
Commercial Revaluation Report

2023 Mass Appraisal for 2024 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 present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have performed no 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 (extended to December 31, 2023)*.
- 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:

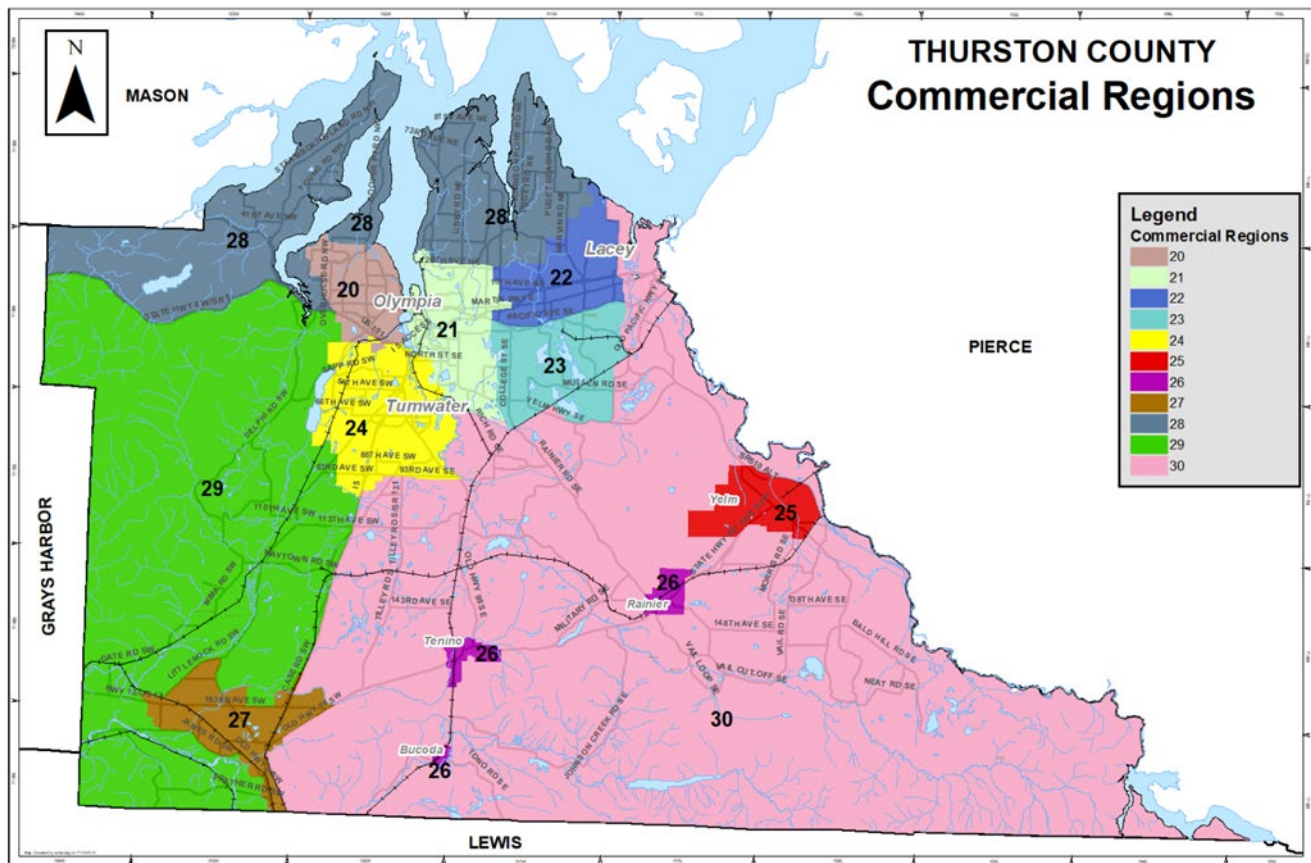
Physical Inspection Team: 057, Commercial Appraiser

Sales Validation: 002, Appraiser Analyst
057, Commercial Appraiser
080, Appraiser Supervisor

Analysis and Model Building: 002, Appraiser Analyst
057, Commercial Appraiser
080, Appraiser Supervisor

Final Review: 080, Appraiser Supervisor

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	991	parcels
Region 21	Central, East, and South Olympia	2,420	parcels
Region 22	North and East Lacey	1,325	parcels
Region 23	South and Southeast Lacey	990	parcels
Region 24	Tumwater	1,957	parcels
Region 25	Yelm	519	parcels
Region 26	Bucoda, Rainier, and Tenino	307	parcels
Region 27	Grand Mound and Rochester	435	parcels
Region 28	Rural North County	476	parcels
Region 29	Little Rock and Rural Southwest County	181	parcels
Region 30	Rural East and Southeast County	821	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, 2023

Ratio Statistics for New_Total / Sale_Price2

Group	N	Mean	Median	Weighted Mean	Average Absolute Deviation	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
20	79	.962	.982	.755	.236	1.274	.240	30.4%
21	158	1.020	.994	.887	.274	1.149	.275	36.0%
22	112	1.044	.993	.800	.272	1.306	.274	44.8%
23	43	.850	.856	.837	.149	1.016	.174	22.9%
24	144	1.012	.997	.845	.255	1.197	.256	31.0%
25	42	1.134	1.100	1.024	.264	1.107	.240	29.6%
26	22	.928	.938	.699	.330	1.328	.352	45.8%
27	32	.910	1.016	.849	.421	1.071	.414	54.4%
28	14	.900	.930	.750	.298	1.200	.320	41.3%
29	6	.889	.805	.798	.204	1.115	.253	33.3%
30	14	.888	.909	.619	.337	1.435	.371	46.4%
Overall	666	.997	.973	.824	.272	1.210	.280	37.1%

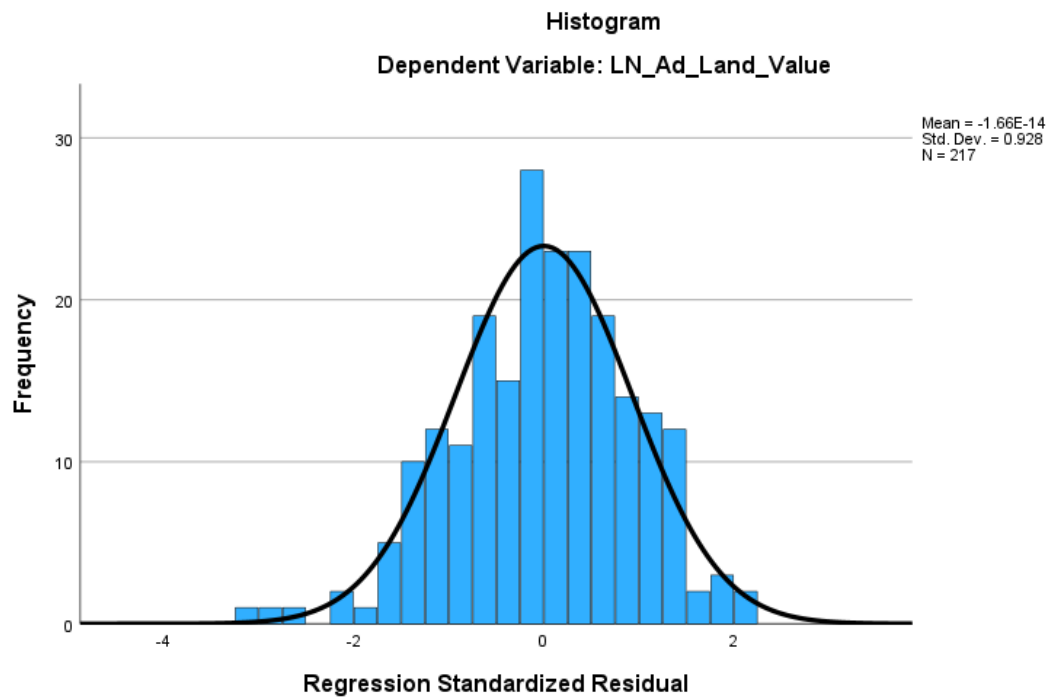
The overall sales ratios show a high level of uniformity and accuracy. By region, they are evenly distributed throughout most of the county. With fewer sales, each sale has a much greater effect on the overall statistics. As with the sales ratios, most of the price related differentials and coefficients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

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

Ratio Statistics for New_Total / Sale_Price2

Group	N	Mean	Median	Weighted Mean	Average Absolute Deviation	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
APT	129	.815	.810	.751	.243	1.085	.300	41.8%
IND	13	.952	1.046	.630	.247	1.512	.236	33.8%
MED	29	1.118	1.149	.939	.219	1.191	.191	26.7%
OFF	168	1.199	1.192	1.182	.235	1.014	.197	30.3%
PRK	16	.838	.694	.535	.304	1.565	.437	46.7%
RST	37	.906	.880	.840	.249	1.078	.283	36.3%
RTL	191	.977	.944	.841	.251	1.162	.266	36.1%
SRV	5	1.299	1.434	1.103	.329	1.177	.230	32.7%
WHS	78	.928	.936	.812	.239	1.142	.256	31.8%
Overall	666	.997	.973	.824	.272	1.210	.280	37.1%

The sales ratios are evenly distributed across most property types for improved properties, 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 2023 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/Black Lake
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 has 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, except for 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 2024. 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, 2023.

This report was completed May 19, 2023.

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 based on 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 Retail, Restaurants, Service and Hospital property types occurred during the Fall of 2022 and Winter/Spring of 2023.

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 necessarily represent the market value assessors are statutorily required to determine. Washington State law defines

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

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 using 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 excluded from the Marshall & Swift® base rates into the estimated land values. Any additional value attributed to

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,

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.

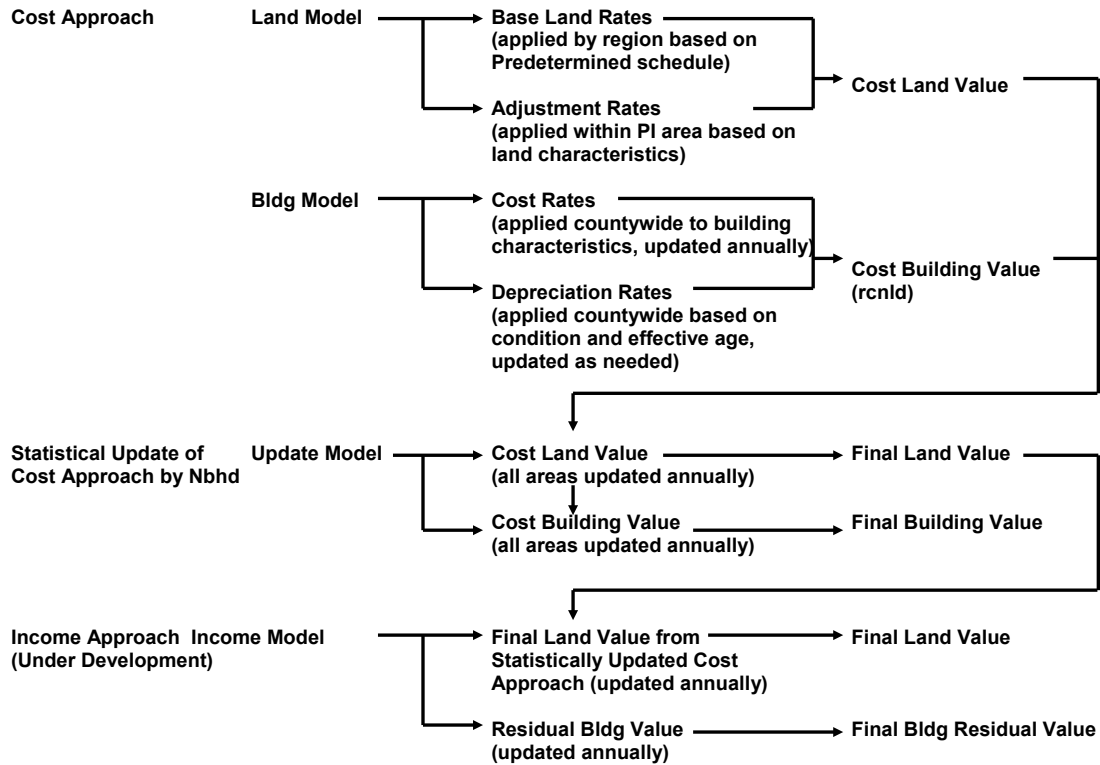
The preliminary land and building values are compared to the sale prices of arms-length market transactions. This is done within groups of similar properties located in similar market areas. Each sales ratio is calculated by dividing the value of the property by the sale price. Because the value and 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 reflect 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 2023 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, 2023, assessment, there was a new land model developed. We develop and apply 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	4.015829	\$ 55.47
Square Feet	0.045284	\$ 1.05
Region 22	0	\$ 0

For a 15,000 square foot lot:

$Rate/SqFt = EXP((LN(15000)*0.859027)+(LN(15000)*.045284)+(4.015829))/15000 = \22.10

Land Model Regression Output

For the 2023 assessment year, there was a new land model developed. The following is the summary from the 2023 land model development. Which was applied countywide.

