11	178.11	178.11
C	USE-CODE-101	S	173.32	173.32	173.32	173.32	173.32	173.32
C	USE-CODE-102	A	124.2	124.2	124.2	124.2	124.2	124.2
C	USE-CODE-102	B	127.44	127.44	127.44	127.44	127.44	127.44
C	USE-CODE-102	C	84.08	84.08	84.08	84.08	84.08	84.08
C	USE-CODE-102	D	86.35	86.35	86.35	86.35	86.35	86.35
C	USE-CODE-102	S	84.04	84.04	84.04	84.04	84.04	84.04
C	USE-CODE-103	A	112.62	112.62	112.62	112.62	112.62	112.62
C	USE-CODE-103	B	115.56	115.56	115.56	115.56	115.56	115.56
C	USE-CODE-103	C	77.05	77.05	77.05	77.05	77.05	77.05
C	USE-CODE-103	D	79.15	79.15	79.15	79.15	79.15	79.15
C	USE-CODE-103	S	77.02	77.02	77.02	77.02	77.02	77.02

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 for 2019. For the 2022 assessment year there was a 1.56 adjustment applied to the commercial cost rates to be inline with the residential rate of increase.

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.

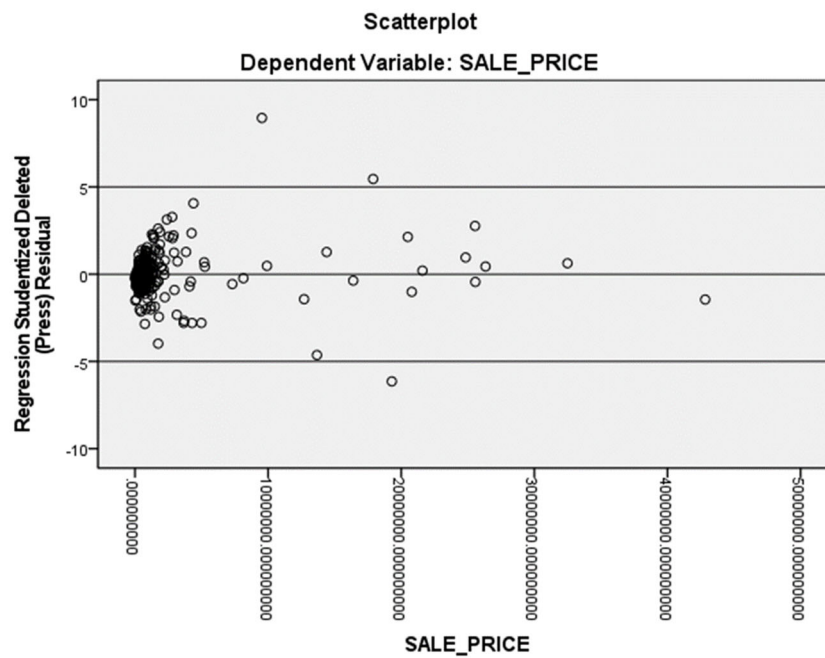
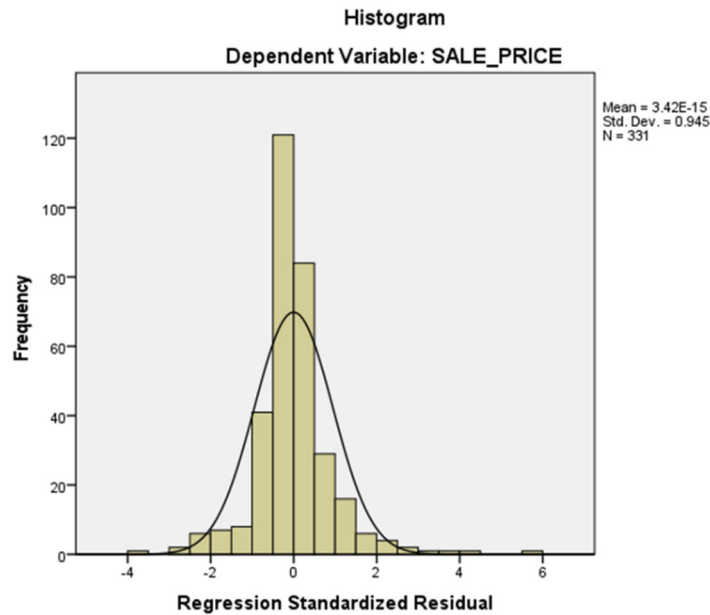
It was also discovered that both the use of the property and the quality of the improvement differ by use. It was discovered that the property use is the greatest driver of depreciation, followed by quality. Condition influences value, as they begin to age, especially after about 25 years.

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 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.

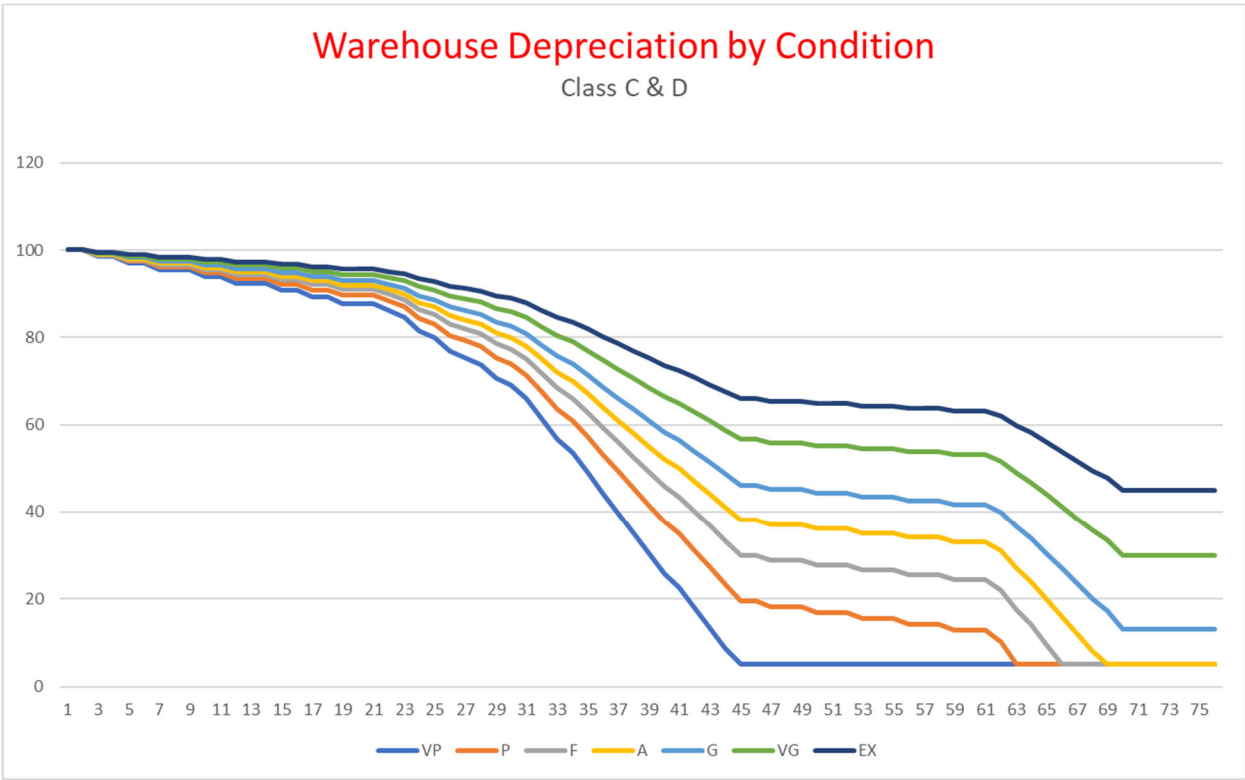
To develop the best estimate of the depreciation curve, it was decided to utilize a cumulate spline technique. This is based on the fact commercial real properties do not depreciate at a constant rate. The model indicated the first statistically significant depreciation does not appear until property approach 16 years of age. For properties 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 (L,AL,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
Single and Multi Tenant is not located in a district		Q	Retail- Junior Box, Anchor Shopping	Q		Q	
		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	Gas Franchise
		9	Other Property Types	9	County Wide	9	Gas Independent
			Other to include (AGR, TDL, OTH, GFL, MOB, REC, OPR, OS, DFL, F&A, TL, Group Homes, B&B, HOS)		MEGA = Warehouse > 500,000 SQFT PAMA = Panorama City parcels		

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

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

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
0G98	Con/Gas Station Franchise County Wide
0G99	Con/Gas Station Independent 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 Investment Grade 1 & 2 County Wide
2X91	Mini-Storage Investment Grade 3 & 4 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
80E1	Multi-Family Black Lake North I-5 to Conger to Budd Inlet
80F0	Multi-Family Region 21
80F1	Multi-Family Union to San Fransico Budd Inlet to Chambers
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-tuned 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 8C90 – Garden Apartments Countywide

Ratio Statistics for Total2023 / MK_Adj_SP																	
N	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 Bias	95% Confidence Interval for Price Related Bias		Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
		Lower Bound	Upper Bound		Lower Bound	Upper Bound	Actual Coverage		Lower Bound	Upper Bound			Lower Bound	Upper Bound			
12	.931	.815	1.047	.933	.836	1.016	96.1%	.897	.765	1.029	.131	-.128	-.456	.200	1.038	.140	19.6%

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_2022	FINAL_VALUE_2023	Amount_Change	Percent_Change
N	10405	10405	10405	9946
Mean	\$1,463,327.03	\$2,244,433.20	\$781,106.17	.305374
Median	\$348,900.00	\$439,800.00	\$86,000.00	.277998

Though commercial values increased at a slower rate than residential, the trend clearly shows the real estate market has made a recovery.

Overall, commercial property increased a median 27.79% including new construction.

Commercial Value Changes by Property Type including New Construction

COMMERCIAL VALUE CHANGES BY PROPERTY TYPE					
prop_type	FINAL VALUE_2022	FINAL_VALUE_2023	Amount_Change	Percent_Change	
AGR N	59	59	59	59	
Mean	\$430,089.83	\$532,601.69	\$102,511.86	.058824	
Median	\$219,200.00	\$214,200.00	\$2,800.00	.044234	
APT N	832	832	832	817	
Mean	\$3,023,821.27	\$5,828,055.05	\$2,804,233.77	.882480	
Median	\$577,450.00	\$884,700.00	\$331,300.00	.743010	
BTH N	125	125	125	125	
Mean	\$14,282.40	\$14,432.00	\$149.60	.004954	
Median	\$11,900.00	\$12,100.00	\$0.00	.000000	
DFL N	3	3	3	3	
Mean	\$40,333.33	\$40,333.33	\$0.00	.000000	
Median	\$30,000.00	\$30,000.00	\$0.00	.000000	
F&A N	47	47	47	47	
Mean	\$862,608.51	\$1,057,282.98	\$194,674.47	.051403	
Median	\$391,700.00	\$358,900.00	\$0.00	.000000	
GLF N	27	27	27	27	
Mean	\$1,069,785.19	\$1,465,170.37	\$395,385.19	.164666	
Median	\$171,600.00	\$192,700.00	\$8,500.00	.146263	
HOS N	9	9	9	9	
Mean	\$35,573,366.67	\$48,829,066.67	\$13,255,700.00	.225034	
Median	\$15,240,000.00	\$19,860,400.00	\$4,620,400.00	.342034	
IND N	219	219	219	219	
Mean	\$1,401,897.26	\$1,866,550.68	\$464,653.42	.202757	
Median	\$533,800.00	\$599,500.00	\$68,900.00	.172075	

LDG	N	35	35	35	35
	Mean	\$5,142,694.29	\$6,340,002.86	\$1,197,308.57	.180522
	Median	\$4,768,000.00	\$5,720,700.00	\$952,700.00	.212574
LND	N	1164	1164	1164	1085
	Mean	\$399,043.30	\$408,918.64	\$9,875.34	.047796
	Median	\$149,450.00	\$147,550.00	\$0.00	-.013760
MED	N	194	194	194	194
	Mean	\$1,450,158.25	\$2,104,367.53	\$654,209.28	.411624
	Median	\$738,150.00	\$961,350.00	\$274,850.00	.443508
MNR	N	312	312	312	
	Mean	\$0.00	\$0.00	\$0.00	
	Median	\$0.00	\$0.00	\$0.00	
MOB	N	183	183	183	183
	Mean	\$57,367.76	\$61,436.61	\$4,068.85	.004938
	Median	\$50,400.00	\$52,200.00	\$1,800.00	.035644
MUL	N	1875	1875	1875	1868
	Mean	\$345,581.23	\$441,041.81	\$95,460.59	.293277
	Median	\$334,300.00	\$426,600.00	\$94,200.00	.294748
NUR	N	30	30	30	30
	Mean	\$9,953,446.67	\$13,448,080.00	\$3,494,633.33	.315672
	Median	\$8,858,900.00	\$11,095,750.00	\$2,333,100.00	.319191
OFF	N	968	968	968	956
	Mean	\$1,538,167.98	\$2,208,855.48	\$670,687.50	.315616
	Median	\$535,150.00	\$681,100.00	\$156,100.00	.346384
OPR	N	156	156	156	156
	Mean	\$239,344.23	\$271,401.92	\$32,057.69	-.032218
	Median	\$84,650.00	\$75,050.00	-\$850.00	-.026810
OS	N	25	25	25	25
	Mean	\$695,416.00	\$993,540.00	\$298,124.00	.139992
	Median	\$248,000.00	\$295,000.00	\$46,100.00	.176623
OTH	N	1	1	1	1
	Mean	\$126,121,300.00	\$224,391,000.00	\$98,269,700.00	.779168
	Median	\$126,121,300.00	\$224,391,000.00	\$98,269,700.00	.779168
OYL	N	208	208	208	208
	Mean	\$10,509.13	\$10,509.13	\$0.00	.000000
	Median	\$2,650.00	\$2,650.00	\$0.00	.000000
PRK	N	140	140	140	136
	Mean	\$1,935,092.86	\$1,654,360.71	-\$280,732.14	-.206427
	Median	\$949,300.00	\$717,850.00	-\$150,300.00	-.212469
REC	N	116	116	116	106
	Mean	\$1,328,652.59	\$1,910,225.00	\$581,572.41	.320414
	Median	\$359,850.00	\$418,250.00	\$105,850.00	.323991
RES	N	62	62	62	62
	Mean	\$348,235.48	\$346,143.55	-\$2,091.94	-.002768
	Median	\$250,700.00	\$260,150.00	-\$4,750.00	-.010812
RST	N	224	224	224	223
	Mean	\$1,145,191.96	\$1,449,072.32	\$303,880.36	.301754
	Median	\$826,150.00	\$1,015,750.00	\$182,700.00	.303392
RTL	N	1098	1098	1098	1098
	Mean	\$1,862,703.19	\$2,556,903.55	\$694,200.36	.360468
	Median	\$715,550.00	\$947,900.00	\$212,850.00	.340365
SRV	N	386	386	386	385
	Mean	\$1,811,660.36	\$2,675,127.20	\$863,466.84	.361620
	Median	\$496,500.00	\$683,550.00	\$165,400.00	.386558
TDL	N	26	26	26	26

	Mean	\$21,615.38	\$23,757.69	\$2,142.31	.217712
	Median	\$3,550.00	\$5,150.00	\$100.00	.071306
TRN	N	249	249	249	247
	Mean	\$607,334.54	\$784,240.16	\$176,905.62	.109391
	Median	\$40,200.00	\$61,400.00	\$1,400.00	.044280
WHS	N	559	559	559	558
	Mean	\$2,691,165.65	\$5,312,979.96	\$2,621,814.31	.815568
	Median	\$804,300.00	\$1,324,900.00	\$475,000.00	.700725
XMP	N	1073	1073	1073	1058
	Mean	\$3,101,127.87	\$4,612,001.12	\$1,510,873.25	.156764
	Median	\$213,900.00	\$224,900.00	\$8,100.00	.110454
Total	N	10405	10405	10405	9946
	Mean	\$1,463,327.03	\$2,244,433.20	\$781,106.17	.305374
	Median	\$348,900.00	\$439,800.00	\$86,000.00	.277998

Though commercial values increased at a slower rate than residential, the trend clearly shows the real estate market has made a recovery. When looking at the data, it is clear the increase occurred across most property types, but the apartment and warehouse property types increased the most, land, operating properties, parks, and residence showed a decrease in value.

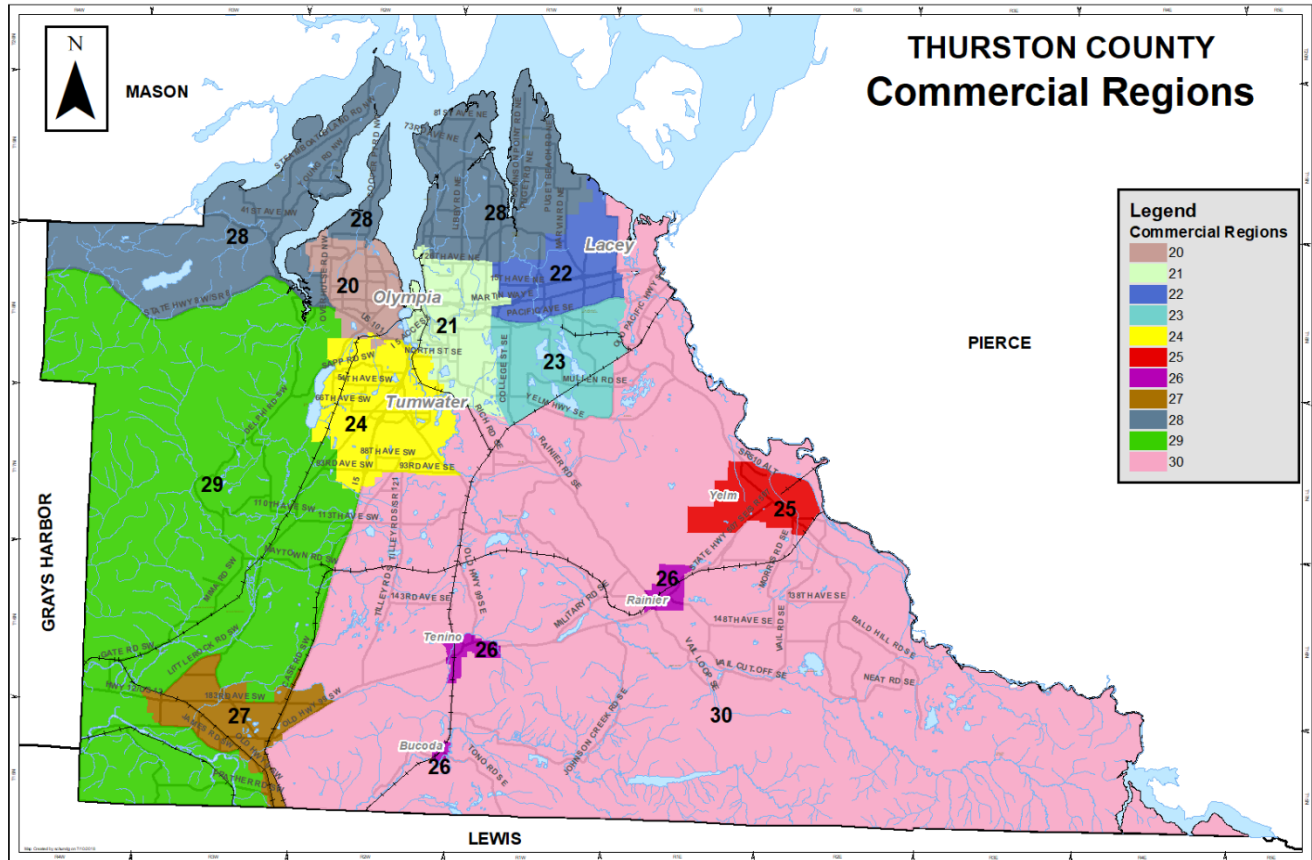
Commercial Value Changes by Region including New Construction

COMMERCIAL VALUE CHANGES BY REGION					
REGION		FINAL VALUE_2022	FINAL_VALUE _2023	Amount_Change	Percent_Change
20	N	990	990	990	976
	Mean	\$2,367,666.46	\$3,641,425.66	\$1,273,759.19	.306756
	Median	\$443,000.00	\$580,050.00	\$114,250.00	.282220
21	N	2421	2421	2421	2395
	Mean	\$1,534,752.17	\$2,295,062.45	\$760,310.29	.267389
	Median	\$364,200.00	\$448,200.00	\$81,700.00	.248542
22	N	1321	1321	1321	1282
	Mean	\$2,785,068.66	\$4,465,614.46	\$1,680,545.80	.397190
	Median	\$625,900.00	\$756,900.00	\$130,800.00	.305059
23	N	988	988	988	975
	Mean	\$1,291,190.99	\$2,012,881.38	\$721,690.38	.411018
	Median	\$363,350.00	\$474,150.00	\$115,250.00	.339319
24	N	1942	1942	1942	1902
	Mean	\$1,411,165.50	\$2,120,264.06	\$709,098.56	.320025
	Median	\$396,850.00	\$503,700.00	\$98,450.00	.281048
25	N	519	519	519	516
	Mean	\$897,971.29	\$1,250,693.26	\$352,721.97	.247923
	Median	\$342,700.00	\$439,900.00	\$83,900.00	.255302
26	N	309	309	309	309
	Mean	\$428,015.53	\$698,218.12	\$270,202.59	.317487
	Median	\$132,500.00	\$167,300.00	\$31,500.00	.299435
27	N	437	437	437	432
	Mean	\$866,178.49	\$1,393,814.19	\$527,635.70	.367502
	Median	\$234,100.00	\$297,000.00	\$43,700.00	.303245
28	N	475	475	475	472
	Mean	\$325,974.95	\$502,169.47	\$176,194.53	.210011
	Median	\$40,000.00	\$48,700.00	\$100.00	.046087
29	N	181	181	181	179
	Mean	\$613,353.59	\$910,896.13	\$297,542.54	.244661
	Median	\$189,600.00	\$221,800.00	\$23,500.00	.205556
30	N	822	822	822	508
	Mean	\$277,807.91	\$376,222.38	\$98,414.48	.100617
	Median	\$34,300.00	\$28,800.00	\$0.00	.039624
Total	N	10405	10405	10405	9946
	Mean	\$1,463,327.03	\$2,244,433.20	\$781,106.17	.305374
	Median	\$348,900.00	\$439,800.00	\$86,000.00	.277998

When looking at the data, it is clear the increase occurred across all regions, but the median change being consistent across all region except the rural areas of regions 28, 29 and 30.