Model Summary ^{af}										
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Change Statistics					Durbin-Watson
					R Square Change	F Change	df1	df2	Sig. F Change	
31	.947 ^{ae}	0.897	0.880	0.442943997066095	-0.001	2.315	1	185	0.130	1.834
af. 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.
31	Regression	316.507	30	10.55	53.773	<.001 ^{af}
	Residual	36.493	186	0.196		
	Total	353.001	216			

a Dependent Variable: LN_Ad_Land_Value

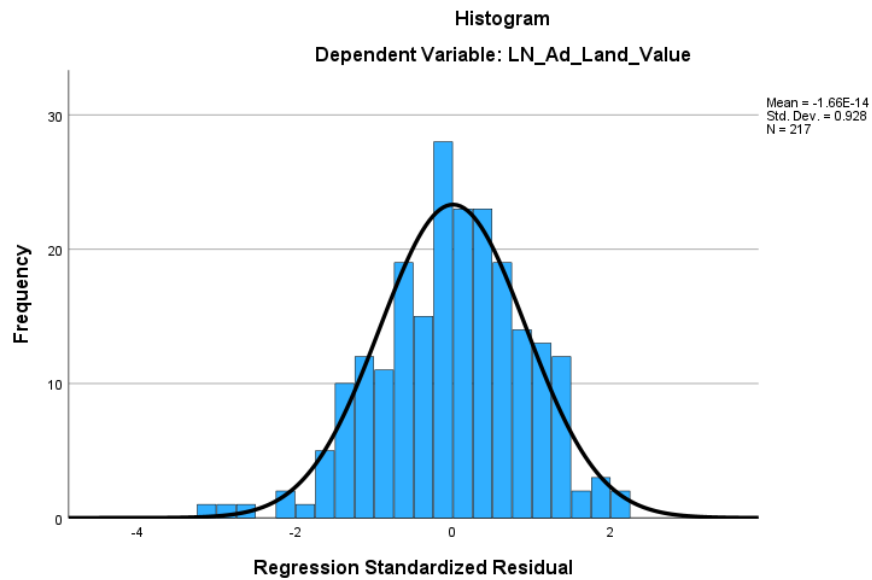
af Predictors: (Constant), YR_2022, LN_RA, APT_HIGH, LN_HP, LN_IE, Reg_20, LANDUSE_4_CC, YR_2014, YR_2013, YR_2019, LN_PS, LN_RS, LN_WETL, Reg_26, Reg_25, LN_SP, Reg_Rural, LN_GE, LN_Hex, LN_NS, LN_EA, LN_land, LN_FE, APT_MID, YR_2017, LN_PA, Reg_21, LANDUSE_8_IND, Reg_27, LN_OC

Multiple Regression Analysis Assumptions

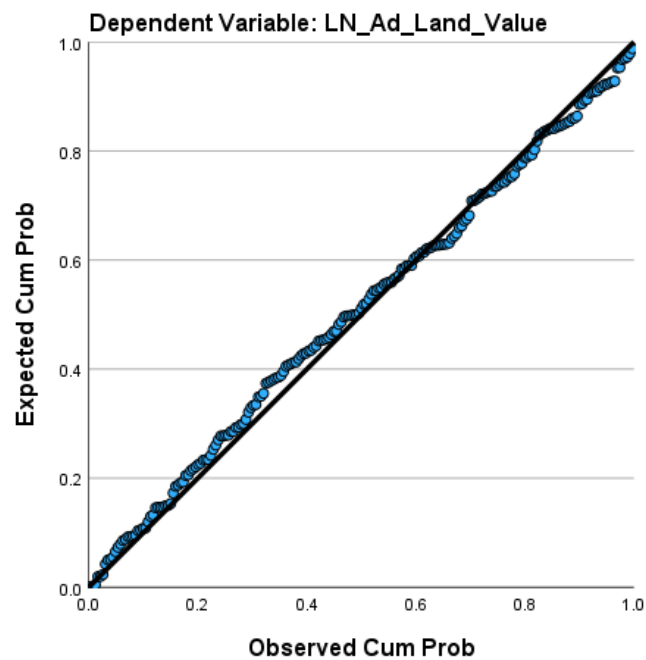
Multiple regression analysis is based on several assumptions regarding the data going into the model and the output from the calibration process. These assumptions are validated to determine the accuracy of the model and identify any limitations that may exist. A detailed discussion of the MRA assumptions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

Validation of Commercial Land Model

Normal Distribution of the Residual Errors



Normal P-P Plot of Regression Standardized Residual

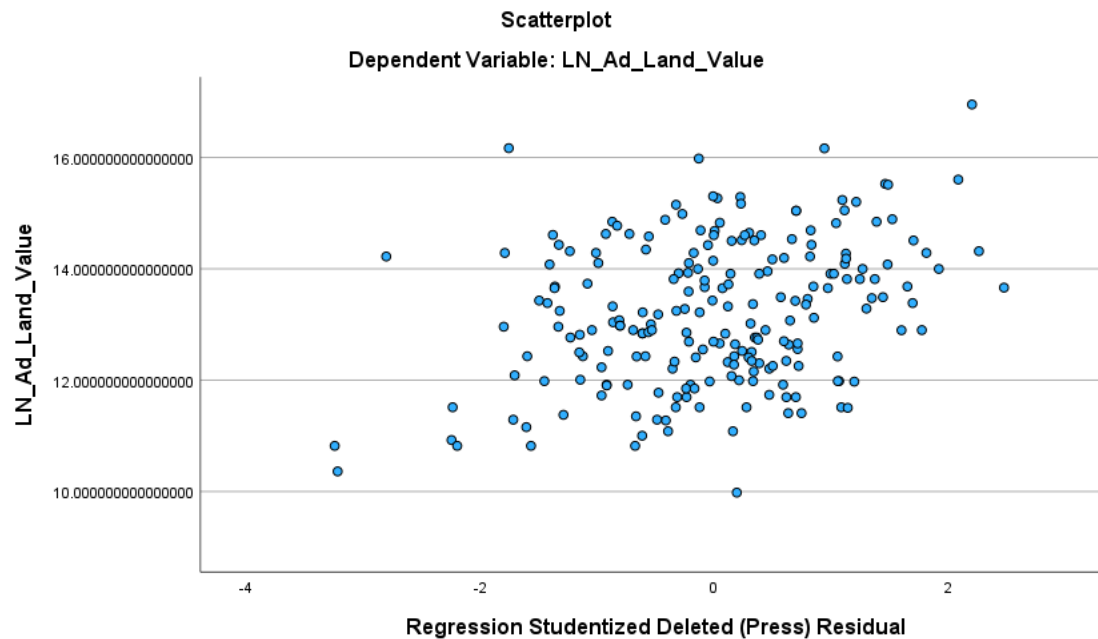


The chart above demonstrates that the expected and observations trend well.

- Total number of commercial land sales = 217 (from 1/1/13 – 03/31/2023 trended to 1/1/23)
- Region 20 sales = 18
- Region 21 sales = 30
- Region 22 sales = 49
- Region 23 sales = 11
- Region 24 sales = 40
- Region 25 sales = 17
- Region 26 sales = 7
- Region 27 sales = 40
- Region 29 sales = 3
- 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.



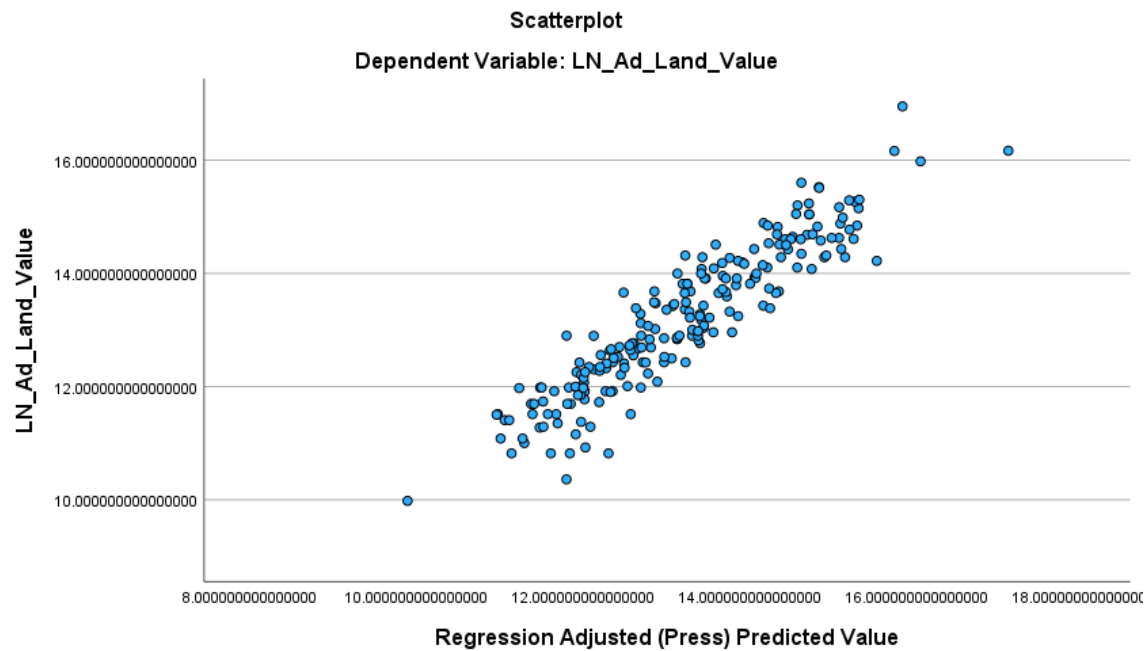
The plot indicates that there is no systemic bias with respect to predicted value.

Ratio Statistics for predicted land value divided by adjusted sale price

Ratio Statistics for Unstandardized Predicted Value / LN_Ad_Land_Value

N	Mean	Median	Weighted Mean	Average Absolute Deviation	Price Related Bias	Price Related Differential	Coefficient of Dispersion
217	1.001	.999	1.000	.025	-.043	1.001	.025

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	147.85	168	188.14	237.47	270.29	303.11
C	USE-CODE-100	B	137.33	155.57	173.8	219.12	249.02	278.92
C	USE-CODE-100	C	114.22	130.34	146.45	186.46	213.79	241.11
C	USE-CODE-100	D	111.99	128.23	144.47	185.76	213.62	241.48
C	USE-CODE-100	S	133.38	133.38	133.38	171.62	171.62	171.62
C	USE-CODE-101	A	157.78	157.78	157.78	157.78	157.78	157.78
C	USE-CODE-101	B	154.63	154.63	154.63	154.63	154.63	154.63
C	USE-CODE-101	C	121.29	121.29	121.29	121.29	121.29	121.29
C	USE-CODE-101	D	126.85	126.85	126.85	126.85	126.85	126.85
C	USE-CODE-101	S	125	125	125	125	125	125
C	USE-CODE-102	A	88.48	88.48	88.48	88.48	88.48	88.48
C	USE-CODE-102	B	86.71	86.71	86.71	86.71	86.71	86.71
C	USE-CODE-102	C	58.81	58.81	58.81	58.81	58.81	58.81
C	USE-CODE-102	D	61.5	61.5	61.5	61.5	61.5	61.5
C	USE-CODE-102	S	60.6	60.6	60.6	60.6	60.6	60.6
C	USE-CODE-103	A	80.23	80.23	80.23	80.23	80.23	80.23
C	USE-CODE-103	B	78.62	78.62	78.62	78.62	78.62	78.62
C	USE-CODE-103	C	53.89	53.89	53.89	53.89	53.89	53.89
C	USE-CODE-103	D	56.36	56.36	56.36	56.36	56.36	56.36
C	USE-CODE-103	S	55.54	55.54	55.54	55.54	55.54	55.54

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 2022 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 2023 assessment year there was no adjustment applied to the commercial cost rates.

DEPRECIATION ANALYSIS

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

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

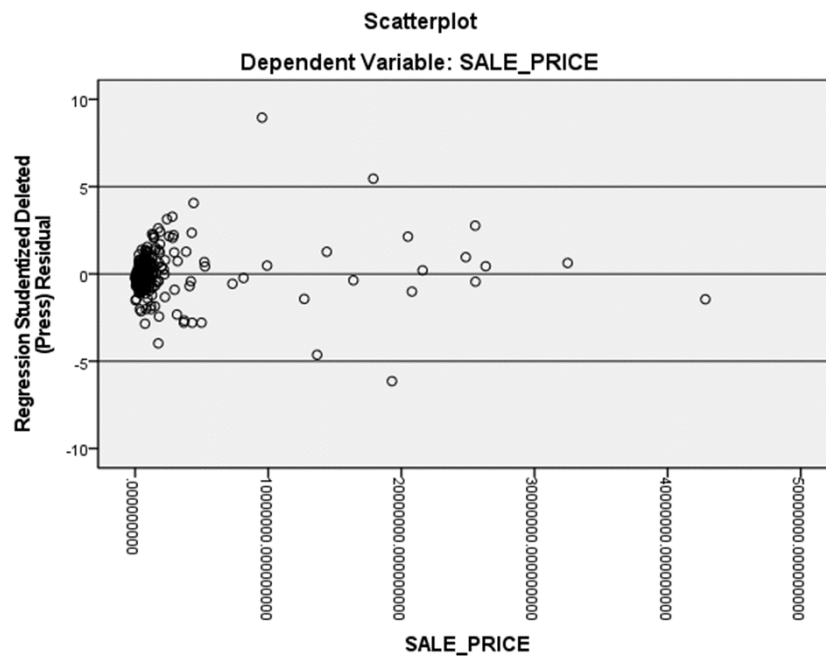
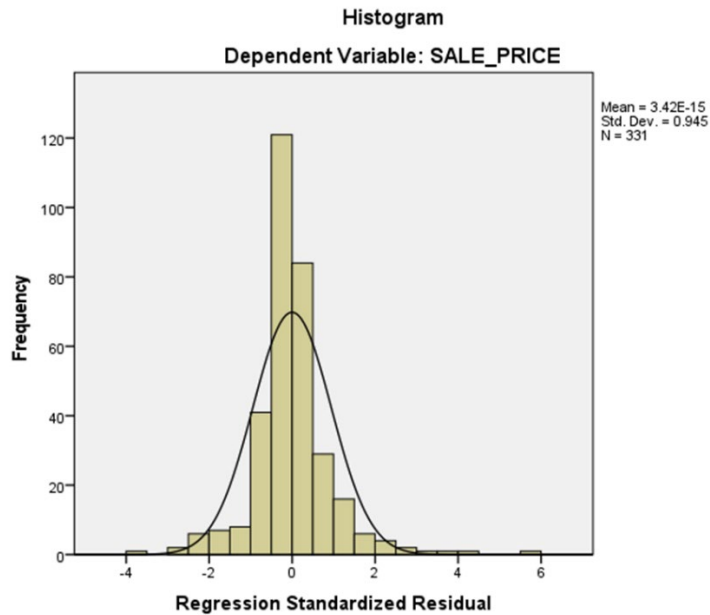
It was also discovered that both the use of the property and the quality of the improvement differ by use. It was discovered that the property use is the greatest driver of depreciation, followed by quality. Condition influences value, as they begin to age, especially after about 25 years.