APPENDIX

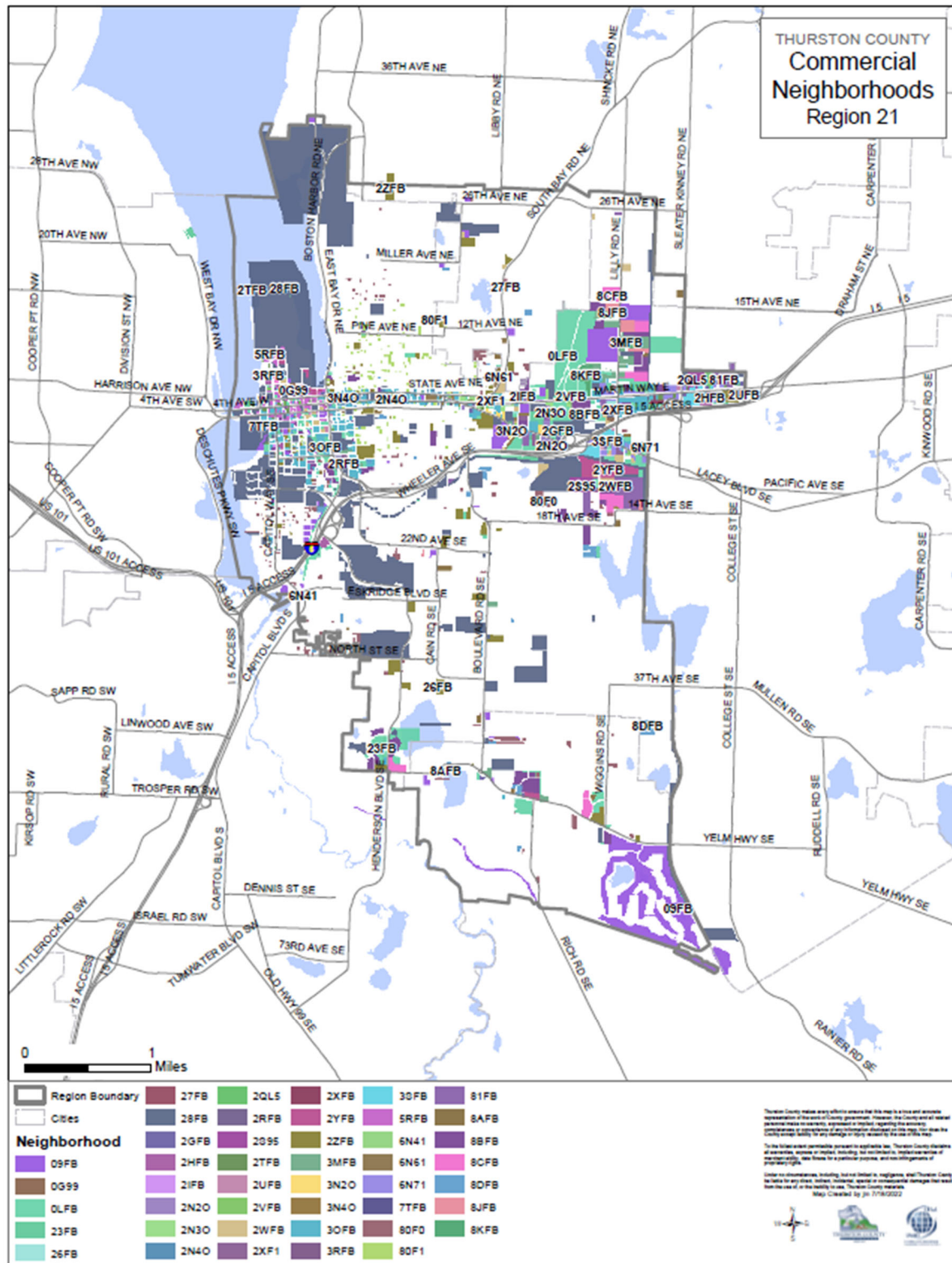
COMMERCIAL REGIONAL MAP



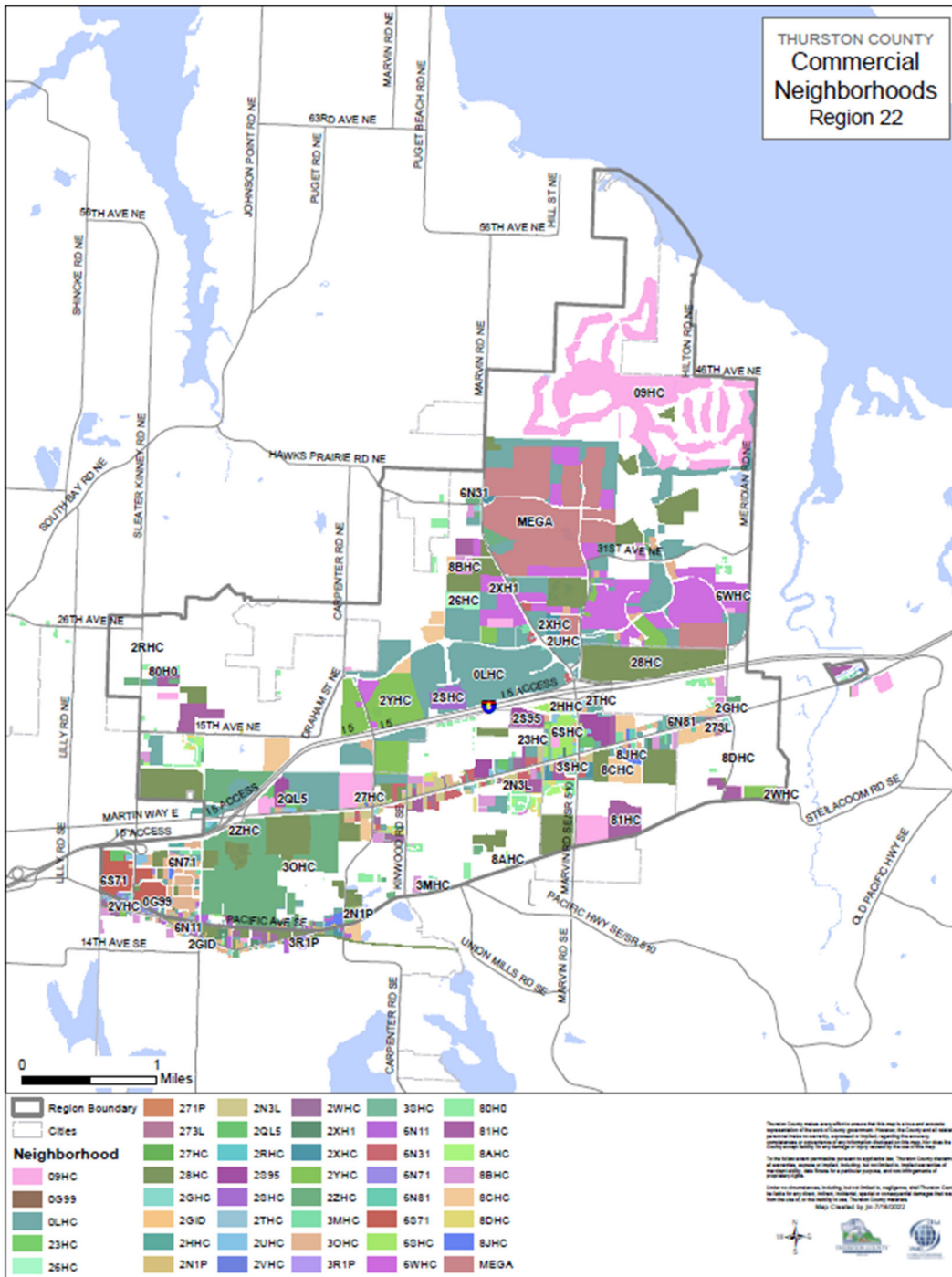
REGION 20 NEIGHBORHOOD MAP



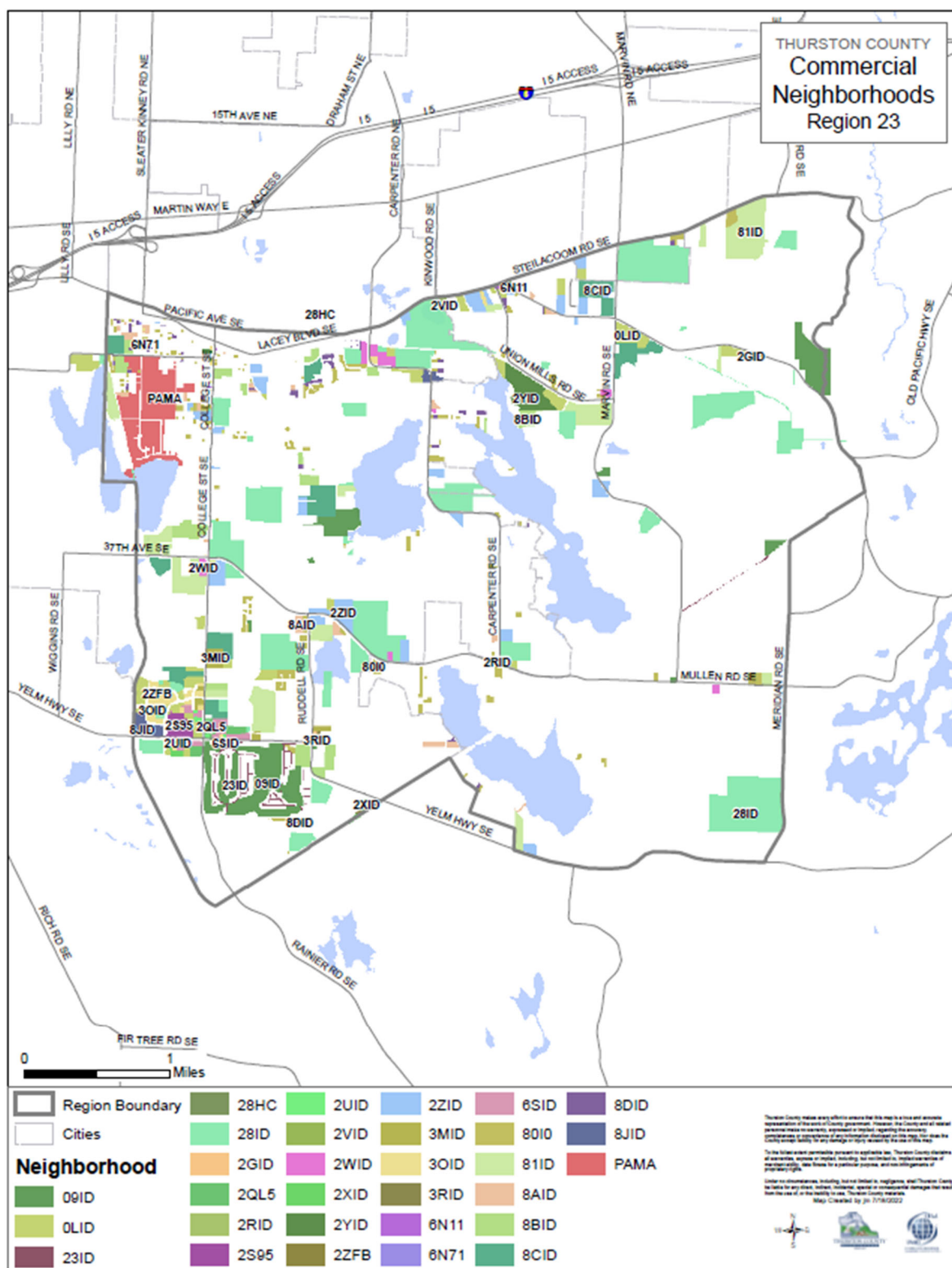
REGION 21 NEIGHBORHOOD MAP



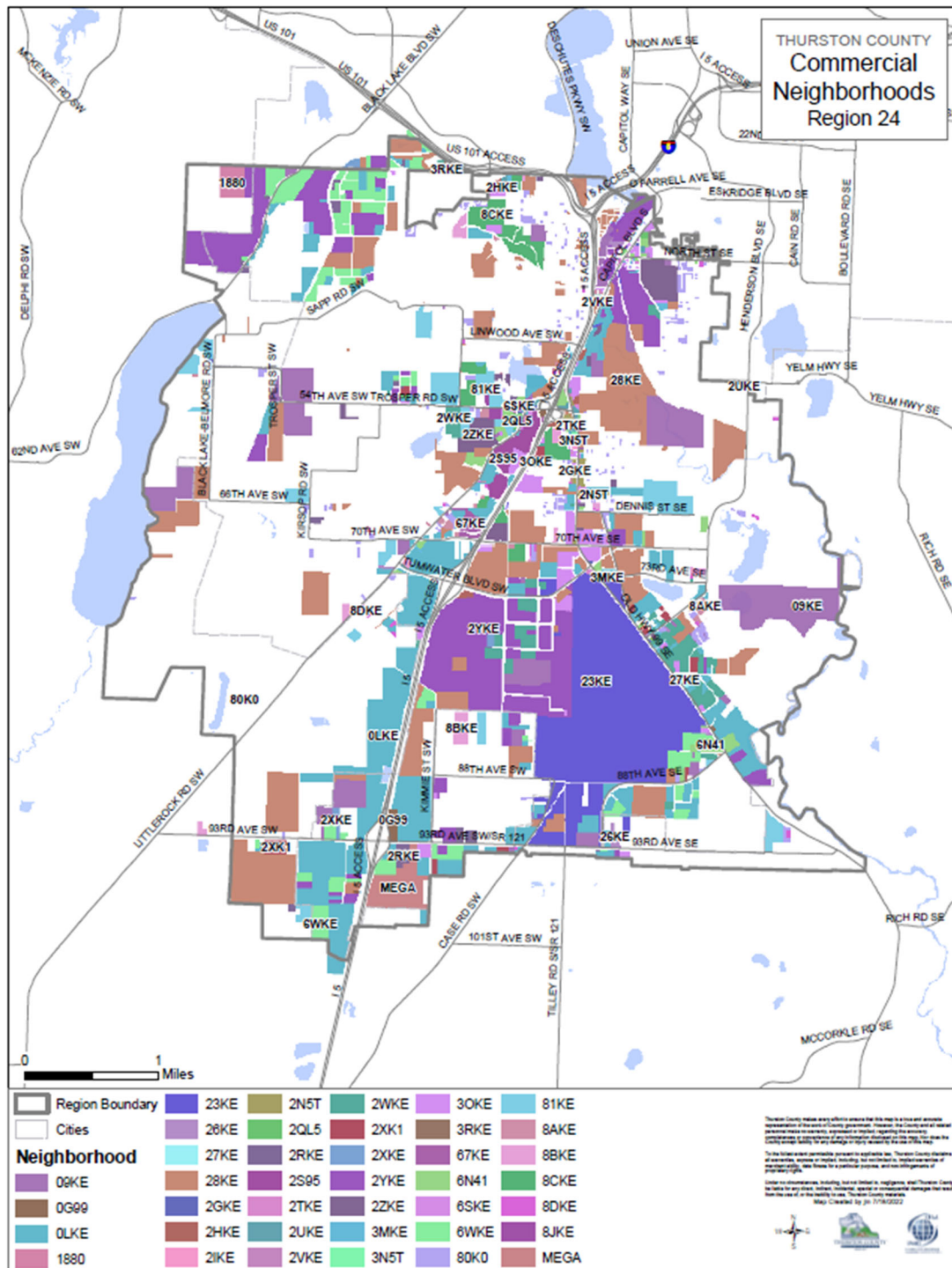
REGION 22 NEIGHBORHOOD MAP



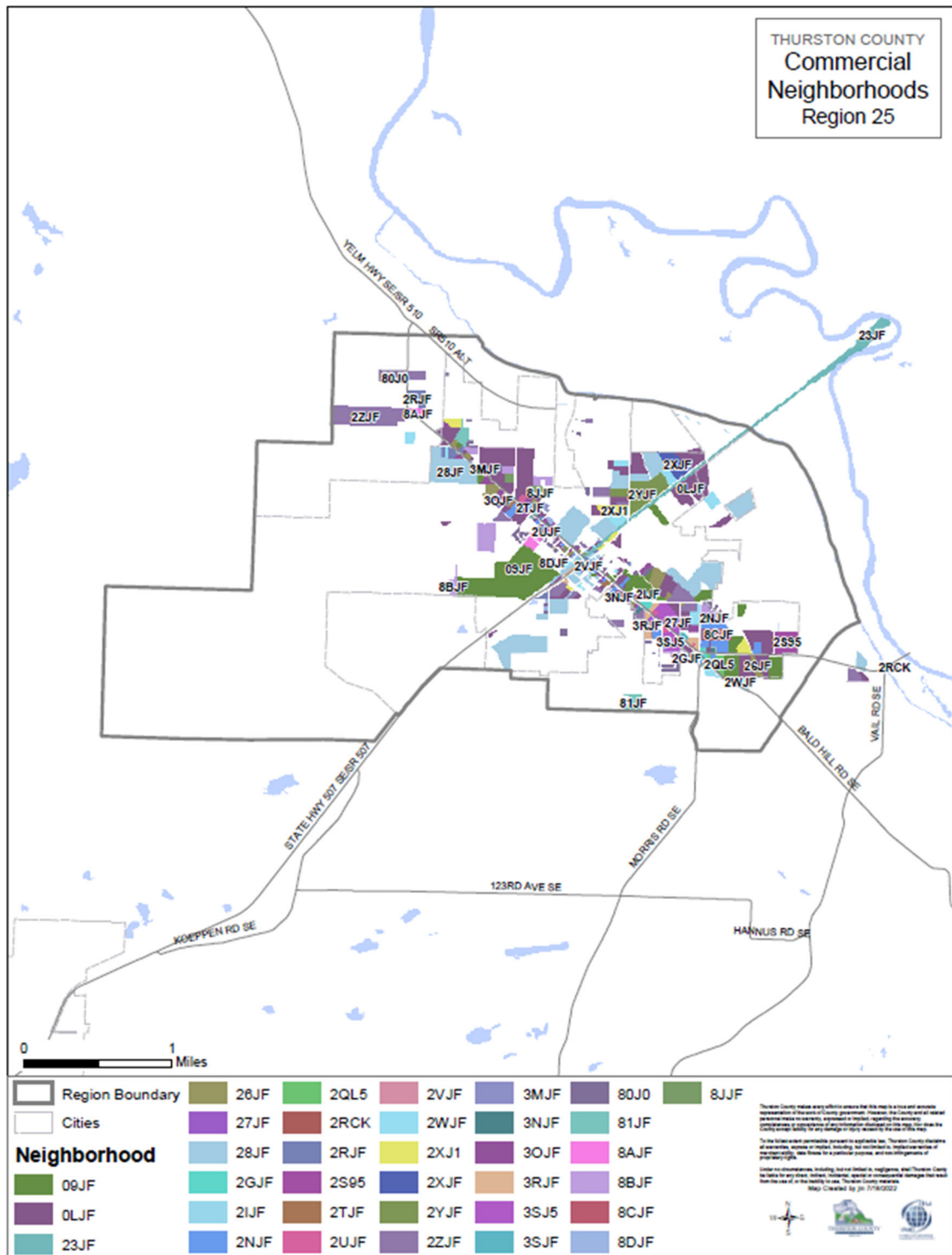
REGION 23 NEIGHBORHOOD MAP



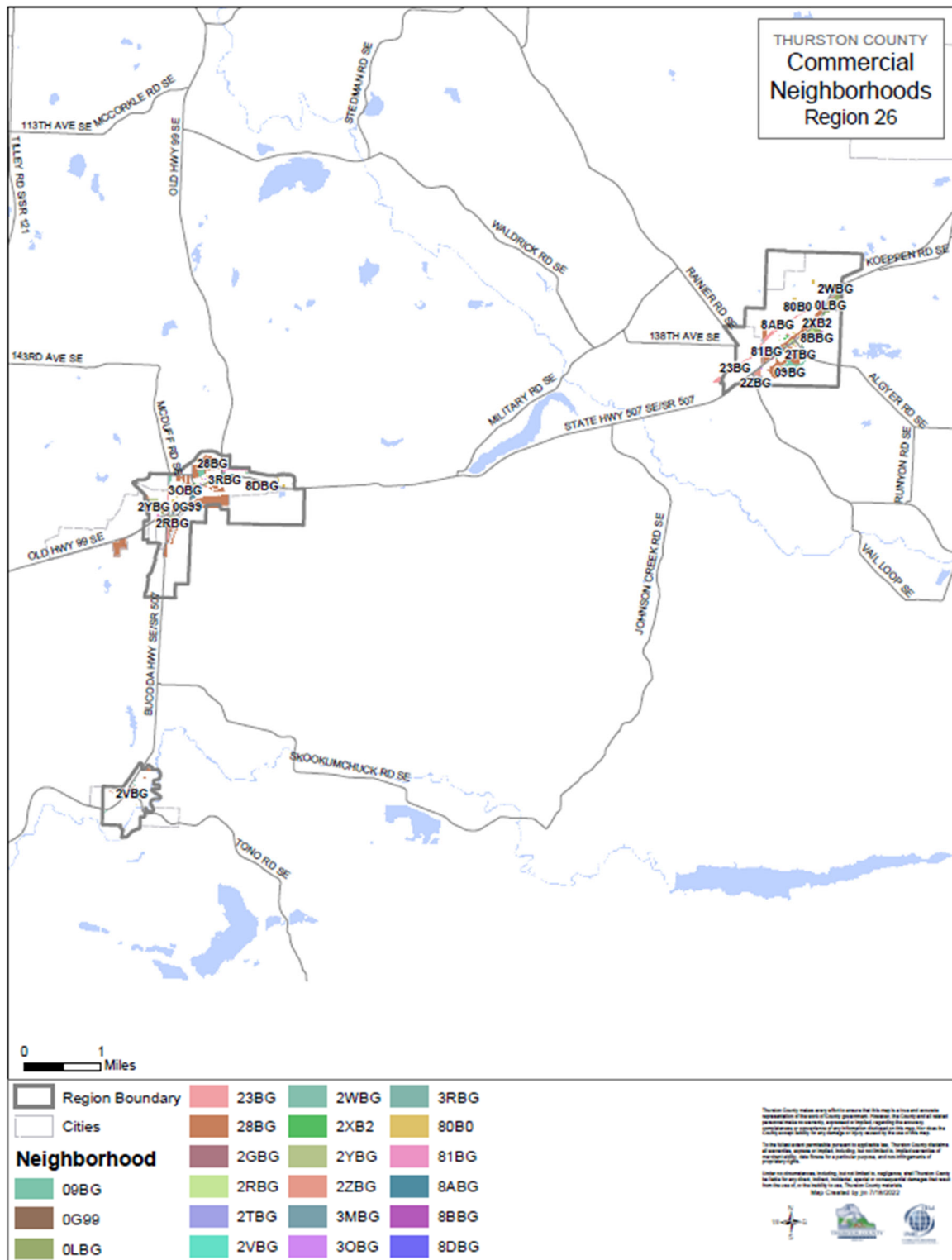
REGION 24 NEIGHBORHOOD MAP



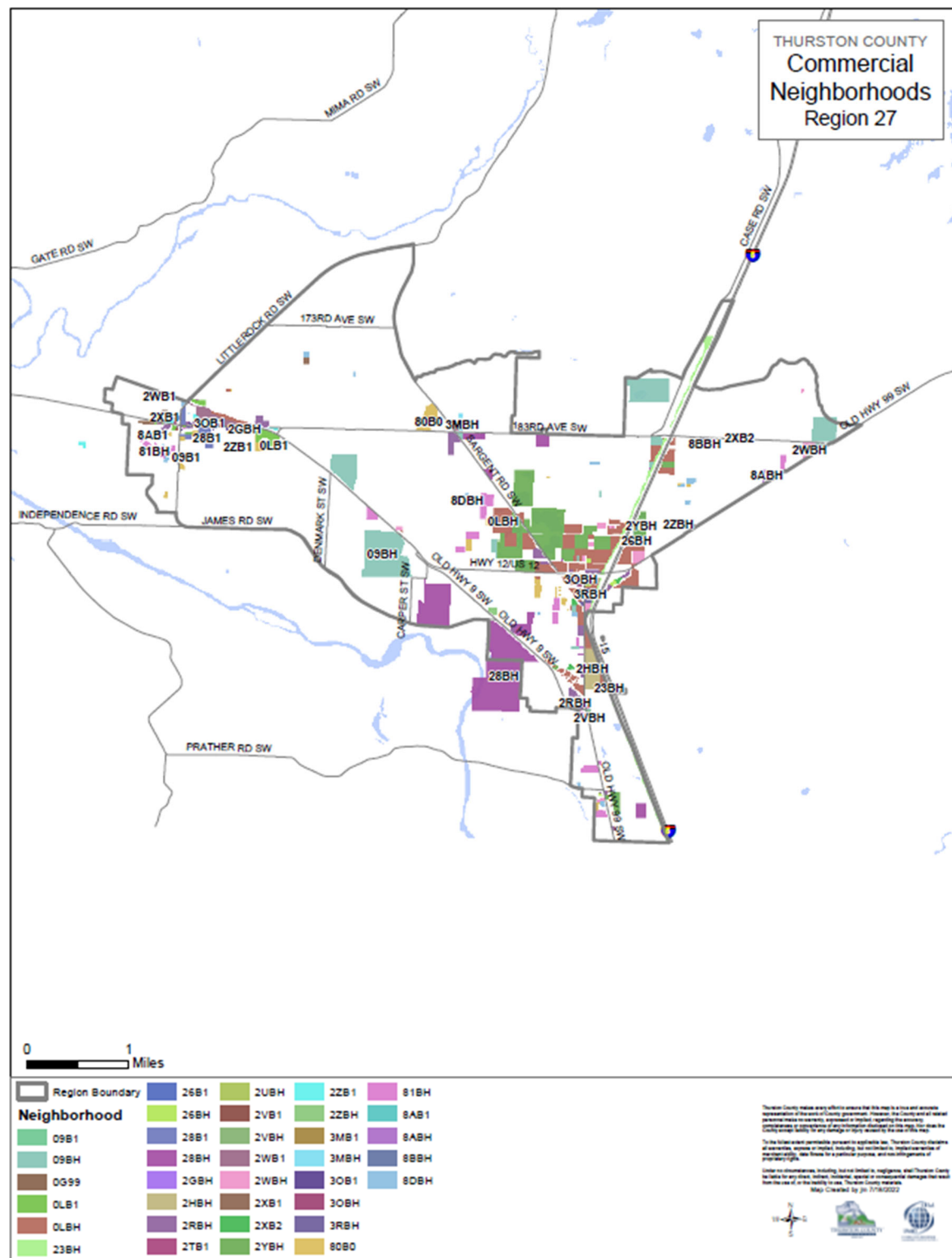
REGION 25 NEIGHBORHOOD MAP



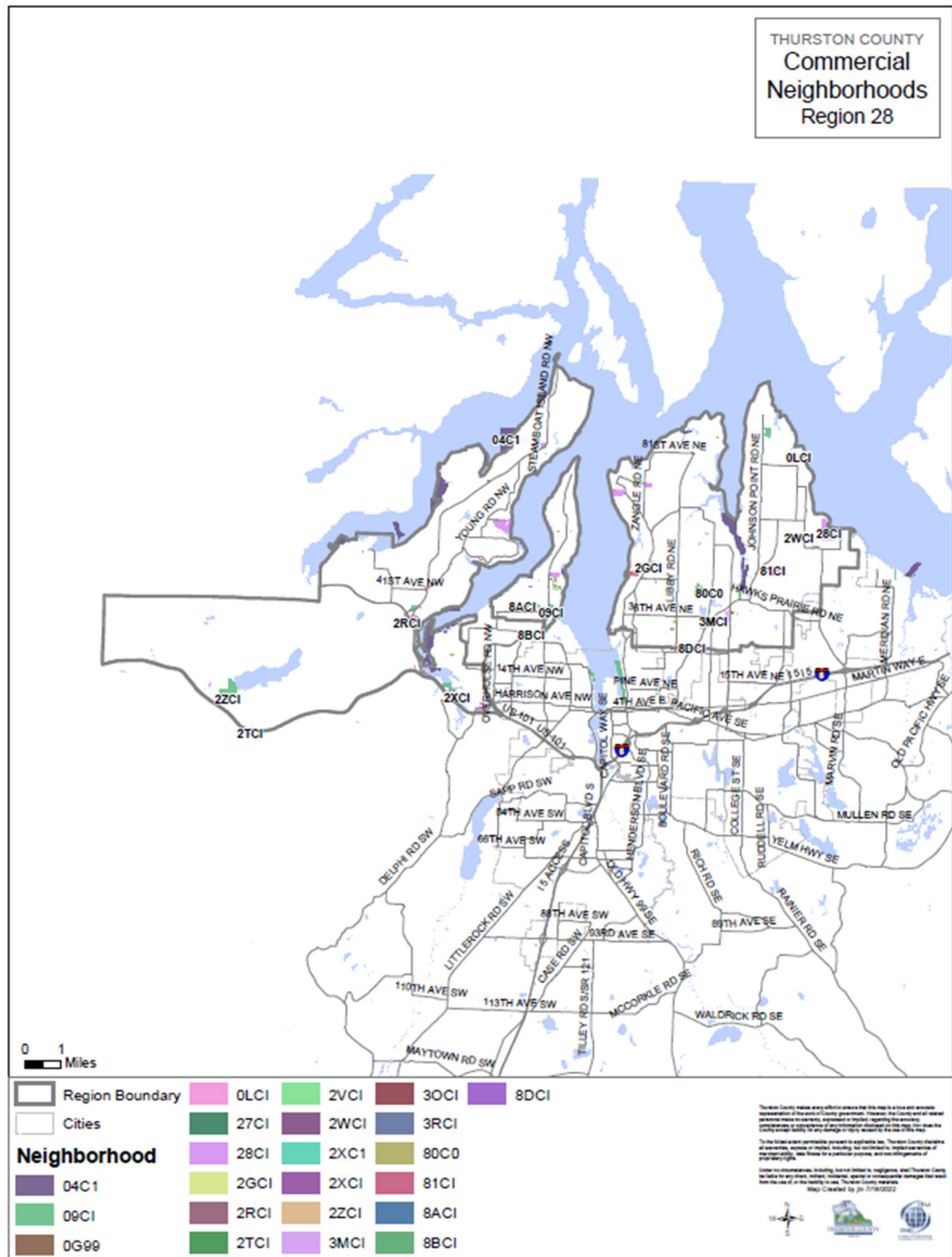
REGION 26 NEIGHBORHOOD MAP



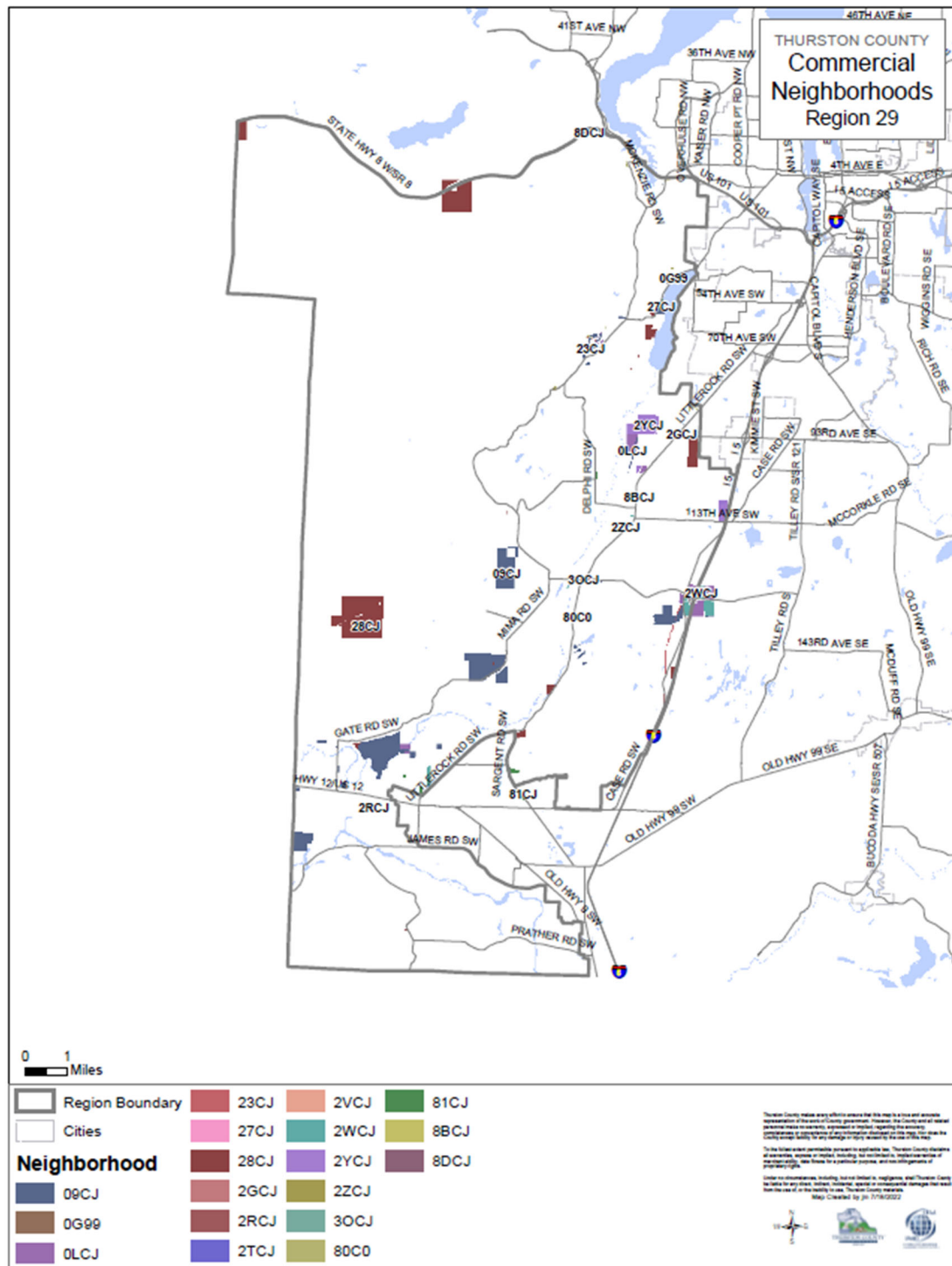
REGION 27 NEIGHBORHOOD MAP



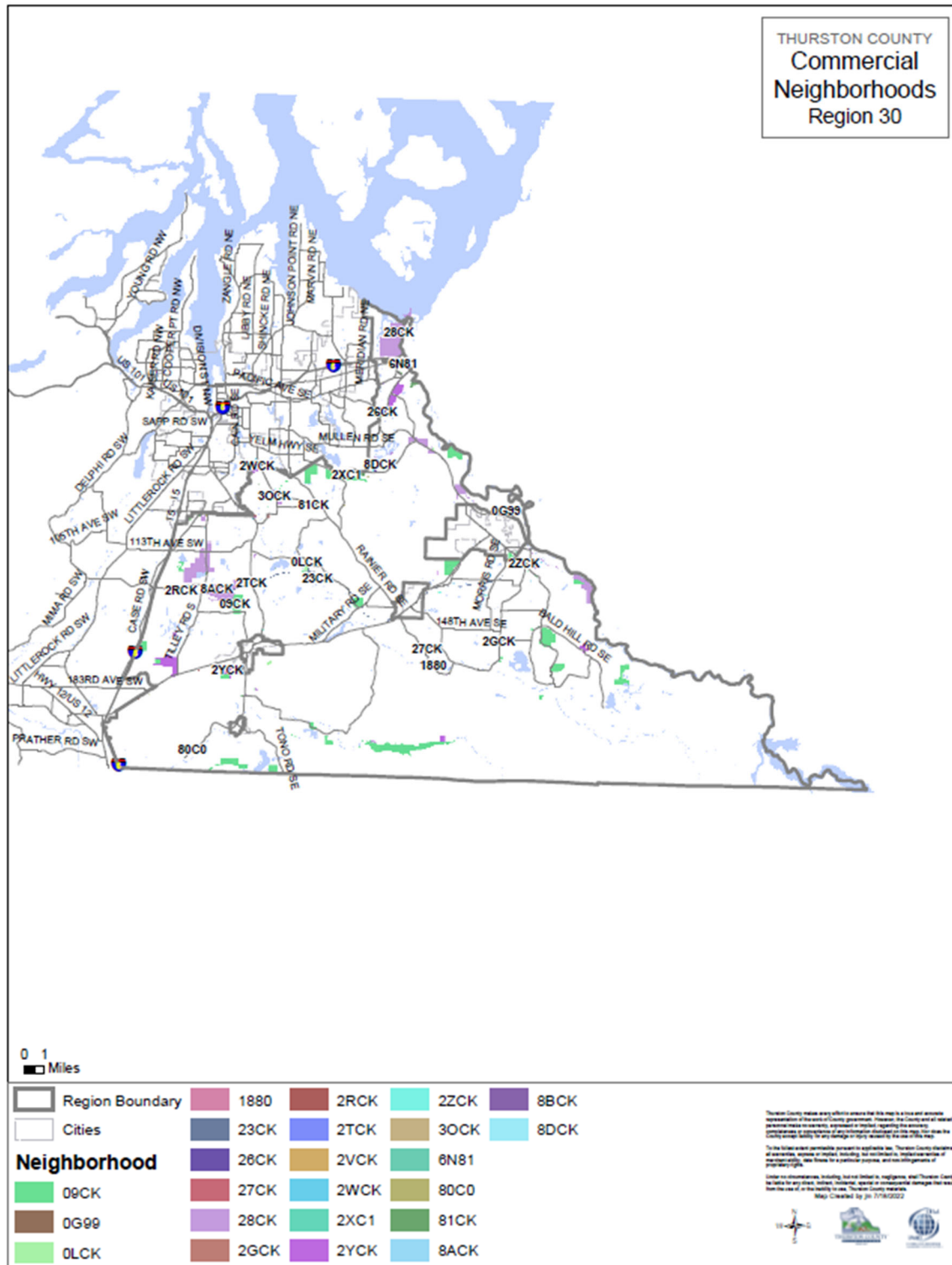
REGION 28 NEIGHBORHOOD MAP



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	19.13	15.42	4020	2020	0.250	1.24
	4010	10000	17.18	15.42	4020	2020	0.500	1.11
	4010	15000	16.12	15.42	4020	2020	0.750	1.05
BASE	4010	20000	15.42	15.42	4020	2020	1.000	1.00
	4010	25000	14.89	15.42	4020	2020	1.250	0.97
	4010	40000	13.84	15.42	4020	2020	2.000	0.90
	4010	60000	12.99	15.42	4020	2020	3.000	0.84
	4010	80000	12.42	15.42	4020	2020	4.000	0.81
	4010	100000	12.00	15.42	4020	2020	5.000	0.78
	4010	150000	11.26	15.42	4020	2020	7.500	0.73
	4010	200000	10.77	15.42	4020	2020	10.000	0.70
	4010	250000	10.40	15.42	4020	2020	12.500	0.67
	4010	350000	9.87	15.42	4020	2020	17.500	0.64
	4010	500000	9.34	15.42	4020	2020	25.000	0.61

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	22.82	18.92	4021	2021	0.250	1.21
	4010	10000	20.78	18.92	4021	2021	0.500	1.10
	4010	15000	19.67	18.92	4021	2021	0.750	1.04
BASE	4010	20000	18.92	18.92	4021	2021	1.000	1.00
	4010	25000	18.36	18.92	4021	2021	1.250	0.97
	4010	40000	17.23	18.92	4021	2021	2.000	0.91
	4010	60000	16.31	18.92	4021	2021	3.000	0.86
	4010	80000	15.69	18.92	4021	2021	4.000	0.83
	4010	100000	15.22	18.92	4021	2021	5.000	0.80
	4010	150000	14.41	18.92	4021	2021	7.500	0.76
	4010	200000	13.86	18.92	4021	2021	10.000	0.73
	4010	250000	13.45	18.92	4021	2021	12.500	0.71
	4010	350000	12.85	18.92	4021	2021	17.500	0.68
	4010	500000	12.25	18.92	4021	2021	25.000	0.65

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	24.06	20.13	4022	2022	0.250	1.20
	4010	10000	22.01	20.13	4022	2022	0.500	1.09
	4010	15000	20.89	20.13	4022	2022	0.750	1.04
BASE	4010	20000	20.13	20.13	4022	2022	1.000	1.00
	4010	25000	19.56	20.13	4022	2022	1.250	0.97
	4010	40000	18.41	20.13	4022	2022	2.000	0.91
	4010	60000	17.47	20.13	4022	2022	3.000	0.87
	4010	80000	16.83	20.13	4022	2022	4.000	0.84
	4010	100000	16.36	20.13	4022	2022	5.000	0.81
	4010	150000	15.52	20.13	4022	2022	7.500	0.77
	4010	200000	14.96	20.13	4022	2022	10.000	0.74
	4010	250000	14.53	20.13	4022	2022	12.500	0.72
	4010	350000	13.92	20.13	4022	2022	17.500	0.69
	4010	500000	13.29	20.13	4022	2022	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
	4010	5000	23.08	19.18	4023	2023	0.250	1.20
	4010	10000	21.04	19.18	4023	2023	0.500	1.10
	4010	15000	19.93	19.18	4023	2023	0.750	1.04
BASE	4010	20000	19.18	19.18	4023	2023	1.000	1.00
	4010	25000	18.61	19.18	4023	2023	1.250	0.97
	4010	40000	17.48	19.18	4023	2023	2.000	0.91
	4010	60000	16.55	19.18	4023	2023	3.000	0.86
	4010	80000	15.93	19.18	4023	2023	4.000	0.83
	4010	100000	15.46	19.18	4023	2023	5.000	0.81
	4010	150000	14.64	19.18	4023	2023	7.500	0.76
	4010	200000	14.09	19.18	4023	2023	10.000	0.73
	4010	250000	13.68	19.18	4023	2023	12.500	0.71
	4010	350000	13.08	19.18	4023	2023	17.500	0.68
	4010	500000	12.47	19.18	4023	2023	25.000	0.65

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	25.81	21.83	4024	2024	0.250	1.18
	4010	10000	23.74	21.83	4024	2024	0.500	1.09
	4010	15000	22.60	21.83	4024	2024	0.750	1.04
BASE	4010	20000	21.83	21.83	4024	2024	1.000	1.00
	4010	25000	21.25	21.83	4024	2024	1.250	0.97
	4010	40000	20.08	21.83	4024	2024	2.000	0.92
	4010	60000	19.12	21.83	4024	2024	3.000	0.88
	4010	80000	18.47	21.83	4024	2024	4.000	0.85
	4010	100000	17.98	21.83	4024	2024	5.000	0.82
	4010	150000	17.12	21.83	4024	2024	7.500	0.78
	4010	200000	16.53	21.83	4024	2024	10.000	0.76
	4010	250000	16.09	21.83	4024	2024	12.500	0.74
	4010	350000	15.45	21.83	4024	2024	17.500	0.71
	4010	500000	14.80	21.83	4024	2024	25.000	0.68

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	15.50	12.07	4025	2025	0.250	1.28
	4010	10000	13.67	12.07	4025	2025	0.500	1.13
	4010	15000	12.71	12.07	4025	2025	0.750	1.05
BASE	4010	20000	12.07	12.07	4025	2025	1.000	1.00
	4010	25000	11.59	12.07	4025	2025	1.250	0.96
	4010	40000	10.65	12.07	4025	2025	2.000	0.88
	4010	60000	9.89	12.07	4025	2025	3.000	0.82
	4010	80000	9.39	12.07	4025	2025	4.000	0.78
	4010	100000	9.02	12.07	4025	2025	5.000	0.75
	4010	150000	8.39	12.07	4025	2025	7.500	0.70
	4010	200000	7.96	12.07	4025	2025	10.000	0.66
	4010	250000	7.65	12.07	4025	2025	12.500	0.63
	4010	350000	7.20	12.07	4025	2025	17.500	0.60
	4010	500000	6.75	12.07	4025	2025	25.000	0.56

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	14.58	11.24	4026	2026	0.250	1.30
	4010	10000	12.80	11.24	4026	2026	0.500	1.14
	4010	15000	11.87	11.24	4026	2026	0.750	1.06
BASE	4010	20000	11.24	11.24	4026	2026	1.000	1.00
	4010	25000	10.78	11.24	4026	2026	1.250	0.96
	4010	40000	9.87	11.24	4026	2026	2.000	0.88
	4010	60000	9.15	11.24	4026	2026	3.000	0.81
	4010	80000	8.67	11.24	4026	2026	4.000	0.77
	4010	100000	8.31	11.24	4026	2026	5.000	0.74
	4010	150000	7.70	11.24	4026	2026	7.500	0.69
	4010	200000	7.30	11.24	4026	2026	10.000	0.65
	4010	250000	7.00	11.24	4026	2026	12.500	0.62
	4010	350000	6.57	11.24	4026	2026	17.500	0.58
	4010	500000	6.14	11.24	4026	2026	25.000	0.55