These observations lead us to develop a model with average quality, average condition retail use as the base. Differences in use/class, quality and condition were control 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.

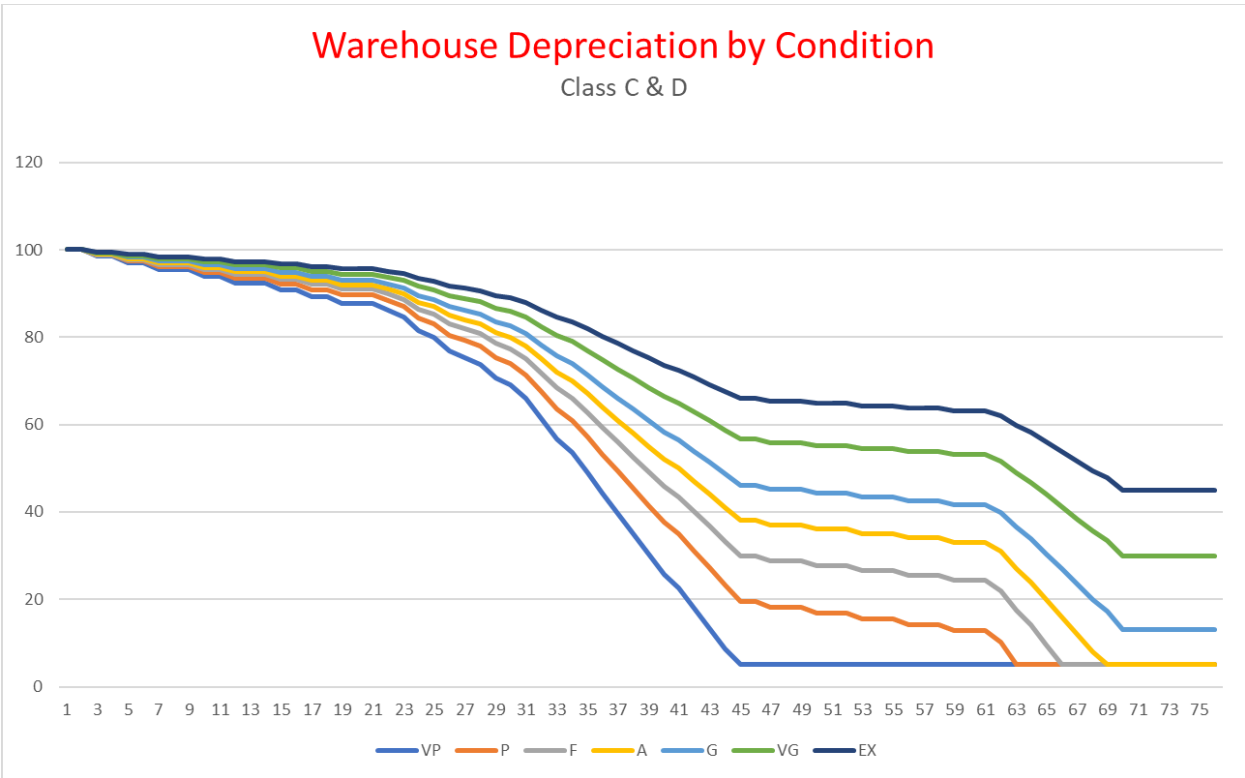
To develop the best estimate of the depreciation curve, it was decided to utilize a cumulate spline technique. This is based on the fact commercial real properties do not depreciate at a constant rate. The model indicated the first statistically significant depreciation does not appear until property 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

PARCEL_YEAR	RUN GROUP	Definition
2024	0290	Boathouses County Wide
2024	0390	Transportation County Wide
2024	0490	Oyster Land County Wide
2024	0590	Mineral Rights County Wide
2024	0990	Other Property types County Wide
2024	0G98	Con/Gas Station Franchise County Wide
2024	0G99	Con/Gas Station Independent County Wide
2024	0J90	Senior Housing County Wide
2024	0LA0	Land Unincorporated, Small Town Regions 26-30
2024	0LE0	Land West Olympia Region 20
2024	0LF0	Land East Olympia Region 21
2024	0LH0	Land North Lacey Region 22
2024	0LI0	Land South Lacey Region 23
2024	0LJ0	Land Yelm Region 25
2024	0LK0	Land Tumwater Region 24
2024	0NG5	Lacey Corridors Retail
2024	0NJ5	Yelm Spot & Strip Retail
2024	0R95	Spot Retail County Wide minus CBD
2024	26L0	Residence in Commercial Regions 20-24
2024	26M0	Residence in Commercial Regions 25-30
2024	27A5	Service Auto Small Town and Unincorporated
2024	27L5	Service Auto Small Urban
2024	2890	County Wide Governmental Exempt
2024	2H90	Hotel Motel Franchise County Wide
2024	2I90	Hotel Motel Independent County Wide
2024	2QL5	Junior Box/Grocery, Stand alone retail 25,000 to 79,000 sf
2024	2RA5	Retail Rural not Yelm
2024	2S95	Big Box, Stand alone retail over 80,000 sf
2024	2T91	Restaurants Independent County Wide
2024	2U90	Restaurant Franchise County Wide
2024	2WL0	Warehouse Tri-Cities Regions 20-24
2024	2WM1	Warehouse Unincorporated Small Towns & Yelm Regions 25-30
2024	2X90	Mini-Storage Investment Grade 1 & 2 County Wide
2024	2X91	Mini-Storage Investment Grade 3 & 4 County Wide
2024	2YL0	Industrial Tri-Cities Regions 20 -24
2024	2Z90	Service (Church, Daycare) County Wide
2024	3M90	Medical Office County Wide
2024	3OE0	Office West Olympia Region 20
2024	3OF0	Office East Olympia Region 21
2024	3OH1	Office Regions 22-23
2024	3OK0	Office Tumwater Region 24
2024	3OM0	Office, Unincorporated, Small Town & Yelm Regions 25-30
2024	3SJ5	Anchor Shopping Center Yelm
2024	4M90	Medical Condos County Wide
2024	4OE0	Office Condos Region 20
2024	4OF0	Office Condos Region 21

2024	4OH1	Office Condos Regions 22-23
2024	4OK0	Office Condos Region 24
2024	4OM0	Office Condos Region 25
2024	5RF5	CBD Spot Retail
2024	6N01	Retail West Olympia Triangle Black Lake Harrison Cooper Point
2024	6N11	Retail Pacific Ave/Lacey Boulevard Corridor One Way
2024	6N21	Retail College/Yelm Hwy
2024	6N31	Retail Martin Way Corridor Carpenter-Marvin
2024	6N41	Retail Tumwater
2024	6N61	Retail Plum - Ensign
2024	6N71	Retail Old Lacey Fred Meyer South Sound Area
2024	6N81	Retail Martin Way Marvin Rd East
2024	6WH0	Warehouse North Lacey Region 22
2024	6WK0	Warehouse Tumwater Region 24
2024	80A0	Multi-Family Unicorporateed & Small Towns 26-30
2024	80E0	Multi-Family Region 20
2024	80E1	Multi-Family Black Lake North I-5 to Conger to Budd Inlet
2024	80F0	Multi-Family Region 21
2024	80F1	Multi-Family Union to San Francisco Budd Inlet to Chambers
2024	80H0	Multi-Family Region 22
2024	80I0	Multi-Family Region 23
2024	80J0	Multi-Family Region 25
2024	80K0	Multi-Family Region 24
2024	81L0	Manufactured Parks Regions 20-24
2024	81M0	Manufactured Parks Regions 25-30
2024	8AF0	Apartments 5-19 Units Olympia Region 21
2024	8AI0	Fourplex Lacey Region 23
2024	8AL1	Apartments 5-19 Units Regions 20, 22-24
2024	8AL2	Fourplex Regions 20-22 & 24
2024	8AM5	Apartments Regions 25-30
2024	8B90	Apartments 20-99 Units County Wide
2024	8C90	Apartments 100 Units plus County Wide
2024	MEGA	Mega Warehouse =>500,000 SQFT
2024	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 8B90 – Mid-size Apartments Countywide (20-99 Units)

Ratio Statistics for Trend_Value / Sale_Price2								
Group	N	Mean	Median	Weighted Mean	Average Absolute Deviation	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation
								Mean Centered
8B90	15	0.916	0.919	0.945	0.221	0.970	0.241	34.5%

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_2023	FINAL_VALUE_2024	Amount_Change	Percent_Change
N	10428	10428	10428	10428
Mean	\$2,206,443	\$1,966,149	(\$240,294)	6.5827
Median	\$440,200	\$466,150	\$950	0.9509

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 .9509% including new construction.

Commercial Value Changes by Property Type including New Construction

COMMERCIAL VALUE CHANGES BY PROPERTY TYPE

prop_type		FINAL_VALUE_2023	FINAL_VALUE_2024	Amount_Change	Percent_Change
AGR	N	59	59	59	59
	Mean	\$ 532,446	\$ 492,766	\$ (39,680)	4.891
	Median	\$ 214,200	\$ 235,800	\$ 3,400	1.349
APT	N	850	850	850	850
	Mean	\$ 5,604,110	\$ 4,860,821	\$ (743,289)	2.628
	Median	\$ 890,650	\$ 933,300	\$ (14,800)	-3.029
BTH	N	125	125	125	125
	Mean	\$ 14,414	\$ 21,190	\$ 6,776	49.061
	Median	\$ 12,100	\$ 17,900	\$ 6,000	48.780
DFL	N	3	3	3	3
	Mean	\$ 40,333	\$ 40,333	\$ -	0.000
	Median	\$ 30,000	\$ 30,000	\$ -	0.000
F&A	N	47	47	47	47
	Mean	\$ 918,787	\$ 872,370	\$ (46,417)	7.825
	Median	\$ 328,600	\$ 347,200	\$ 30,900	7.819
GLF	N	26	26	26	26
	Mean	\$ 1,475,523	\$ 1,094,723	\$ (380,800)	-5.387
	Median	\$ 190,250	\$ 161,100	\$ (4,750)	-5.153

HOS	N	9	9	9	9
	Mean	\$ 48,829,067	\$ 38,999,978	\$ (9,829,089)	-12.763
	Median	\$ 19,860,400	\$ 14,965,900	\$ (385,400)	-15.471
IND	N	219	219	219	219
	Mean	\$ 1,822,166	\$ 1,432,934	\$ (389,232)	-11.357
	Median	\$ 599,500	\$ 517,700	\$ (12,700)	-9.086
LDG	N	36	36	36	36
	Mean	\$ 6,315,144	\$ 5,267,319	\$ (1,047,825)	-5.954
	Median	\$ 5,845,650	\$ 4,795,650	\$ (993,900)	-18.030
LND	N	1160	1160	1160	1160
	Mean	\$ 406,707	\$ 604,542	\$ 197,835	23.480
	Median	\$ 149,600	\$ 180,650	\$ 18,550	15.517
MED	N	198	198	198	198
	Mean	\$ 2,043,776	\$ 1,620,478	\$ (423,298)	-17.158
	Median	\$ 939,350	\$ 749,400	\$ (171,100)	-23.277
MNR	N	312	312	312	312
	Mean	\$ -	\$ -	\$ -	0.000
	Median	\$ -	\$ -	\$ -	0.000
MOB	N	181	181	181	181
	Mean	\$ 61,604	\$ 67,948	\$ 6,344	15.572
	Median	\$ 52,200	\$ 59,400	\$ 7,200	13.767
MUL	N	1882	1882	1882	1882
	Mean	\$ 441,972	\$ 485,306	\$ 43,334	12.867
	Median	\$ 426,350	\$ 464,050	\$ 36,050	8.512
NUR	N	30	30	30	30
	Mean	\$ 13,448,080	\$ 12,552,667	\$ (895,413)	-6.256
	Median	\$ 11,095,750	\$ 11,453,400	\$ (461,950)	-6.459
OFF	N	963	963	963	963
	Mean	\$ 2,123,556	\$ 1,781,157	\$ (342,399)	-9.574
	Median	\$ 634,200	\$ 584,400	\$ (63,800)	-10.718
OPR	N	155	155	155	155
	Mean	\$ 272,856	\$ 277,203	\$ 4,346	9.331
	Median	\$ 75,800	\$ 82,000	\$ 2,100	6.118
OS	N	25	25	25	25
	Mean	\$ 630,192	\$ 615,676	\$ (14,516)	10.729
	Median	\$ 295,000	\$ 290,700	\$ 14,000	18.750
OTH	N	1	1	1	1
	Mean	\$ 224,391,000	\$ 164,220,000	\$ (60,171,000)	-26.815
	Median	\$ 224,391,000	\$ 164,220,000	\$ (60,171,000)	-26.815
OYL	N	208	208	208	208
	Mean	\$ 10,509	\$ 10,509	\$ -	0.000
	Median	\$ 2,650	\$ 2,650	\$ -	0.000
PRK	N	139	139	139	139

	Mean	\$ 1,664,286	\$ 2,888,704	\$ 1,224,419	87.434
	Median	\$ 730,600	\$ 1,310,100	\$ 589,600	72.622
REC	N	116	116	116	116
	Mean	\$ 1,828,776	\$ 1,387,387	\$ (441,389)	-13.106
	Median	\$ 413,900	\$ 347,100	\$ (72,050)	-15.505
RES	N	59	59	59	59
	Mean	\$ 351,202	\$ 433,808	\$ 82,607	25.268
	Median	\$ 259,300	\$ 318,600	\$ 46,100	22.038
RST	N	225	225	225	225
	Mean	\$ 1,391,003	\$ 1,066,141	\$ (324,862)	-10.293
	Median	\$ 1,014,000	\$ 935,000	\$ (80,300)	-10.647
RTL	N	1099	1099	1099	1099
	Mean	\$ 2,516,124	\$ 2,307,469	\$ (208,656)	-2.934
	Median	\$ 947,000	\$ 881,900	\$ (52,200)	-7.267
SRV	N	386	386	386	386
	Mean	\$ 2,695,262	\$ 2,688,448	\$ (6,814)	13.474
	Median	\$ 683,550	\$ 776,000	\$ 51,650	10.131
TDL	N	26	26	26	26
	Mean	\$ 23,758	\$ 31,550	\$ 7,792	20.441
	Median	\$ 5,150	\$ 6,450	\$ 500	21.111
TRN	N	249	249	249	249
	Mean	\$ 776,855	\$ 809,216	\$ 32,361	8.952
	Median	\$ 59,400	\$ 42,700	\$ 2,200	6.375
WHS	N	567	567	567	567
	Mean	\$ 5,085,128	\$ 4,702,097	\$ (383,031)	-0.802
	Median	\$ 1,274,200	\$ 1,192,000	\$ (84,900)	-11.056
XMP	N	1073	1073	1073	1073
	Mean	\$ 4,615,119	\$ 3,617,149	\$ (997,970)	4.971
	Median	\$ 224,900	\$ 236,500	\$ 1,100	2.326
Total	N	10428	10428	10428	10428
	Mean	\$ 2,206,443	\$ 1,966,149	\$ (240,294)	6.583
	Median	\$ 440,200	\$ 466,150	\$ 950	0.951

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 boat houses, land, open space mobile home parks and residential property types increased the most, lodging, hospital, medical, recreational and warehouses showed a decrease in value.

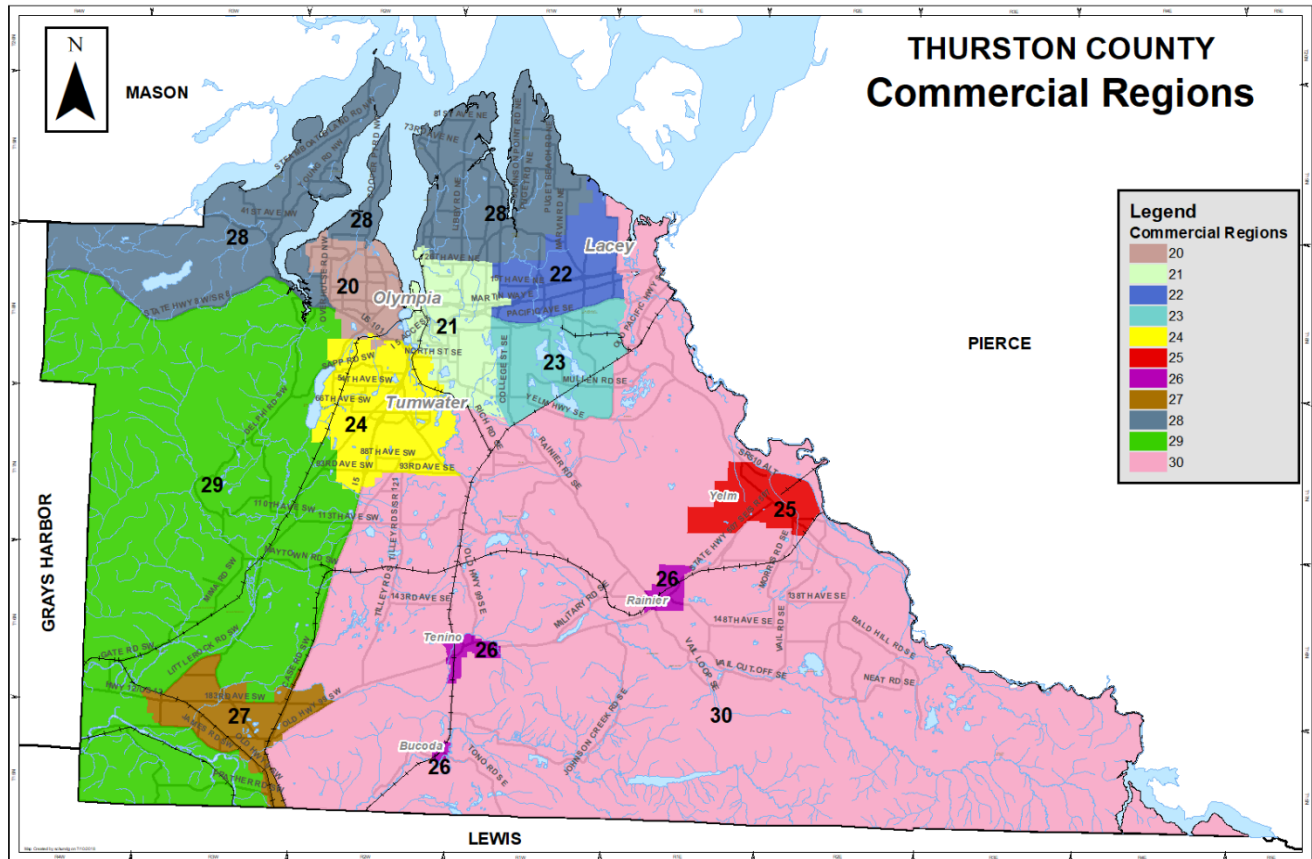
Commercial Value Changes by Region including New Construction

COMMERCIAL VALUE CHANGES BY REGION					
REGION		FINAL_VALUE_2023	FINAL_VALUE_2024	Amount_Change	Percent_Change
20	N	993	993	993	993
	Mean	\$ 3,551,168	\$ 2,973,978	\$ (577,190)	1.847
	Median	\$ 558,800	\$ 557,800	\$ -	0.000
21	N	2421	2421	2421	2421
	Mean	\$ 2,275,563	\$ 1,912,419	\$ (363,144)	2.358
	Median	\$ 449,600	\$ 461,100	\$ (1,700)	-2.065
22	N	1327	1327	1327	1327
	Mean	\$ 4,345,707	\$ 3,909,958	\$ (435,749)	3.699
	Median	\$ 756,800	\$ 739,000	\$ -	0.000
23	N	991	991	991	991
	Mean	\$ 2,002,596	\$ 1,893,370	\$ (109,227)	12.067
	Median	\$ 474,400	\$ 546,900	\$ 56,000	11.456
24	N	1957	1957	1957	1957
	Mean	\$ 2,071,111	\$ 1,998,586	\$ (72,525)	10.064
	Median	\$ 500,400	\$ 536,000	\$ 12,800	5.200
25	N	519	519	519	519
	Mean	\$ 1,269,039	\$ 1,219,325	\$ (49,713)	9.730
	Median	\$ 441,300	\$ 410,600	\$ (2,000)	-1.430
26	N	307	307	307	307
	Mean	\$ 685,716	\$ 561,205	\$ (124,511)	4.388
	Median	\$ 169,900	\$ 172,500	\$ 1,800	4.356
27	N	435	435	435	435
	Mean	\$ 1,391,937	\$ 1,131,366	\$ (260,572)	7.572
	Median	\$ 297,000	\$ 328,100	\$ 4,200	3.537
28	N	476	476	476	476
	Mean	\$ 473,254	\$ 428,591	\$ (44,663)	2.313
	Median	\$ 49,200	\$ 49,150	\$ -	0.000
29	N	181	181	181	181
	Mean	\$ 893,610	\$ 821,431	\$ (72,180)	13.298
	Median	\$ 220,500	\$ 260,400	\$ 5,400	8.827
30	N	821	821	821	821
	Mean	\$ 374,173	\$ 357,917	\$ (16,256)	13.812
	Median	\$ 28,800	\$ 39,300	\$ -	0.000
Total	N	10428	10428	10428	10428
	Mean	\$ 2,206,443	\$ 1,966,149	\$ (240,294)	6.583
	Median	\$ 440,200	\$ 466,150	\$ 950	0.951

When looking at the data, it is clear the increase occurred across regions 23, but the median change being consistent across all region except regions 21 and 25.