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	15.06	11.67	4027	2027	0.250	1.29
	4010	10000	13.25	11.67	4027	2027	0.500	1.14
	4010	15000	12.30	11.67	4027	2027	0.750	1.05
BASE	4010	20000	11.67	11.67	4027	2027	1.000	1.00
	4010	25000	11.20	11.67	4027	2027	1.250	0.96
	4010	40000	10.27	11.67	4027	2027	2.000	0.88
	4010	60000	9.53	11.67	4027	2027	3.000	0.82
	4010	80000	9.04	11.67	4027	2027	4.000	0.77
	4010	100000	8.68	11.67	4027	2027	5.000	0.74
	4010	150000	8.05	11.67	4027	2027	7.500	0.69
	4010	200000	7.64	11.67	4027	2027	10.000	0.65
	4010	250000	7.33	11.67	4027	2027	12.500	0.63
	4010	350000	6.89	11.67	4027	2027	17.500	0.59
	4010	500000	6.45	11.67	4027	2027	25.000	0.55

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	13.33	10.13	4028	2028	0.25	1.32
	4010	10000	11.62	10.13	4028	2028	0.5	1.15
	4010	15000	10.72	10.13	4028	2028	0.75	1.06
BASE	4010	20000	10.13	10.13	4028	2028	1	1.00
	4010	25000	9.69	10.13	4028	2028	1.25	0.96
	4010	40000	8.83	10.13	4028	2028	2	0.87
	4010	60000	8.15	10.13	4028	2028	3	0.80
	4010	80000	7.69	10.13	4028	2028	4	0.76
	4010	100000	7.36	10.13	4028	2028	5	0.73
	4010	150000	6.79	10.13	4028	2028	7.5	0.67
	4010	200000	6.42	10.13	4028	2028	10	0.63
	4010	250000	6.14	10.13	4028	2028	12.5	0.61
	4010	350000	5.74	10.13	4028	2028	17.5	0.57
	4010	500000	5.35	10.13	4028	2028	25	0.53

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	13.33	10.13	4029	2029	0.250	1.32
	4010	10000	11.62	10.13	4029	2029	0.500	1.15
	4010	15000	10.72	10.13	4029	2029	0.750	1.06
BASE	4010	20000	10.13	10.13	4029	2029	1.000	1.00
	4010	25000	9.69	10.13	4029	2029	1.250	0.96
	4010	40000	8.83	10.13	4029	2029	2.000	0.87
	4010	60000	8.15	10.13	4029	2029	3.000	0.80
	4010	80000	7.69	10.13	4029	2029	4.000	0.76
	4010	100000	7.36	10.13	4029	2029	5.000	0.73
	4010	150000	6.79	10.13	4029	2029	7.500	0.67
	4010	200000	6.42	10.13	4029	2029	10.000	0.63
	4010	250000	6.14	10.13	4029	2029	12.500	0.61
	4010	350000	5.74	10.13	4029	2029	17.500	0.57
	4010	500000	5.35	10.13	4029	2029	25.000	0.53

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	13.33	10.13	4030	2030	0.250	1.32
	4010	10000	11.62	10.13	4030	2030	0.500	1.15
	4010	15000	10.72	10.13	4030	2030	0.750	1.06
BASE	4010	20000	10.13	10.13	4030	2030	1.000	1.00
	4010	25000	9.69	10.13	4030	2030	1.250	0.96
	4010	40000	8.83	10.13	4030	2030	2.000	0.87
	4010	60000	8.15	10.13	4030	2030	3.000	0.80
	4010	80000	7.69	10.13	4030	2030	4.000	0.76
	4010	100000	7.36	10.13	4030	2030	5.000	0.73
	4010	150000	6.79	10.13	4030	2030	7.500	0.67
	4010	200000	6.42	10.13	4030	2030	10.000	0.63
	4010	250000	6.14	10.13	4030	2030	12.500	0.61
	4010	350000	5.74	10.13	4030	2030	17.500	0.57
	4010	500000	5.35	10.13	4030	2030	25.000	0.53

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	462,946	415,555	4060	2060	0.500	1.11
BASE	4040	10	435,600	415,555	415,555	4060	2060	1.000	1.00
	4040	15	653,400	390,114	415,555	4060	2060	1.500	0.94
	4040	20	871,200	373,014	415,555	4060	2060	2.000	0.90
	4040	25	1,089,000	360,268	415,555	4060	2060	2.500	0.87
	4040	30	1,306,800	350,178	415,555	4060	2060	3.000	0.84
	4040	35	1,524,600	341,868	415,555	4060	2060	3.500	0.82
	4040	40	1,742,400	334,829	415,555	4060	2060	4.000	0.81
	4040	45	1,960,200	328,740	415,555	4060	2060	4.500	0.79
	4040	50	2,178,000	323,388	415,555	4060	2060	5.000	0.78
	4040	55	2,395,800	318,621	415,555	4060	2060	5.500	0.77
	4040	60	2,613,600	314,331	415,555	4060	2060	6.000	0.76
	4040	65	2,831,400	310,435	415,555	4060	2060	6.500	0.75
	4040	70	3,049,200	306,871	415,555	4060	2060	7.000	0.74

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	4040	5	217800	596,817	543,449	4061	2061	0.500	1.10
BASE	4040	10	435600	543,449	543,449	4061	2061	1.000	1.00
	4040	15	653400	514,472	543,449	4061	2061	1.500	0.95
	4040	20	871200	494,854	543,449	4061	2061	2.000	0.91
	4040	25	1089000	480,154	543,449	4061	2061	2.500	0.88
	4040	30	1306800	468,468	543,449	4061	2061	3.000	0.86
	4040	35	1524600	458,810	543,449	4061	2061	3.500	0.84
	4040	40	1742400	450,604	543,449	4061	2061	4.000	0.83
	4040	45	1960200	443,489	543,449	4061	2061	4.500	0.82
	4040	50	2178000	437,219	543,449	4061	2061	5.000	0.80
	4040	55	2395800	431,623	543,449	4061	2061	5.500	0.79
	4040	60	2613600	426,578	543,449	4061	2061	6.000	0.78
	4040	65	2831400	421,988	543,449	4061	2061	6.500	0.78
	4040	70	3049200	417,783	543,449	4061	2061	7.000	0.77

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	4040	5	217800	644,456	589,376	4062	2062	0.500	1.09
BASE	4040	10	435600	589,376	589,376	4062	2062	1.000	1.00
	4040	15	653400	559,365	589,376	4062	2062	1.500	0.95
	4040	20	871200	539,003	589,376	4062	2062	2.000	0.91
	4040	25	1089000	523,721	589,376	4062	2062	2.500	0.89
	4040	30	1306800	511,557	589,376	4062	2062	3.000	0.87
	4040	35	1524600	501,493	589,376	4062	2062	3.500	0.85
	4040	40	1742400	492,936	589,376	4062	2062	4.000	0.84
	4040	45	1960200	485,509	589,376	4062	2062	4.500	0.82
	4040	50	2178000	478,960	589,376	4062	2062	5.000	0.81
	4040	55	2395800	473,112	589,376	4062	2062	5.500	0.80
	4040	60	2613600	467,835	589,376	4062	2062	6.000	0.79
	4040	65	2831400	463,034	589,376	4062	2062	6.500	0.79
	4040	70	3049200	458,632	589,376	4062	2062	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
	4040	5	217800	606,884	553,138	4063	2063	0.500	1.10
BASE	4040	10	435600	553,138	553,138	4063	2063	1.000	1.00
	4040	15	653400	523,933	553,138	4063	2063	1.500	0.95
	4040	20	871200	504,152	553,138	4063	2063	2.000	0.91
	4040	25	1089000	489,324	553,138	4063	2063	2.500	0.88
	4040	30	1306800	477,533	553,138	4063	2063	3.000	0.86
	4040	35	1524600	467,786	553,138	4063	2063	3.500	0.85
	4040	40	1742400	459,504	553,138	4063	2063	4.000	0.83
	4040	45	1960200	452,320	553,138	4063	2063	4.500	0.82
	4040	50	2178000	445,989	553,138	4063	2063	5.000	0.81
	4040	55	2395800	440,339	553,138	4063	2063	5.500	0.80
	4040	60	2613600	435,243	553,138	4063	2063	6.000	0.79
	4040	65	2831400	430,607	553,138	4063	2063	6.500	0.78
	4040	70	3049200	426,359	553,138	4063	2063	7.000	0.77

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	712,856	655,648	4064	2064	0.500	1.09
	4040	10	435600	655,648	655,648	4064	2064	1.000	1.00
	4040	15	653400	624,337	655,648	4064	2064	1.500	0.95
	4040	20	871200	603,032	655,648	4064	2064	2.000	0.92
	4040	25	1089000	587,009	655,648	4064	2064	2.500	0.90
	4040	30	1306800	574,234	655,648	4064	2064	3.000	0.88
	4040	35	1524600	563,649	655,648	4064	2064	3.500	0.86
	4040	40	1742400	554,639	655,648	4064	2064	4.000	0.85
	4040	45	1960200	546,810	655,648	4064	2064	4.500	0.83
	4040	50	2178000	539,901	655,648	4064	2064	5.000	0.82
	4040	55	2395800	533,726	655,648	4064	2064	5.500	0.81
	4040	60	2613600	528,151	655,648	4064	2064	6.000	0.81
	4040	65	2831400	523,073	655,648	4064	2064	6.500	0.80
	4040	70	3049200	518,416	655,648	4064	2064	7.000	0.79

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	341,495	301,321	4065	2065	0.500	1.13
	4040	10	435600	301,321	301,321	4065	2065	1.000	1.00
	4040	15	653400	280,049	301,321	4065	2065	1.500	0.93
	4040	20	871200	265,873	301,321	4065	2065	2.000	0.88
	4040	25	1089000	255,374	301,321	4065	2065	2.500	0.85
	4040	30	1306800	247,104	301,321	4065	2065	3.000	0.82
	4040	35	1524600	240,321	301,321	4065	2065	3.500	0.80
	4040	40	1742400	234,596	301,321	4065	2065	4.000	0.78
	4040	45	1960200	229,659	301,321	4065	2065	4.500	0.76
	4040	50	2178000	225,331	301,321	4065	2065	5.000	0.75
	4040	55	2395800	221,487	301,321	4065	2065	5.500	0.74
	4040	60	2613600	218,034	301,321	4065	2065	6.000	0.72
	4040	65	2831400	214,906	301,321	4065	2065	6.500	0.71
	4040	70	3049200	212,049	301,321	4065	2065	7.000	0.70

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	312,825	274,663	4066	2066	0.500	1.14
	4040	10	435600	274,663	274,663	4066	2066	1.000	1.00
	4040	15	653400	254,535	274,663	4066	2066	1.500	0.93
	4040	20	871200	241,156	274,663	4066	2066	2.000	0.88
	4040	25	1089000	231,264	274,663	4066	2066	2.500	0.84
	4040	30	1306800	223,484	274,663	4066	2066	3.000	0.81
	4040	35	1524600	217,110	274,663	4066	2066	3.500	0.79
	4040	40	1742400	211,736	274,663	4066	2066	4.000	0.77
	4040	45	1960200	207,107	274,663	4066	2066	4.500	0.75
	4040	50	2178000	203,051	274,663	4066	2066	5.000	0.74
	4040	55	2395800	199,451	274,663	4066	2066	5.500	0.73
	4040	60	2613600	196,220	274,663	4066	2066	6.000	0.71
	4040	65	2831400	193,294	274,663	4066	2066	6.500	0.70
	4040	70	3049200	190,624	274,663	4066	2066	7.000	0.69

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	327,549	288,337	4067	2067	0.500	1.14
	4040	10	435600	288,337	288,337	4067	2067	1.000	1.00
	4040	15	653400	267,613	288,337	4067	2067	1.500	0.93
	4040	20	871200	253,819	288,337	4067	2067	2.000	0.88
	4040	25	1089000	243,611	288,337	4067	2067	2.500	0.84
	4040	30	1306800	235,576	288,337	4067	2067	3.000	0.82
	4040	35	1524600	228,990	288,337	4067	2067	3.500	0.79
	4040	40	1742400	223,433	288,337	4067	2067	4.000	0.77
	4040	45	1960200	218,644	288,337	4067	2067	4.500	0.76
	4040	50	2178000	214,447	288,337	4067	2067	5.000	0.74
	4040	55	2395800	210,720	288,337	4067	2067	5.500	0.73
	4040	60	2613600	207,374	288,337	4067	2067	6.000	0.72
	4040	65	2831400	204,343	288,337	4067	2067	6.500	0.71
	4040	70	3049200	201,576	288,337	4067	2067	7.000	0.70

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	274,824	239,541	4068	2068	0.500	1.15
	4040	10	435600	239,541	239,541	4068	2068	1.000	1.00
	4040	15	653400	221,041	239,541	4068	2068	1.500	0.92
	4040	20	871200	208,788	239,541	4068	2068	2.000	0.87
	4040	25	1089000	199,754	239,541	4068	2068	2.500	0.83
	4040	30	1306800	192,663	239,541	4068	2068	3.000	0.80
	4040	35	1524600	186,865	239,541	4068	2068	3.500	0.78
	4040	40	1742400	181,983	239,541	4068	2068	4.000	0.76
	4040	45	1960200	177,784	239,541	4068	2068	4.500	0.74
	4040	50	2178000	174,109	239,541	4068	2068	5.000	0.73
	4040	55	2395800	170,850	239,541	4068	2068	5.500	0.71
	4040	60	2613600	167,929	239,541	4068	2068	6.000	0.70
	4040	65	2831400	165,285	239,541	4068	2068	6.500	0.69
	4040	70	3049200	162,875	239,541	4068	2068	7.000	0.68

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	274,824	239,541	4069	2069	0.500	1.15
	4040	10	435600	239,541	239,541	4069	2069	1.000	1.00
	4040	15	653400	221,041	239,541	4069	2069	1.500	0.92
	4040	20	871200	208,788	239,541	4069	2069	2.000	0.87
	4040	25	1089000	199,754	239,541	4069	2069	2.500	0.83
	4040	30	1306800	192,663	239,541	4069	2069	3.000	0.80
	4040	35	1524600	186,865	239,541	4069	2069	3.500	0.78
	4040	40	1742400	181,983	239,541	4069	2069	4.000	0.76
	4040	45	1960200	177,784	239,541	4069	2069	4.500	0.74
	4040	50	2178000	174,109	239,541	4069	2069	5.000	0.73
	4040	55	2395800	170,850	239,541	4069	2069	5.500	0.71
	4040	60	2613600	167,929	239,541	4069	2069	6.000	0.70
	4040	65	2831400	165,285	239,541	4069	2069	6.500	0.69
	4040	70	3049200	162,875	239,541	4069	2069	7.000	0.68

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	274,824	239,541	4070	2070	0.500	1.15
	4040	10	435600	239,541	239,541	4070	2070	1.000	1.00
	4040	15	653400	221,041	239,541	4070	2070	1.500	0.92
	4040	20	871200	208,788	239,541	4070	2070	2.000	0.87
	4040	25	1089000	199,754	239,541	4070	2070	2.500	0.83
	4040	30	1306800	192,663	239,541	4070	2070	3.000	0.80
	4040	35	1524600	186,865	239,541	4070	2070	3.500	0.78
	4040	40	1742400	181,983	239,541	4070	2070	4.000	0.76
	4040	45	1960200	177,784	239,541	4070	2070	4.500	0.74
	4040	50	2178000	174,109	239,541	4070	2070	5.000	0.73
	4040	55	2395800	170,850	239,541	4070	2070	5.500	0.71
	4040	60	2613600	167,929	239,541	4070	2070	6.000	0.70
	4040	65	2831400	165,285	239,541	4070	2070	6.500	0.69
	4040	70	3049200	162,875	239,541	4070	2070	7.000	0.68

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	9.07	6.47	5030	6030	0.250	1.40
	5010	10000	7.66	6.47	5030	6030	0.500	1.18
	5010	15000	6.94	6.47	5030	6030	0.750	1.07
	5010	20000	6.47	6.47	5030	6030	1.000	1.00
	5010	25000	6.13	6.47	5030	6030	1.250	0.95
	5010	40000	5.46	6.47	5030	6030	2.000	0.84
	5010	60000	4.95	6.47	5030	6030	3.000	0.77
	5010	80000	4.61	6.47	5030	6030	4.000	0.71
	5010	100000	4.37	6.47	5030	6030	5.000	0.68
	5010	150000	3.96	6.47	5030	6030	7.500	0.61
	5010	200000	3.69	6.47	5030	6030	10.000	0.57
	5010	250000	3.50	6.47	5030	6030	12.500	0.54
	5010	350000	3.22	6.47	5030	6030	17.500	0.50
	5010	500000	2.95	6.47	5030	6030	25.000	0.46

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	15.52	12.08	5021	6021	0.250	1.28
	5010	10000	13.69	12.08	5021	6021	0.500	1.13
	5010	15000	12.73	12.08	5021	6021	0.750	1.05
	5010	20000	12.08	12.08	5021	6021	1.000	1.00
	5010	25000	11.61	12.08	5021	6021	1.250	0.96
	5010	40000	10.66	12.08	5021	6021	2.000	0.88
	5010	60000	9.91	12.08	5021	6021	3.000	0.82
	5010	80000	9.41	12.08	5021	6021	4.000	0.78
	5010	100000	9.04	12.08	5021	6021	5.000	0.75
	5010	150000	8.40	12.08	5021	6021	7.500	0.70
	5010	200000	7.97	12.08	5021	6021	10.000	0.66
	5010	250000	7.66	12.08	5021	6021	12.500	0.63
	5010	350000	7.21	12.08	5021	6021	17.500	0.60
	5010	500000	6.76	12.08	5021	6021	25.000	0.56

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	16.36	12.85	5022	6022	0.250	1.27
	5010	10000	14.50	12.85	5022	6022	0.500	1.13
	5010	15000	13.51	12.85	5022	6022	0.750	1.05
BASE	5010	20000	12.85	12.85	5022	6022	1.000	1.00
	5010	25000	12.36	12.85	5022	6022	1.250	0.96
	5010	40000	11.39	12.85	5022	6022	2.000	0.89
	5010	60000	10.61	12.85	5022	6022	3.000	0.83
	5010	80000	10.10	12.85	5022	6022	4.000	0.79
	5010	100000	9.71	12.85	5022	6022	5.000	0.76
	5010	150000	9.05	12.85	5022	6022	7.500	0.70
	5010	200000	8.61	12.85	5022	6022	10.000	0.67
	5010	250000	8.28	12.85	5022	6022	12.500	0.64
	5010	350000	7.81	12.85	5022	6022	17.500	0.61
	5010	500000	7.34	12.85	5022	6022	25.000	0.57

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	15.70	12.25	5023	6023	0.250	1.28
	5010	10000	13.86	12.25	5023	6023	0.500	1.13
	5010	15000	12.89	12.25	5023	6023	0.750	1.05
BASE	5010	20000	12.25	12.25	5023	6023	1.000	1.00
	5010	25000	11.77	12.25	5023	6023	1.250	0.96
	5010	40000	10.82	12.25	5023	6023	2.000	0.88
	5010	60000	10.06	12.25	5023	6023	3.000	0.82
	5010	80000	9.55	12.25	5023	6023	4.000	0.78
	5010	100000	9.18	12.25	5023	6023	5.000	0.75
	5010	150000	8.54	12.25	5023	6023	7.500	0.70
	5010	200000	8.11	12.25	5023	6023	10.000	0.66
	5010	250000	7.79	12.25	5023	6023	12.500	0.64
	5010	350000	7.33	12.25	5023	6023	17.500	0.60
	5010	500000	6.88	12.25	5023	6023	25.000	0.56

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	17.55	13.94	5024	6024	0.250	1.26
	5010	10000	15.64	13.94	5024	6024	0.500	1.12
	5010	15000	14.62	13.94	5024	6024	0.750	1.05
BASE	5010	20000	13.94	13.94	5024	6024	1.000	1.00
	5010	25000	13.43	13.94	5024	6024	1.250	0.96
	5010	40000	12.43	13.94	5024	6024	2.000	0.89
	5010	60000	11.62	13.94	5024	6024	3.000	0.83
	5010	80000	11.08	13.94	5024	6024	4.000	0.79
	5010	100000	10.67	13.94	5024	6024	5.000	0.77
	5010	150000	9.98	13.94	5024	6024	7.500	0.72
	5010	200000	9.51	13.94	5024	6024	10.000	0.68
	5010	250000	9.17	13.94	5024	6024	12.500	0.66
	5010	350000	8.67	13.94	5024	6024	17.500	0.62
	5010	500000	8.17	13.94	5024	6024	25.000	0.59

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	10.54	7.71	5025	6025	0.250	1.37
	5010	10000	9.01	7.71	5025	6025	0.500	1.17
	5010	15000	8.22	7.71	5025	6025	0.750	1.07
BASE	5010	20000	7.71	7.71	5025	6025	1.000	1.00
	5010	25000	7.33	7.71	5025	6025	1.250	0.95
	5010	40000	6.59	7.71	5025	6025	2.000	0.86
	5010	60000	6.01	7.71	5025	6025	3.000	0.78
	5010	80000	5.63	7.71	5025	6025	4.000	0.73
	5010	100000	5.36	7.71	5025	6025	5.000	0.70
	5010	150000	4.89	7.71	5025	6025	7.500	0.63
	5010	200000	4.58	7.71	5025	6025	10.000	0.59
	5010	250000	4.36	7.71	5025	6025	12.500	0.57
	5010	350000	4.04	7.71	5025	6025	17.500	0.52
	5010	500000	3.72	7.71	5025	6025	25.000	0.48

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	9.92	7.18	5026	6026	0.250	1.38
	5010	10000	8.44	7.18	5026	6026	0.500	1.18
	5010	15000	7.68	7.18	5026	6026	0.750	1.07
BASE	5010	20000	7.18	7.18	5026	6026	1.000	1.00
	5010	25000	6.82	7.18	5026	6026	1.250	0.95
	5010	40000	6.11	7.18	5026	6026	2.000	0.85
	5010	60000	5.56	7.18	5026	6026	3.000	0.77
	5010	80000	5.20	7.18	5026	6026	4.000	0.72
	5010	100000	4.93	7.18	5026	6026	5.000	0.69
	5010	150000	4.49	7.18	5026	6026	7.500	0.63
	5010	200000	4.20	7.18	5026	6026	10.000	0.58
	5010	250000	3.99	7.18	5026	6026	12.500	0.56
	5010	350000	3.69	7.18	5026	6026	17.500	0.51
	5010	500000	3.39	7.18	5026	6026	25.000	0.47

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	10.24	7.45	5027	6027	0.250	1.37
	5010	10000	8.73	7.45	5027	6027	0.500	1.17
	5010	15000	7.96	7.45	5027	6027	0.750	1.07
BASE	5010	20000	7.45	7.45	5027	6027	1.000	1.00
	5010	25000	7.08	7.45	5027	6027	1.250	0.95
	5010	40000	6.36	7.45	5027	6027	2.000	0.85
	5010	60000	5.79	7.45	5027	6027	3.000	0.78
	5010	80000	5.42	7.45	5027	6027	4.000	0.73
	5010	100000	5.15	7.45	5027	6027	5.000	0.69
	5010	150000	4.69	7.45	5027	6027	7.500	0.63
	5010	200000	4.39	7.45	5027	6027	10.000	0.59
	5010	250000	4.18	7.45	5027	6027	12.500	0.56
	5010	350000	3.87	7.45	5027	6027	17.500	0.52
	5010	500000	3.56	7.45	5027	6027	25.000	0.48

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	9.07	6.47	5028	6028	0.250	1.40
	5010	10000	7.66	6.47	5028	6028	0.500	1.18
	5010	15000	6.94	6.47	5028	6028	0.750	1.07
BASE	5010	20000	6.47	6.47	5028	6028	1.000	1.00
	5010	25000	6.13	6.47	5028	6028	1.250	0.95
	5010	40000	5.46	6.47	5028	6028	2.000	0.84
	5010	60000	4.95	6.47	5028	6028	3.000	0.77
	5010	80000	4.61	6.47	5028	6028	4.000	0.71
	5010	100000	4.37	6.47	5028	6028	5.000	0.68
	5010	150000	3.96	6.47	5028	6028	7.500	0.61
	5010	200000	3.69	6.47	5028	6028	10.000	0.57
	5010	250000	3.50	6.47	5028	6028	12.500	0.54
	5010	350000	3.22	6.47	5028	6028	17.500	0.50
	5010	500000	2.95	6.47	5028	6028	25.000	0.46

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	9.07	6.47	5029	6029	0.250	1.40
	5010	10000	7.66	6.47	5029	6029	0.500	1.18
	5010	15000	6.94	6.47	5029	6029	0.750	1.07
BASE	5010	20000	6.47	6.47	5029	6029	1.000	1.00
	5010	25000	6.13	6.47	5029	6029	1.250	0.95
	5010	40000	5.46	6.47	5029	6029	2.000	0.84
	5010	60000	4.95	6.47	5029	6029	3.000	0.77
	5010	80000	4.61	6.47	5029	6029	4.000	0.71
	5010	100000	4.37	6.47	5029	6029	5.000	0.68
	5010	150000	3.96	6.47	5029	6029	7.500	0.61
	5010	200000	3.69	6.47	5029	6029	10.000	0.57
	5010	250000	3.50	6.47	5029	6029	12.500	0.54
	5010	350000	3.22	6.47	5029	6029	17.500	0.50
	5010	500000	2.95	6.47	5029	6029	25.000	0.46

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	9.07	6.47	5030	6030	0.250	1.40
	5010	10000	7.66	6.47	5030	6030	0.500	1.18
	5010	15000	6.94	6.47	5030	6030	0.750	1.07
BASE	5010	20000	6.47	6.47	5030	6030	1.000	1.00
	5010	25000	6.13	6.47	5030	6030	1.250	0.95
	5010	40000	5.46	6.47	5030	6030	2.000	0.84
	5010	60000	4.95	6.47	5030	6030	3.000	0.77
	5010	80000	4.61	6.47	5030	6030	4.000	0.71
	5010	100000	4.37	6.47	5030	6030	5.000	0.68
	5010	150000	3.96	6.47	5030	6030	7.500	0.61
	5010	200000	3.69	6.47	5030	6030	10.000	0.57
	5010	250000	3.50	6.47	5030	6030	12.500	0.54
	5010	350000	3.22	6.47	5030	6030	17.500	0.50
	5010	500000	2.95	6.47	5030	6030	25.000	0.46

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	265,340	230,817	5060	6050	0.500	1.15
BASE	5040	10	435,600	230,817	230,817	5060	6050	1.000	1.00
	5040	15	653,400	212,744	230,817	5060	6050	1.500	0.92
	5040	20	871,200	200,786	230,817	5060	6050	2.000	0.87
	5040	25	1,089,000	191,975	230,817	5060	6050	2.500	0.83
	5040	30	1,306,800	185,064	230,817	5060	6050	3.000	0.80
	5040	35	1,524,600	179,416	230,817	5060	6050	3.500	0.78
	5040	40	1,742,400	174,662	230,817	5060	6050	4.000	0.76
	5040	45	1,960,200	170,574	230,817	5060	6050	4.500	0.74
	5040	50	2,178,000	166,998	230,817	5060	6050	5.000	0.72
	5040	55	2,395,800	163,828	230,817	5060	6050	5.500	0.71
	5040	60	2,613,600	160,986	230,817	5060	6050	6.000	0.70
	5040	65	2,831,400	158,416	230,817	5060	6050	6.500	0.69
	5040	70	3,049,200	156,072	230,817	5060	6050	7.000	0.68

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5040	5	217800	342,068	301,855	5061	6051	0.500	1.13
BASE	5040	10	435600	301,855	301,855	5061	6051	1.000	1.00
	5040	15	653400	280,561	301,855	5061	6051	1.500	0.93
	5040	20	871200	266,370	301,855	5061	6051	2.000	0.88
	5040	25	1089000	255,859	301,855	5061	6051	2.500	0.85
	5040	30	1306800	247,579	301,855	5061	6051	3.000	0.82
	5040	35	1524600	240,788	301,855	5061	6051	3.500	0.80
	5040	40	1742400	235,056	301,855	5061	6051	4.000	0.78
	5040	45	1960200	230,113	301,855	5061	6051	4.500	0.76
	5040	50	2178000	225,780	301,855	5061	6051	5.000	0.75
	5040	55	2395800	221,931	301,855	5061	6051	5.500	0.74
	5040	60	2613600	218,474	301,855	5061	6051	6.000	0.72
	5040	65	2831400	215,342	301,855	5061	6051	6.500	0.71
	5040	70	3049200	212,481	301,855	5061	6051	7.000	0.70

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	369,373	327,365	5062	6052	0.500	1.13
	5040	10	435600	327,365	327,365	5062	6052	1.000	1.00
	5040	15	653400	305,043	327,365	5062	6052	1.500	0.93
	5040	20	871200	290,134	327,365	5062	6052	2.000	0.89
	5040	25	1089000	279,074	327,365	5062	6052	2.500	0.85
	5040	30	1306800	270,351	327,365	5062	6052	3.000	0.83
	5040	35	1524600	263,189	327,365	5062	6052	3.500	0.80
	5040	40	1742400	257,138	327,365	5062	6052	4.000	0.79
	5040	45	1960200	251,916	327,365	5062	6052	4.500	0.77
	5040	50	2178000	247,336	327,365	5062	6052	5.000	0.76
	5040	55	2395800	243,263	327,365	5062	6052	5.500	0.74
	5040	60	2613600	239,604	327,365	5062	6052	6.000	0.73
	5040	65	2831400	236,287	327,365	5062	6052	6.500	0.72
	5040	70	3049200	233,257	327,365	5062	6052	7.000	0.71

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	347,838	307,237	5063	6053	0.500	1.13
	5040	10	435600	307,237	307,237	5063	6053	1.000	1.00
	5040	15	653400	285,720	307,237	5063	6053	1.500	0.93
	5040	20	871200	271,374	307,237	5063	6053	2.000	0.88
	5040	25	1089000	260,745	307,237	5063	6053	2.500	0.85
	5040	30	1306800	252,370	307,237	5063	6053	3.000	0.82
	5040	35	1524600	245,499	307,237	5063	6053	3.500	0.80
	5040	40	1742400	239,698	307,237	5063	6053	4.000	0.78
	5040	45	1960200	234,696	307,237	5063	6053	4.500	0.76
	5040	50	2178000	230,309	307,237	5063	6053	5.000	0.75
	5040	55	2395800	226,412	307,237	5063	6053	5.500	0.74
	5040	60	2613600	222,912	307,237	5063	6053	6.000	0.73
	5040	65	2831400	219,740	307,237	5063	6053	6.500	0.72
	5040	70	3049200	216,843	307,237	5063	6053	7.000	0.71

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	408,576	364,175	5064	6054	0.500	1.12
	5040	10	435600	364,175	364,175	5064	6054	1.000	1.00
	5040	15	653400	340,474	364,175	5064	6054	1.500	0.93
	5040	20	871200	324,600	364,175	5064	6054	2.000	0.89
	5040	25	1089000	312,798	364,175	5064	6054	2.500	0.86
	5040	30	1306800	303,474	364,175	5064	6054	3.000	0.83
	5040	35	1524600	295,809	364,175	5064	6054	3.500	0.81
	5040	40	1742400	289,325	364,175	5064	6054	4.000	0.79
	5040	45	1960200	283,724	364,175	5064	6054	4.500	0.78
	5040	50	2178000	278,806	364,175	5064	6054	5.000	0.77
	5040	55	2395800	274,430	364,175	5064	6054	5.500	0.75
	5040	60	2613600	270,495	364,175	5064	6054	6.000	0.74
	5040	65	2831400	266,926	364,175	5064	6054	6.500	0.73
	5040	70	3049200	263,663	364,175	5064	6054	7.000	0.72

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	195,729	167,367	5065	6055	0.500	1.17
	5040	10	435600	167,367	167,367	5065	6055	1.000	1.00
	5040	15	653400	152,721	167,367	5065	6055	1.500	0.91
	5040	20	871200	143,114	167,367	5065	6055	2.000	0.86
	5040	25	1089000	136,080	167,367	5065	6055	2.500	0.81
	5040	30	1306800	130,591	167,367	5065	6055	3.000	0.78
	5040	35	1524600	126,123	167,367	5065	6055	3.500	0.75
	5040	40	1742400	122,376	167,367	5065	6055	4.000	0.73
	5040	45	1960200	119,164	167,367	5065	6055	4.500	0.71
	5040	50	2178000	116,361	167,367	5065	6055	5.000	0.70
	5040	55	2395800	113,883	167,367	5065	6055	5.500	0.68
	5040	60	2613600	111,667	167,367	5065	6055	6.000	0.67
	5040	65	2831400	109,667	167,367	5065	6055	6.500	0.66
	5040	70	3049200	107,847	167,367	5065	6055	7.000	0.64

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	179,297	152,559	5066	6056	1.000	1.18
	5040	10	435600	152,559	152,559	5066	6056	1.000	1.00
	5040	15	653400	138,808	152,559	5066	6056	1.000	0.91
	5040	20	871200	129,809	152,559	5066	6056	1.000	0.85
	5040	25	1089000	123,233	152,559	5066	6056	1.000	0.81
	5040	30	1306800	118,108	152,559	5066	6056	1.000	0.77
	5040	35	1524600	113,941	152,559	5066	6056	1.000	0.75
	5040	40	1742400	110,451	152,559	5066	6056	1.000	0.72
	5040	45	1960200	107,462	152,559	5066	6056	1.000	0.70
	5040	50	2178000	104,856	152,559	5066	6056	1.000	0.69
	5040	55	2395800	102,553	152,559	5066	6056	1.000	0.67
	5040	60	2613600	100,495	152,559	5066	6056	1.000	0.66
	5040	65	2831400	98,638	152,559	5066	6056	1.000	0.65
	5040	70	3049200	96,950	152,559	5066	6056	1.000	0.64

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	187,736	160,155	5067	6057	0.500	1.17
	5040	10	435600	160,155	160,155	5067	6057	1.000	1.00
	5040	15	653400	145,939	160,155	5067	6057	1.500	0.91
	5040	20	871200	136,625	160,155	5067	6057	2.000	0.85
	5040	25	1089000	129,812	160,155	5067	6057	2.500	0.81
	5040	30	1306800	124,499	160,155	5067	6057	3.000	0.78
	5040	35	1524600	120,176	160,155	5067	6057	3.500	0.75
	5040	40	1742400	116,553	160,155	5067	6057	4.000	0.73
	5040	45	1960200	113,448	160,155	5067	6057	4.500	0.71
	5040	50	2178000	110,741	160,155	5067	6057	5.000	0.69
	5040	55	2395800	108,348	160,155	5067	6057	5.500	0.68
	5040	60	2613600	106,208	160,155	5067	6057	6.000	0.66
	5040	65	2831400	104,277	160,155	5067	6057	6.500	0.65
	5040	70	3049200	102,520	160,155	5067	6057	7.000	0.64

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	157,517	133,052	5068	6058	0.500	1.18
	5040	10	435600	133,052	133,052	5068	6058	1.000	1.00
	5040	15	653400	120,542	133,052	5068	6058	1.500	0.91
	5040	20	871200	112,386	133,052	5068	6058	2.000	0.84
	5040	25	1089000	106,442	133,052	5068	6058	2.500	0.80
	5040	30	1306800	101,820	133,052	5068	6058	3.000	0.77
	5040	35	1524600	98,069	133,052	5068	6058	3.500	0.74
	5040	40	1742400	94,931	133,052	5068	6058	4.000	0.71
	5040	45	1960200	92,247	133,052	5068	6058	4.500	0.69
	5040	50	2178000	89,910	133,052	5068	6058	5.000	0.68
	5040	55	2395800	87,847	133,052	5068	6058	5.500	0.66
	5040	60	2613600	86,006	133,052	5068	6058	6.000	0.65
	5040	65	2831400	84,345	133,052	5068	6058	6.500	0.63
	5040	70	3049200	82,837	133,052	5068	6058	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
BASE	5040	5	217800	157,517	133,052	5069	6059	0.500	1.18
	5040	10	435600	133,052	133,052	5069	6059	1.000	1.00
	5040	15	653400	120,542	133,052	5069	6059	1.500	0.91
	5040	20	871200	112,386	133,052	5069	6059	2.000	0.84
	5040	25	1089000	106,442	133,052	5069	6059	2.500	0.80
	5040	30	1306800	101,820	133,052	5069	6059	3.000	0.77
	5040	35	1524600	98,069	133,052	5069	6059	3.500	0.74
	5040	40	1742400	94,931	133,052	5069	6059	4.000	0.71
	5040	45	1960200	92,247	133,052	5069	6059	4.500	0.69
	5040	50	2178000	89,910	133,052	5069	6059	5.000	0.68
	5040	55	2395800	87,847	133,052	5069	6059	5.500	0.66
	5040	60	2613600	86,006	133,052	5069	6059	6.000	0.65
	5040	65	2831400	84,345	133,052	5069	6059	6.500	0.63
	5040	70	3049200	82,837	133,052	5069	6059	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
BASE	5040	5	217800	157,517	133,052	5070	6060	0.500	1.18
	5040	10	435600	133,052	133,052	5070	6060	1.000	1.00
	5040	15	653400	120,542	133,052	5070	6060	1.500	0.91
	5040	20	871200	112,386	133,052	5070	6060	2.000	0.84
	5040	25	1089000	106,442	133,052	5070	6060	2.500	0.80
	5040	30	1306800	101,820	133,052	5070	6060	3.000	0.77
	5040	35	1524600	98,069	133,052	5070	6060	3.500	0.74
	5040	40	1742400	94,931	133,052	5070	6060	4.000	0.71
	5040	45	1960200	92,247	133,052	5070	6060	4.500	0.69
	5040	50	2178000	89,910	133,052	5070	6060	5.000	0.68
	5040	55	2395800	87,847	133,052	5070	6060	5.500	0.66
	5040	60	2613600	86,006	133,052	5070	6060	6.000	0.65
	5040	65	2831400	84,345	133,052	5070	6060	6.500	0.63
	5040	70	3049200	82,837	133,052	5070	6060	7.000	0.62

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	13.01	9.85	5850	3020	0.250	1.32
	5830	10000	11.32	9.85	5850	3020	0.500	1.15
	5830	15000	10.43	9.85	5850	3020	0.750	1.06
BASE	5830	20000	9.85	9.85	5850	3020	1.000	1.00
	5830	25000	9.41	9.85	5850	3020	1.250	0.96
	5830	40000	8.56	9.85	5850	3020	2.000	0.87
	5830	60000	7.89	9.85	5850	3020	3.000	0.80
	5830	80000	7.45	9.85	5850	3020	4.000	0.76
	5830	100000	7.12	9.85	5850	3020	5.000	0.72
	5830	150000	6.57	9.85	5850	3020	7.500	0.67
	5830	200000	6.20	9.85	5850	3020	10.000	0.63
	5830	250000	5.92	9.85	5850	3020	12.500	0.60
	5830	350000	5.54	9.85	5850	3020	17.500	0.56
	5830	500000	5.15	9.85	5850	3020	25.000	0.52

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	15.52	12.08	5851	3021	0.250	1.28
	5830	10000	13.69	12.08	5851	3021	0.500	1.13
	5830	15000	12.73	12.08	5851	3021	0.750	1.05
BASE	5830	20000	12.08	12.08	5851	3021	1.000	1.00
	5830	25000	11.61	12.08	5851	3021	1.250	0.96
	5830	40000	10.66	12.08	5851	3021	2.000	0.88
	5830	60000	9.91	12.08	5851	3021	3.000	0.82
	5830	80000	9.41	12.08	5851	3021	4.000	0.78
	5830	100000	9.04	12.08	5851	3021	5.000	0.75
	5830	150000	8.40	12.08	5851	3021	7.500	0.70
	5830	200000	7.97	12.08	5851	3021	10.000	0.66
	5830	250000	7.66	12.08	5851	3021	12.500	0.63
	5830	350000	7.21	12.08	5851	3021	17.500	0.60
	5830	500000	6.76	12.08	5851	3021	25.000	0.56

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	16.36	12.85	5852	3022	0.250	1.27
	5830	10000	14.50	12.85	5852	3022	0.500	1.13
	5830	15000	13.51	12.85	5852	3022	0.750	1.05
BASE	5830	20000	12.85	12.85	5852	3022	1.000	1.00
	5830	25000	12.36	12.85	5852	3022	1.250	0.96
	5830	40000	11.39	12.85	5852	3022	2.000	0.89
	5830	60000	10.61	12.85	5852	3022	3.000	0.83
	5830	80000	10.10	12.85	5852	3022	4.000	0.79
	5830	100000	9.71	12.85	5852	3022	5.000	0.76
	5830	150000	9.05	12.85	5852	3022	7.500	0.70
	5830	200000	8.61	12.85	5852	3022	10.000	0.67
	5830	250000	8.28	12.85	5852	3022	12.500	0.64
	5830	350000	7.81	12.85	5852	3022	17.500	0.61
	5830	500000	7.34	12.85	5852	3022	25.000	0.57

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	15.70	12.25	5853	3023	0.250	1.28
	5830	10000	13.86	12.25	5853	3023	0.500	1.13
	5830	15000	12.89	12.25	5853	3023	0.750	1.05
BASE	5830	20000	12.25	12.25	5853	3023	1.000	1.00
	5830	25000	11.77	12.25	5853	3023	1.250	0.96
	5830	40000	10.82	12.25	5853	3023	2.000	0.88
	5830	60000	10.06	12.25	5853	3023	3.000	0.82
	5830	80000	9.55	12.25	5853	3023	4.000	0.78
	5830	100000	9.18	12.25	5853	3023	5.000	0.75
	5830	150000	8.54	12.25	5853	3023	7.500	0.70
	5830	200000	8.11	12.25	5853	3023	10.000	0.66
	5830	250000	7.79	12.25	5853	3023	12.500	0.64
	5830	350000	7.33	12.25	5853	3023	17.500	0.60
	5830	500000	6.88	12.25	5853	3023	25.000	0.56

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	17.55	13.94	5854	3024	0.250	1.26
	5830	10000	15.64	13.94	5854	3024	0.500	1.12
	5830	15000	14.62	13.94	5854	3024	0.750	1.05
BASE	5830	20000	13.94	13.94	5854	3024	1.000	1.00
	5830	25000	13.43	13.94	5854	3024	1.250	0.96
	5830	40000	12.43	13.94	5854	3024	2.000	0.89
	5830	60000	11.62	13.94	5854	3024	3.000	0.83
	5830	80000	11.08	13.94	5854	3024	4.000	0.79
	5830	100000	10.67	13.94	5854	3024	5.000	0.77
	5830	150000	9.98	13.94	5854	3024	7.500	0.72
	5830	200000	9.51	13.94	5854	3024	10.000	0.68
	5830	250000	9.17	13.94	5854	3024	12.500	0.66
	5830	350000	8.67	13.94	5854	3024	17.500	0.62
	5830	500000	8.17	13.94	5854	3024	25.000	0.59

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	10.54	7.71	5855	3025	0.250	1.37
	5830	10000	9.01	7.71	5855	3025	0.500	1.17
	5830	15000	8.22	7.71	5855	3025	0.750	1.07
BASE	5830	20000	7.71	7.71	5855	3025	1.000	1.00
	5830	25000	7.33	7.71	5855	3025	1.250	0.95
	5830	40000	6.59	7.71	5855	3025	2.000	0.86
	5830	60000	6.01	7.71	5855	3025	3.000	0.78
	5830	80000	5.63	7.71	5855	3025	4.000	0.73
	5830	100000	5.36	7.71	5855	3025	5.000	0.70
	5830	150000	4.89	7.71	5855	3025	7.500	0.63
	5830	200000	4.58	7.71	5855	3025	10.000	0.59
	5830	250000	4.36	7.71	5855	3025	12.500	0.57
	5830	350000	4.04	7.71	5855	3025	17.500	0.52
	5830	500000	3.72	7.71	5855	3025	25.000	0.48

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	9.92	7.18	5856	3026	0.250	1.38
	5830	10000	8.44	7.18	5856	3026	0.500	1.18
	5830	15000	7.68	7.18	5856	3026	0.750	1.07
BASE	5830	20000	7.18	7.18	5856	3026	1.000	1.00
	5830	25000	6.82	7.18	5856	3026	1.250	0.95
	5830	40000	6.11	7.18	5856	3026	2.000	0.85
	5830	60000	5.56	7.18	5856	3026	3.000	0.77
	5830	80000	5.20	7.18	5856	3026	4.000	0.72
	5830	100000	4.93	7.18	5856	3026	5.000	0.69
	5830	150000	4.49	7.18	5856	3026	7.500	0.63
	5830	200000	4.20	7.18	5856	3026	10.000	0.58
	5830	250000	3.99	7.18	5856	3026	12.500	0.56
	5830	350000	3.69	7.18	5856	3026	17.500	0.51
	5830	500000	3.39	7.18	5856	3026	25.000	0.47

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	10.24	7.45	5857	3027	0.250	1.37
	5830	10000	8.73	7.45	5857	3027	0.500	1.17
	5830	15000	7.96	7.45	5857	3027	0.750	1.07
BASE	5830	20000	7.45	7.45	5857	3027	1.000	1.00
	5830	25000	7.08	7.45	5857	3027	1.250	0.95
	5830	40000	6.36	7.45	5857	3027	2.000	0.85
	5830	60000	5.79	7.45	5857	3027	3.000	0.78
	5830	80000	5.42	7.45	5857	3027	4.000	0.73
	5830	100000	5.15	7.45	5857	3027	5.000	0.69
	5830	150000	4.69	7.45	5857	3027	7.500	0.63
	5830	200000	4.39	7.45	5857	3027	10.000	0.59
	5830	250000	4.18	7.45	5857	3027	12.500	0.56
	5830	350000	3.87	7.45	5857	3027	17.500	0.52
	5830	500000	3.56	7.45	5857	3027	25.000	0.48

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	9.07	6.47	5858	3028	0.250	1.40
	5830	10000	7.66	6.47	5858	3028	0.500	1.18
	5830	15000	6.94	6.47	5858	3028	0.750	1.07
BASE	5830	20000	6.47	6.47	5858	3028	1.000	1.00
	5830	25000	6.13	6.47	5858	3028	1.250	0.95
	5830	40000	5.46	6.47	5858	3028	2.000	0.84
	5830	60000	4.95	6.47	5858	3028	3.000	0.77
	5830	80000	4.61	6.47	5858	3028	4.000	0.71
	5830	100000	4.37	6.47	5858	3028	5.000	0.68
	5830	150000	3.96	6.47	5858	3028	7.500	0.61
	5830	200000	3.69	6.47	5858	3028	10.000	0.57
	5830	250000	3.50	6.47	5858	3028	12.500	0.54
	5830	350000	3.22	6.47	5858	3028	17.500	0.50
	5830	500000	2.95	6.47	5858	3028	25.000	0.46

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	9.07	6.47	5859	3029	0.250	1.40
	5830	10000	7.66	6.47	5859	3029	0.500	1.18
	5830	15000	6.94	6.47	5859	3029	0.750	1.07
BASE	5830	20000	6.47	6.47	5859	3029	1.000	1.00
	5830	25000	6.13	6.47	5859	3029	1.250	0.95
	5830	40000	5.46	6.47	5859	3029	2.000	0.84
	5830	60000	4.95	6.47	5859	3029	3.000	0.77
	5830	80000	4.61	6.47	5859	3029	4.000	0.71
	5830	100000	4.37	6.47	5859	3029	5.000	0.68
	5830	150000	3.96	6.47	5859	3029	7.500	0.61
	5830	200000	3.69	6.47	5859	3029	10.000	0.57
	5830	250000	3.50	6.47	5859	3029	12.500	0.54
	5830	350000	3.22	6.47	5859	3029	17.500	0.50
	5830	500000	2.95	6.47	5859	3029	25.000	0.46

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	9.07	6.47	5860	3030	0.250	1.40
	5830	10000	7.66	6.47	5860	3030	0.500	1.18
	5830	15000	6.94	6.47	5860	3030	0.750	1.07
BASE	5830	20000	6.47	6.47	5860	3030	1.000	1.00
	5830	25000	6.13	6.47	5860	3030	1.250	0.95
	5830	40000	5.46	6.47	5860	3030	2.000	0.84
	5830	60000	4.95	6.47	5860	3030	3.000	0.77
	5830	80000	4.61	6.47	5860	3030	4.000	0.71
	5830	100000	4.37	6.47	5860	3030	5.000	0.68
	5830	150000	3.96	6.47	5860	3030	7.500	0.61
	5830	200000	3.69	6.47	5860	3030	10.000	0.57
	5830	250000	3.50	6.47	5860	3030	12.500	0.54
	5830	350000	3.22	6.47	5860	3030	17.500	0.50
	5830	500000	2.95	6.47	5860	3030	25.000	0.46

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	265,340	230,817	5880	3050	0.500	1.15
BASE	5860	10	435,600	230,817	230,817	5880	3050	1.000	1.00
	5860	15	653,400	212,744	230,817	5880	3050	1.500	0.92
	5860	20	871,200	200,786	230,817	5880	3050	2.000	0.87
	5860	25	1,089,000	191,975	230,817	5880	3050	2.500	0.83
	5860	30	1,306,800	185,064	230,817	5880	3050	3.000	0.80
	5860	35	1,524,600	179,416	230,817	5880	3050	3.500	0.78
	5860	40	1,742,400	174,662	230,817	5880	3050	4.000	0.76
	5860	45	1,960,200	170,574	230,817	5880	3050	4.500	0.74
	5860	50	2,178,000	166,998	230,817	5880	3050	5.000	0.72
	5860	55	2,395,800	163,828	230,817	5880	3050	5.500	0.71
	5860	60	2,613,600	160,986	230,817	5880	3050	6.000	0.70
	5860	65	2,831,400	158,416	230,817	5880	3050	6.500	0.69
	5860	70	3,049,200	156,072	230,817	5880	3050	7.000	0.68

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	342,068	301,855	5881	3051	0.500	1.13
BASE	5860	10	435600	301,855	301,855	5881	3051	1.000	1.00
	5860	15	653400	280,561	301,855	5881	3051	1.500	0.93
	5860	20	871200	266,370	301,855	5881	3051	2.000	0.88
	5860	25	1089000	255,859	301,855	5881	3051	2.500	0.85
	5860	30	1306800	247,579	301,855	5881	3051	3.000	0.82
	5860	35	1524600	240,788	301,855	5881	3051	3.500	0.80
	5860	40	1742400	235,056	301,855	5881	3051	4.000	0.78
	5860	45	1960200	230,113	301,855	5881	3051	4.500	0.76
	5860	50	2178000	225,780	301,855	5881	3051	5.000	0.75
	5860	55	2395800	221,931	301,855	5881	3051	5.500	0.74
	5860	60	2613600	218,474	301,855	5881	3051	6.000	0.72
	5860	65	2831400	215,342	301,855	5881	3051	6.500	0.71
	5860	70	3049200	212,481	301,855	5881	3051	7.000	0.70

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	369,373	327,365	5882	3052	0.500	1.13
BASE	5860	10	435600	327,365	327,365	5882	3052	1.000	1.00
	5860	15	653400	305,043	327,365	5882	3052	1.500	0.93
	5860	20	871200	290,134	327,365	5882	3052	2.000	0.89
	5860	25	1089000	279,074	327,365	5882	3052	2.500	0.85
	5860	30	1306800	270,351	327,365	5882	3052	3.000	0.83
	5860	35	1524600	263,189	327,365	5882	3052	3.500	0.80
	5860	40	1742400	257,138	327,365	5882	3052	4.000	0.79
	5860	45	1960200	251,916	327,365	5882	3052	4.500	0.77
	5860	50	2178000	247,336	327,365	5882	3052	5.000	0.76
	5860	55	2395800	243,263	327,365	5882	3052	5.500	0.74
	5860	60	2613600	239,604	327,365	5882	3052	6.000	0.73
	5860	65	2831400	236,287	327,365	5882	3052	6.500	0.72
	5860	70	3049200	233,257	327,365	5882	3052	7.000	0.71

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	347,838	307,237	5883	3053	0.500	1.13
BASE	5860	10	435600	307,237	307,237	5883	3053	1.000	1.00
	5860	15	653400	285,720	307,237	5883	3053	1.500	0.93
	5860	20	871200	271,374	307,237	5883	3053	2.000	0.88
	5860	25	1089000	260,745	307,237	5883	3053	2.500	0.85
	5860	30	1306800	252,370	307,237	5883	3053	3.000	0.82
	5860	35	1524600	245,499	307,237	5883	3053	3.500	0.80
	5860	40	1742400	239,698	307,237	5883	3053	4.000	0.78
	5860	45	1960200	234,696	307,237	5883	3053	4.500	0.76
	5860	50	2178000	230,309	307,237	5883	3053	5.000	0.75
	5860	55	2395800	226,412	307,237	5883	3053	5.500	0.74
	5860	60	2613600	222,912	307,237	5883	3053	6.000	0.73
	5860	65	2831400	219,740	307,237	5883	3053	6.500	0.72
	5860	70	3049200	216,843	307,237	5883	3053	7.000	0.71

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	408,576	364,175	5884	3054	0.500	1.12
	5860	10	435600	364,175	364,175	5884	3054	1.000	1.00
	5860	15	653400	340,474	364,175	5884	3054	1.500	0.93
	5860	20	871200	324,600	364,175	5884	3054	2.000	0.89
	5860	25	1089000	312,798	364,175	5884	3054	2.500	0.86
	5860	30	1306800	303,474	364,175	5884	3054	3.000	0.83
	5860	35	1524600	295,809	364,175	5884	3054	3.500	0.81
	5860	40	1742400	289,325	364,175	5884	3054	4.000	0.79
	5860	45	1960200	283,724	364,175	5884	3054	4.500	0.78
	5860	50	2178000	278,806	364,175	5884	3054	5.000	0.77
	5860	55	2395800	274,430	364,175	5884	3054	5.500	0.75
	5860	60	2613600	270,495	364,175	5884	3054	6.000	0.74
	5860	65	2831400	266,926	364,175	5884	3054	6.500	0.73
	5860	70	3049200	263,663	364,175	5884	3054	7.000	0.72

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	195,729	167,367	5885	3055	0.500	1.17
	5860	10	435600	167,367	167,367	5885	3055	1.000	1.00
	5860	15	653400	152,721	167,367	5885	3055	1.500	0.91
	5860	20	871200	143,114	167,367	5885	3055	2.000	0.86
	5860	25	1089000	136,080	167,367	5885	3055	2.500	0.81
	5860	30	1306800	130,591	167,367	5885	3055	3.000	0.78
	5860	35	1524600	126,123	167,367	5885	3055	3.500	0.75
	5860	40	1742400	122,376	167,367	5885	3055	4.000	0.73
	5860	45	1960200	119,164	167,367	5885	3055	4.500	0.71
	5860	50	2178000	116,361	167,367	5885	3055	5.000	0.70
	5860	55	2395800	113,883	167,367	5885	3055	5.500	0.68
	5860	60	2613600	111,667	167,367	5885	3055	6.000	0.67
	5860	65	2831400	109,667	167,367	5885	3055	6.500	0.66
	5860	70	3049200	107,847	167,367	5885	3055	7.000	0.64

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	179,297	152,559	5886	3056	0.500	1.18
	5860	10	435600	152,559	152,559	5886	3056	1.000	1.00
	5860	15	653400	138,808	152,559	5886	3056	1.500	0.91
	5860	20	871200	129,809	152,559	5886	3056	2.000	0.85
	5860	25	1089000	123,233	152,559	5886	3056	2.500	0.81
	5860	30	1306800	118,108	152,559	5886	3056	3.000	0.77
	5860	35	1524600	113,941	152,559	5886	3056	3.500	0.75
	5860	40	1742400	110,451	152,559	5886	3056	4.000	0.72
	5860	45	1960200	107,462	152,559	5886	3056	4.500	0.70
	5860	50	2178000	104,856	152,559	5886	3056	5.000	0.69
	5860	55	2395800	102,553	152,559	5886	3056	5.500	0.67
	5860	60	2613600	100,495	152,559	5886	3056	6.000	0.66
	5860	65	2831400	98,638	152,559	5886	3056	6.500	0.65
	5860	70	3049200	96,950	152,559	5886	3056	7.000	0.64

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	187,736	160,155	5887	3057	0.500	1.17
	5860	10	435600	160,155	160,155	5887	3057	1.000	1.00
	5860	15	653400	145,939	160,155	5887	3057	1.500	0.91
	5860	20	871200	136,625	160,155	5887	3057	2.000	0.85
	5860	25	1089000	129,812	160,155	5887	3057	2.500	0.81
	5860	30	1306800	124,499	160,155	5887	3057	3.000	0.78
	5860	35	1524600	120,176	160,155	5887	3057	3.500	0.75
	5860	40	1742400	116,553	160,155	5887	3057	4.000	0.73
	5860	45	1960200	113,448	160,155	5887	3057	4.500	0.71
	5860	50	2178000	110,741	160,155	5887	3057	5.000	0.69
	5860	55	2395800	108,348	160,155	5887	3057	5.500	0.68
	5860	60	2613600	106,208	160,155	5887	3057	6.000	0.66
	5860	65	2831400	104,277	160,155	5887	3057	6.500	0.65
	5860	70	3049200	102,520	160,155	5887	3057	7.000	0.64

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	157,517	133,052	5888	3058	0.500	1.18
	5860	10	435600	133,052	133,052	5888	3058	1.000	1.00
	5860	15	653400	120,542	133,052	5888	3058	1.500	0.91
	5860	20	871200	112,386	133,052	5888	3058	2.000	0.84
	5860	25	1089000	106,442	133,052	5888	3058	2.500	0.80
	5860	30	1306800	101,820	133,052	5888	3058	3.000	0.77
	5860	35	1524600	98,069	133,052	5888	3058	3.500	0.74
	5860	40	1742400	94,931	133,052	5888	3058	4.000	0.71
	5860	45	1960200	92,247	133,052	5888	3058	4.500	0.69
	5860	50	2178000	89,910	133,052	5888	3058	5.000	0.68
	5860	55	2395800	87,847	133,052	5888	3058	5.500	0.66
	5860	60	2613600	86,006	133,052	5888	3058	6.000	0.65
	5860	65	2831400	84,345	133,052	5888	3058	6.500	0.63
	5860	70	3049200	82,837	133,052	5888	3058	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
BASE	5860	5	217800	157,517	133,052	5889	3059	0.500	1.18
	5860	10	435600	133,052	133,052	5889	3059	1.000	1.00
	5860	15	653400	120,542	133,052	5889	3059	1.500	0.91
	5860	20	871200	112,386	133,052	5889	3059	2.000	0.84
	5860	25	1089000	106,442	133,052	5889	3059	2.500	0.80
	5860	30	1306800	101,820	133,052	5889	3059	3.000	0.77
	5860	35	1524600	98,069	133,052	5889	3059	3.500	0.74
	5860	40	1742400	94,931	133,052	5889	3059	4.000	0.71
	5860	45	1960200	92,247	133,052	5889	3059	4.500	0.69
	5860	50	2178000	89,910	133,052	5889	3059	5.000	0.68
	5860	55	2395800	87,847	133,052	5889	3059	5.500	0.66
	5860	60	2613600	86,006	133,052	5889	3059	6.000	0.65
	5860	65	2831400	84,345	133,052	5889	3059	6.500	0.63
	5860	70	3049200	82,837	133,052	5889	3059	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
	5860	5	217800	157,517	133,052	5890	3060	0.500	1.18
BASE	5860	10	435600	133,052	133,052	5890	3060	1.000	1.00
	5860	15	653400	120,542	133,052	5890	3060	1.500	0.91
	5860	20	871200	112,386	133,052	5890	3060	2.000	0.84
	5860	25	1089000	106,442	133,052	5890	3060	2.500	0.80
	5860	30	1306800	101,820	133,052	5890	3060	3.000	0.77
	5860	35	1524600	98,069	133,052	5890	3060	3.500	0.74
	5860	40	1742400	94,931	133,052	5890	3060	4.000	0.71
	5860	45	1960200	92,247	133,052	5890	3060	4.500	0.69
	5860	50	2178000	89,910	133,052	5890	3060	5.000	0.68
	5860	55	2395800	87,847	133,052	5890	3060	5.500	0.66
	5860	60	2613600	86,006	133,052	5890	3060	6.000	0.65
	5860	65	2831400	84,345	133,052	5890	3060	6.500	0.63
	5860	70	3049200	82,837	133,052	5890	3060	7.000	0.62

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	31.51	27.53	6020	4020	0.250	1.14
	6000	10000	29.45	27.53	6020	4020	0.500	1.07
	6000	15000	28.31	27.53	6020	4020	0.750	1.03
BASE	6000	20000	27.53	27.53	6020	4020	1.000	1.00
	6000	25000	26.94	27.53	6020	4020	1.250	0.98
	6000	40000	25.74	27.53	6020	4020	2.000	0.93
	6000	60000	24.74	27.53	6020	4020	3.000	0.90
	6000	80000	24.06	27.53	6020	4020	4.000	0.87
	6000	100000	23.54	27.53	6020	4020	5.000	0.86
	6000	150000	22.63	27.53	6020	4020	7.500	0.82
	6000	200000	22.01	27.53	6020	4020	10.000	0.80
	6000	250000	21.53	27.53	6020	4020	12.500	0.78
	6000	350000	20.84	27.53	6020	4020	17.500	0.76
	6000	500000	20.13	27.53	6020	4020	25.000	0.73

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	37.57	33.78	6021	4021	0.250	1.11
	6000	10000	35.63	33.78	6021	4021	0.500	1.05
	6000	15000	34.54	33.78	6021	4021	0.750	1.02
BASE	6000	20000	33.78	33.78	6021	4021	1.000	1.00
	6000	25000	33.21	33.78	6021	4021	1.250	0.98
	6000	40000	32.04	33.78	6021	4021	2.000	0.95
	6000	60000	31.06	33.78	6021	4021	3.000	0.92
	6000	80000	30.38	33.78	6021	4021	4.000	0.90
	6000	100000	29.87	33.78	6021	4021	5.000	0.88
	6000	150000	28.95	33.78	6021	4021	7.500	0.86
	6000	200000	28.32	33.78	6021	4021	10.000	0.84
	6000	250000	27.84	33.78	6021	4021	12.500	0.82
	6000	350000	27.13	33.78	6021	4021	17.500	0.80
	6000	500000	26.40	33.78	6021	4021	25.000	0.78

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	39.62	35.94	6022	4022	0.250	1.10
	6000	10000	37.74	35.94	6022	4022	0.500	1.05
	6000	15000	36.67	35.94	6022	4022	0.750	1.02
BASE	6000	20000	35.94	35.94	6022	4022	1.000	1.00
	6000	25000	35.38	35.94	6022	4022	1.250	0.98
	6000	40000	34.23	35.94	6022	4022	2.000	0.95
	6000	60000	33.27	35.94	6022	4022	3.000	0.93
	6000	80000	32.60	35.94	6022	4022	4.000	0.91
	6000	100000	32.09	35.94	6022	4022	5.000	0.89
	6000	150000	31.19	35.94	6022	4022	7.500	0.87
	6000	200000	30.57	35.94	6022	4022	10.000	0.85
	6000	250000	30.09	35.94	6022	4022	12.500	0.84
	6000	350000	29.39	35.94	6022	4022	17.500	0.82
	6000	500000	28.66	35.94	6022	4022	25.000	0.80

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	38.01	34.24	6023	4023	0.250	1.11
	6000	10000	36.07	34.24	6023	4023	0.500	1.05
	6000	15000	34.99	34.24	6023	4023	0.750	1.02
BASE	6000	20000	34.24	34.24	6023	4023	1.000	1.00
	6000	25000	33.67	34.24	6023	4023	1.250	0.98
	6000	40000	32.50	34.24	6023	4023	2.000	0.95
	6000	60000	31.53	34.24	6023	4023	3.000	0.92
	6000	80000	30.85	34.24	6023	4023	4.000	0.90
	6000	100000	30.34	34.24	6023	4023	5.000	0.89
	6000	150000	29.43	34.24	6023	4023	7.500	0.86
	6000	200000	28.80	34.24	6023	4023	10.000	0.84
	6000	250000	28.32	34.24	6023	4023	12.500	0.83
	6000	350000	27.61	34.24	6023	4023	17.500	0.81
	6000	500000	26.88	34.24	6023	4023	25.000	0.78

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	42.49	38.98	6024	4024	0.250	1.09
	6000	10000	40.70	38.98	6024	4024	0.500	1.04
	6000	15000	39.69	38.98	6024	4024	0.750	1.02
BASE	6000	20000	38.98	38.98	6024	4024	1.000	1.00
	6000	25000	38.45	38.98	6024	4024	1.250	0.99
	6000	40000	37.34	38.98	6024	4024	2.000	0.96
	6000	60000	36.41	38.98	6024	4024	3.000	0.93
	6000	80000	35.77	38.98	6024	4024	4.000	0.92
	6000	100000	35.27	38.98	6024	4024	5.000	0.90
	6000	150000	34.40	38.98	6024	4024	7.500	0.88
	6000	200000	33.79	38.98	6024	4024	10.000	0.87
	6000	250000	33.32	38.98	6024	4024	12.500	0.85
	6000	350000	32.63	38.98	6024	4024	17.500	0.84
	6000	500000	31.92	38.98	6024	4024	25.000	0.82

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	25.52	21.55	6025	4025	0.250	1.18
	6000	10000	23.45	21.55	6025	4025	0.500	1.09
	6000	15000	22.31	21.55	6025	4025	0.750	1.04
BASE	6000	20000	21.55	21.55	6025	4025	1.000	1.00
	6000	25000	20.97	21.55	6025	4025	1.250	0.97
	6000	40000	19.80	21.55	6025	4025	2.000	0.92
	6000	60000	18.84	21.55	6025	4025	3.000	0.87
	6000	80000	18.19	21.55	6025	4025	4.000	0.84
	6000	100000	17.70	21.55	6025	4025	5.000	0.82
	6000	150000	16.85	21.55	6025	4025	7.500	0.78
	6000	200000	16.27	21.55	6025	4025	10.000	0.76
	6000	250000	15.83	21.55	6025	4025	12.500	0.73
	6000	350000	15.19	21.55	6025	4025	17.500	0.71
	6000	500000	14.55	21.55	6025	4025	25.000	0.68

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	24.01	20.08	6026	4026	0.250	1.20
	6000	10000	21.96	20.08	6026	4026	0.500	1.09
	6000	15000	20.84	20.08	6026	4026	0.750	1.04
BASE	6000	20000	20.08	20.08	6026	4026	1.000	1.00
	6000	25000	19.51	20.08	6026	4026	1.250	0.97
	6000	40000	18.36	20.08	6026	4026	2.000	0.91
	6000	60000	17.42	20.08	6026	4026	3.000	0.87
	6000	80000	16.78	20.08	6026	4026	4.000	0.84
	6000	100000	16.31	20.08	6026	4026	5.000	0.81
	6000	150000	15.48	20.08	6026	4026	7.500	0.77
	6000	200000	14.91	20.08	6026	4026	10.000	0.74
	6000	250000	14.49	20.08	6026	4026	12.500	0.72
	6000	350000	13.87	20.08	6026	4026	17.500	0.69
	6000	500000	13.25	20.08	6026	4026	25.000	0.66