APPENDIX

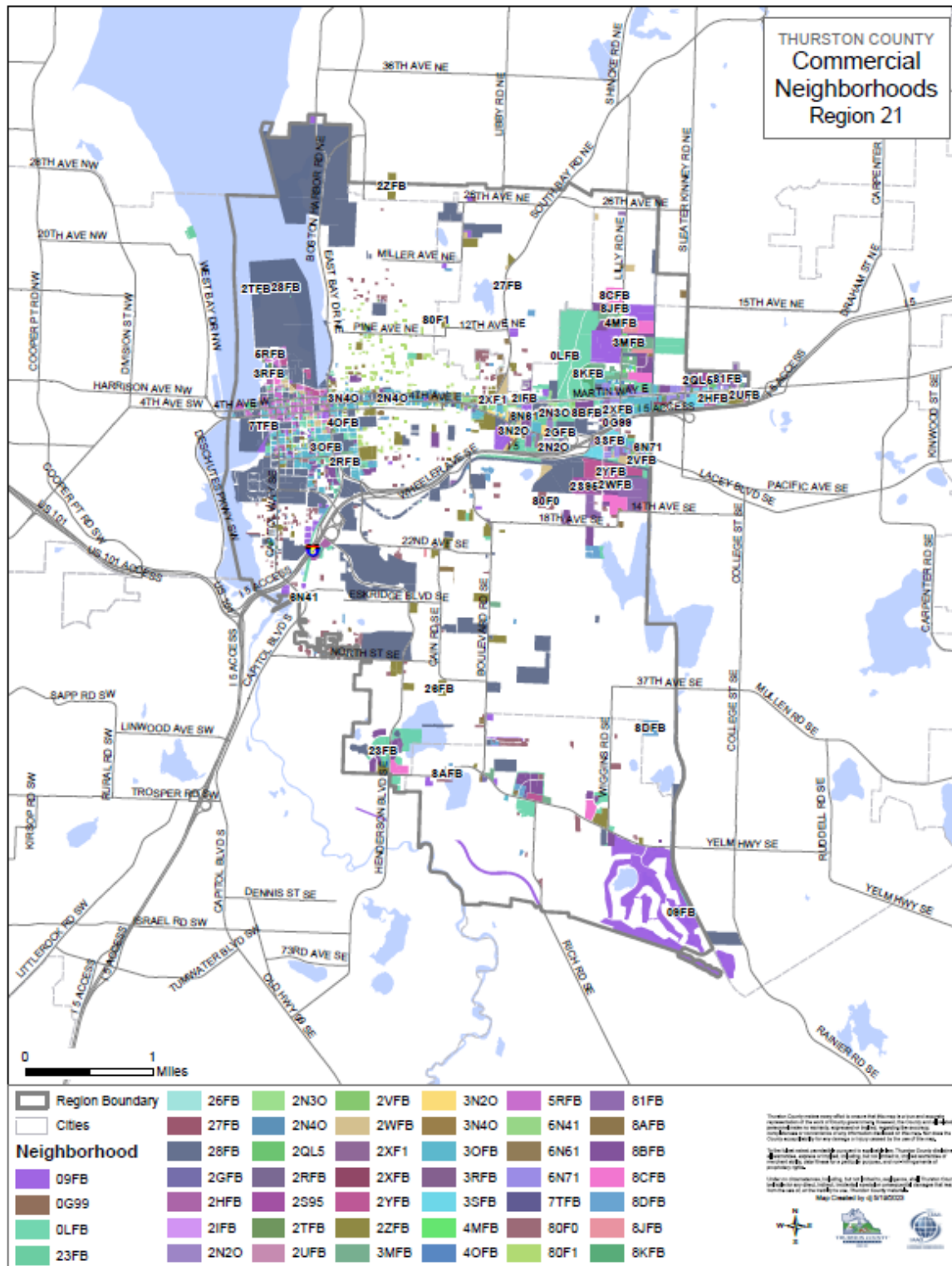
COMMERCIAL REGIONAL MAP



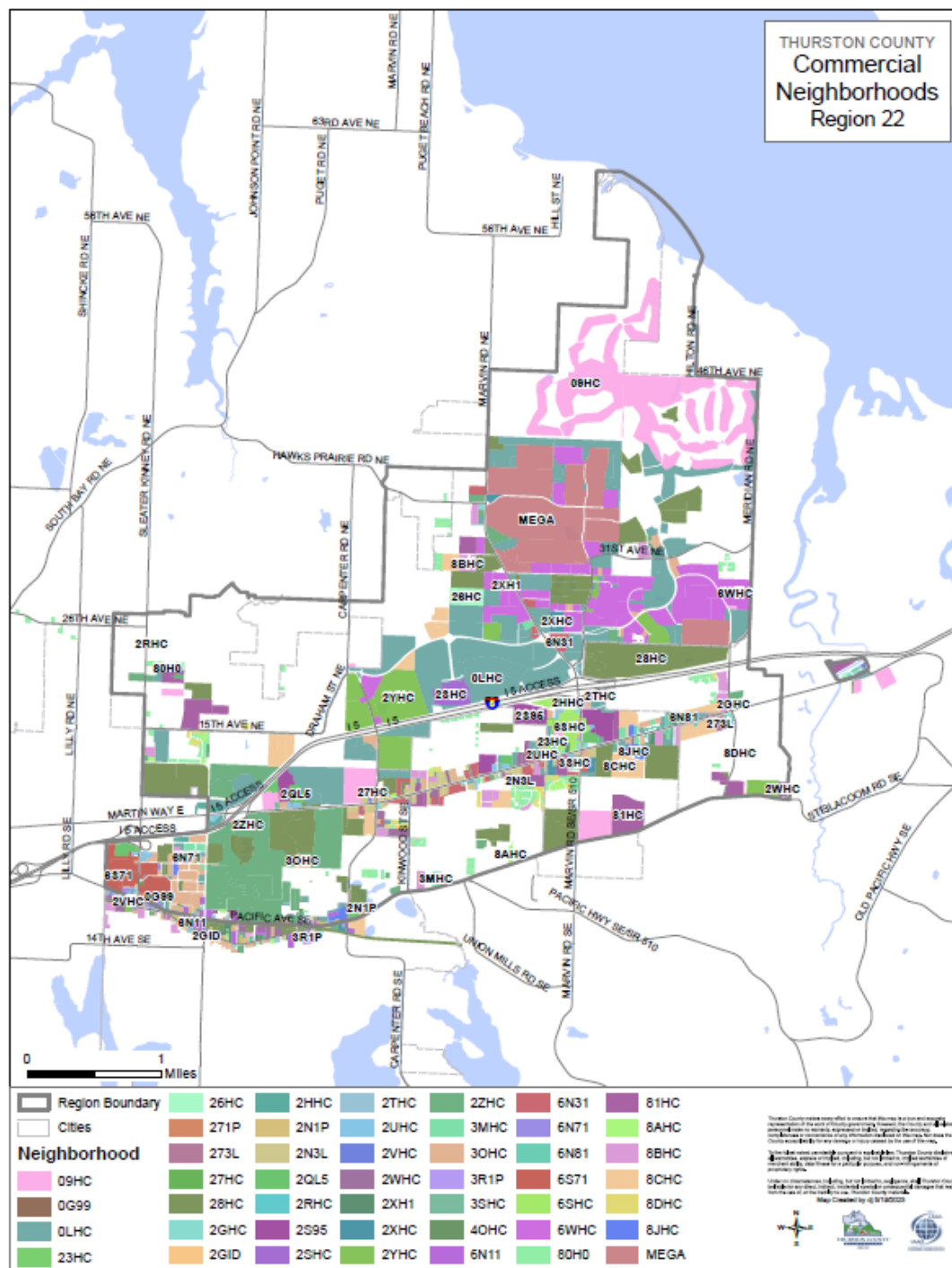
REGION 20 NEIGHBORHOOD MAP



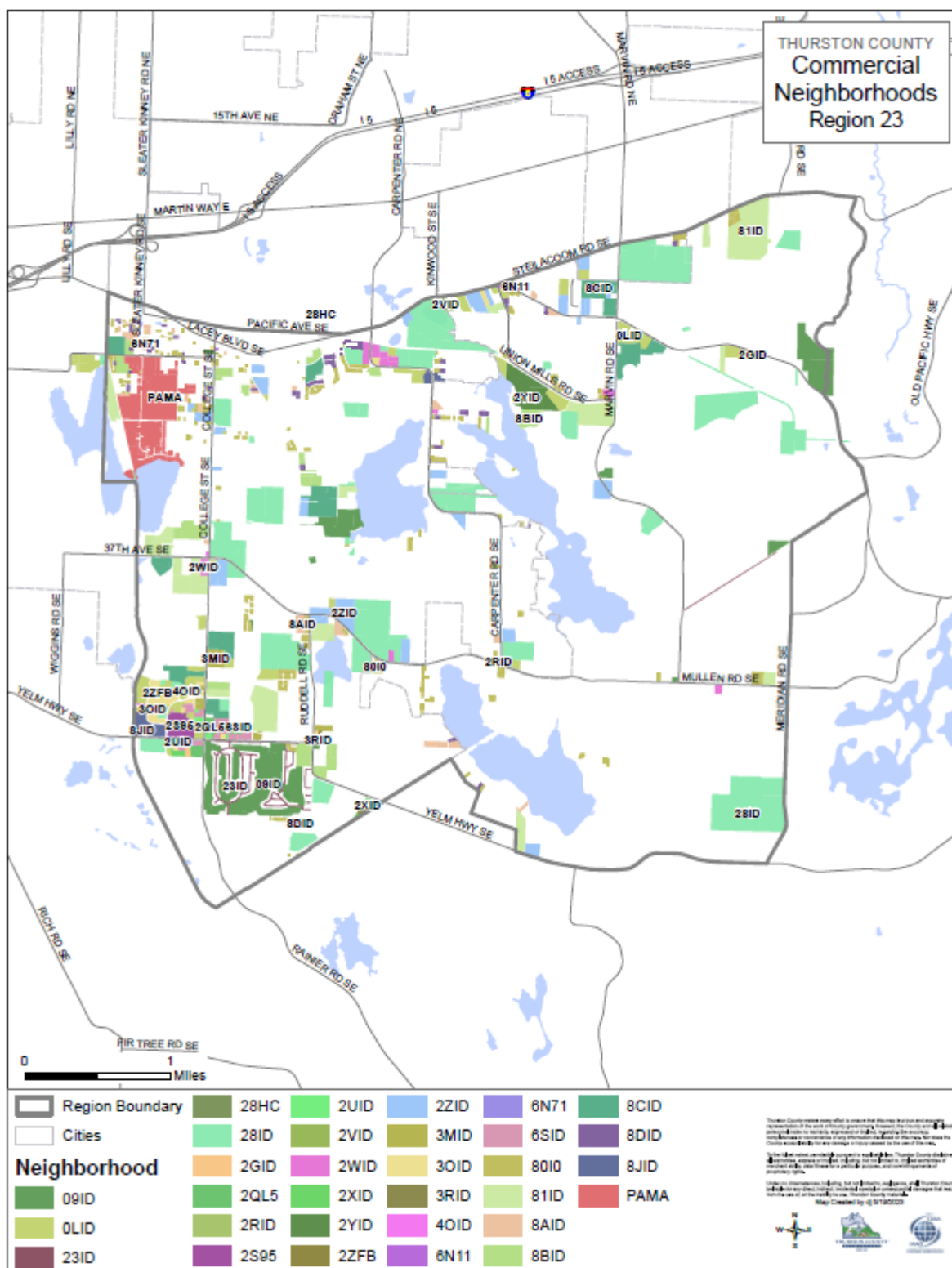
REGION 21 NEIGHBORHOOD MAP



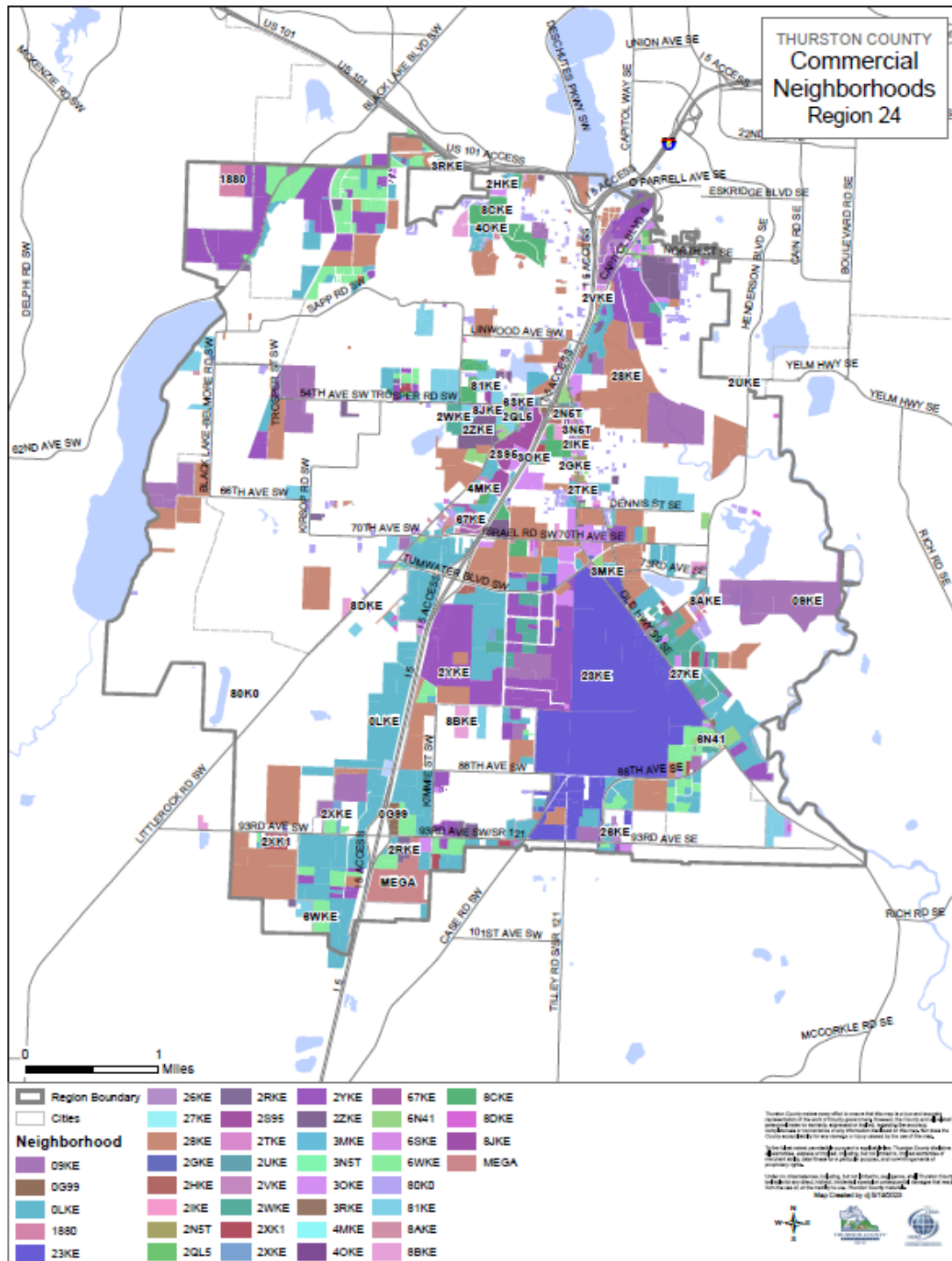
REGION 22 NEIGHBORHOOD MAP



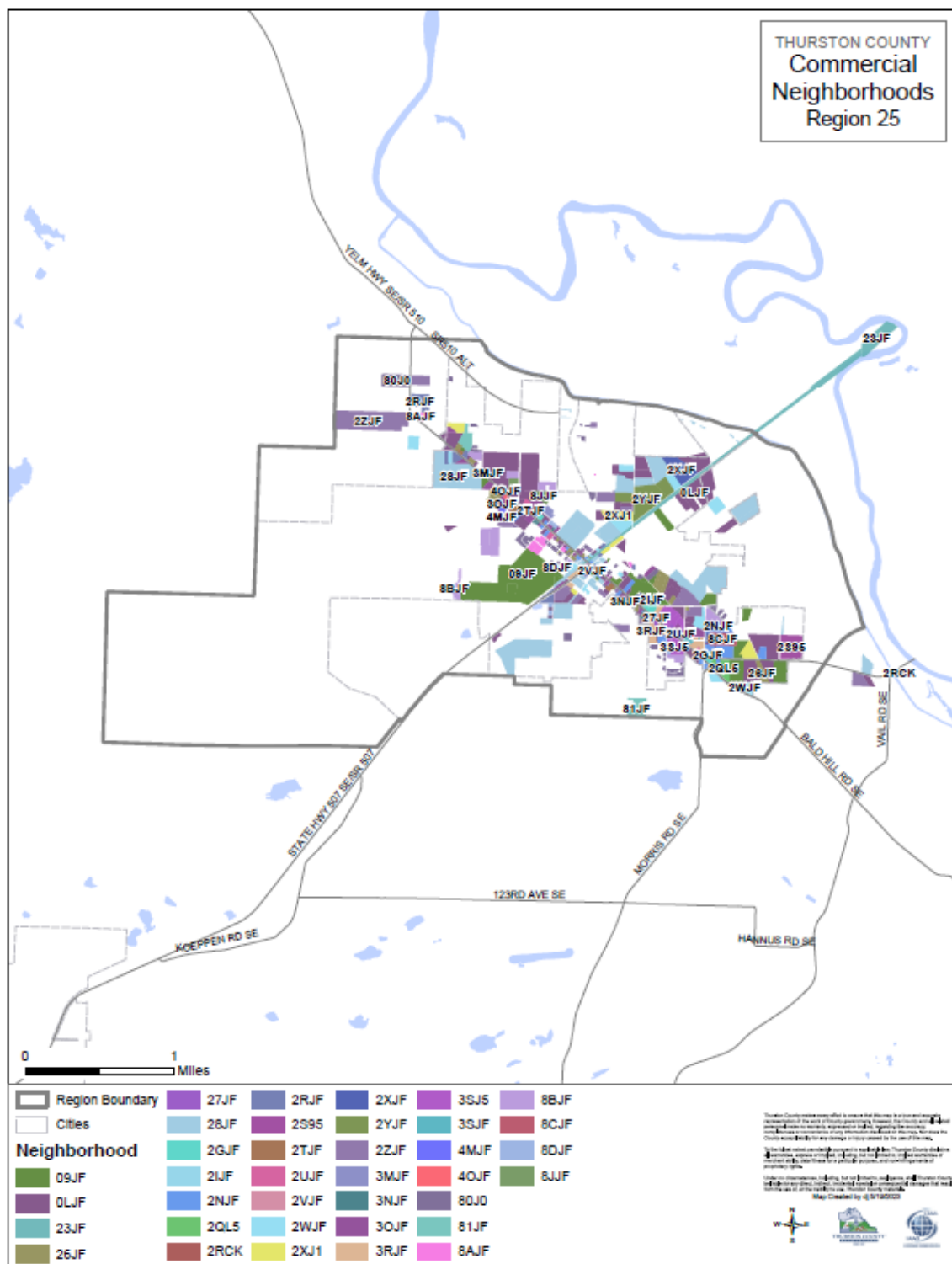
REGION 23 NEIGHBORHOOD MAP



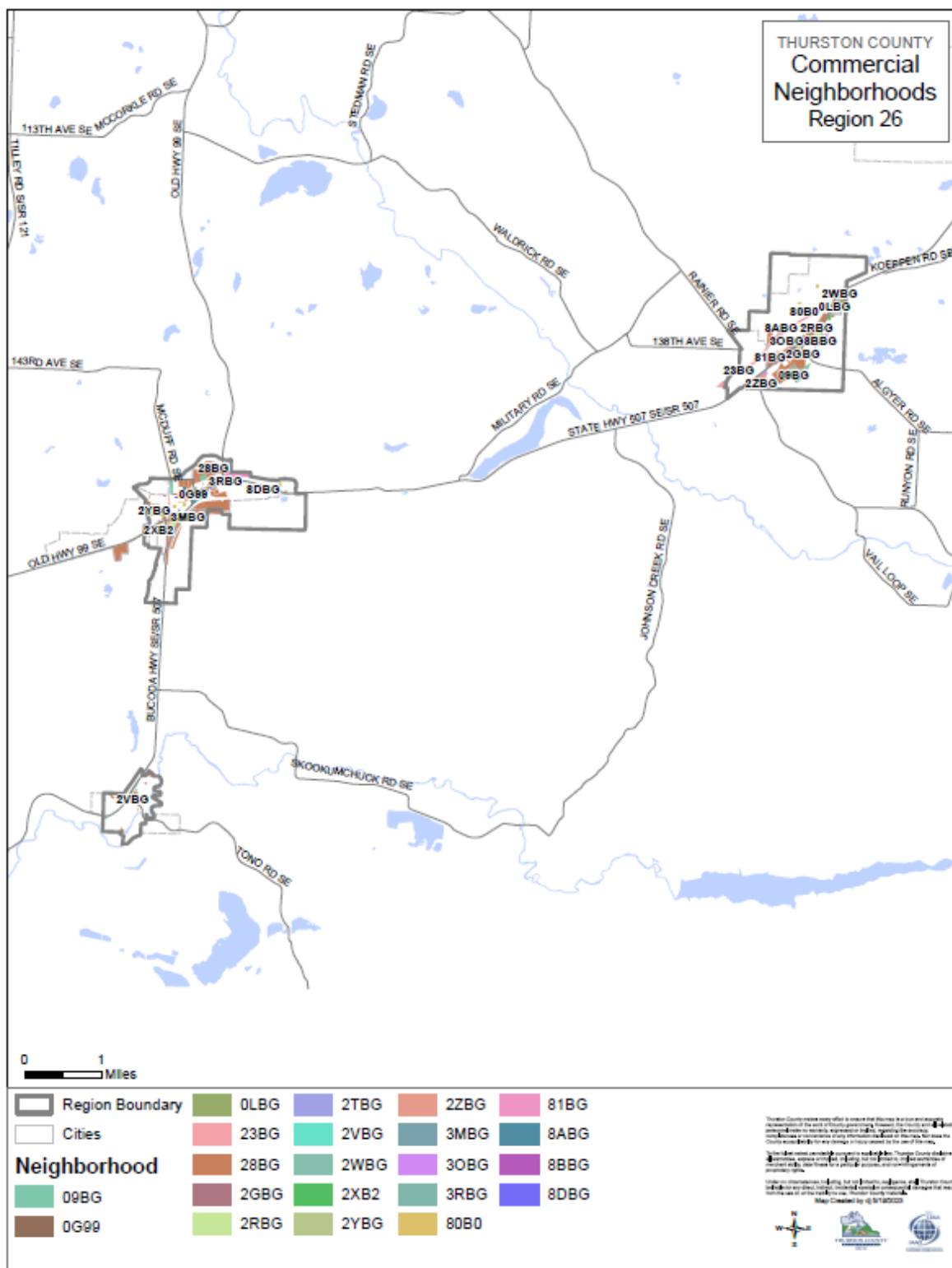
REGION 24 NEIGHBORHOOD MAP



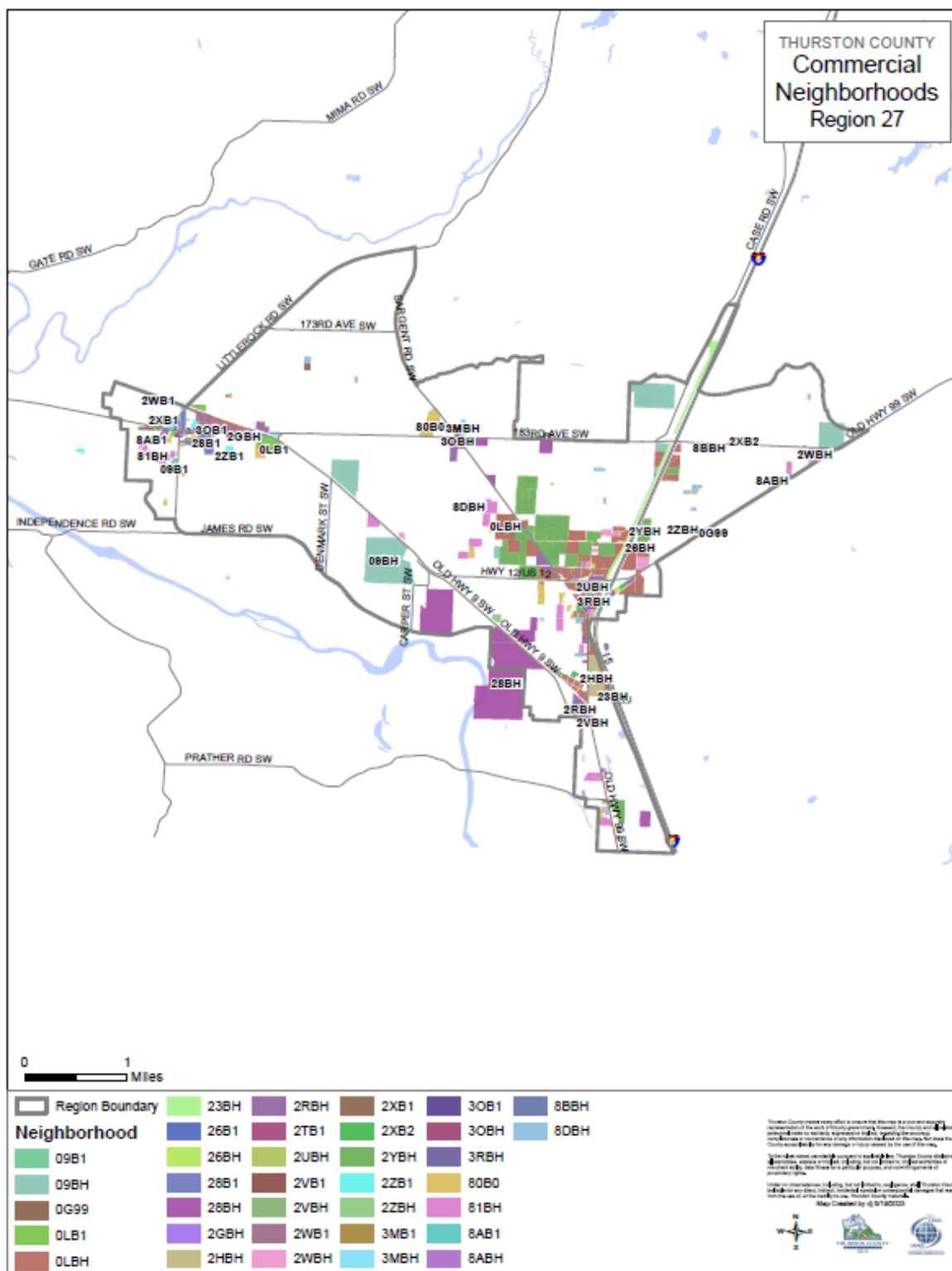
REGION 25 NEIGHBORHOOD MAP



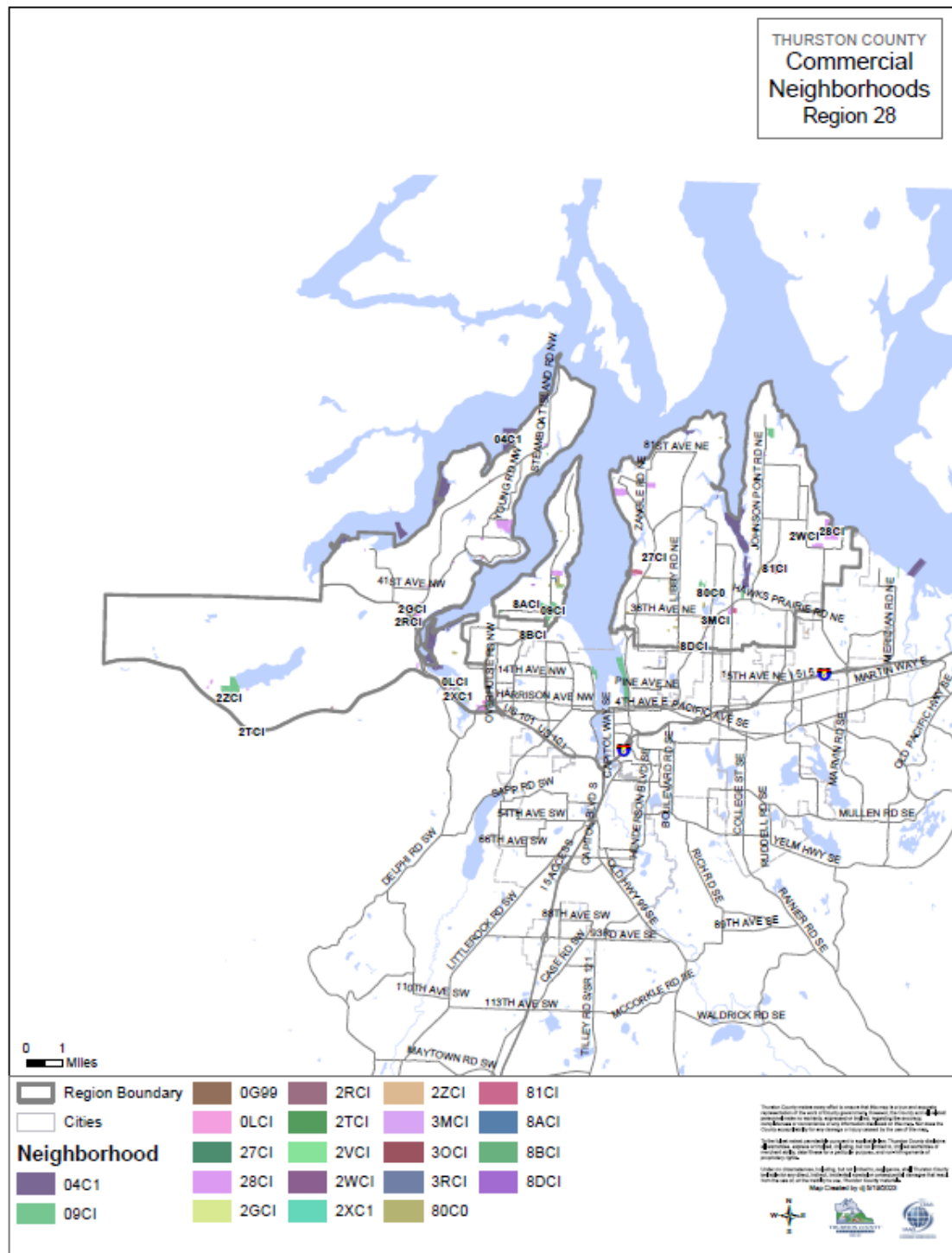
REGION 26 NEIGHBORHOOD MAP



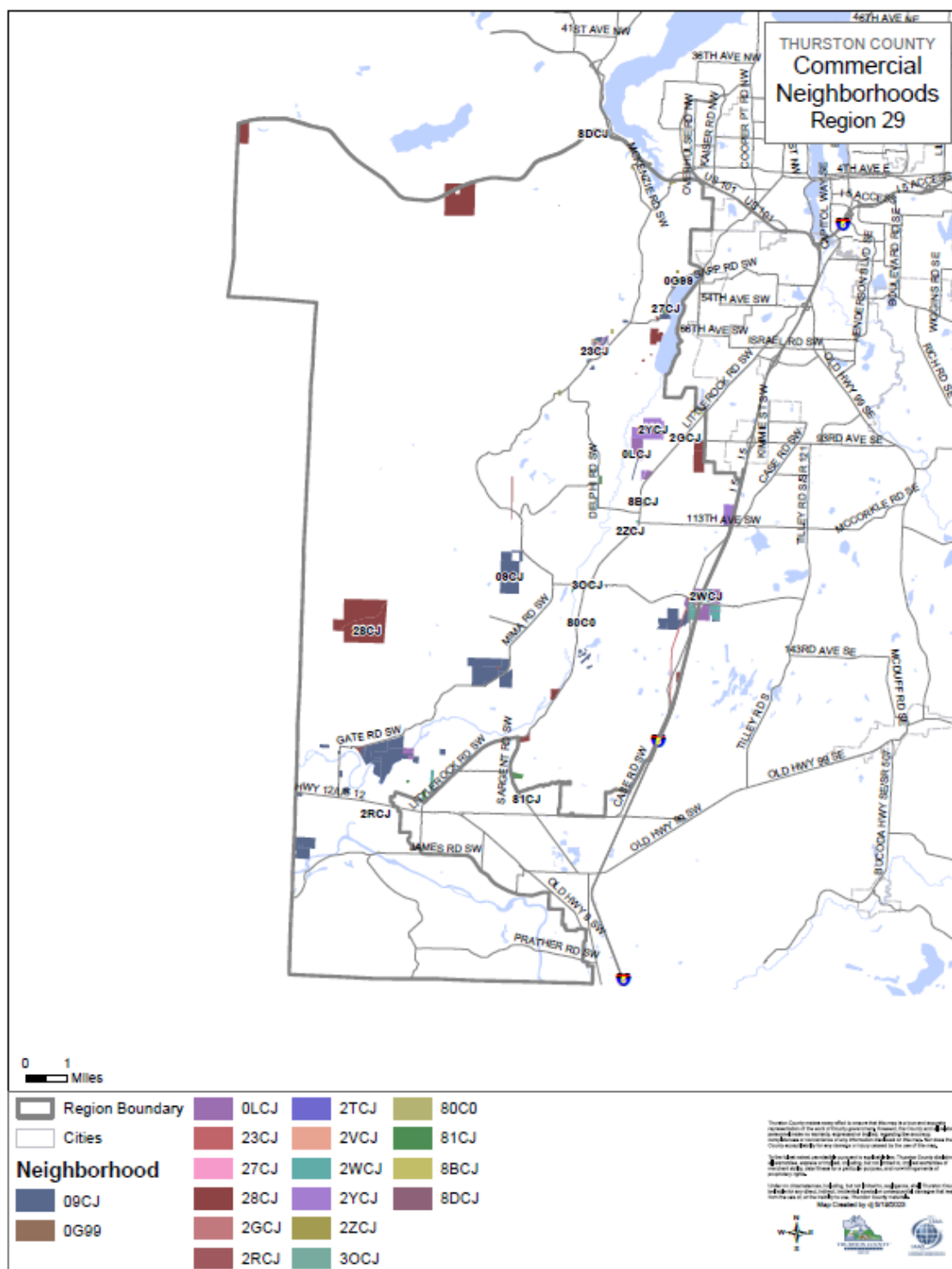
REGION 27 NEIGHBORHOOD MAP



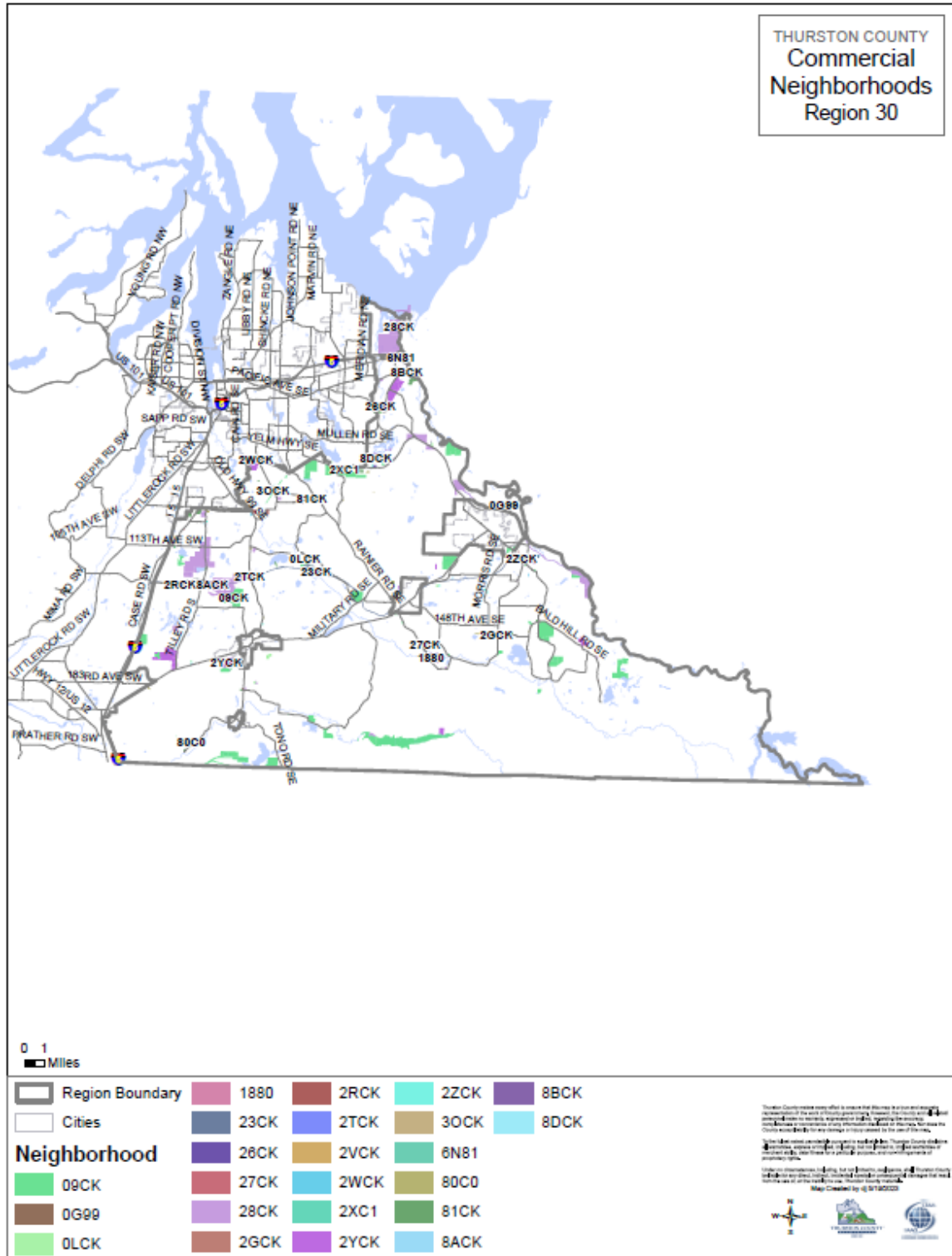
REGION 28 NEIGHBORHOOD MAP



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	20.59	17.52	4020	2020	0.250	1.18
	4010	10000	18.99	17.52	4020	2020	0.500	1.08
	4010	15000	18.12	17.52	4020	2020	0.750	1.03
BASE	4010	20000	17.52	17.52	4020	2020	1.000	1.00
	4010	25000	17.07	17.52	4020	2020	1.250	0.97
	4010	40000	16.17	17.52	4020	2020	2.000	0.92
	4010	60000	15.42	17.52	4020	2020	3.000	0.88
	4010	80000	14.91	17.52	4020	2020	4.000	0.85
	4010	100000	14.53	17.52	4020	2020	5.000	0.83
	4010	150000	13.86	17.52	4020	2020	7.500	0.79
	4010	200000	13.40	17.52	4020	2020	10.000	0.76
	4010	250000	13.06	17.52	4020	2020	12.500	0.75
	4010	350000	12.56	17.52	4020	2020	17.500	0.72
	4010	500000	12.05	17.52	4020	2020	25.000	0.69