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	24.79	20.83	6027	4027	0.250	1.19
	6000	10000	22.73	20.83	6027	4027	0.500	1.09
	6000	15000	21.60	20.83	6027	4027	0.750	1.04
BASE	6000	20000	20.83	20.83	6027	4027	1.000	1.00
	6000	25000	20.26	20.83	6027	4027	1.250	0.97
	6000	40000	19.10	20.83	6027	4027	2.000	0.92
	6000	60000	18.15	20.83	6027	4027	3.000	0.87
	6000	80000	17.51	20.83	6027	4027	4.000	0.84
	6000	100000	17.03	20.83	6027	4027	5.000	0.82
	6000	150000	16.18	20.83	6027	4027	7.500	0.78
	6000	200000	15.61	20.83	6027	4027	10.000	0.75
	6000	250000	15.18	20.83	6027	4027	12.500	0.73
	6000	350000	14.55	20.83	6027	4027	17.500	0.70
	6000	500000	13.91	20.83	6027	4027	25.000	0.67

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	21.95	18.09	6028	4028	0.250	1.21
	6000	10000	19.92	18.09	6028	4028	0.500	1.10
	6000	15000	18.83	18.09	6028	4028	0.750	1.04
BASE	6000	20000	18.09	18.09	6028	4028	1.000	1.00
	6000	25000	17.53	18.09	6028	4028	1.250	0.97
	6000	40000	16.42	18.09	6028	4028	2.000	0.91
	6000	60000	15.51	18.09	6028	4028	3.000	0.86
	6000	80000	14.90	18.09	6028	4028	4.000	0.82
	6000	100000	14.44	18.09	6028	4028	5.000	0.80
	6000	150000	13.65	18.09	6028	4028	7.500	0.75
	6000	200000	13.11	18.09	6028	4028	10.000	0.72
	6000	250000	12.71	18.09	6028	4028	12.500	0.70
	6000	350000	12.13	18.09	6028	4028	17.500	0.67
	6000	500000	11.54	18.09	6028	4028	25.000	0.64

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	21.95	18.09	6029	4029	0.250	1.21
	6000	10000	19.92	18.09	6029	4029	0.500	1.10
	6000	15000	18.83	18.09	6029	4029	0.750	1.04
BASE	6000	20000	18.09	18.09	6029	4029	1.000	1.00
	6000	25000	17.53	18.09	6029	4029	1.250	0.97
	6000	40000	16.42	18.09	6029	4029	2.000	0.91
	6000	60000	15.51	18.09	6029	4029	3.000	0.86
	6000	80000	14.90	18.09	6029	4029	4.000	0.82
	6000	100000	14.44	18.09	6029	4029	5.000	0.80
	6000	150000	13.65	18.09	6029	4029	7.500	0.75
	6000	200000	13.11	18.09	6029	4029	10.000	0.72
	6000	250000	12.71	18.09	6029	4029	12.500	0.70
	6000	350000	12.13	18.09	6029	4029	17.500	0.67
	6000	500000	11.54	18.09	6029	4029	25.000	0.64

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	21.95	18.09	6030	4030	0.250	1.21
	6000	10000	19.92	18.09	6030	4030	0.500	1.10
	6000	15000	18.83	18.09	6030	4030	0.750	1.04
BASE	6000	20000	18.09	18.09	6030	4030	1.000	1.00
	6000	25000	17.53	18.09	6030	4030	1.250	0.97
	6000	40000	16.42	18.09	6030	4030	2.000	0.91
	6000	60000	15.51	18.09	6030	4030	3.000	0.86
	6000	80000	14.90	18.09	6030	4030	4.000	0.82
	6000	100000	14.44	18.09	6030	4030	5.000	0.80
	6000	150000	13.65	18.09	6030	4030	7.500	0.75
	6000	200000	13.11	18.09	6030	4030	10.000	0.72
	6000	250000	12.71	18.09	6030	4030	12.500	0.70
	6000	350000	12.13	18.09	6030	4030	17.500	0.67
	6000	500000	11.54	18.09	6030	4030	25.000	0.64

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	950,713	888,732	6050	4050	0.500	1.07
BASE	6030	10	435,600	888,732	888,732	6050	4050	1.000	1.00
	6030	15	653,400	854,365	888,732	6050	4050	1.500	0.96
	6030	20	871,200	830,791	888,732	6050	4050	2.000	0.93
	6030	25	1,089,000	812,955	888,732	6050	4050	2.500	0.91
	6030	30	1,306,800	798,666	888,732	6050	4050	3.000	0.90
	6030	35	1,524,600	786,781	888,732	6050	4050	3.500	0.89
	6030	40	1,742,400	776,628	888,732	6050	4050	4.000	0.87
	6030	45	1,960,200	767,782	888,732	6050	4050	4.500	0.86
	6030	50	2,178,000	759,955	888,732	6050	4050	5.000	0.86
	6030	55	2,395,800	752,942	888,732	6050	4050	5.500	0.85
	6030	60	2,613,600	746,597	888,732	6050	4050	6.000	0.84
	6030	65	2,831,400	740,807	888,732	6050	4050	6.500	0.83
	6030	70	3,049,200	735,487	888,732	6050	4050	7.000	0.83

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	6030	5	217800	1,225,631	1,162,256	6051	4051	0.500	1.05
BASE	6030	10	435600	1,162,256	1,162,256	6051	4051	1.000	1.00
	6030	15	653400	1,126,714	1,162,256	6051	4051	1.500	0.97
	6030	20	871200	1,102,158	1,162,256	6051	4051	2.000	0.95
	6030	25	1089000	1,083,480	1,162,256	6051	4051	2.500	0.93
	6030	30	1306800	1,068,454	1,162,256	6051	4051	3.000	0.92
	6030	35	1524600	1,055,912	1,162,256	6051	4051	3.500	0.91
	6030	40	1742400	1,045,167	1,162,256	6051	4051	4.000	0.90
	6030	45	1960200	1,035,780	1,162,256	6051	4051	4.500	0.89
	6030	50	2178000	1,027,455	1,162,256	6051	4051	5.000	0.88
	6030	55	2395800	1,019,981	1,162,256	6051	4051	5.500	0.88
	6030	60	2613600	1,013,206	1,162,256	6051	4051	6.000	0.87
	6030	65	2831400	1,007,013	1,162,256	6051	4051	6.500	0.87
	6030	70	3049200	1,001,313	1,162,256	6051	4051	7.000	0.86

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	1,323,463	1,260,477	6052	4052	0.500	1.05
	6030	10	435600	1,260,477	1,260,477	6052	4052	1.000	1.00
	6030	15	653400	1,225,031	1,260,477	6052	4052	1.500	0.97
	6030	20	871200	1,200,488	1,260,477	6052	4052	2.000	0.95
	6030	25	1089000	1,181,790	1,260,477	6052	4052	2.500	0.94
	6030	30	1306800	1,166,729	1,260,477	6052	4052	3.000	0.93
	6030	35	1524600	1,154,145	1,260,477	6052	4052	3.500	0.92
	6030	40	1742400	1,143,354	1,260,477	6052	4052	4.000	0.91
	6030	45	1960200	1,133,919	1,260,477	6052	4052	4.500	0.90
	6030	50	2178000	1,125,546	1,260,477	6052	4052	5.000	0.89
	6030	55	2395800	1,118,024	1,260,477	6052	4052	5.500	0.89
	6030	60	2613600	1,111,201	1,260,477	6052	4052	6.000	0.88
	6030	65	2831400	1,104,962	1,260,477	6052	4052	6.500	0.88
	6030	70	3049200	1,099,216	1,260,477	6052	4052	7.000	0.87

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	1,246,304	1,182,976	6053	4053	0.500	1.05
	6030	10	435600	1,182,976	1,182,976	6053	4053	1.000	1.00
	6030	15	653400	1,147,433	1,182,976	6053	4053	1.500	0.97
	6030	20	871200	1,122,865	1,182,976	6053	4053	2.000	0.95
	6030	25	1089000	1,104,171	1,182,976	6053	4053	2.500	0.93
	6030	30	1306800	1,089,129	1,182,976	6053	4053	3.000	0.92
	6030	35	1524600	1,076,570	1,182,976	6053	4053	3.500	0.91
	6030	40	1742400	1,065,809	1,182,976	6053	4053	4.000	0.90
	6030	45	1960200	1,056,406	1,182,976	6053	4053	4.500	0.89
	6030	50	2178000	1,048,065	1,182,976	6053	4053	5.000	0.89
	6030	55	2395800	1,040,577	1,182,976	6053	4053	5.500	0.88
	6030	60	2613600	1,033,787	1,182,976	6053	4053	6.000	0.87
	6030	65	2831400	1,027,580	1,182,976	6053	4053	6.500	0.87
	6030	70	3049200	1,021,867	1,182,976	6053	4053	7.000	0.86

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	1,463,930	1,402,212	6054	4054	0.500	1.04
	6030	10	435600	1,402,212	1,402,212	6054	4054	1.000	1.00
	6030	15	653400	1,367,322	1,402,212	6054	4054	1.500	0.98
	6030	20	871200	1,343,096	1,402,212	6054	4054	2.000	0.96
	6030	25	1089000	1,324,600	1,402,212	6054	4054	2.500	0.94
	6030	30	1306800	1,309,677	1,402,212	6054	4054	3.000	0.93
	6030	35	1524600	1,297,192	1,402,212	6054	4054	3.500	0.93
	6030	40	1742400	1,286,472	1,402,212	6054	4054	4.000	0.92
	6030	45	1960200	1,277,090	1,402,212	6054	4054	4.500	0.91
	6030	50	2178000	1,268,756	1,402,212	6054	4054	5.000	0.90
	6030	55	2395800	1,261,264	1,402,212	6054	4054	5.500	0.90
	6030	60	2613600	1,254,463	1,402,212	6054	4054	6.000	0.89
	6030	65	2831400	1,248,238	1,402,212	6054	4054	6.500	0.89
	6030	70	3049200	1,242,503	1,402,212	6054	4054	7.000	0.89

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	701,298	644,425	6055	4055	0.500	1.09
	6030	10	435600	644,425	644,425	6055	4055	1.000	1.00
	6030	15	653400	613,318	644,425	6055	4055	1.500	0.95
	6030	20	871200	592,163	644,425	6055	4055	2.000	0.92
	6030	25	1089000	576,257	644,425	6055	4055	2.500	0.89
	6030	30	1306800	563,579	644,425	6055	4055	3.000	0.87
	6030	35	1524600	553,078	644,425	6055	4055	3.500	0.86
	6030	40	1742400	544,140	644,425	6055	4055	4.000	0.84
	6030	45	1960200	536,376	644,425	6055	4055	4.500	0.83
	6030	50	2178000	529,524	644,425	6055	4055	5.000	0.82
	6030	55	2395800	523,402	644,425	6055	4055	5.500	0.81
	6030	60	2613600	517,874	644,425	6055	4055	6.000	0.80
	6030	65	2831400	512,841	644,425	6055	4055	6.500	0.80
	6030	70	3049200	508,225	644,425	6055	4055	7.000	0.79

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	642,422	587,411	6056	4056	0.500	1.09
	6030	10	435600	587,411	587,411	6056	4056	1.000	1.00
	6030	15	653400	557,442	587,411	6056	4056	1.500	0.95
	6030	20	871200	537,111	587,411	6056	4056	2.000	0.91
	6030	25	1089000	521,852	587,411	6056	4056	2.500	0.89
	6030	30	1306800	509,708	587,411	6056	4056	3.000	0.87
	6030	35	1524600	499,660	587,411	6056	4056	3.500	0.85
	6030	40	1742400	491,117	587,411	6056	4056	4.000	0.84
	6030	45	1960200	483,703	587,411	6056	4056	4.500	0.82
	6030	50	2178000	477,166	587,411	6056	4056	5.000	0.81
	6030	55	2395800	471,328	587,411	6056	4056	5.500	0.80
	6030	60	2613600	466,061	587,411	6056	4056	6.000	0.79
	6030	65	2831400	461,268	587,411	6056	4056	6.500	0.79
	6030	70	3049200	456,874	587,411	6056	4056	7.000	0.78

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	672,658	616,655	6057	4057	0.500	1.09
	6030	10	435600	616,655	616,655	6057	4057	1.000	1.00
	6030	15	653400	586,083	616,655	6057	4057	1.500	0.95
	6030	20	871200	565,315	616,655	6057	4057	2.000	0.92
	6030	25	1089000	549,714	616,655	6057	4057	2.500	0.89
	6030	30	1306800	537,288	616,655	6057	4057	3.000	0.87
	6030	35	1524600	527,000	616,655	6057	4057	3.500	0.85
	6030	40	1742400	518,249	616,655	6057	4057	4.000	0.84
	6030	45	1960200	510,650	616,655	6057	4057	4.500	0.83
	6030	50	2178000	503,947	616,655	6057	4057	5.000	0.82
	6030	55	2395800	497,959	616,655	6057	4057	5.500	0.81
	6030	60	2613600	492,555	616,655	6057	4057	6.000	0.80
	6030	65	2831400	487,635	616,655	6057	4057	6.500	0.79
	6030	70	3049200	483,124	616,655	6057	4057	7.000	0.78

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	6030	5	217800	564,382	512,298	6058	4058	0.500	1.10
BASE	6030	10	435600	512,298	512,298	6058	4058	1.000	1.00
	6030	15	653400	484,089	512,298	6058	4058	1.500	0.94
	6030	20	871200	465,021	512,298	6058	4058	2.000	0.91
	6030	25	1089000	450,750	512,298	6058	4058	2.500	0.88
	6030	30	1306800	439,415	512,298	6058	4058	3.000	0.86
	6030	35	1524600	430,054	512,298	6058	4058	3.500	0.84
	6030	40	1742400	422,107	512,298	6058	4058	4.000	0.82
	6030	45	1960200	415,219	512,298	6058	4058	4.500	0.81
	6030	50	2178000	409,152	512,298	6058	4058	5.000	0.80
	6030	55	2395800	403,741	512,298	6058	4058	5.500	0.79
	6030	60	2613600	398,863	512,298	6058	4058	6.000	0.78
	6030	65	2831400	394,429	512,298	6058	4058	6.500	0.77
	6030	70	3049200	390,367	512,298	6058	4058	7.000	0.76

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	6030	5	217800	564,382	512,298	6059	4059	0.500	1.10
BASE	6030	10	435600	512,298	512,298	6059	4059	1.000	1.00
	6030	15	653400	484,089	512,298	6059	4059	1.500	0.94
	6030	20	871200	465,021	512,298	6059	4059	2.000	0.91
	6030	25	1089000	450,750	512,298	6059	4059	2.500	0.88
	6030	30	1306800	439,415	512,298	6059	4059	3.000	0.86
	6030	35	1524600	430,054	512,298	6059	4059	3.500	0.84
	6030	40	1742400	422,107	512,298	6059	4059	4.000	0.82
	6030	45	1960200	415,219	512,298	6059	4059	4.500	0.81
	6030	50	2178000	409,152	512,298	6059	4059	5.000	0.80
	6030	55	2395800	403,741	512,298	6059	4059	5.500	0.79
	6030	60	2613600	398,863	512,298	6059	4059	6.000	0.78
	6030	65	2831400	394,429	512,298	6059	4059	6.500	0.77
	6030	70	3049200	390,367	512,298	6059	4059	7.000	0.76

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	6030	5	217800	564,382	512,298	6060	4060	0.500	1.10
BASE	6030	10	435600	512,298	512,298	6060	4060	1.000	1.00
	6030	15	653400	484,089	512,298	6060	4060	1.500	0.94
	6030	20	871200	465,021	512,298	6060	4060	2.000	0.91
	6030	25	1089000	450,750	512,298	6060	4060	2.500	0.88
	6030	30	1306800	439,415	512,298	6060	4060	3.000	0.86
	6030	35	1524600	430,054	512,298	6060	4060	3.500	0.84
	6030	40	1742400	422,107	512,298	6060	4060	4.000	0.82
	6030	45	1960200	415,219	512,298	6060	4060	4.500	0.81
	6030	50	2178000	409,152	512,298	6060	4060	5.000	0.80
	6030	55	2395800	403,741	512,298	6060	4060	5.500	0.79
	6030	60	2613600	398,863	512,298	6060	4060	6.000	0.78
	6030	65	2831400	394,429	512,298	6060	4060	6.500	0.77
	6030	70	3049200	390,367	512,298	6060	4060	7.000	0.76

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	10.66	7.81	8030	7020	0.250	1.37
	8010	10000	9.13	7.81	8030	7020	0.500	1.17
	8010	15000	8.33	7.81	8030	7020	0.750	1.07
BASE	8010	20000	7.81	7.81	8030	7020	1.000	1.00
	8010	25000	7.43	7.81	8030	7020	1.250	0.95
	8010	40000	6.69	7.81	8030	7020	2.000	0.86
	8010	60000	6.10	7.81	8030	7020	3.000	0.78
	8010	80000	5.72	7.81	8030	7020	4.000	0.73
	8010	100000	5.44	7.81	8030	7020	5.000	0.70
	8010	150000	4.97	7.81	8030	7020	7.500	0.64
	8010	200000	4.66	7.81	8030	7020	10.000	0.60
	8010	250000	4.43	7.81	8030	7020	12.500	0.57
	8010	350000	4.11	7.81	8030	7020	17.500	0.53
	8010	500000	3.79	7.81	8030	7020	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
	8010	5000	12.71	9.58	8031	7021	0.250	1.33
	8010	10000	11.04	9.58	8031	7021	0.500	1.15
	8010	15000	10.16	9.58	8031	7021	0.750	1.06
BASE	8010	20000	9.58	9.58	8031	7021	1.000	1.00
	8010	25000	9.16	9.58	8031	7021	1.250	0.96
	8010	40000	8.32	9.58	8031	7021	2.000	0.87
	8010	60000	7.66	9.58	8031	7021	3.000	0.80
	8010	80000	7.23	9.58	8031	7021	4.000	0.75
	8010	100000	6.90	9.58	8031	7021	5.000	0.72
	8010	150000	6.36	9.58	8031	7021	7.500	0.66
	8010	200000	5.99	9.58	8031	7021	10.000	0.63
	8010	250000	5.73	9.58	8031	7021	12.500	0.60
	8010	350000	5.35	9.58	8031	7021	17.500	0.56
	8010	500000	4.97	9.58	8031	7021	25.000	0.52

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	13.41	10.20	8032	7022	0.250	1.32
	8010	10000	11.69	10.20	8032	7022	0.500	1.15
	8010	15000	10.79	10.20	8032	7022	0.750	1.06
BASE	8010	20000	10.20	10.20	8032	7022	1.000	1.00
	8010	25000	9.76	10.20	8032	7022	1.250	0.96
	8010	40000	8.89	10.20	8032	7022	2.000	0.87
	8010	60000	8.21	10.20	8032	7022	3.000	0.80
	8010	80000	7.75	10.20	8032	7022	4.000	0.76
	8010	100000	7.42	10.20	8032	7022	5.000	0.73
	8010	150000	6.85	10.20	8032	7022	7.500	0.67
	8010	200000	6.47	10.20	8032	7022	10.000	0.63
	8010	250000	6.19	10.20	8032	7022	12.500	0.61
	8010	350000	5.79	10.20	8032	7022	17.500	0.57
	8010	500000	5.40	10.20	8032	7022	25.000	0.53

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	12.86	9.71	8033	7023	0.250	1.32
	8010	10000	11.18	9.71	8033	7023	0.500	1.15
	8010	15000	10.30	9.71	8033	7023	0.750	1.06
BASE	8010	20000	9.71	9.71	8033	7023	1.000	1.00
	8010	25000	9.29	9.71	8033	7023	1.250	0.96
	8010	40000	8.44	9.71	8033	7023	2.000	0.87
	8010	60000	7.78	9.71	8033	7023	3.000	0.80
	8010	80000	7.34	9.71	8033	7023	4.000	0.76
	8010	100000	7.01	9.71	8033	7023	5.000	0.72
	8010	150000	6.46	9.71	8033	7023	7.500	0.67
	8010	200000	6.10	9.71	8033	7023	10.000	0.63
	8010	250000	5.83	9.71	8033	7023	12.500	0.60
	8010	350000	5.44	9.71	8033	7023	17.500	0.56
	8010	500000	5.06	9.71	8033	7023	25.000	0.52

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	14.38	11.06	8034	7024	0.250	1.30
	8010	10000	12.61	11.06	8034	7024	0.500	1.14
	8010	15000	11.68	11.06	8034	7024	0.750	1.06
BASE	8010	20000	11.06	11.06	8034	7024	1.000	1.00
	8010	25000	10.60	11.06	8034	7024	1.250	0.96
	8010	40000	9.70	11.06	8034	7024	2.000	0.88
	8010	60000	8.98	11.06	8034	7024	3.000	0.81
	8010	80000	8.51	11.06	8034	7024	4.000	0.77
	8010	100000	8.15	11.06	8034	7024	5.000	0.74
	8010	150000	7.55	11.06	8034	7024	7.500	0.68
	8010	200000	7.15	11.06	8034	7024	10.000	0.65
	8010	250000	6.86	11.06	8034	7024	12.500	0.62
	8010	350000	6.43	11.06	8034	7024	17.500	0.58
	8010	500000	6.01	11.06	8034	7024	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
	8010	5000	8.64	6.11	8035	7025	0.250	1.41
	8010	10000	7.27	6.11	8035	7025	0.500	1.19
	8010	15000	6.57	6.11	8035	7025	0.750	1.07
BASE	8010	20000	6.11	6.11	8035	7025	1.000	1.00
	8010	25000	5.78	6.11	8035	7025	1.250	0.95
	8010	40000	5.14	6.11	8035	7025	2.000	0.84
	8010	60000	4.65	6.11	8035	7025	3.000	0.76
	8010	80000	4.33	6.11	8035	7025	4.000	0.71
	8010	100000	4.09	6.11	8035	7025	5.000	0.67
	8010	150000	3.70	6.11	8035	7025	7.500	0.61
	8010	200000	3.44	6.11	8035	7025	10.000	0.56
	8010	250000	3.26	6.11	8035	7025	12.500	0.53
	8010	350000	3.00	6.11	8035	7025	17.500	0.49
	8010	500000	2.74	6.11	8035	7025	25.000	0.45

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	9.73	7.33	8036	7026	0.250	1.33
	8010	10000	8.45	7.33	8036	7026	0.500	1.15
	8010	15000	7.78	7.33	8036	7026	0.750	1.06
BASE	8010	20000	7.33	7.33	8036	7026	1.000	1.00
	8010	25000	7.01	7.33	8036	7026	1.250	0.96
	8010	40000	6.37	7.33	8036	7026	2.000	0.87
	8010	60000	5.86	7.33	8036	7026	3.000	0.80
	8010	80000	5.53	7.33	8036	7026	4.000	0.75
	8010	100000	5.28	7.33	8036	7026	5.000	0.72
	8010	150000	4.86	7.33	8036	7026	7.500	0.66
	8010	200000	4.59	7.33	8036	7026	10.000	0.63
	8010	250000	4.38	7.33	8036	7026	12.500	0.60
	8010	350000	4.09	7.33	8036	7026	17.500	0.56
	8010	500000	3.81	7.33	8036	7026	25.000	0.52

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	8.39	5.91	8037	7027	0.250	1.42
	8010	10000	7.04	5.91	8037	7027	0.500	1.19
	8010	15000	6.36	5.91	8037	7027	0.750	1.08
BASE	8010	20000	5.91	5.91	8037	7027	1.000	1.00
	8010	25000	5.59	5.91	8037	7027	1.250	0.95
	8010	40000	4.96	5.91	8037	7027	2.000	0.84
	8010	60000	4.48	5.91	8037	7027	3.000	0.76
	8010	80000	4.16	5.91	8037	7027	4.000	0.70
	8010	100000	3.94	5.91	8037	7027	5.000	0.67
	8010	150000	3.55	5.91	8037	7027	7.500	0.60
	8010	200000	3.30	5.91	8037	7027	10.000	0.56
	8010	250000	3.12	5.91	8037	7027	12.500	0.53
	8010	350000	2.87	5.91	8037	7027	17.500	0.49
	8010	500000	2.62	5.91	8037	7027	25.000	0.44

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	7.43	5.13	8038	7028	0.250	1.45
	8010	10000	6.17	5.13	8038	7028	0.500	1.20
	8010	15000	5.54	5.13	8038	7028	0.750	1.08
BASE	8010	20000	5.13	5.13	8038	7028	1.000	1.00
	8010	25000	4.83	5.13	8038	7028	1.250	0.94
	8010	40000	4.26	5.13	8038	7028	2.000	0.83
	8010	60000	3.83	5.13	8038	7028	3.000	0.75
	8010	80000	3.54	5.13	8038	7028	4.000	0.69
	8010	100000	3.34	5.13	8038	7028	5.000	0.65
	8010	150000	3.00	5.13	8038	7028	7.500	0.58
	8010	200000	2.78	5.13	8038	7028	10.000	0.54
	8010	250000	2.61	5.13	8038	7028	12.500	0.51
	8010	350000	2.39	5.13	8038	7028	17.500	0.47
	8010	500000	2.17	5.13	8038	7028	25.000	0.42

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	7.43	5.13	8039	7029	0.250	1.45
	8010	10000	6.17	5.13	8039	7029	0.500	1.20
	8010	15000	5.54	5.13	8039	7029	0.750	1.08
BASE	8010	20000	5.13	5.13	8039	7029	1.000	1.00
	8010	25000	4.83	5.13	8039	7029	1.250	0.94
	8010	40000	4.26	5.13	8039	7029	2.000	0.83
	8010	60000	3.83	5.13	8039	7029	3.000	0.75
	8010	80000	3.54	5.13	8039	7029	4.000	0.69
	8010	100000	3.34	5.13	8039	7029	5.000	0.65
	8010	150000	3.00	5.13	8039	7029	7.500	0.58
	8010	200000	2.78	5.13	8039	7029	10.000	0.54
	8010	250000	2.61	5.13	8039	7029	12.500	0.51
	8010	350000	2.39	5.13	8039	7029	17.500	0.47
	8010	500000	2.17	5.13	8039	7029	25.000	0.42

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	7.43	5.13	8040	7030	0.250	1.45
	8010	10000	6.17	5.13	8040	7030	0.500	1.20
	8010	15000	5.54	5.13	8040	7030	0.750	1.08
BASE	8010	20000	5.13	5.13	8040	7030	1.000	1.00
	8010	25000	4.83	5.13	8040	7030	1.250	0.94
	8010	40000	4.26	5.13	8040	7030	2.000	0.83
	8010	60000	3.83	5.13	8040	7030	3.000	0.75
	8010	80000	3.54	5.13	8040	7030	4.000	0.69
	8010	100000	3.34	5.13	8040	7030	5.000	0.65
	8010	150000	3.00	5.13	8040	7030	7.500	0.58
	8010	200000	2.78	5.13	8040	7030	10.000	0.54
	8010	250000	2.61	5.13	8040	7030	12.500	0.51
	8010	350000	2.39	5.13	8040	7030	17.500	0.47
	8010	500000	2.17	5.13	8040	7030	25.000	0.42

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	199,066	170,383	8050	7050	0.500	1.17
BASE	8040	10	435,600	170,383	170,383	8050	7050	1.000	1.00
	8040	15	653,400	155,560	170,383	8050	7050	1.500	0.91
	8040	20	871,200	145,832	170,383	8050	7050	2.000	0.86
	8040	25	1,089,000	138,707	170,383	8050	7050	2.500	0.81
	8040	30	1,306,800	133,145	170,383	8050	7050	3.000	0.78
	8040	35	1,524,600	128,617	170,383	8050	7050	3.500	0.75
	8040	40	1,742,400	124,819	170,383	8050	7050	4.000	0.73
	8040	45	1,960,200	121,562	170,383	8050	7050	4.500	0.71
	8040	50	2,178,000	118,721	170,383	8050	7050	5.000	0.70
	8040	55	2,395,800	116,208	170,383	8050	7050	5.500	0.68
	8040	60	2,613,600	113,960	170,383	8050	7050	6.000	0.67
	8040	65	2,831,400	111,931	170,383	8050	7050	6.500	0.66
	8040	70	3,049,200	110,084	170,383	8050	7050	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
	8040	5	217800	256,631	222,821	8051	7051	0.500	1.15
BASE	8040	10	435600	222,821	222,821	8051	7051	1.000	1.00
	8040	15	653400	205,148	222,821	8051	7051	1.500	0.92
	8040	20	871200	193,466	222,821	8051	7051	2.000	0.87
	8040	25	1089000	184,865	222,821	8051	7051	2.500	0.83
	8040	30	1306800	178,122	222,821	8051	7051	3.000	0.80
	8040	35	1524600	172,612	222,821	8051	7051	3.500	0.77
	8040	40	1742400	167,978	222,821	8051	7051	4.000	0.75
	8040	45	1960200	163,994	222,821	8051	7051	4.500	0.74
	8040	50	2178000	160,510	222,821	8051	7051	5.000	0.72
	8040	55	2395800	157,422	222,821	8051	7051	5.500	0.71
	8040	60	2613600	154,655	222,821	8051	7051	6.000	0.69
	8040	65	2831400	152,153	222,821	8051	7051	6.500	0.68
	8040	70	3049200	149,872	222,821	8051	7051	7.000	0.67

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	8040	5	217800	277,115	241,652	8052	7052	0.500	1.15
BASE	8040	10	435600	241,652	241,652	8052	7052	1.000	1.00
	8040	15	653400	223,050	241,652	8052	7052	1.500	0.92
	8040	20	871200	210,726	241,652	8052	7052	2.000	0.87
	8040	25	1089000	201,639	241,652	8052	7052	2.500	0.83
	8040	30	1306800	194,505	241,652	8052	7052	3.000	0.80
	8040	35	1524600	188,671	241,652	8052	7052	3.500	0.78
	8040	40	1742400	183,759	241,652	8052	7052	4.000	0.76
	8040	45	1960200	179,532	241,652	8052	7052	4.500	0.74
	8040	50	2178000	175,834	241,652	8052	7052	5.000	0.73
	8040	55	2395800	172,554	241,652	8052	7052	5.500	0.71
	8040	60	2613600	169,613	241,652	8052	7052	6.000	0.70
	8040	65	2831400	166,952	241,652	8052	7052	6.500	0.69
	8040	70	3049200	164,526	241,652	8052	7052	7.000	0.68

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	8040	5	217800	260,959	226,794	8053	7053	0.500	1.15
BASE	8040	10	435600	226,794	226,794	8053	7053	1.000	1.00
	8040	15	653400	208,921	226,794	8053	7053	1.500	0.92
	8040	20	871200	197,101	226,794	8053	7053	2.000	0.87
	8040	25	1089000	188,395	226,794	8053	7053	2.500	0.83
	8040	30	1306800	181,568	226,794	8053	7053	3.000	0.80
	8040	35	1524600	175,990	226,794	8053	7053	3.500	0.78
	8040	40	1742400	171,296	226,794	8053	7053	4.000	0.76
	8040	45	1960200	167,260	226,794	8053	7053	4.500	0.74
	8040	50	2178000	163,730	226,794	8053	7053	5.000	0.72
	8040	55	2395800	160,601	226,794	8053	7053	5.500	0.71
	8040	60	2613600	157,797	226,794	8053	7053	6.000	0.70
	8040	65	2831400	155,260	226,794	8053	7053	6.500	0.68
	8040	70	3049200	152,948	226,794	8053	7053	7.000	0.67

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	306,527	268,824	8054	7054	0.500	1.14
	8040	10	435600	268,824	268,824	8054	7054	1.000	1.00
	8040	15	653400	248,958	268,824	8054	7054	1.500	0.93
	8040	20	871200	235,759	268,824	8054	7054	2.000	0.88
	8040	25	1089000	226,005	268,824	8054	7054	2.500	0.84
	8040	30	1306800	218,336	268,824	8054	7054	3.000	0.81
	8040	35	1524600	212,055	268,824	8054	7054	3.500	0.79
	8040	40	1742400	206,761	268,824	8054	7054	4.000	0.77
	8040	45	1960200	202,200	268,824	8054	7054	4.500	0.75
	8040	50	2178000	198,206	268,824	8054	7054	5.000	0.74
	8040	55	2395800	194,661	268,824	8054	7054	5.500	0.72
	8040	60	2613600	191,481	268,824	8054	7054	6.000	0.71
	8040	65	2831400	188,600	268,824	8054	7054	6.500	0.70
	8040	70	3049200	185,972	268,824	8054	7054	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	8040	5	217,800	146,843	123,546	8055	7055	0.500	1.19
	8040	10	435,600	123,546	123,546	8055	7055	1.000	1.00
	8040	15	653,400	111,671	123,546	8055	7055	1.500	0.90
	8040	20	871,200	103,945	123,546	8055	7055	2.000	0.84
	8040	25	1,089,000	98,322	123,546	8055	7055	2.500	0.80
	8040	30	1,306,800	93,954	123,546	8055	7055	3.000	0.76
	8040	35	1,524,600	90,413	123,546	8055	7055	3.500	0.73
	8040	40	1,742,400	87,454	123,546	8055	7055	4.000	0.71
	8040	45	1,960,200	84,924	123,546	8055	7055	4.500	0.69
	8040	50	2,178,000	82,723	123,546	8055	7055	5.000	0.67
	8040	55	2,395,800	80,781	123,546	8055	7055	5.500	0.65
	8040	60	2,613,600	79,048	123,546	8055	7055	6.000	0.64
	8040	65	2,831,400	77,487	123,546	8055	7055	6.500	0.63
	8040	70	3,049,200	76,069	123,546	8055	7055	7.000	0.62

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	134,515	112,615	8056	7056	0.500	1.19
	8040	10	435600	112,615	112,615	8056	7056	1.000	1.00
	8040	15	653400	101,497	112,615	8056	7056	1.500	0.90
	8040	20	871200	94,281	112,615	8056	7056	2.000	0.84
	8040	25	1089000	89,039	112,615	8056	7056	2.500	0.79
	8040	30	1306800	84,973	112,615	8056	7056	3.000	0.75
	8040	35	1524600	81,681	112,615	8056	7056	3.500	0.73
	8040	40	1742400	78,932	112,615	8056	7056	4.000	0.70
	8040	45	1960200	76,584	112,615	8056	7056	4.500	0.68
	8040	50	2178000	74,543	112,615	8056	7056	5.000	0.66
	8040	55	2395800	72,744	112,615	8056	7056	5.500	0.65
	8040	60	2613600	71,139	112,615	8056	7056	6.000	0.63
	8040	65	2831400	69,694	112,615	8056	7056	6.500	0.62
	8040	70	3049200	68,383	112,615	8056	7056	7.000	0.61

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	140,846	118,222	8057	7057	0.500	1.19
	8040	10	435600	118,222	118,222	8057	7057	1.000	1.00
	8040	15	653400	106,712	118,222	8057	7057	1.500	0.90
	8040	20	871200	99,232	118,222	8057	7057	2.000	0.84
	8040	25	1089000	93,793	118,222	8057	7057	2.500	0.79
	8040	30	1306800	89,571	118,222	8057	7057	3.000	0.76
	8040	35	1524600	86,150	118,222	8057	7057	3.500	0.73
	8040	40	1742400	83,292	118,222	8057	7057	4.000	0.70
	8040	45	1960200	80,851	118,222	8057	7057	4.500	0.68
	8040	50	2178000	78,727	118,222	8057	7057	5.000	0.67
	8040	55	2395800	76,854	118,222	8057	7057	5.500	0.65
	8040	60	2613600	75,183	118,222	8057	7057	6.000	0.64
	8040	65	2831400	73,678	118,222	8057	7057	6.500	0.62
	8040	70	3049200	72,312	118,222	8057	7057	7.000	0.61

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	118,174	98,215	8058	7058	0.500	1.20
	8040	10	435600	98,215	98,215	8058	7058	1.000	1.00
	8040	15	653400	88,141	98,215	8058	7058	1.500	0.90
	8040	20	871200	81,627	98,215	8058	7058	2.000	0.83
	8040	25	1089000	76,907	98,215	8058	7058	2.500	0.78
	8040	30	1306800	73,255	98,215	8058	7058	3.000	0.75
	8040	35	1524600	70,302	98,215	8058	7058	3.500	0.72
	8040	40	1742400	67,841	98,215	8058	7058	4.000	0.69
	8040	45	1960200	65,741	98,215	8058	7058	4.500	0.67
	8040	50	2178000	63,918	98,215	8058	7058	5.000	0.65
	8040	55	2395800	62,313	98,215	8058	7058	5.500	0.63
	8040	60	2613600	60,882	98,215	8058	7058	6.000	0.62
	8040	65	2831400	59,595	98,215	8058	7058	6.500	0.61
	8040	70	3049200	58,428	98,215	8058	7058	7.000	0.59

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	118,174	98,215	8059	7059	0.500	1.20
	8040	10	435600	98,215	98,215	8059	7059	1.000	1.00
	8040	15	653400	88,141	98,215	8059	7059	1.500	0.90
	8040	20	871200	81,627	98,215	8059	7059	2.000	0.83
	8040	25	1089000	76,907	98,215	8059	7059	2.500	0.78
	8040	30	1306800	73,255	98,215	8059	7059	3.000	0.75
	8040	35	1524600	70,302	98,215	8059	7059	3.500	0.72
	8040	40	1742400	67,841	98,215	8059	7059	4.000	0.69
	8040	45	1960200	65,741	98,215	8059	7059	4.500	0.67
	8040	50	2178000	63,918	98,215	8059	7059	5.000	0.65
	8040	55	2395800	62,313	98,215	8059	7059	5.500	0.63
	8040	60	2613600	60,882	98,215	8059	7059	6.000	0.62
	8040	65	2831400	59,595	98,215	8059	7059	6.500	0.61
	8040	70	3049200	58,428	98,215	8059	7059	7.000	0.59

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	8040	5	217800	118,174	98,215	8060	7060	0.500	1.20
BASE	8040	10	435600	98,215	98,215	8060	7060	1.000	1.00
	8040	15	653400	88,141	98,215	8060	7060	1.500	0.90
	8040	20	871200	81,627	98,215	8060	7060	2.000	0.83
	8040	25	1089000	76,907	98,215	8060	7060	2.500	0.78
	8040	30	1306800	73,255	98,215	8060	7060	3.000	0.75
	8040	35	1524600	70,302	98,215	8060	7060	3.500	0.72
	8040	40	1742400	67,841	98,215	8060	7060	4.000	0.69
	8040	45	1960200	65,741	98,215	8060	7060	4.500	0.67
	8040	50	2178000	63,918	98,215	8060	7060	5.000	0.65
	8040	55	2395800	62,313	98,215	8060	7060	5.500	0.63
	8040	60	2613600	60,882	98,215	8060	7060	6.000	0.62
	8040	65	2831400	59,595	98,215	8060	7060	6.500	0.61
	8040	70	3049200	58,428	98,215	8060	7060	7.000	0.59

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
	2100	5000	5.81	3.86	2120	2120	0.250	1.51
	2100	10000	4.74	3.86	2120	2120	0.500	1.23
	2100	15000	4.20	3.86	2120	2120	0.750	1.09
BASE	2100	20000	3.86	3.86	2120	2120	1.000	1.00
	2100	25000	3.61	3.86	2120	2120	1.250	0.94
	2100	40000	3.14	3.86	2120	2120	2.000	0.81
	2100	60000	2.79	3.86	2120	2120	3.000	0.72
	2100	80000	2.56	3.86	2120	2120	4.000	0.66
	2100	100000	2.40	3.86	2120	2120	5.000	0.62
	2100	150000	2.13	3.86	2120	2120	7.500	0.55
	2100	200000	1.95	3.86	2120	2120	10.000	0.51
	2100	250000	1.83	3.86	2120	2120	12.500	0.47
	2100	350000	1.66	3.86	2120	2120	17.500	0.43
	2100	500000	1.49	3.86	2120	2120	25.000	0.39

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	6.93	4.73	2121	2121	0.250	1.46
	2100	10000	5.73	4.73	2121	2121	0.500	1.21
	2100	15000	5.12	4.73	2121	2121	0.750	1.08
BASE	2100	20000	4.73	4.73	2121	2121	1.000	1.00
	2100	25000	4.45	4.73	2121	2121	1.250	0.94
	2100	40000	3.91	4.73	2121	2121	2.000	0.83
	2100	60000	3.50	4.73	2121	2121	3.000	0.74
	2100	80000	3.23	4.73	2121	2121	4.000	0.68
	2100	100000	3.04	4.73	2121	2121	5.000	0.64
	2100	150000	2.72	4.73	2121	2121	7.500	0.57
	2100	200000	2.51	4.73	2121	2121	10.000	0.53
	2100	250000	2.36	4.73	2121	2121	12.500	0.50
	2100	350000	2.15	4.73	2121	2121	17.500	0.46
	2100	500000	1.95	4.73	2121	2121	25.000	0.41

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	7.31	5.04	2122	2122	0.250	1.45
	2100	10000	6.07	5.04	2122	2122	0.500	1.20
	2100	15000	5.44	5.04	2122	2122	0.750	1.08
BASE	2100	20000	5.04	5.04	2122	2122	1.000	1.00
	2100	25000	4.74	5.04	2122	2122	1.250	0.94
	2100	40000	4.18	5.04	2122	2122	2.000	0.83
	2100	60000	3.75	5.04	2122	2122	3.000	0.74
	2100	80000	3.47	5.04	2122	2122	4.000	0.69
	2100	100000	3.27	5.04	2122	2122	5.000	0.65
	2100	150000	2.93	5.04	2122	2122	7.500	0.58
	2100	200000	2.71	5.04	2122	2122	10.000	0.54
	2100	250000	2.55	5.04	2122	2122	12.500	0.51
	2100	350000	2.33	5.04	2122	2122	17.500	0.46
	2100	500000	2.12	5.04	2122	2122	25.000	0.42

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	7.01	4.80	2123	2123	0.250	1.46
	2100	10000	5.80	4.80	2123	2123	0.500	1.21
	2100	15000	5.19	4.80	2123	2123	0.750	1.08
BASE	2100	20000	4.80	4.80	2123	2123	1.000	1.00
	2100	25000	4.51	4.80	2123	2123	1.250	0.94
	2100	40000	3.97	4.80	2123	2123	2.000	0.83
	2100	60000	3.55	4.80	2123	2123	3.000	0.74
	2100	80000	3.28	4.80	2123	2123	4.000	0.68
	2100	100000	3.09	4.80	2123	2123	5.000	0.64
	2100	150000	2.76	4.80	2123	2123	7.500	0.58
	2100	200000	2.56	4.80	2123	2123	10.000	0.53
	2100	250000	2.40	4.80	2123	2123	12.500	0.50
	2100	350000	2.19	4.80	2123	2123	17.500	0.46
	2100	500000	1.99	4.80	2123	2123	25.000	0.41

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	7.84	5.46	2124	2124	0.250	1.44
	2100	10000	6.54	5.46	2124	2124	0.500	1.20
	2100	15000	5.89	5.46	2124	2124	0.750	1.08
BASE	2100	20000	5.46	5.46	2124	2124	1.000	1.00
	2100	25000	5.15	5.46	2124	2124	1.250	0.94
	2100	40000	4.56	5.46	2124	2124	2.000	0.83
	2100	60000	4.10	5.46	2124	2124	3.000	0.75
	2100	80000	3.81	5.46	2124	2124	4.000	0.70
	2100	100000	3.59	5.46	2124	2124	5.000	0.66
	2100	150000	3.23	5.46	2124	2124	7.500	0.59
	2100	200000	3.00	5.46	2124	2124	10.000	0.55
	2100	250000	2.83	5.46	2124	2124	12.500	0.52
	2100	350000	2.59	5.46	2124	2124	17.500	0.47
	2100	500000	2.36	5.46	2124	2124	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
	2100	5000	4.71	3.02	2125	2125	0.250	1.56
	2100	10000	3.77	3.02	2125	2125	0.500	1.25
	2100	15000	3.31	3.02	2125	2125	0.750	1.10
BASE	2100	20000	3.02	3.02	2125	2125	1.000	1.00
	2100	25000	2.81	3.02	2125	2125	1.250	0.93
	2100	40000	2.42	3.02	2125	2125	2.000	0.80
	2100	60000	2.12	3.02	2125	2125	3.000	0.70
	2100	80000	1.94	3.02	2125	2125	4.000	0.64
	2100	100000	1.80	3.02	2125	2125	5.000	0.60
	2100	150000	1.58	3.02	2125	2125	7.500	0.52
	2100	200000	1.44	3.02	2125	2125	10.000	0.48
	2100	250000	1.34	3.02	2125	2125	12.500	0.45
	2100	350000	1.21	3.02	2125	2125	17.500	0.40
	2100	500000	1.08	3.02	2125	2125	25.000	0.36

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	4.43	2.81	2126	2126	0.250	1.57
	2100	10000	3.53	2.81	2126	2126	0.500	1.25
	2100	15000	3.09	2.81	2126	2126	0.750	1.10
BASE	2100	20000	2.81	2.81	2126	2126	1.000	1.00
	2100	25000	2.62	2.81	2126	2126	1.250	0.93
	2100	40000	2.24	2.81	2126	2126	2.000	0.80
	2100	60000	1.96	2.81	2126	2126	3.000	0.70
	2100	80000	1.79	2.81	2126	2126	4.000	0.64
	2100	100000	1.66	2.81	2126	2126	5.000	0.59
	2100	150000	1.45	2.81	2126	2126	7.500	0.52
	2100	200000	1.32	2.81	2126	2126	10.000	0.47
	2100	250000	1.23	2.81	2126	2126	12.500	0.44
	2100	350000	1.10	2.81	2126	2126	17.500	0.39
	2100	500000	0.98	2.81	2126	2126	25.000	0.35

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	4.57	2.92	2127	2127	0.250	1.57
	2100	10000	3.65	2.92	2127	2127	0.500	1.25
	2100	15000	3.20	2.92	2127	2127	0.750	1.10
BASE	2100	20000	2.92	2.92	2127	2127	1.000	1.00
	2100	25000	2.72	2.92	2127	2127	1.250	0.93
	2100	40000	2.33	2.92	2127	2127	2.000	0.80
	2100	60000	2.05	2.92	2127	2127	3.000	0.70
	2100	80000	1.86	2.92	2127	2127	4.000	0.64
	2100	100000	1.73	2.92	2127	2127	5.000	0.59
	2100	150000	1.52	2.92	2127	2127	7.500	0.52
	2100	200000	1.39	2.92	2127	2127	10.000	0.47
	2100	250000	1.29	2.92	2127	2127	12.500	0.44
	2100	350000	1.16	2.92	2127	2127	17.500	0.40
	2100	500000	1.03	2.92	2127	2127	25.000	0.35

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	4.05	2.53	2128	2128	0.250	1.60
	2100	10000	3.20	2.53	2128	2128	0.500	1.26
	2100	15000	2.79	2.53	2128	2128	0.750	1.10
BASE	2100	20000	2.53	2.53	2128	2128	1.000	1.00
	2100	25000	2.35	2.53	2128	2128	1.250	0.93
	2100	40000	2.01	2.53	2128	2128	2.000	0.79
	2100	60000	1.75	2.53	2128	2128	3.000	0.69
	2100	80000	1.59	2.53	2128	2128	4.000	0.63
	2100	100000	1.47	2.53	2128	2128	5.000	0.58
	2100	150000	1.28	2.53	2128	2128	7.500	0.51
	2100	200000	1.16	2.53	2128	2128	10.000	0.46
	2100	250000	1.08	2.53	2128	2128	12.500	0.43
	2100	350000	0.96	2.53	2128	2128	17.500	0.38
	2100	500000	0.85	2.53	2128	2128	25.000	0.34

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	4.05	2.53	2129	2129	0.250	1.60
	2100	10000	3.20	2.53	2129	2129	0.500	1.26
	2100	15000	2.79	2.53	2129	2129	0.750	1.10
BASE	2100	20000	2.53	2.53	2129	2129	1.000	1.00
	2100	25000	2.35	2.53	2129	2129	1.250	0.93
	2100	40000	2.01	2.53	2129	2129	2.000	0.79
	2100	60000	1.75	2.53	2129	2129	3.000	0.69
	2100	80000	1.59	2.53	2129	2129	4.000	0.63
	2100	100000	1.47	2.53	2129	2129	5.000	0.58
	2100	150000	1.28	2.53	2129	2129	7.500	0.51
	2100	200000	1.16	2.53	2129	2129	10.000	0.46
	2100	250000	1.08	2.53	2129	2129	12.500	0.43
	2100	350000	0.96	2.53	2129	2129	17.500	0.38
	2100	500000	0.85	2.53	2129	2129	25.000	0.34

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	4.05	2.53	2130	2130	0.250	1.60
	2100	10000	3.20	2.53	2130	2130	0.500	1.26
	2100	15000	2.79	2.53	2130	2130	0.750	1.10
BASE	2100	20000	2.53	2.53	2130	2130	1.000	1.00
	2100	25000	2.35	2.53	2130	2130	1.250	0.93
	2100	40000	2.01	2.53	2130	2130	2.000	0.79
	2100	60000	1.75	2.53	2130	2130	3.000	0.69
	2100	80000	1.59	2.53	2130	2130	4.000	0.63
	2100	100000	1.47	2.53	2130	2130	5.000	0.58
	2100	150000	1.28	2.53	2130	2130	7.500	0.51
	2100	200000	1.16	2.53	2130	2130	10.000	0.46
	2100	250000	1.08	2.53	2130	2130	12.500	0.43
	2100	350000	0.96	2.53	2130	2130	17.500	0.38
	2100	500000	0.85	2.53	2130	2130	25.000	0.34

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	82,961	67,587	2150	2150	0.500	1.23
BASE	2150	10	435,600	67,587	67,587	2150	2150	1.000	1.00
	2150	15	653,400	59,951	67,587	2150	2150	1.500	0.89
	2150	20	871,200	55,063	67,587	2150	2150	2.000	0.81
	2150	25	1,089,000	51,547	67,587	2150	2150	2.500	0.76
	2150	30	1,306,800	48,842	67,587	2150	2150	3.000	0.72
	2150	35	1,524,600	46,665	67,587	2150	2150	3.500	0.69
	2150	40	1,742,400	44,859	67,587	2150	2150	4.000	0.66
	2150	45	1,960,200	43,323	67,587	2150	2150	4.500	0.64
	2150	50	2,178,000	41,995	67,587	2150	2150	5.000	0.62
	2150	55	2,395,800	40,828	67,587	2150	2150	5.500	0.60
	2150	60	2,613,600	39,791	67,587	2150	2150	6.000	0.59
	2150	65	2,831,400	38,860	67,587	2150	2150	6.500	0.57
	2150	70	3,049,200	38,018	67,587	2150	2150	7.000	0.56

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	106,951	88,389	2151	2151	0.500	1.21
BASE	2150	10	435600	88,389	88,389	2151	2151	1.000	1.00
	2150	15	653400	79,062	88,389	2151	2151	1.500	0.89
	2150	20	871200	73,048	88,389	2151	2151	2.000	0.83
	2150	25	1089000	68,700	88,389	2151	2151	2.500	0.78
	2150	30	1306800	65,340	88,389	2151	2151	3.000	0.74
	2150	35	1524600	62,628	88,389	2151	2151	3.500	0.71
	2150	40	1742400	60,370	88,389	2151	2151	4.000	0.68
	2150	45	1960200	58,446	88,389	2151	2151	4.500	0.66
	2150	50	2178000	56,777	88,389	2151	2151	5.000	0.64
	2150	55	2395800	55,308	88,389	2151	2151	5.500	0.63
	2150	60	2613600	54,000	88,389	2151	2151	6.000	0.61
	2150	65	2831400	52,824	88,389	2151	2151	6.500	0.60
	2150	70	3049200	51,758	88,389	2151	2151	7.000	0.59

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	115,488	95,858	2152	2152	0.500	1.20
	2150	10	435600	95,858	95,858	2152	2152	1.000	1.00
	2150	15	653400	85,961	95,858	2152	2152	1.500	0.90
	2150	20	871200	79,565	95,858	2152	2152	2.000	0.83
	2150	25	1089000	74,934	95,858	2152	2152	2.500	0.78
	2150	30	1306800	71,350	95,858	2152	2152	3.000	0.74
	2150	35	1524600	68,454	95,858	2152	2152	3.500	0.71
	2150	40	1742400	66,041	95,858	2152	2152	4.000	0.69
	2150	45	1960200	63,983	95,858	2152	2152	4.500	0.67
	2150	50	2178000	62,197	95,858	2152	2152	5.000	0.65
	2150	55	2395800	60,624	95,858	2152	2152	5.500	0.63
	2150	60	2613600	59,223	95,858	2152	2152	6.000	0.62
	2150	65	2831400	57,962	95,858	2152	2152	6.500	0.60
	2150	70	3049200	56,819	95,858	2152	2152	7.000	0.59

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	108,755	89,964	2153	2153	0.500	1.21
	2150	10	435600	89,964	89,964	2153	2153	1.000	1.00
	2150	15	653400	80,516	89,964	2153	2153	1.500	0.89
	2150	20	871200	74,421	89,964	2153	2153	2.000	0.83
	2150	25	1089000	70,012	89,964	2153	2153	2.500	0.78
	2150	30	1306800	66,605	89,964	2153	2153	3.000	0.74
	2150	35	1524600	63,853	89,964	2153	2153	3.500	0.71
	2150	40	1742400	61,562	89,964	2153	2153	4.000	0.68
	2150	45	1960200	59,610	89,964	2153	2153	4.500	0.66
	2150	50	2178000	57,915	89,964	2153	2153	5.000	0.64
	2150	55	2395800	56,424	89,964	2153	2153	5.500	0.63
	2150	60	2613600	55,097	89,964	2153	2153	6.000	0.61
	2150	65	2831400	53,903	89,964	2153	2153	6.500	0.60
	2150	70	3049200	52,821	89,964	2153	2153	7.000	0.59

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	127,745	106,637	2154	2154	0.500	1.20
	2150	10	435600	106,637	106,637	2154	2154	1.000	1.00
	2150	15	653400	95,946	106,637	2154	2154	1.500	0.90
	2150	20	871200	89,017	106,637	2154	2154	2.000	0.83
	2150	25	1089000	83,989	106,637	2154	2154	2.500	0.79
	2150	30	1306800	80,092	106,637	2154	2154	3.000	0.75
	2150	35	1524600	76,939	106,637	2154	2154	3.500	0.72
	2150	40	1742400	74,308	106,637	2154	2154	4.000	0.70
	2150	45	1960200	72,062	106,637	2154	2154	4.500	0.68
	2150	50	2178000	70,111	106,637	2154	2154	5.000	0.66
	2150	55	2395800	68,391	106,637	2154	2154	5.500	0.64
	2150	60	2613600	66,858	106,637	2154	2154	6.000	0.63
	2150	65	2831400	65,478	106,637	2154	2154	6.500	0.61
	2150	70	3049200	64,226	106,637	2154	2154	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
	2150	5	217800	61,197	49,008	2155	2155	0.500	1.25
BASE	2150	10	435600	49,008	49,008	2155	2155	1.000	1.00
	2150	15	653400	43,037	49,008	2155	2155	1.500	0.88
	2150	20	871200	39,247	49,008	2155	2155	2.000	0.80
	2150	25	1089000	36,539	49,008	2155	2155	2.500	0.75
	2150	30	1306800	34,465	49,008	2155	2155	3.000	0.70
	2150	35	1524600	32,804	49,008	2155	2155	3.500	0.67
	2150	40	1742400	31,430	49,008	2155	2155	4.000	0.64
	2150	45	1960200	30,266	49,008	2155	2155	4.500	0.62
	2150	50	2178000	29,261	49,008	2155	2155	5.000	0.60
	2150	55	2395800	28,381	49,008	2155	2155	5.500	0.58
	2150	60	2613600	27,601	49,008	2155	2155	6.000	0.56
	2150	65	2831400	26,902	49,008	2155	2155	6.500	0.55
	2150	70	3049200	26,270	49,008	2155	2155	7.000	0.54

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	56,059	44,672	2156	2156	0.500	1.25
BASE	2150	10	435600	44,672	44,672	2156	2156	1.000	1.00
	2150	15	653400	39,116	44,672	2156	2156	1.500	0.88
	2150	20	871200	35,598	44,672	2156	2156	2.000	0.80
	2150	25	1089000	33,089	44,672	2156	2156	2.500	0.74
	2150	30	1306800	31,171	44,672	2156	2156	3.000	0.70
	2150	35	1524600	29,636	44,672	2156	2156	3.500	0.66
	2150	40	1742400	28,367	44,672	2156	2156	4.000	0.64
	2150	45	1960200	27,294	44,672	2156	2156	4.500	0.61
	2150	50	2178000	26,368	44,672	2156	2156	5.000	0.59
	2150	55	2395800	25,557	44,672	2156	2156	5.500	0.57
	2150	60	2613600	24,839	44,672	2156	2156	6.000	0.56
	2150	65	2831400	24,196	44,672	2156	2156	6.500	0.54
	2150	70	3049200	23,616	44,672	2156	2156	7.000	0.53

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	58,698	46,896	2157	2157	0.500	1.25
BASE	2150	10	435600	46,896	46,896	2157	2157	1.000	1.00
	2150	15	653400	41,126	46,896	2157	2157	1.500	0.88
	2150	20	871200	37,468	46,896	2157	2157	2.000	0.80
	2150	25	1089000	34,856	46,896	2157	2157	2.500	0.74
	2150	30	1306800	32,857	46,896	2157	2157	3.000	0.70
	2150	35	1524600	31,257	46,896	2157	2157	3.500	0.67
	2150	40	1742400	29,935	46,896	2157	2157	4.000	0.64
	2150	45	1960200	28,814	46,896	2157	2157	4.500	0.61
	2150	50	2178000	27,848	46,896	2157	2157	5.000	0.59
	2150	55	2395800	27,001	46,896	2157	2157	5.500	0.58
	2150	60	2613600	26,251	46,896	2157	2157	6.000	0.56
	2150	65	2831400	25,580	46,896	2157	2157	6.500	0.55
	2150	70	3049200	24,973	46,896	2157	2157	7.000	0.53

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	49,249	38,960	2158	2158	0.500	1.26
BASE	2150	10	435600	38,960	38,960	2158	2158	1.000	1.00
	2150	15	653400	33,969	38,960	2158	2158	1.500	0.87
	2150	20	871200	30,820	38,960	2158	2158	2.000	0.79
	2150	25	1089000	28,581	38,960	2158	2158	2.500	0.73
	2150	30	1306800	26,872	38,960	2158	2158	3.000	0.69
	2150	35	1524600	25,507	38,960	2158	2158	3.500	0.65
	2150	40	1742400	24,381	38,960	2158	2158	4.000	0.63
	2150	45	1960200	23,429	38,960	2158	2158	4.500	0.60
	2150	50	2178000	22,610	38,960	2158	2158	5.000	0.58
	2150	55	2395800	21,893	38,960	2158	2158	5.500	0.56
	2150	60	2613600	21,258	38,960	2158	2158	6.000	0.55
	2150	65	2831400	20,690	38,960	2158	2158	6.500	0.53
	2150	70	3049200	20,178	38,960	2158	2158	7.000	0.52

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	49,249	38,960	2159	2159	0.500	1.26
BASE	2150	10	435600	38,960	38,960	2159	2159	1.000	1.00
	2150	15	653400	33,969	38,960	2159	2159	1.500	0.87
	2150	20	871200	30,820	38,960	2159	2159	2.000	0.79
	2150	25	1089000	28,581	38,960	2159	2159	2.500	0.73
	2150	30	1306800	26,872	38,960	2159	2159	3.000	0.69
	2150	35	1524600	25,507	38,960	2159	2159	3.500	0.65
	2150	40	1742400	24,381	38,960	2159	2159	4.000	0.63
	2150	45	1960200	23,429	38,960	2159	2159	4.500	0.60
	2150	50	2178000	22,610	38,960	2159	2159	5.000	0.58
	2150	55	2395800	21,893	38,960	2159	2159	5.500	0.56
	2150	60	2613600	21,258	38,960	2159	2159	6.000	0.55
	2150	65	2831400	20,690	38,960	2159	2159	6.500	0.53
	2150	70	3049200	20,178	38,960	2159	2159	7.000	0.52

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	49,249	38,960	2160	2160	0.500	1.26
BASE	2150	10	435600	38,960	38,960	2160	2160	1.000	1.00
	2150	15	653400	33,969	38,960	2160	2160	1.500	0.87
	2150	20	871200	30,820	38,960	2160	2160	2.000	0.79
	2150	25	1089000	28,581	38,960	2160	2160	2.500	0.73
	2150	30	1306800	26,872	38,960	2160	2160	3.000	0.69
	2150	35	1524600	25,507	38,960	2160	2160	3.500	0.65
	2150	40	1742400	24,381	38,960	2160	2160	4.000	0.63
	2150	45	1960200	23,429	38,960	2160	2160	4.500	0.60
	2150	50	2178000	22,610	38,960	2160	2160	5.000	0.58
	2150	55	2395800	21,893	38,960	2160	2160	5.500	0.56
	2150	60	2613600	21,258	38,960	2160	2160	6.000	0.55
	2150	65	2831400	20,690	38,960	2160	2160	6.500	0.53
	2150	70	3049200	20,178	38,960	2160	2160	7.000	0.52

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	13.83	10.57	2220	2220	0.250	1.31
	2200	10000	12.09	10.57	2220	2220	0.500	1.14
	2200	15000	11.17	10.57	2220	2220	0.750	1.06
BASE	2200	20000	10.57	10.57	2220	2220	1.000	1.00
	2200	25000	10.12	10.57	2220	2220	1.250	0.96
	2200	40000	9.24	10.57	2220	2220	2.000	0.87
	2200	60000	8.54	10.57	2220	2220	3.000	0.81
	2200	80000	8.08	10.57	2220	2220	4.000	0.76
	2200	100000	7.73	10.57	2220	2220	5.000	0.73
	2200	150000	7.15	10.57	2220	2220	7.500	0.68
	2200	200000	6.76	10.57	2220	2220	10.000	0.64
	2200	250000	6.47	10.57	2220	2220	12.500	0.61
	2200	350000	6.06	10.57	2220	2220	17.500	0.57
	2200	500000	5.66	10.57	2220	2220	25.000	0.54

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	16.49	12.97	2221	2221	0.250	1.27
	2200	10000	14.62	12.97	2221	2221	0.500	1.13
	2200	15000	13.63	12.97	2221	2221	0.750	1.05
BASE	2200	20000	12.97	12.97	2221	2221	1.000	1.00
	2200	25000	12.47	12.97	2221	2221	1.250	0.96
	2200	40000	11.50	12.97	2221	2221	2.000	0.89
	2200	60000	10.72	12.97	2221	2221	3.000	0.83
	2200	80000	10.20	12.97	2221	2221	4.000	0.79
	2200	100000	9.81	12.97	2221	2221	5.000	0.76
	2200	150000	9.14	12.97	2221	2221	7.500	0.71
	2200	200000	8.70	12.97	2221	2221	10.000	0.67
	2200	250000	8.37	12.97	2221	2221	12.500	0.65
	2200	350000	7.90	12.97	2221	2221	17.500	0.61
	2200	500000	7.42	12.97	2221	2221	25.000	0.57

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	17.39	13.79	2222	2222	0.250	1.26
	2200	10000	15.49	13.79	2222	2222	0.500	1.12
	2200	15000	14.47	13.79	2222	2222	0.750	1.05
BASE	2200	20000	13.79	13.79	2222	2222	1.000	1.00
	2200	25000	13.29	13.79	2222	2222	1.250	0.96
	2200	40000	12.29	13.79	2222	2222	2.000	0.89
	2200	60000	11.48	13.79	2222	2222	3.000	0.83
	2200	80000	10.94	13.79	2222	2222	4.000	0.79
	2200	100000	10.54	13.79	2222	2222	5.000	0.76
	2200	150000	9.85	13.79	2222	2222	7.500	0.71
	2200	200000	9.39	13.79	2222	2222	10.000	0.68
	2200	250000	9.05	13.79	2222	2222	12.500	0.66
	2200	350000	8.55	13.79	2222	2222	17.500	0.62
	2200	500000	8.06	13.79	2222	2222	25.000	0.58

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	16.68	13.14	2223	2223	0.250	1.27
	2200	10000	14.81	13.14	2223	2223	0.500	1.13
	2200	15000	13.81	13.14	2223	2223	0.750	1.05
BASE	2200	20000	13.14	13.14	2223	2223	1.000	1.00
	2200	25000	12.65	13.14	2223	2223	1.250	0.96
	2200	40000	11.67	13.14	2223	2223	2.000	0.89
	2200	60000	10.88	13.14	2223	2223	3.000	0.83
	2200	80000	10.35	13.14	2223	2223	4.000	0.79
	2200	100000	9.96	13.14	2223	2223	5.000	0.76
	2200	150000	9.29	13.14	2223	2223	7.500	0.71
	2200	200000	8.85	13.14	2223	2223	10.000	0.67
	2200	250000	8.51	13.14	2223	2223	12.500	0.65
	2200	350000	8.03	13.14	2223	2223	17.500	0.61
	2200	500000	7.56	13.14	2223	2223	25.000	0.57

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	18.65	12.97	2224	2224	0.250	1.44
	2200	10000	14.62	12.97	2224	2224	0.500	1.13
	2200	15000	13.63	12.97	2224	2224	0.750	1.05
BASE	2200	20000	12.97	12.97	2224	2224	1.000	1.00
	2200	25000	12.47	12.97	2224	2224	1.250	0.96
	2200	40000	11.50	12.97	2224	2224	2.000	0.89
	2200	60000	10.72	12.97	2224	2224	3.000	0.83
	2200	80000	10.20	12.97	2224	2224	4.000	0.79
	2200	100000	9.81	12.97	2224	2224	5.000	0.76
	2200	150000	9.14	12.97	2224	2224	7.500	0.71
	2200	200000	8.70	12.97	2224	2224	10.000	0.67
	2200	250000	8.37	12.97	2224	2224	12.500	0.65
	2200	350000	7.90	12.97	2224	2224	17.500	0.61
	2200	500000	7.42	12.97	2224	2224	25.000	0.57

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	11.20	8.27	2225	2225	0.250	1.35
	2200	10000	9.62	8.27	2225	2225	0.500	1.16
	2200	15000	8.81	8.27	2225	2225	0.750	1.06
BASE	2200	20000	8.27	8.27	2225	2225	1.000	1.00
	2200	25000	7.88	8.27	2225	2225	1.250	0.95
	2200	40000	7.11	8.27	2225	2225	2.000	0.86
	2200	60000	6.50	8.27	2225	2225	3.000	0.79
	2200	80000	6.11	8.27	2225	2225	4.000	0.74
	2200	100000	5.82	8.27	2225	2225	5.000	0.70
	2200	150000	5.32	8.27	2225	2225	7.500	0.64
	2200	200000	5.00	8.27	2225	2225	10.000	0.60
	2200	250000	4.76	8.27	2225	2225	12.500	0.58
	2200	350000	4.42	8.27	2225	2225	17.500	0.53
	2200	500000	4.09	8.27	2225	2225	25.000	0.49

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	10.54	7.70	2226	2226	0.250	1.37
	2200	10000	9.01	7.70	2226	2226	0.500	1.17
	2200	15000	8.22	7.70	2226	2226	0.750	1.07
BASE	2200	20000	7.70	7.70	2226	2226	1.000	1.00
	2200	25000	7.33	7.70	2226	2226	1.250	0.95
	2200	40000	6.59	7.70	2226	2226	2.000	0.86
	2200	60000	6.01	7.70	2226	2226	3.000	0.78
	2200	80000	5.63	7.70	2226	2226	4.000	0.73
	2200	100000	5.36	7.70	2226	2226	5.000	0.70
	2200	150000	4.89	7.70	2226	2226	7.500	0.63
	2200	200000	4.58	7.70	2226	2226	10.000	0.59
	2200	250000	4.36	7.70	2226	2226	12.500	0.57
	2200	350000	4.04	7.70	2226	2226	17.500	0.52
	2200	500000	3.72	7.70	2226	2226	25.000	0.48