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	20.59	17.52	4021	2021	0.250	1.18
	4010	10000	18.99	17.52	4021	2021	0.500	1.08
	4010	15000	18.12	17.52	4021	2021	0.750	1.03
BASE	4010	20000	17.52	17.52	4021	2021	1.000	1.00
	4010	25000	17.07	17.52	4021	2021	1.250	0.97
	4010	40000	16.17	17.52	4021	2021	2.000	0.92
	4010	60000	15.42	17.52	4021	2021	3.000	0.88
	4010	80000	14.91	17.52	4021	2021	4.000	0.85
	4010	100000	14.53	17.52	4021	2021	5.000	0.83
	4010	150000	13.86	17.52	4021	2021	7.500	0.79
	4010	200000	13.40	17.52	4021	2021	10.000	0.76
	4010	250000	13.06	17.52	4021	2021	12.500	0.75
	4010	350000	12.56	17.52	4021	2021	17.500	0.72
	4010	500000	12.05	17.52	4021	2021	25.000	0.69

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	24.55	21.50	4022	2022	0.250	1.14
	4010	10000	22.98	21.50	4022	2022	0.500	1.07
	4010	15000	22.10	21.50	4022	2022	0.750	1.03
BASE	4010	20000	21.50	21.50	4022	2022	1.000	1.00
	4010	25000	21.05	21.50	4022	2022	1.250	0.98
	4010	40000	20.12	21.50	4022	2022	2.000	0.94
	4010	60000	19.36	21.50	4022	2022	3.000	0.90
	4010	80000	18.83	21.50	4022	2022	4.000	0.88
	4010	100000	18.43	21.50	4022	2022	5.000	0.86
	4010	150000	17.73	21.50	4022	2022	7.500	0.82
	4010	200000	17.25	21.50	4022	2022	10.000	0.80
	4010	250000	16.89	21.50	4022	2022	12.500	0.79
	4010	350000	16.35	21.50	4022	2022	17.500	0.76
	4010	500000	15.80	21.50	4022	2022	25.000	0.73