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	10.88	8.00	2227	2227	0.250	1.36
	2200	10000	9.33	8.00	2227	2227	0.500	1.17
	2200	15000	8.52	8.00	2227	2227	0.750	1.07
BASE	2200	20000	8.00	8.00	2227	2227	1.000	1.00
	2200	25000	7.61	8.00	2227	2227	1.250	0.95
	2200	40000	6.85	8.00	2227	2227	2.000	0.86
	2200	60000	6.26	8.00	2227	2227	3.000	0.78
	2200	80000	5.88	8.00	2227	2227	4.000	0.73
	2200	100000	5.59	8.00	2227	2227	5.000	0.70
	2200	150000	5.11	8.00	2227	2227	7.500	0.64
	2200	200000	4.79	8.00	2227	2227	10.000	0.60
	2200	250000	4.56	8.00	2227	2227	12.500	0.57
	2200	350000	4.23	8.00	2227	2227	17.500	0.53
	2200	500000	3.91	8.00	2227	2227	25.000	0.49

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	9.63	6.94	2228	2228	0.250	1.39
	2200	10000	8.18	6.94	2228	2228	0.500	1.18
	2200	15000	7.43	6.94	2228	2228	0.750	1.07
BASE	2200	20000	6.94	6.94	2228	2228	1.000	1.00
	2200	25000	6.58	6.94	2228	2228	1.250	0.95
	2200	40000	5.89	6.94	2228	2228	2.000	0.85
	2200	60000	5.35	6.94	2228	2228	3.000	0.77
	2200	80000	5.00	6.94	2228	2228	4.000	0.72
	2200	100000	4.74	6.94	2228	2228	5.000	0.68
	2200	150000	4.31	6.94	2228	2228	7.500	0.62
	2200	200000	4.03	6.94	2228	2228	10.000	0.58
	2200	250000	3.82	6.94	2228	2228	12.500	0.55
	2200	350000	3.53	6.94	2228	2228	17.500	0.51
	2200	500000	3.24	6.94	2228	2228	25.000	0.47

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	9.63	6.94	2229	2229	0.250	1.39
	2200	10000	8.18	6.94	2229	2229	0.500	1.18
	2200	15000	7.43	6.94	2229	2229	0.750	1.07
BASE	2200	20000	6.94	6.94	2229	2229	1.000	1.00
	2200	25000	6.58	6.94	2229	2229	1.250	0.95
	2200	40000	5.89	6.94	2229	2229	2.000	0.85
	2200	60000	5.35	6.94	2229	2229	3.000	0.77
	2200	80000	5.00	6.94	2229	2229	4.000	0.72
	2200	100000	4.74	6.94	2229	2229	5.000	0.68
	2200	150000	4.31	6.94	2229	2229	7.500	0.62
	2200	200000	4.03	6.94	2229	2229	10.000	0.58
	2200	250000	3.82	6.94	2229	2229	12.500	0.55
	2200	350000	3.53	6.94	2229	2229	17.500	0.51
	2200	500000	3.24	6.94	2229	2229	25.000	0.47

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	9.63	6.94	2230	2230	0.250	1.39
	2200	10000	8.18	6.94	2230	2230	0.500	1.18
	2200	15000	7.43	6.94	2230	2230	0.750	1.07
BASE	2200	20000	6.94	6.94	2230	2230	1.000	1.00
	2200	25000	6.58	6.94	2230	2230	1.250	0.95
	2200	40000	5.89	6.94	2230	2230	2.000	0.85
	2200	60000	5.35	6.94	2230	2230	3.000	0.77
	2200	80000	5.00	6.94	2230	2230	4.000	0.72
	2200	100000	4.74	6.94	2230	2230	5.000	0.68
	2200	150000	4.31	6.94	2230	2230	7.500	0.62
	2200	200000	4.03	6.94	2230	2230	10.000	0.58
	2200	250000	3.82	6.94	2230	2230	12.500	0.55
	2200	350000	3.53	6.94	2230	2230	17.500	0.51
	2200	500000	3.24	6.94	2230	2230	25.000	0.47

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	289,645	253,209	2260	2260	0.500	1.14
BASE	2250	10	435,600	253,209	253,209	2260	2260	1.000	1.00
	2250	15	653,400	234,058	253,209	2260	2260	1.500	0.92
	2250	20	871,200	221,356	253,209	2260	2260	2.000	0.87
	2250	25	1,089,000	211,980	253,209	2260	2260	2.500	0.84
	2250	30	1,306,800	204,614	253,209	2260	2260	3.000	0.81
	2250	35	1,524,600	198,587	253,209	2260	2260	3.500	0.78
	2250	40	1,742,400	193,510	253,209	2260	2260	4.000	0.76
	2250	45	1,960,200	189,139	253,209	2260	2260	4.500	0.75
	2250	50	2,178,000	185,313	253,209	2260	2260	5.000	0.73
	2250	55	2,395,800	181,919	253,209	2260	2260	5.500	0.72
	2250	60	2,613,600	178,874	253,209	2260	2260	6.000	0.71
	2250	65	2,831,400	176,119	253,209	2260	2260	6.500	0.70
	2250	70	3,049,200	173,605	253,209	2260	2260	7.000	0.69

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	373,402	331,138	2261	2261	0.500	1.13
BASE	2250	10	435600	331,138	331,138	2261	2261	1.000	1.00
	2250	15	653400	308,670	331,138	2261	2261	1.500	0.93
	2250	20	871200	293,658	331,138	2261	2261	2.000	0.89
	2250	25	1089000	282,520	331,138	2261	2261	2.500	0.85
	2250	30	1306800	273,733	331,138	2261	2261	3.000	0.83
	2250	35	1524600	266,517	331,138	2261	2261	3.500	0.80
	2250	40	1742400	260,421	331,138	2261	2261	4.000	0.79
	2250	45	1960200	255,159	331,138	2261	2261	4.500	0.77
	2250	50	2178000	250,542	331,138	2261	2261	5.000	0.76
	2250	55	2395800	246,438	331,138	2261	2261	5.500	0.74
	2250	60	2613600	242,750	331,138	2261	2261	6.000	0.73
	2250	65	2831400	239,406	331,138	2261	2261	6.500	0.72
	2250	70	3049200	236,351	331,138	2261	2261	7.000	0.71

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	403,208	359,123	2262	2262	0.500	1.12
BASE	2250	10	435600	359,123	359,123	2262	2262	1.000	1.00
	2250	15	653400	335,604	359,123	2262	2262	1.500	0.93
	2250	20	871200	319,858	359,123	2262	2262	2.000	0.89
	2250	25	1089000	308,154	359,123	2262	2262	2.500	0.86
	2250	30	1306800	298,910	359,123	2262	2262	3.000	0.83
	2250	35	1524600	291,312	359,123	2262	2262	3.500	0.81
	2250	40	1742400	284,885	359,123	2262	2262	4.000	0.79
	2250	45	1960200	279,335	359,123	2262	2262	4.500	0.78
	2250	50	2178000	274,462	359,123	2262	2262	5.000	0.76
	2250	55	2395800	270,126	359,123	2262	2262	5.500	0.75
	2250	60	2613600	266,229	359,123	2262	2262	6.000	0.74
	2250	65	2831400	262,693	359,123	2262	2262	6.500	0.73
	2250	70	3049200	259,461	359,123	2262	2262	7.000	0.72

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	379,701	337,042	2263	2263	0.500	1.13
BASE	2250	10	435600	337,042	337,042	2263	2263	1.000	1.00
	2250	15	653400	314,346	337,042	2263	2263	1.500	0.93
	2250	20	871200	299,176	337,042	2263	2263	2.000	0.89
	2250	25	1089000	287,915	337,042	2263	2263	2.500	0.85
	2250	30	1306800	279,030	337,042	2263	2263	3.000	0.83
	2250	35	1524600	271,731	337,042	2263	2263	3.500	0.81
	2250	40	1742400	265,564	337,042	2263	2263	4.000	0.79
	2250	45	1960200	260,240	337,042	2263	2263	4.500	0.77
	2250	50	2178000	255,568	337,042	2263	2263	5.000	0.76
	2250	55	2395800	251,414	337,042	2263	2263	5.500	0.75
	2250	60	2613600	247,681	337,042	2263	2263	6.000	0.73
	2250	65	2831400	244,296	337,042	2263	2263	6.500	0.72
	2250	70	3049200	241,203	337,042	2263	2263	7.000	0.72

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	446,003	399,504	2264	2264	0.500	1.12
BASE	2250	10	435600	399,504	399,504	2264	2264	1.000	1.00
	2250	15	653400	374,586	399,504	2264	2264	1.500	0.94
	2250	20	871200	357,854	399,504	2264	2264	2.000	0.90
	2250	25	1089000	345,392	399,504	2264	2264	2.500	0.86
	2250	30	1306800	335,533	399,504	2264	2264	3.000	0.84
	2250	35	1524600	327,417	399,504	2264	2264	3.500	0.82
	2250	40	1742400	320,546	399,504	2264	2264	4.000	0.80
	2250	45	1960200	314,605	399,504	2264	2264	4.500	0.79
	2250	50	2178000	309,383	399,504	2264	2264	5.000	0.77
	2250	55	2395800	304,735	399,504	2264	2264	5.500	0.76
	2250	60	2613600	300,552	399,504	2264	2264	6.000	0.75
	2250	65	2831400	296,755	399,504	2264	2264	6.500	0.74
	2250	70	3049200	293,282	399,504	2264	2264	7.000	0.73

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	213,658	183,603	2265	2265	0.500	1.16
BASE	2250	10	435600	183,603	183,603	2265	2265	1.000	1.00
	2250	15	653400	168,022	183,603	2265	2265	1.500	0.92
	2250	20	871200	157,776	183,603	2265	2265	2.000	0.86
	2250	25	1089000	150,260	183,603	2265	2265	2.500	0.82
	2250	30	1306800	144,386	183,603	2265	2265	3.000	0.79
	2250	35	1524600	139,599	183,603	2265	2265	3.500	0.76
	2250	40	1742400	135,581	183,603	2265	2265	4.000	0.74
	2250	45	1960200	132,133	183,603	2265	2265	4.500	0.72
	2250	50	2178000	129,123	183,603	2265	2265	5.000	0.70
	2250	55	2395800	126,459	183,603	2265	2265	5.500	0.69
	2250	60	2613600	124,076	183,603	2265	2265	6.000	0.68
	2250	65	2831400	121,922	183,603	2265	2265	6.500	0.66
	2250	70	3049200	119,962	183,603	2265	2265	7.000	0.65

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	195,721	167,359	2266	2266	0.500	1.17
BASE	2250	10	435600	167,359	167,359	2266	2266	1.000	1.00
	2250	15	653400	152,714	167,359	2266	2266	1.500	0.91
	2250	20	871200	143,108	167,359	2266	2266	2.000	0.86
	2250	25	1089000	136,074	167,359	2266	2266	2.500	0.81
	2250	30	1306800	130,585	167,359	2266	2266	3.000	0.78
	2250	35	1524600	126,117	167,359	2266	2266	3.500	0.75
	2250	40	1742400	122,370	167,359	2266	2266	4.000	0.73
	2250	45	1960200	119,158	167,359	2266	2266	4.500	0.71
	2250	50	2178000	116,356	167,359	2266	2266	5.000	0.70
	2250	55	2395800	113,878	167,359	2266	2266	5.500	0.68
	2250	60	2613600	111,662	167,359	2266	2266	6.000	0.67
	2250	65	2831400	109,661	167,359	2266	2266	6.500	0.66
	2250	70	3049200	107,841	167,359	2266	2266	7.000	0.64

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	204,933	175,691	2267	2267	0.500	1.17
	2250	10	435600	175,691	175,691	2267	2267	1.000	1.00
	2250	15	653400	160,561	175,691	2267	2267	1.500	0.91
	2250	20	871200	150,622	175,691	2267	2267	2.000	0.86
	2250	25	1089000	143,339	175,691	2267	2267	2.500	0.82
	2250	30	1306800	137,651	175,691	2267	2267	3.000	0.78
	2250	35	1524600	133,017	175,691	2267	2267	3.500	0.76
	2250	40	1742400	129,130	175,691	2267	2267	4.000	0.73
	2250	45	1960200	125,796	175,691	2267	2267	4.500	0.72
	2250	50	2178000	122,886	175,691	2267	2267	5.000	0.70
	2250	55	2395800	120,312	175,691	2267	2267	5.500	0.68
	2250	60	2613600	118,009	175,691	2267	2267	6.000	0.67
	2250	65	2831400	115,930	175,691	2267	2267	6.500	0.66
	2250	70	3049200	114,037	175,691	2267	2267	7.000	0.65

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	171,945	145,959	2268	2268	0.500	1.18
	2250	10	435600	145,959	145,959	2268	2268	1.000	1.00
	2250	15	653400	132,619	145,959	2268	2268	1.500	0.91
	2250	20	871200	123,900	145,959	2268	2268	2.000	0.85
	2250	25	1089000	117,534	145,959	2268	2268	2.500	0.81
	2250	30	1306800	112,576	145,959	2268	2268	3.000	0.77
	2250	35	1524600	108,548	145,959	2268	2268	3.500	0.74
	2250	40	1742400	105,175	145,959	2268	2268	4.000	0.72
	2250	45	1960200	102,287	145,959	2268	2268	4.500	0.70
	2250	50	2178000	99,771	145,959	2268	2268	5.000	0.68
	2250	55	2395800	97,548	145,959	2268	2268	5.500	0.67
	2250	60	2613600	95,562	145,959	2268	2268	6.000	0.65
	2250	65	2831400	93,771	145,959	2268	2268	6.500	0.64
	2250	70	3049200	92,143	145,959	2268	2268	7.000	0.63

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	171,945	145,959	2269	2269	0.500	1.18
	2250	10	435600	145,959	145,959	2269	2269	1.000	1.00
	2250	15	653400	132,619	145,959	2269	2269	1.500	0.91
	2250	20	871200	123,900	145,959	2269	2269	2.000	0.85
	2250	25	1089000	117,534	145,959	2269	2269	2.500	0.81
	2250	30	1306800	112,576	145,959	2269	2269	3.000	0.77
	2250	35	1524600	108,548	145,959	2269	2269	3.500	0.74
	2250	40	1742400	105,175	145,959	2269	2269	4.000	0.72
	2250	45	1960200	102,287	145,959	2269	2269	4.500	0.70
	2250	50	2178000	99,771	145,959	2269	2269	5.000	0.68
	2250	55	2395800	97,548	145,959	2269	2269	5.500	0.67
	2250	60	2613600	95,562	145,959	2269	2269	6.000	0.65
	2250	65	2831400	93,771	145,959	2269	2269	6.500	0.64
	2250	70	3049200	92,143	145,959	2269	2269	7.000	0.63

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	171,945	145,959	2270	2270	0.500	1.18
BASE	2250	10	435600	145,959	145,959	2270	2270	1.000	1.00
	2250	15	653400	132,619	145,959	2270	2270	1.500	0.91
	2250	20	871200	123,900	145,959	2270	2270	2.000	0.85
	2250	25	1089000	117,534	145,959	2270	2270	2.500	0.81
	2250	30	1306800	112,576	145,959	2270	2270	3.000	0.77
	2250	35	1524600	108,548	145,959	2270	2270	3.500	0.74
	2250	40	1742400	105,175	145,959	2270	2270	4.000	0.72
	2250	45	1960200	102,287	145,959	2270	2270	4.500	0.70
	2250	50	2178000	99,771	145,959	2270	2270	5.000	0.68
	2250	55	2395800	97,548	145,959	2270	2270	5.500	0.67
	2250	60	2613600	95,562	145,959	2270	2270	6.000	0.65
	2250	65	2831400	93,771	145,959	2270	2270	6.500	0.64
	2250	70	3049200	92,143	145,959	2270	2270	7.000	0.63

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	20.26	16.48	2320	2320	0.250	1.23
	2300	10000	18.28	16.48	2320	2320	0.500	1.11
	2300	15000	17.20	16.48	2320	2320	0.750	1.04
BASE	2300	20000	16.48	16.48	2320	2320	1.000	1.00
	2300	25000	15.94	16.48	2320	2320	1.250	0.97
	2300	40000	14.86	16.48	2320	2320	2.000	0.90
	2300	60000	13.99	16.48	2320	2320	3.000	0.85
	2300	80000	13.40	16.48	2320	2320	4.000	0.81
	2300	100000	12.97	16.48	2320	2320	5.000	0.79
	2300	150000	12.20	16.48	2320	2320	7.500	0.74
	2300	200000	11.69	16.48	2320	2320	10.000	0.71
	2300	250000	11.31	16.48	2320	2320	12.500	0.69
	2300	350000	10.76	16.48	2320	2320	17.500	0.65
	2300	500000	10.20	16.48	2320	2320	25.000	0.62

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	24.16	20.22	2321	2321	0.250	1.19
	2300	10000	22.11	20.22	2321	2321	0.500	1.09
	2300	15000	20.98	20.22	2321	2321	0.750	1.04
BASE	2300	20000	20.22	20.22	2321	2321	1.000	1.00
	2300	25000	19.65	20.22	2321	2321	1.250	0.97
	2300	40000	18.50	20.22	2321	2321	2.000	0.91
	2300	60000	17.56	20.22	2321	2321	3.000	0.87
	2300	80000	16.93	20.22	2321	2321	4.000	0.84
	2300	100000	16.45	20.22	2321	2321	5.000	0.81
	2300	150000	15.61	20.22	2321	2321	7.500	0.77
	2300	200000	15.05	20.22	2321	2321	10.000	0.74
	2300	250000	14.62	20.22	2321	2321	12.500	0.72
	2300	350000	14.00	20.22	2321	2321	17.500	0.69
	2300	500000	13.38	20.22	2321	2321	25.000	0.66

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	25.48	21.51	2322	2322	0.250	1.18
	2300	10000	23.42	21.51	2322	2322	0.500	1.09
	2300	15000	22.28	21.51	2322	2322	0.750	1.04
BASE	2300	20000	21.51	21.51	2322	2322	1.000	1.00
	2300	25000	20.94	21.51	2322	2322	1.250	0.97
	2300	40000	19.77	21.51	2322	2322	2.000	0.92
	2300	60000	18.81	21.51	2322	2322	3.000	0.87
	2300	80000	18.16	21.51	2322	2322	4.000	0.84
	2300	100000	17.67	21.51	2322	2322	5.000	0.82
	2300	150000	16.82	21.51	2322	2322	7.500	0.78
	2300	200000	16.24	21.51	2322	2322	10.000	0.75
	2300	250000	15.80	21.51	2322	2322	12.500	0.73
	2300	350000	15.17	21.51	2322	2322	17.500	0.70
	2300	500000	14.52	21.51	2322	2322	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
	2300	5000	24.45	20.50	2323	2323	0.250	1.19
	2300	10000	22.39	20.50	2323	2323	0.500	1.09
	2300	15000	21.26	20.50	2323	2323	0.750	1.04
BASE	2300	20000	20.50	20.50	2323	2323	1.000	1.00
	2300	25000	19.93	20.50	2323	2323	1.250	0.97
	2300	40000	18.77	20.50	2323	2323	2.000	0.92
	2300	60000	17.83	20.50	2323	2323	3.000	0.87
	2300	80000	17.19	20.50	2323	2323	4.000	0.84
	2300	100000	16.71	20.50	2323	2323	5.000	0.82
	2300	150000	15.87	20.50	2323	2323	7.500	0.77
	2300	200000	15.30	20.50	2323	2323	10.000	0.75
	2300	250000	14.87	20.50	2323	2323	12.500	0.73
	2300	350000	14.25	20.50	2323	2323	17.500	0.70
	2300	500000	13.62	20.50	2323	2323	25.000	0.66

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	27.33	23.34	2324	2324	0.250	1.17
	2300	10000	25.25	23.34	2324	2324	0.500	1.08
	2300	15000	24.11	23.34	2324	2324	0.750	1.03
BASE	2300	20000	23.34	23.34	2324	2324	1.000	1.00
	2300	25000	22.75	23.34	2324	2324	1.250	0.97
	2300	40000	21.56	23.34	2324	2324	2.000	0.92
	2300	60000	20.59	23.34	2324	2324	3.000	0.88
	2300	80000	19.93	23.34	2324	2324	4.000	0.85
	2300	100000	19.43	23.34	2324	2324	5.000	0.83
	2300	150000	18.55	23.34	2324	2324	7.500	0.79
	2300	200000	17.95	23.34	2324	2324	10.000	0.77
	2300	250000	17.50	23.34	2324	2324	12.500	0.75
	2300	350000	16.84	23.34	2324	2324	17.500	0.72
	2300	500000	16.17	23.34	2324	2324	25.000	0.69

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	16.41	12.90	2325	2325	0.250	1.27
	2300	10000	14.55	12.90	2325	2325	0.500	1.13
	2300	15000	13.56	12.90	2325	2325	0.750	1.05
BASE	2300	20000	12.90	12.90	2325	2325	1.000	1.00
	2300	25000	12.41	12.90	2325	2325	1.250	0.96
	2300	40000	11.43	12.90	2325	2325	2.000	0.89
	2300	60000	10.66	12.90	2325	2325	3.000	0.83
	2300	80000	10.14	12.90	2325	2325	4.000	0.79
	2300	100000	9.75	12.90	2325	2325	5.000	0.76
	2300	150000	9.09	12.90	2325	2325	7.500	0.70
	2300	200000	8.64	12.90	2325	2325	10.000	0.67
	2300	250000	8.31	12.90	2325	2325	12.500	0.64
	2300	350000	7.84	12.90	2325	2325	17.500	0.61
	2300	500000	7.37	12.90	2325	2325	25.000	0.57

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	15.44	12.02	2326	2326	0.250	1.29
	2300	10000	13.62	12.02	2326	2326	0.500	1.13
	2300	15000	12.66	12.02	2326	2326	0.750	1.05
BASE	2300	20000	12.02	12.02	2326	2326	1.000	1.00
	2300	25000	11.54	12.02	2326	2326	1.250	0.96
	2300	40000	10.60	12.02	2326	2326	2.000	0.88
	2300	60000	9.85	12.02	2326	2326	3.000	0.82
	2300	80000	9.35	12.02	2326	2326	4.000	0.78
	2300	100000	8.98	12.02	2326	2326	5.000	0.75
	2300	150000	8.35	12.02	2326	2326	7.500	0.69
	2300	200000	7.92	12.02	2326	2326	10.000	0.66
	2300	250000	7.61	12.02	2326	2326	12.500	0.63
	2300	350000	7.16	12.02	2326	2326	17.500	0.60
	2300	500000	6.71	12.02	2326	2326	25.000	0.56

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	15.94	12.47	2327	2327	0.250	1.28
	2300	10000	14.10	12.47	2327	2327	0.500	1.13
	2300	15000	13.12	12.47	2327	2327	0.750	1.05
BASE	2300	20000	12.47	12.47	2327	2327	1.000	1.00
	2300	25000	11.99	12.47	2327	2327	1.250	0.96
	2300	40000	11.03	12.47	2327	2327	2.000	0.88
	2300	60000	10.27	12.47	2327	2327	3.000	0.82
	2300	80000	9.75	12.47	2327	2327	4.000	0.78
	2300	100000	9.38	12.47	2327	2327	5.000	0.75
	2300	150000	8.73	12.47	2327	2327	7.500	0.70
	2300	200000	8.29	12.47	2327	2327	10.000	0.66
	2300	250000	7.97	12.47	2327	2327	12.500	0.64
	2300	350000	7.51	12.47	2327	2327	17.500	0.60
	2300	500000	7.05	12.47	2327	2327	25.000	0.57

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	14.12	10.83	2328	2328	0.250	1.30
	2300	10000	12.36	10.83	2328	2328	0.500	1.14
	2300	15000	11.44	10.83	2328	2328	0.750	1.06
BASE	2300	20000	10.83	10.83	2328	2328	1.000	1.00
	2300	25000	10.37	10.83	2328	2328	1.250	0.96
	2300	40000	9.48	10.83	2328	2328	2.000	0.88
	2300	60000	8.77	10.83	2328	2328	3.000	0.81
	2300	80000	8.30	10.83	2328	2328	4.000	0.77
	2300	100000	7.96	10.83	2328	2328	5.000	0.73
	2300	150000	7.36	10.83	2328	2328	7.500	0.68
	2300	200000	6.97	10.83	2328	2328	10.000	0.64
	2300	250000	6.67	10.83	2328	2328	12.500	0.62
	2300	350000	6.26	10.83	2328	2328	17.500	0.58
	2300	500000	5.85	10.83	2328	2328	25.000	0.54

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	14.12	10.83	2329	2329	0.250	1.30
	2300	10000	12.36	10.83	2329	2329	0.500	1.14
	2300	15000	11.44	10.83	2329	2329	0.750	1.06
BASE	2300	20000	10.83	10.83	2329	2329	1.000	1.00
	2300	25000	10.37	10.83	2329	2329	1.250	0.96
	2300	40000	9.48	10.83	2329	2329	2.000	0.88
	2300	60000	8.77	10.83	2329	2329	3.000	0.81
	2300	80000	8.30	10.83	2329	2329	4.000	0.77
	2300	100000	7.96	10.83	2329	2329	5.000	0.73
	2300	150000	7.36	10.83	2329	2329	7.500	0.68
	2300	200000	6.97	10.83	2329	2329	10.000	0.64
	2300	250000	6.67	10.83	2329	2329	12.500	0.62
	2300	350000	6.26	10.83	2329	2329	17.500	0.58
	2300	500000	5.85	10.83	2329	2329	25.000	0.54

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	14.12	10.83	2330	2330	0.250	1.30
	2300	10000	12.36	10.83	2330	2330	0.500	1.14
	2300	15000	11.44	10.83	2330	2330	0.750	1.06
BASE	2300	20000	10.83	10.83	2330	2330	1.000	1.00
	2300	25000	10.37	10.83	2330	2330	1.250	0.96
	2300	40000	9.48	10.83	2330	2330	2.000	0.88
	2300	60000	8.77	10.83	2330	2330	3.000	0.81
	2300	80000	8.30	10.83	2330	2330	4.000	0.77
	2300	100000	7.96	10.83	2330	2330	5.000	0.73
	2300	150000	7.36	10.83	2330	2330	7.500	0.68
	2300	200000	6.97	10.83	2330	2330	10.000	0.64
	2300	250000	6.67	10.83	2330	2330	12.500	0.62
	2300	350000	6.26	10.83	2330	2330	17.500	0.58
	2300	500000	5.85	10.83	2330	2330	25.000	0.54

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	502,896	453,527	2360	2360	0.500	1.11
BASE	2350	10	435,600	453,527	453,527	2360	2360	1.000	1.00
	2350	15	653,400	426,926	453,527	2360	2360	1.500	0.94
	2350	20	871,200	409,004	453,527	2360	2360	2.000	0.90
	2350	25	1,089,000	395,622	453,527	2360	2360	2.500	0.87
	2350	30	1,306,800	385,014	453,527	2360	2360	3.000	0.85
	2350	35	1,524,600	376,268	453,527	2360	2360	3.500	0.83
	2350	40	1,742,400	368,852	453,527	2360	2360	4.000	0.81
	2350	45	1,960,200	362,432	453,527	2360	2360	4.500	0.80
	2350	50	2,178,000	356,784	453,527	2360	2360	5.000	0.79
	2350	55	2,395,800	351,751	453,527	2360	2360	5.500	0.78
	2350	60	2,613,600	347,217	453,527	2360	2360	6.000	0.77
	2350	65	2,831,400	343,099	453,527	2360	2360	6.500	0.76
	2350	70	3,049,200	339,329	453,527	2360	2360	7.000	0.75

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217800	648,319	593,108	2361	2361	0.500	1.09
BASE	2350	10	435600	593,108	593,108	2361	2361	1.000	1.00
	2350	15	653400	563,018	593,108	2361	2361	1.500	0.95
	2350	20	871200	542,599	593,108	2361	2361	2.000	0.91
	2350	25	1089000	527,273	593,108	2361	2361	2.500	0.89
	2350	30	1306800	515,072	593,108	2361	2361	3.000	0.87
	2350	35	1524600	504,976	593,108	2361	2361	3.500	0.85
	2350	40	1742400	496,392	593,108	2361	2361	4.000	0.84
	2350	45	1960200	488,941	593,108	2361	2361	4.500	0.82
	2350	50	2178000	482,370	593,108	2361	2361	5.000	0.81
	2350	55	2395800	476,503	593,108	2361	2361	5.500	0.80
	2350	60	2613600	471,208	593,108	2361	2361	6.000	0.79
	2350	65	2831400	466,390	593,108	2361	2361	6.500	0.79
	2350	70	3049200	461,973	593,108	2361	2361	7.000	0.78

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	700,069	643,231	2362	2362	0.500	1.09
	2350	10	435600	643,231	643,231	2362	2362	1.000	1.00
	2350	15	653400	612,147	643,231	2362	2362	1.500	0.95
	2350	20	871200	591,008	643,231	2362	2362	2.000	0.92
	2350	25	1089000	575,115	643,231	2362	2362	2.500	0.89
	2350	30	1306800	562,447	643,231	2362	2362	3.000	0.87
	2350	35	1524600	551,955	643,231	2362	2362	3.500	0.86
	2350	40	1742400	543,024	643,231	2362	2362	4.000	0.84
	2350	45	1960200	535,267	643,231	2362	2362	4.500	0.83
	2350	50	2178000	528,422	643,231	2362	2362	5.000	0.82
	2350	55	2395800	522,305	643,231	2362	2362	5.500	0.81
	2350	60	2613600	516,783	643,231	2362	2362	6.000	0.80
	2350	65	2831400	511,754	643,231	2362	2362	6.500	0.80
	2350	70	3049200	507,142	643,231	2362	2362	7.000	0.79

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	659,254	603,682	2363	2363	0.500	1.09
	2350	10	435600	603,682	603,682	2363	2363	1.000	1.00
	2350	15	653400	573,372	603,682	2363	2363	1.500	0.95
	2350	20	871200	552,794	603,682	2363	2363	2.000	0.92
	2350	25	1089000	537,342	603,682	2363	2363	2.500	0.89
	2350	30	1306800	525,039	603,682	2363	2363	3.000	0.87
	2350	35	1524600	514,856	603,682	2363	2363	3.500	0.85
	2350	40	1742400	506,195	603,682	2363	2363	4.000	0.84
	2350	45	1960200	498,677	603,682	2363	2363	4.500	0.83
	2350	50	2178000	492,046	603,682	2363	2363	5.000	0.82
	2350	55	2395800	486,124	603,682	2363	2363	5.500	0.81
	2350	60	2613600	480,780	603,682	2363	2363	6.000	0.80
	2350	65	2831400	475,915	603,682	2363	2363	6.500	0.79
	2350	70	3049200	471,456	603,682	2363	2363	7.000	0.78

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	774,371	715,559	2364	2364	0.500	1.08
	2350	10	435600	715,559	715,559	2364	2364	1.000	1.00
	2350	15	653400	683,250	715,559	2364	2364	1.500	0.95
	2350	20	871200	661,215	715,559	2364	2364	2.000	0.92
	2350	25	1089000	644,613	715,559	2364	2364	2.500	0.90
	2350	30	1306800	631,359	715,559	2364	2364	3.000	0.88
	2350	35	1524600	620,365	715,559	2364	2364	3.500	0.87
	2350	40	1742400	610,997	715,559	2364	2364	4.000	0.85
	2350	45	1960200	602,851	715,559	2364	2364	4.500	0.84
	2350	50	2178000	595,657	715,559	2364	2364	5.000	0.83
	2350	55	2395800	589,222	715,559	2364	2364	5.500	0.82
	2350	60	2613600	583,409	715,559	2364	2364	6.000	0.82
	2350	65	2831400	578,112	715,559	2364	2364	6.500	0.81
	2350	70	3049200	573,250	715,559	2364	2364	7.000	0.80

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	370,964	328,855	2365	2365	0.500	1.13
	2350	10	435600	328,855	328,855	2365	2365	1.000	1.00
	2350	15	653400	306,475	328,855	2365	2365	1.500	0.93
	2350	20	871200	291,526	328,855	2365	2365	2.000	0.89
	2350	25	1089000	280,434	328,855	2365	2365	2.500	0.85
	2350	30	1306800	271,686	328,855	2365	2365	3.000	0.83
	2350	35	1524600	264,503	328,855	2365	2365	3.500	0.80
	2350	40	1742400	258,434	328,855	2365	2365	4.000	0.79
	2350	45	1960200	253,196	328,855	2365	2365	4.500	0.77
	2350	50	2178000	248,601	328,855	2365	2365	5.000	0.76
	2350	55	2395800	244,517	328,855	2365	2365	5.500	0.74
	2350	60	2613600	240,846	328,855	2365	2365	6.000	0.73
	2350	65	2831400	237,518	328,855	2365	2365	6.500	0.72
	2350	70	3049200	234,478	328,855	2365	2365	7.000	0.71

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	339,820	299,760	2366	2366	0.500	1.13
	2350	10	435600	299,760	299,760	2366	2366	1.000	1.00
	2350	15	653400	278,553	299,760	2366	2366	1.500	0.93
	2350	20	871200	264,423	299,760	2366	2366	2.000	0.88
	2350	25	1089000	253,958	299,760	2366	2366	2.500	0.85
	2350	30	1306800	245,716	299,760	2366	2366	3.000	0.82
	2350	35	1524600	238,956	299,760	2366	2366	3.500	0.80
	2350	40	1742400	233,251	299,760	2366	2366	4.000	0.78
	2350	45	1960200	228,332	299,760	2366	2366	4.500	0.76
	2350	50	2178000	224,020	299,760	2366	2366	5.000	0.75
	2350	55	2395800	220,189	299,760	2366	2366	5.500	0.73
	2350	60	2613600	216,749	299,760	2366	2366	6.000	0.72
	2350	65	2831400	213,633	299,760	2366	2366	6.500	0.71
	2350	70	3049200	210,787	299,760	2366	2366	7.000	0.70

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	355,814	314,684	2367	2367	0.500	1.13
	2350	10	435600	314,684	314,684	2367	2367	1.000	1.00
	2350	15	653400	292,865	314,684	2367	2367	1.500	0.93
	2350	20	871200	278,308	314,684	2367	2367	2.000	0.88
	2350	25	1089000	267,517	314,684	2367	2367	2.500	0.85
	2350	30	1306800	259,011	314,684	2367	2367	3.000	0.82
	2350	35	1524600	252,031	314,684	2367	2367	3.500	0.80
	2350	40	1742400	246,137	314,684	2367	2367	4.000	0.78
	2350	45	1960200	241,053	314,684	2367	2367	4.500	0.77
	2350	50	2178000	236,593	314,684	2367	2367	5.000	0.75
	2350	55	2395800	232,631	314,684	2367	2367	5.500	0.74
	2350	60	2613600	229,071	314,684	2367	2367	6.000	0.73
	2350	65	2831400	225,844	314,684	2367	2367	6.500	0.72
	2350	70	3049200	222,898	314,684	2367	2367	7.000	0.71

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217800	298,540	261,430	2368	2368	0.500	1.14
BASE	2350	10	435600	261,430	261,430	2368	2368	1.000	1.00
	2350	15	653400	241,899	261,430	2368	2368	1.500	0.93
	2350	20	871200	228,933	261,430	2368	2368	2.000	0.88
	2350	25	1089000	219,356	261,430	2368	2368	2.500	0.84
	2350	30	1306800	211,830	261,430	2368	2368	3.000	0.81
	2350	35	1524600	205,668	261,430	2368	2368	3.500	0.79
	2350	40	1742400	200,475	261,430	2368	2368	4.000	0.77
	2350	45	1960200	196,004	261,430	2368	2368	4.500	0.75
	2350	50	2178000	192,089	261,430	2368	2368	5.000	0.73
	2350	55	2395800	188,615	261,430	2368	2368	5.500	0.72
	2350	60	2613600	185,498	261,430	2368	2368	6.000	0.71
	2350	65	2831400	182,676	261,430	2368	2368	6.500	0.70
	2350	70	3049200	180,102	261,430	2368	2368	7.000	0.69

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217800	298,540	261,430	2369	2369	0.500	1.14
BASE	2350	10	435600	261,430	261,430	2369	2369	1.000	1.00
	2350	15	653400	241,899	261,430	2369	2369	1.500	0.93
	2350	20	871200	228,933	261,430	2369	2369	2.000	0.88
	2350	25	1089000	219,356	261,430	2369	2369	2.500	0.84
	2350	30	1306800	211,830	261,430	2369	2369	3.000	0.81
	2350	35	1524600	205,668	261,430	2369	2369	3.500	0.79
	2350	40	1742400	200,475	261,430	2369	2369	4.000	0.77
	2350	45	1960200	196,004	261,430	2369	2369	4.500	0.75
	2350	50	2178000	192,089	261,430	2369	2369	5.000	0.73
	2350	55	2395800	188,615	261,430	2369	2369	5.500	0.72
	2350	60	2613600	185,498	261,430	2369	2369	6.000	0.71
	2350	65	2831400	182,676	261,430	2369	2369	6.500	0.70
	2350	70	3049200	180,102	261,430	2369	2369	7.000	0.69

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217800	298,540	261,430	2370	2370	0.500	1.14
BASE	2350	10	435600	261,430	261,430	2370	2370	1.000	1.00
	2350	15	653400	241,899	261,430	2370	2370	1.500	0.93
	2350	20	871200	228,933	261,430	2370	2370	2.000	0.88
	2350	25	1089000	219,356	261,430	2370	2370	2.500	0.84
	2350	30	1306800	211,830	261,430	2370	2370	3.000	0.81
	2350	35	1524600	205,668	261,430	2370	2370	3.500	0.79
	2350	40	1742400	200,475	261,430	2370	2370	4.000	0.77
	2350	45	1960200	196,004	261,430	2370	2370	4.500	0.75
	2350	50	2178000	192,089	261,430	2370	2370	5.000	0.73
	2350	55	2395800	188,615	261,430	2370	2370	5.500	0.72
	2350	60	2613600	185,498	261,430	2370	2370	6.000	0.71
	2350	65	2831400	182,676	261,430	2370	2370	6.500	0.70
	2350	70	3049200	180,102	261,430	2370	2370	7.000	0.69

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	50.84	18.39	1920	1920	0.250	2.76
	1900	10000	29.20	18.39	1920	1920	0.500	1.59
	1900	15000	21.99	18.39	1920	1920	0.750	1.20
BASE	1900	20000	18.39	18.39	1920	1920	1.000	1.00
	1900	25000	16.22	18.39	1920	1920	1.250	0.88
	1900	40000	12.98	18.39	1920	1920	2.000	0.71
	1900	60000	11.18	18.39	1920	1920	3.000	0.61
	1900	80000	10.27	18.39	1920	1920	4.000	0.56
	1900	100000	9.73	18.39	1920	1920	5.000	0.53
	1900	150000	9.01	18.39	1920	1920	7.500	0.49
	1900	200000	8.65	18.39	1920	1920	10.000	0.47
	1900	250000	8.44	18.39	1920	1920	12.500	0.46
	1900	350000	8.19	18.39	1920	1920	17.500	0.45
	1900	500000	8.00	18.39	1920	1920	25.000	0.44

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	50.84	18.39	1921	1921	0.250	2.76
	1900	10000	29.20	18.39	1921	1921	0.500	1.59
	1900	15000	21.99	18.39	1921	1921	0.750	1.20
BASE	1900	20000	18.39	18.39	1921	1921	1.000	1.00
	1900	25000	16.22	18.39	1921	1921	1.250	0.88
	1900	40000	12.98	18.39	1921	1921	2.000	0.71
	1900	60000	11.18	18.39	1921	1921	3.000	0.61
	1900	80000	10.27	18.39	1921	1921	4.000	0.56
	1900	100000	9.73	18.39	1921	1921	5.000	0.53
	1900	150000	9.01	18.39	1921	1921	7.500	0.49
	1900	200000	8.65	18.39	1921	1921	10.000	0.47
	1900	250000	8.44	18.39	1921	1921	12.500	0.46
	1900	350000	8.19	18.39	1921	1921	17.500	0.45
	1900	500000	8.00	18.39	1921	1921	25.000	0.44

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	49.62	17.17	1922	1922	0.250	2.89
	1900	10000	27.98	17.17	1922	1922	0.500	1.63
	1900	15000	20.77	17.17	1922	1922	0.750	1.21
BASE	1900	20000	17.17	17.17	1922	1922	1.000	1.00
	1900	25000	15.00	17.17	1922	1922	1.250	0.87
	1900	40000	11.76	17.17	1922	1922	2.000	0.68
	1900	60000	9.96	17.17	1922	1922	3.000	0.58
	1900	80000	9.05	17.17	1922	1922	4.000	0.53
	1900	100000	8.51	17.17	1922	1922	5.000	0.50
	1900	150000	7.79	17.17	1922	1922	7.500	0.45
	1900	200000	7.43	17.17	1922	1922	10.000	0.43
	1900	250000	7.22	17.17	1922	1922	12.500	0.42
	1900	350000	6.97	17.17	1922	1922	17.500	0.41
	1900	500000	6.78	17.17	1922	1922	25.000	0.40

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	49.81	17.36	1923	1923	0.250	2.87
	1900	10000	28.17	17.36	1923	1923	0.500	1.62
	1900	15000	20.96	17.36	1923	1923	0.750	1.21
BASE	1900	20000	17.36	17.36	1923	1923	1.000	1.00
	1900	25000	15.19	17.36	1923	1923	1.250	0.88
	1900	40000	11.95	17.36	1923	1923	2.000	0.69
	1900	60000	10.15	17.36	1923	1923	3.000	0.58
	1900	80000	9.24	17.36	1923	1923	4.000	0.53
	1900	100000	8.70	17.36	1923	1923	5.000	0.50
	1900	150000	7.98	17.36	1923	1923	7.500	0.46
	1900	200000	7.62	17.36	1923	1923	10.000	0.44
	1900	250000	7.41	17.36	1923	1923	12.500	0.43
	1900	350000	7.16	17.36	1923	1923	17.500	0.41
	1900	500000	6.97	17.36	1923	1923	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
	1900	5000	50.84	18.39	1924	1924	0.250	2.76
	1900	10000	29.20	18.39	1924	1924	0.500	1.59
	1900	15000	21.99	18.39	1924	1924	0.750	1.20
BASE	1900	20000	18.39	18.39	1924	1924	1.000	1.00
	1900	25000	16.22	18.39	1924	1924	1.250	0.88
	1900	40000	12.98	18.39	1924	1924	2.000	0.71
	1900	60000	11.18	18.39	1924	1924	3.000	0.61
	1900	80000	10.27	18.39	1924	1924	4.000	0.56
	1900	100000	9.73	18.39	1924	1924	5.000	0.53
	1900	150000	9.01	18.39	1924	1924	7.500	0.49
	1900	200000	8.65	18.39	1924	1924	10.000	0.47
	1900	250000	8.44	18.39	1924	1924	12.500	0.46
	1900	350000	8.19	18.39	1924	1924	17.500	0.45
	1900	500000	8.00	18.39	1924	1924	25.000	0.44

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	45.93	13.48	1925	1925	0.250	3.41
	1900	10000	24.29	13.48	1925	1925	0.500	1.80
	1900	15000	17.08	13.48	1925	1925	0.750	1.27
BASE	1900	20000	13.48	13.48	1925	1925	1.000	1.00
	1900	25000	11.31	13.48	1925	1925	1.250	0.84
	1900	40000	8.07	13.48	1925	1925	2.000	0.60
	1900	60000	6.27	13.48	1925	1925	3.000	0.46
	1900	80000	5.36	13.48	1925	1925	4.000	0.40
	1900	100000	4.82	13.48	1925	1925	5.000	0.36
	1900	150000	4.10	13.48	1925	1925	7.500	0.30
	1900	200000	3.74	13.48	1925	1925	10.000	0.28
	1900	250000	3.53	13.48	1925	1925	12.500	0.26
	1900	350000	3.28	13.48	1925	1925	17.500	0.24
	1900	500000	3.09	13.48	1925	1925	25.000	0.23

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	45.12	12.67	1926	1926	0.250	3.56
	1900	10000	23.48	12.67	1926	1926	0.500	1.85
	1900	15000	16.27	12.67	1926	1926	0.750	1.28
BASE	1900	20000	12.67	12.67	1926	1926	1.000	1.00
	1900	25000	10.50	12.67	1926	1926	1.250	0.83
	1900	40000	7.26	12.67	1926	1926	2.000	0.57
	1900	60000	5.46	12.67	1926	1926	3.000	0.43
	1900	80000	4.55	12.67	1926	1926	4.000	0.36
	1900	100000	4.01	12.67	1926	1926	5.000	0.32
	1900	150000	3.29	12.67	1926	1926	7.500	0.26
	1900	200000	2.93	12.67	1926	1926	10.000	0.23
	1900	250000	2.72	12.67	1926	1926	12.500	0.21
	1900	350000	2.47	12.67	1926	1926	17.500	0.19
	1900	500000	2.28	12.67	1926	1926	25.000	0.18

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	50.84	18.39	1927	1927	0.250	2.76
	1900	10000	29.20	18.39	1927	1927	0.500	1.59
	1900	15000	21.99	18.39	1927	1927	0.750	1.20
BASE	1900	20000	18.39	18.39	1927	1927	1.000	1.00
	1900	25000	16.22	18.39	1927	1927	1.250	0.88
	1900	40000	12.98	18.39	1927	1927	2.000	0.71
	1900	60000	11.18	18.39	1927	1927	3.000	0.61
	1900	80000	10.27	18.39	1927	1927	4.000	0.56
	1900	100000	9.73	18.39	1927	1927	5.000	0.53
	1900	150000	9.01	18.39	1927	1927	7.500	0.49
	1900	200000	8.65	18.39	1927	1927	10.000	0.47
	1900	250000	8.44	18.39	1927	1927	12.500	0.46
	1900	350000	8.19	18.39	1927	1927	17.500	0.45
	1900	500000	8.00	18.39	1927	1927	25.000	0.44

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	49.38	16.93	1928	1928	0.250	2.92
	1900	10000	27.74	16.93	1928	1928	0.500	1.64
	1900	15000	20.53	16.93	1928	1928	0.750	1.21
BASE	1900	20000	16.93	16.93	1928	1928	1.000	1.00
	1900	25000	14.76	16.93	1928	1928	1.250	0.87
	1900	40000	11.52	16.93	1928	1928	2.000	0.68
	1900	60000	9.72	16.93	1928	1928	3.000	0.57
	1900	80000	8.81	16.93	1928	1928	4.000	0.52
	1900	100000	8.27	16.93	1928	1928	5.000	0.49
	1900	150000	7.55	16.93	1928	1928	7.500	0.45
	1900	200000	7.19	16.93	1928	1928	10.000	0.42
	1900	250000	6.98	16.93	1928	1928	12.500	0.41
	1900	350000	6.73	16.93	1928	1928	17.500	0.40
	1900	500000	6.54	16.93	1928	1928	25.000	0.39

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	47.32	14.87	1929	1929	0.250	3.18
	1900	10000	25.68	14.87	1929	1929	0.500	1.73
	1900	15000	18.47	14.87	1929	1929	0.750	1.24
BASE	1900	20000	14.87	14.87	1929	1929	1.000	1.00
	1900	25000	12.70	14.87	1929	1929	1.250	0.85
	1900	40000	9.46	14.87	1929	1929	2.000	0.64
	1900	60000	7.66	14.87	1929	1929	3.000	0.51
	1900	80000	6.75	14.87	1929	1929	4.000	0.45
	1900	100000	6.21	14.87	1929	1929	5.000	0.42
	1900	150000	5.49	14.87	1929	1929	7.500	0.37
	1900	200000	5.13	14.87	1929	1929	10.000	0.35
	1900	250000	4.92	14.87	1929	1929	12.500	0.33
	1900	350000	4.67	14.87	1929	1929	17.500	0.31
	1900	500000	4.48	14.87	1929	1929	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
	1900	5000	47.32	14.87	1930	1930	0.250	3.18
	1900	10000	25.68	14.87	1930	1930	0.500	1.73
	1900	15000	18.47	14.87	1930	1930	0.750	1.24
BASE	1900	20000	14.87	14.87	1930	1930	1.000	1.00
	1900	25000	12.70	14.87	1930	1930	1.250	0.85
	1900	40000	9.46	14.87	1930	1930	2.000	0.64
	1900	60000	7.66	14.87	1930	1930	3.000	0.51
	1900	80000	6.75	14.87	1930	1930	4.000	0.45
	1900	100000	6.21	14.87	1930	1930	5.000	0.42
	1900	150000	5.49	14.87	1930	1930	7.500	0.37
	1900	200000	5.13	14.87	1930	1930	10.000	0.35
	1900	250000	4.92	14.87	1930	1930	12.500	0.33
	1900	350000	4.67	14.87	1930	1930	17.500	0.31
	1900	500000	4.48	14.87	1930	1930	25.000	0.30

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	373,016	351,383	9120	1920	0.500	1.06
BASE	1930	10	435,600	351,383	351,383	9120	1920	1.000	1.00
	1930	15	653,400	344,172	351,383	9120	1920	1.500	0.98
	1930	20	871,200	340,566	351,383	9120	1920	2.000	0.97
	1930	25	1,089,000	338,403	351,383	9120	1920	2.500	0.96
	1930	30	1,306,800	336,960	351,383	9120	1920	3.000	0.96
	1930	35	1,524,600	335,930	351,383	9120	1920	3.500	0.96
	1930	40	1,742,400	335,158	351,383	9120	1920	4.000	0.95
	1930	45	1,960,200	334,557	351,383	9120	1920	4.500	0.95
	1930	50	2,178,000	334,076	351,383	9120	1920	5.000	0.95
	1930	55	2,395,800	333,683	351,383	9120	1920	5.500	0.95
	1930	60	2,613,600	333,355	351,383	9120	1920	6.000	0.95
	1930	65	2,831,400	333,077	351,383	9120	1920	6.500	0.95
	1930	70	3,049,200	332,840	351,383	9120	1920	7.000	0.95

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	1930	5	217800	373,016	351,383	9121	1921	0.500	1.06
BASE	1930	10	435600	351,383	351,383	9121	1921	1.000	1.00
	1930	15	653400	344,172	351,383	9121	1921	1.500	0.98
	1930	20	871200	340,566	351,383	9121	1921	2.000	0.97
	1930	25	1089000	338,403	351,383	9121	1921	2.500	0.96
	1930	30	1306800	336,960	351,383	9121	1921	3.000	0.96
	1930	35	1524600	335,930	351,383	9121	1921	3.500	0.96
	1930	40	1742400	335,158	351,383	9121	1921	4.000	0.95
	1930	45	1960200	334,557	351,383	9121	1921	4.500	0.95
	1930	50	2178000	334,076	351,383	9121	1921	5.000	0.95
	1930	55	2395800	333,683	351,383	9121	1921	5.500	0.95
	1930	60	2613600	333,355	351,383	9121	1921	6.000	0.95
	1930	65	2831400	333,077	351,383	9121	1921	6.500	0.95
	1930	70	3049200	332,840	351,383	9121	1921	7.000	0.95

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	1930	5	217800	319,873	298,240	9122	1922	0.500	1.07
BASE	1930	10	435600	298,240	298,240	9122	1922	1.000	1.00
	1930	15	653400	291,028	298,240	9122	1922	1.500	0.98
	1930	20	871200	287,423	298,240	9122	1922	2.000	0.96
	1930	25	1089000	285,259	298,240	9122	1922	2.500	0.96
	1930	30	1306800	283,817	298,240	9122	1922	3.000	0.95
	1930	35	1524600	282,787	298,240	9122	1922	3.500	0.95
	1930	40	1742400	282,014	298,240	9122	1922	4.000	0.95
	1930	45	1960200	281,413	298,240	9122	1922	4.500	0.94
	1930	50	2178000	280,933	298,240	9122	1922	5.000	0.94
	1930	55	2395800	280,539	298,240	9122	1922	5.500	0.94
	1930	60	2613600	280,212	298,240	9122	1922	6.000	0.94
	1930	65	2831400	279,934	298,240	9122	1922	6.500	0.94
	1930	70	3049200	279,697	298,240	9122	1922	7.000	0.94

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	1930	5	217800	328,150	306,516	9123	1923	0.500	1.07
BASE	1930	10	435600	306,516	306,516	9123	1923	1.000	1.00
	1930	15	653400	299,305	306,516	9123	1923	1.500	0.98
	1930	20	871200	295,699	306,516	9123	1923	2.000	0.96
	1930	25	1089000	293,536	306,516	9123	1923	2.500	0.96
	1930	30	1306800	292,094	306,516	9123	1923	3.000	0.95
	1930	35	1524600	291,063	306,516	9123	1923	3.500	0.95
	1930	40	1742400	290,291	306,516	9123	1923	4.000	0.95
	1930	45	1960200	289,690	306,516	9123	1923	4.500	0.95
	1930	50	2178000	289,209	306,516	9123	1923	5.000	0.94
	1930	55	2395800	288,816	306,516	9123	1923	5.500	0.94
	1930	60	2613600	288,488	306,516	9123	1923	6.000	0.94
	1930	65	2831400	288,211	306,516	9123	1923	6.500	0.94
	1930	70	3049200	287,973	306,516	9123	1923	7.000	0.94

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	373,016	351,383	9124	1924	0.500	1.06
	1930	10	435600	351,383	351,383	9124	1924	1.000	1.00
	1930	15	653400	344,172	351,383	9124	1924	1.500	0.98
	1930	20	871200	340,566	351,383	9124	1924	2.000	0.97
	1930	25	1089000	338,403	351,383	9124	1924	2.500	0.96
	1930	30	1306800	336,960	351,383	9124	1924	3.000	0.96
	1930	35	1524600	335,930	351,383	9124	1924	3.500	0.96
	1930	40	1742400	335,158	351,383	9124	1924	4.000	0.95
	1930	45	1960200	334,557	351,383	9124	1924	4.500	0.95
	1930	50	2178000	334,076	351,383	9124	1924	5.000	0.95
	1930	55	2395800	333,683	351,383	9124	1924	5.500	0.95
	1930	60	2613600	333,355	351,383	9124	1924	6.000	0.95
	1930	65	2831400	333,077	351,383	9124	1924	6.500	0.95
	1930	70	3049200	332,840	351,383	9124	1924	7.000	0.95

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	159,137	137,503	9125	1925	0.500	1.16
	1930	10	435600	137,503	137,503	9125	1925	1.000	1.00
	1930	15	653400	130,292	137,503	9125	1925	1.500	0.95
	1930	20	871200	126,686	137,503	9125	1925	2.000	0.92
	1930	25	1089000	124,523	137,503	9125	1925	2.500	0.91
	1930	30	1306800	123,081	137,503	9125	1925	3.000	0.90
	1930	35	1524600	122,051	137,503	9125	1925	3.500	0.89
	1930	40	1742400	121,278	137,503	9125	1925	4.000	0.88
	1930	45	1960200	120,677	137,503	9125	1925	4.500	0.88
	1930	50	2178000	120,196	137,503	9125	1925	5.000	0.87
	1930	55	2395800	119,803	137,503	9125	1925	5.500	0.87
	1930	60	2613600	119,475	137,503	9125	1925	6.000	0.87
	1930	65	2831400	119,198	137,503	9125	1925	6.500	0.87
	1930	70	3049200	118,960	137,503	9125	1925	7.000	0.87

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	123,853	102,220	9126	1926	0.500	1.21
	1930	10	435600	102,220	102,220	9126	1926	1.000	1.00
	1930	15	653400	95,008	102,220	9126	1926	1.500	0.93
	1930	20	871200	91,403	102,220	9126	1926	2.000	0.89
	1930	25	1089000	89,239	102,220	9126	1926	2.500	0.87
	1930	30	1306800	87,797	102,220	9126	1926	3.000	0.86
	1930	35	1524600	86,767	102,220	9126	1926	3.500	0.85
	1930	40	1742400	85,994	102,220	9126	1926	4.000	0.84
	1930	45	1960200	85,393	102,220	9126	1926	4.500	0.84
	1930	50	2178000	84,913	102,220	9126	1926	5.000	0.83
	1930	55	2395800	84,519	102,220	9126	1926	5.500	0.83
	1930	60	2613600	84,192	102,220	9126	1926	6.000	0.82
	1930	65	2831400	83,914	102,220	9126	1926	6.500	0.82
	1930	70	3049200	83,677	102,220	9126	1926	7.000	0.82

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	373,016	351,383	9127	1927	0.50	1.06
	1930	10	435600	351,383	351,383	9127	1927	1.00	1.00
	1930	15	653400	344,172	351,383	9127	1927	1.50	0.98
	1930	20	871200	340,566	351,383	9127	1927	2.00	0.97
	1930	25	1089000	338,403	351,383	9127	1927	2.50	0.96
	1930	30	1306800	336,960	351,383	9127	1927	3.00	0.96
	1930	35	1524600	335,930	351,383	9127	1927	3.50	0.96
	1930	40	1742400	335,158	351,383	9127	1927	4.00	0.95
	1930	45	1960200	334,557	351,383	9127	1927	4.50	0.95
	1930	50	2178000	334,076	351,383	9127	1927	5.00	0.95
	1930	55	2395800	333,683	351,383	9127	1927	5.50	0.95
	1930	60	2613600	333,355	351,383	9127	1927	6.00	0.95
	1930	65	2831400	333,077	351,383	9127	1927	6.50	0.95
	1930	70	3049200	332,840	351,383	9127	1927	7.00	0.95

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	309,419	287,785	9128	1928	0.500	1.08
	1930	10	435600	287,785	287,785	9128	1928	1.000	1.00
	1930	15	653400	280,574	287,785	9128	1928	1.500	0.97
	1930	20	871200	276,968	287,785	9128	1928	2.000	0.96
	1930	25	1089000	274,805	287,785	9128	1928	2.500	0.95
	1930	30	1306800	273,363	287,785	9128	1928	3.000	0.95
	1930	35	1524600	272,333	287,785	9128	1928	3.500	0.95
	1930	40	1742400	271,560	287,785	9128	1928	4.000	0.94
	1930	45	1960200	270,959	287,785	9128	1928	4.500	0.94
	1930	50	2178000	270,478	287,785	9128	1928	5.000	0.94
	1930	55	2395800	270,085	287,785	9128	1928	5.500	0.94
	1930	60	2613600	269,757	287,785	9128	1928	6.000	0.94
	1930	65	2831400	269,480	287,785	9128	1928	6.500	0.94
	1930	70	3049200	269,242	287,785	9128	1928	7.000	0.94

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	219,685	198,052	9129	1929	0.500	1.11
	1930	10	435600	198,052	198,052	9129	1929	1.000	1.00
	1930	15	653400	190,840	198,052	9129	1929	1.500	0.96
	1930	20	871200	187,235	198,052	9129	1929	2.000	0.95
	1930	25	1089000	185,071	198,052	9129	1929	2.500	0.93
	1930	30	1306800	183,629	198,052	9129	1929	3.000	0.93
	1930	35	1524600	182,599	198,052	9129	1929	3.500	0.92
	1930	40	1742400	181,826	198,052	9129	1929	4.000	0.92
	1930	45	1960200	181,225	198,052	9129	1929	4.500	0.92
	1930	50	2178000	180,745	198,052	9129	1929	5.000	0.91
	1930	55	2395800	180,351	198,052	9129	1929	5.500	0.91
	1930	60	2613600	180,024	198,052	9129	1929	6.000	0.91
	1930	65	2831400	179,746	198,052	9129	1929	6.500	0.91
	1930	70	3049200	179,509	198,052	9129	1929	7.000	0.91

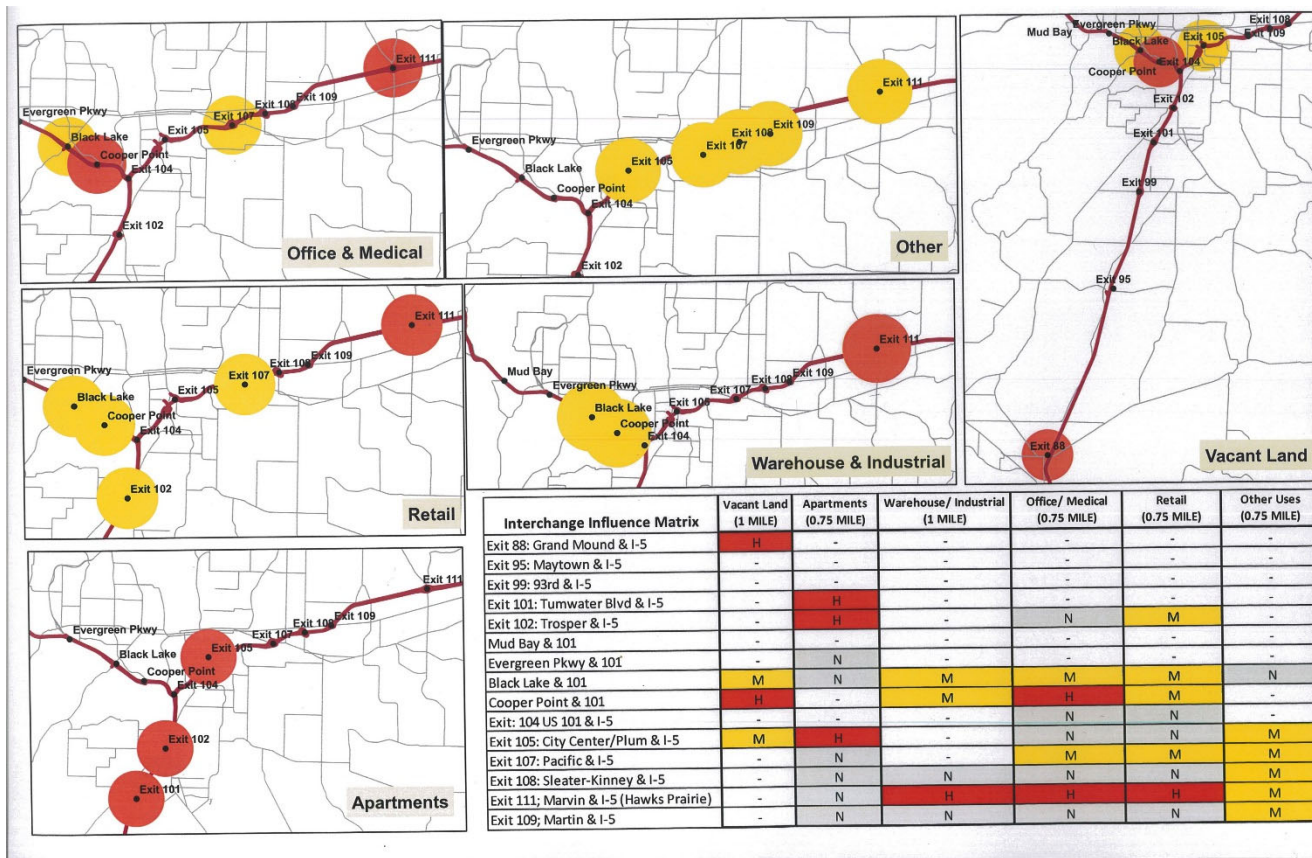
Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	1930	5	217800	219,685	198,052	9130	1930	0.500	1.11
BASE	1930	10	435600	198,052	198,052	9130	1930	1.000	1.00
	1930	15	653400	190,840	198,052	9130	1930	1.500	0.96
	1930	20	871200	187,235	198,052	9130	1930	2.000	0.95
	1930	25	1089000	185,071	198,052	9130	1930	2.500	0.93
	1930	30	1306800	183,629	198,052	9130	1930	3.000	0.93
	1930	35	1524600	182,599	198,052	9130	1930	3.500	0.92
	1930	40	1742400	181,826	198,052	9130	1930	4.000	0.92
	1930	45	1960200	181,225	198,052	9130	1930	4.500	0.92
	1930	50	2178000	180,745	198,052	9130	1930	5.000	0.91
	1930	55	2395800	180,351	198,052	9130	1930	5.500	0.91
	1930	60	2613600	180,024	198,052	9130	1930	6.000	0.91
	1930	65	2831400	179,746	198,052	9130	1930	6.500	0.91
	1930	70	3049200	179,509	198,052	9130	1930	7.000	0.91

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.

2023 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	85	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	65		
LN_PS	80		
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	0		
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:

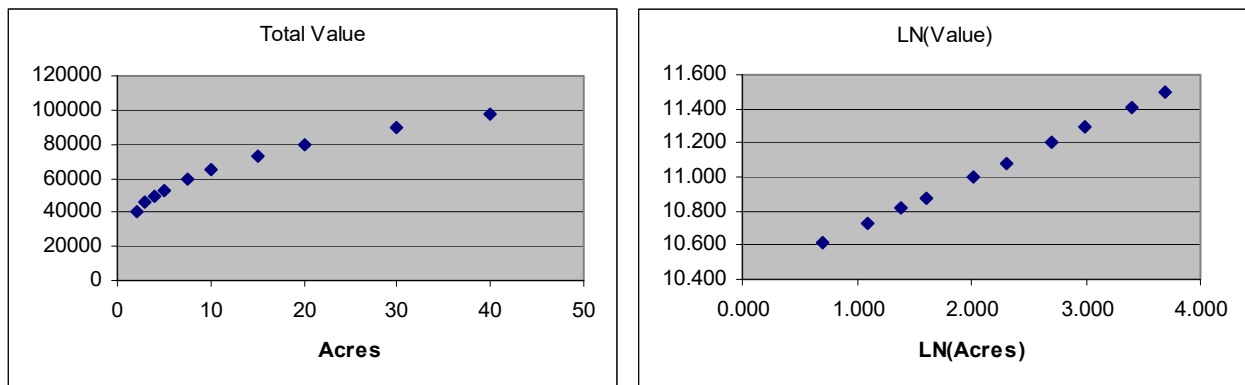
- Data definitions and standards have been developed to ensure our data is as complete and accurate as possible.
- A procedure has been established to ensure sales are properly verified.
- Annual training is conducted to remind appraisers of the standard that have been developed.

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.

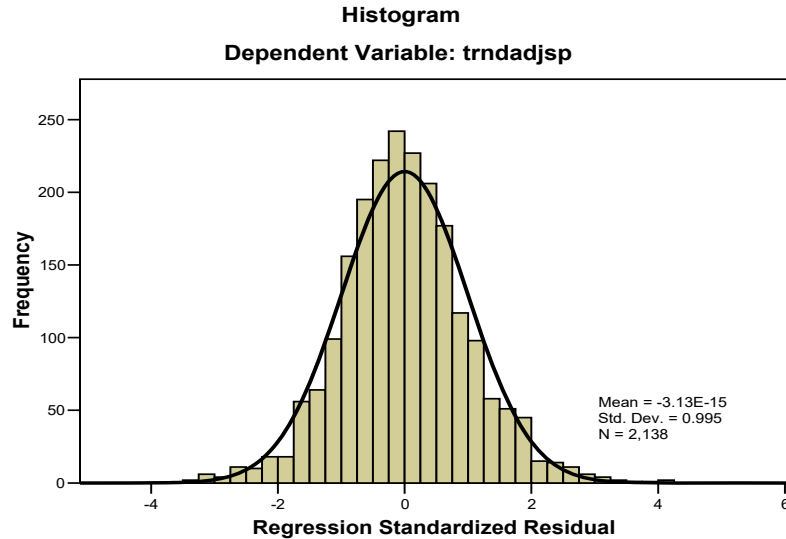
No Correlation between Independent Variables:

- 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.