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	24.84	21.79	4023	2023	0.250	1.14
	4010	10000	23.27	21.79	4023	2023	0.500	1.07
	4010	15000	22.39	21.79	4023	2023	0.750	1.03
BASE	4010	20000	21.79	21.79	4023	2023	1.000	1.00
	4010	25000	21.34	21.79	4023	2023	1.250	0.98
	4010	40000	20.41	21.79	4023	2023	2.000	0.94
	4010	60000	19.65	21.79	4023	2023	3.000	0.90
	4010	80000	19.12	21.79	4023	2023	4.000	0.88
	4010	100000	18.72	21.79	4023	2023	5.000	0.86
	4010	150000	18.02	21.79	4023	2023	7.500	0.83
	4010	200000	17.54	21.79	4023	2023	10.000	0.80
	4010	250000	17.17	21.79	4023	2023	12.500	0.79
	4010	350000	16.64	21.79	4023	2023	17.500	0.76
	4010	500000	16.09	21.79	4023	2023	25.000	0.74

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	27.77	24.81	4024	2024	0.250	1.12
	4010	10000	26.25	24.81	4024	2024	0.500	1.06
	4010	15000	25.40	24.81	4024	2024	0.750	1.02
BASE	4010	20000	24.81	24.81	4024	2024	1.000	1.00
	4010	25000	24.37	24.81	4024	2024	1.250	0.98
	4010	40000	23.45	24.81	4024	2024	2.000	0.95
	4010	60000	22.69	24.81	4024	2024	3.000	0.91
	4010	80000	22.17	24.81	4024	2024	4.000	0.89
	4010	100000	21.77	24.81	4024	2024	5.000	0.88
	4010	150000	21.07	24.81	4024	2024	7.500	0.85
	4010	200000	20.58	24.81	4024	2024	10.000	0.83
	4010	250000	20.21	24.81	4024	2024	12.500	0.81
	4010	350000	19.66	24.81	4024	2024	17.500	0.79
	4010	500000	19.10	24.81	4024	2024	25.000	0.77

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	16.68	13.71	4025	2025	0.250	1.22
	4010	10000	15.12	13.71	4025	2025	0.500	1.10
	4010	15000	14.28	13.71	4025	2025	0.750	1.04
BASE	4010	20000	13.71	13.71	4025	2025	1.000	1.00
	4010	25000	13.29	13.71	4025	2025	1.250	0.97
	4010	40000	12.44	13.71	4025	2025	2.000	0.91
	4010	60000	11.74	13.71	4025	2025	3.000	0.86
	4010	80000	11.28	13.71	4025	2025	4.000	0.82
	4010	100000	10.93	13.71	4025	2025	5.000	0.80
	4010	150000	10.32	13.71	4025	2025	7.500	0.75
	4010	200000	9.91	13.71	4025	2025	10.000	0.72
	4010	250000	9.60	13.71	4025	2025	12.500	0.70
	4010	350000	9.16	13.71	4025	2025	17.500	0.67
	4010	500000	8.71	13.71	4025	2025	25.000	0.63

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	15.69	12.78	4026	2026	0.250	1.23
	4010	10000	14.16	12.78	4026	2026	0.500	1.11
	4010	15000	13.33	12.78	4026	2026	0.750	1.04
BASE	4010	20000	12.78	12.78	4026	2026	1.000	1.00
	4010	25000	12.36	12.78	4026	2026	1.250	0.97
	4010	40000	11.53	12.78	4026	2026	2.000	0.90
	4010	60000	10.86	12.78	4026	2026	3.000	0.85
	4010	80000	10.40	12.78	4026	2026	4.000	0.81
	4010	100000	10.07	12.78	4026	2026	5.000	0.79
	4010	150000	9.48	12.78	4026	2026	7.500	0.74
	4010	200000	9.08	12.78	4026	2026	10.000	0.71
	4010	250000	8.79	12.78	4026	2026	12.500	0.69
	4010	350000	8.36	12.78	4026	2026	17.500	0.65
	4010	500000	7.93	12.78	4026	2026	25.000	0.62

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	16.20	13.26	4027	2027	0.250	1.22
	4010	10000	14.66	13.26	4027	2027	0.500	1.11
	4010	15000	13.82	13.26	4027	2027	0.750	1.04
BASE	4010	20000	13.26	13.26	4027	2027	1.000	1.00
	4010	25000	12.84	13.26	4027	2027	1.250	0.97
	4010	40000	12.00	13.26	4027	2027	2.000	0.90
	4010	60000	11.31	13.26	4027	2027	3.000	0.85
	4010	80000	10.85	13.26	4027	2027	4.000	0.82
	4010	100000	10.51	13.26	4027	2027	5.000	0.79
	4010	150000	9.91	13.26	4027	2027	7.500	0.75
	4010	200000	9.51	13.26	4027	2027	10.000	0.72
	4010	250000	9.21	13.26	4027	2027	12.500	0.69
	4010	350000	8.77	13.26	4027	2027	17.500	0.66
	4010	500000	8.33	13.26	4027	2027	25.000	0.63

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	14.35	11.51	4028	2028	0.25	1.25
	4010	10000	12.85	11.51	4028	2028	0.5	1.12
	4010	15000	12.05	11.51	4028	2028	0.75	1.05
BASE	4010	20000	11.51	11.51	4028	2028	1	1.00
	4010	25000	11.11	11.51	4028	2028	1.25	0.97
	4010	40000	10.31	11.51	4028	2028	2	0.90
	4010	60000	9.67	11.51	4028	2028	3	0.84
	4010	80000	9.24	11.51	4028	2028	4	0.80
	4010	100000	8.92	11.51	4028	2028	5	0.77
	4010	150000	8.36	11.51	4028	2028	7.5	0.73
	4010	200000	7.99	11.51	4028	2028	10	0.69
	4010	250000	7.71	11.51	4028	2028	12.5	0.67
	4010	350000	7.31	11.51	4028	2028	17.5	0.63
	4010	500000	6.91	11.51	4028	2028	25	0.60

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	14.35	11.51	4029	2029	0.250	1.25
	4010	10000	12.85	11.51	4029	2029	0.500	1.12
	4010	15000	12.05	11.51	4029	2029	0.750	1.05
BASE	4010	20000	11.51	11.51	4029	2029	1.000	1.00
	4010	25000	11.11	11.51	4029	2029	1.250	0.97
	4010	40000	10.31	11.51	4029	2029	2.000	0.90
	4010	60000	9.67	11.51	4029	2029	3.000	0.84
	4010	80000	9.24	11.51	4029	2029	4.000	0.80
	4010	100000	8.92	11.51	4029	2029	5.000	0.77
	4010	150000	8.36	11.51	4029	2029	7.500	0.73
	4010	200000	7.99	11.51	4029	2029	10.000	0.69
	4010	250000	7.71	11.51	4029	2029	12.500	0.67
	4010	350000	7.31	11.51	4029	2029	17.500	0.63
	4010	500000	6.91	11.51	4029	2029	25.000	0.60

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	14.35	11.51	4030	2030	0.250	1.25
	4010	10000	12.85	11.51	4030	2030	0.500	1.12
	4010	15000	12.05	11.51	4030	2030	0.750	1.05
BASE	4010	20000	11.51	11.51	4030	2030	1.000	1.00
	4010	25000	11.11	11.51	4030	2030	1.250	0.97
	4010	40000	10.31	11.51	4030	2030	2.000	0.90
	4010	60000	9.67	11.51	4030	2030	3.000	0.84
	4010	80000	9.24	11.51	4030	2030	4.000	0.80
	4010	100000	8.92	11.51	4030	2030	5.000	0.77
	4010	150000	8.36	11.51	4030	2030	7.500	0.73
	4010	200000	7.99	11.51	4030	2030	10.000	0.69
	4010	250000	7.71	11.51	4030	2030	12.500	0.67
	4010	350000	7.31	11.51	4030	2030	17.500	0.63
	4010	500000	6.91	11.51	4030	2030	25.000	0.60

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	578,143	533,346	4060	2060	0.500	1.08
BASE	4040	10	435,600	533,346	533,346	4060	2060	1.000	1.00
	4040	15	653,400	508,768	533,346	4060	2060	1.500	0.95
	4040	20	871,200	492,020	533,346	4060	2060	2.000	0.92
	4040	25	1,089,000	479,410	533,346	4060	2060	2.500	0.90
	4040	30	1,306,800	469,347	533,346	4060	2060	3.000	0.88
	4040	35	1,524,600	461,004	533,346	4060	2060	3.500	0.86
	4040	40	1,742,400	453,896	533,346	4060	2060	4.000	0.85
	4040	45	1,960,200	447,718	533,346	4060	2060	4.500	0.84
	4040	50	2,178,000	442,263	533,346	4060	2060	5.000	0.83
	4040	55	2,395,800	437,386	533,346	4060	2060	5.500	0.82
	4040	60	2,613,600	432,980	533,346	4060	2060	6.000	0.81
	4040	65	2,831,400	428,966	533,346	4060	2060	6.500	0.80
	4040	70	3,049,200	425,283	533,346	4060	2060	7.000	0.80

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	578,143	533,346	4061	2061	0.500	1.08
	4040	10	435600	533,346	533,346	4061	2061	1.000	1.00
	4040	15	653400	508,768	533,346	4061	2061	1.500	0.95
	4040	20	871200	492,020	533,346	4061	2061	2.000	0.92
	4040	25	1089000	479,410	533,346	4061	2061	2.500	0.90
	4040	30	1306800	469,347	533,346	4061	2061	3.000	0.88
	4040	35	1524600	461,004	533,346	4061	2061	3.500	0.86
	4040	40	1742400	453,896	533,346	4061	2061	4.000	0.85
	4040	45	1960200	447,718	533,346	4061	2061	4.500	0.84
	4040	50	2178000	442,263	533,346	4061	2061	5.000	0.83
	4040	55	2395800	437,386	533,346	4061	2061	5.500	0.82
	4040	60	2613600	432,980	533,346	4061	2061	6.000	0.81
	4040	65	2831400	428,966	533,346	4061	2061	6.500	0.80
	4040	70	3049200	425,283	533,346	4061	2061	7.000	0.80

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	745,325	697,493	4062	2062	0.500	1.07
	4040	10	435600	697,493	697,493	4062	2062	1.000	1.00
	4040	15	653400	670,950	697,493	4062	2062	1.500	0.96
	4040	20	871200	652,732	697,493	4062	2062	2.000	0.94
	4040	25	1089000	638,942	697,493	4062	2062	2.500	0.92
	4040	30	1306800	627,892	697,493	4062	2062	3.000	0.90
	4040	35	1524600	618,698	697,493	4062	2062	3.500	0.89
	4040	40	1742400	610,843	697,493	4062	2062	4.000	0.88
	4040	45	1960200	603,997	697,493	4062	2062	4.500	0.87
	4040	50	2178000	597,938	697,493	4062	2062	5.000	0.86
	4040	55	2395800	592,509	697,493	4062	2062	5.500	0.85
	4040	60	2613600	587,597	697,493	4062	2062	6.000	0.84
	4040	65	2831400	583,113	697,493	4062	2062	6.500	0.84
	4040	70	3049200	578,993	697,493	4062	2062	7.000	0.83

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	757,897	709,928	4063	2063	0.500	1.07
	4040	10	435600	709,928	709,928	4063	2063	1.000	1.00
	4040	15	653400	683,288	709,928	4063	2063	1.500	0.96
	4040	20	871200	664,995	709,928	4063	2063	2.000	0.94
	4040	25	1089000	651,144	709,928	4063	2063	2.500	0.92
	4040	30	1306800	640,042	709,928	4063	2063	3.000	0.90
	4040	35	1524600	630,802	709,928	4063	2063	3.500	0.89
	4040	40	1742400	622,907	709,928	4063	2063	4.000	0.88
	4040	45	1960200	616,024	709,928	4063	2063	4.500	0.87
	4040	50	2178000	609,932	709,928	4063	2063	5.000	0.86
	4040	55	2395800	604,473	709,928	4063	2063	5.500	0.85
	4040	60	2613600	599,532	709,928	4063	2063	6.000	0.84
	4040	65	2831400	595,023	709,928	4063	2063	6.500	0.84
	4040	70	3049200	590,878	709,928	4063	2063	7.000	0.83

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	890,238	841,496	4064	2064	0.500	1.06
	4040	10	435600	841,496	841,496	4064	2064	1.000	1.00
	4040	15	653400	814,230	841,496	4064	2064	1.500	0.97
	4040	20	871200	795,423	841,496	4064	2064	2.000	0.95
	4040	25	1089000	781,134	841,496	4064	2064	2.500	0.93
	4040	30	1306800	769,650	841,496	4064	2064	3.000	0.91
	4040	35	1524600	760,072	841,496	4064	2064	3.500	0.90
	4040	40	1742400	751,872	841,496	4064	2064	4.000	0.89
	4040	45	1960200	744,712	841,496	4064	2064	4.500	0.88
	4040	50	2178000	738,366	841,496	4064	2064	5.000	0.88
	4040	55	2395800	732,671	841,496	4064	2064	5.500	0.87
	4040	60	2613600	727,511	841,496	4064	2064	6.000	0.86
	4040	65	2831400	722,795	841,496	4064	2064	6.500	0.86
	4040	70	3049200	718,457	841,496	4064	2064	7.000	0.85

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	426,470	386,732	4065	2065	0.500	1.10
	4040	10	435600	386,732	386,732	4065	2065	1.000	1.00
	4040	15	653400	365,227	386,732	4065	2065	1.500	0.94
	4040	20	871200	350,697	386,732	4065	2065	2.000	0.91
	4040	25	1089000	339,827	386,732	4065	2065	2.500	0.88
	4040	30	1306800	331,195	386,732	4065	2065	3.000	0.86
	4040	35	1524600	324,069	386,732	4065	2065	3.500	0.84
	4040	40	1742400	318,020	386,732	4065	2065	4.000	0.82
	4040	45	1960200	312,778	386,732	4065	2065	4.500	0.81
	4040	50	2178000	308,162	386,732	4065	2065	5.000	0.80
	4040	55	2395800	304,045	386,732	4065	2065	5.500	0.79
	4040	60	2613600	300,335	386,732	4065	2065	6.000	0.78
	4040	65	2831400	296,962	386,732	4065	2065	6.500	0.77
	4040	70	3049200	293,873	386,732	4065	2065	7.000	0.76

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	390,667	352,517	4066	2066	0.500	1.11
	4040	10	435600	352,517	352,517	4066	2066	1.000	1.00
	4040	15	653400	331,953	352,517	4066	2066	1.500	0.94
	4040	20	871200	318,093	352,517	4066	2066	2.000	0.90
	4040	25	1089000	307,743	352,517	4066	2066	2.500	0.87
	4040	30	1306800	299,537	352,517	4066	2066	3.000	0.85
	4040	35	1524600	292,769	352,517	4066	2066	3.500	0.83
	4040	40	1742400	287,031	352,517	4066	2066	4.000	0.81
	4040	45	1960200	282,063	352,517	4066	2066	4.500	0.80
	4040	50	2178000	277,691	352,517	4066	2066	5.000	0.79
	4040	55	2395800	273,795	352,517	4066	2066	5.500	0.78
	4040	60	2613600	270,287	352,517	4066	2066	6.000	0.77
	4040	65	2831400	267,098	352,517	4066	2066	6.500	0.76
	4040	70	3049200	264,180	352,517	4066	2066	7.000	0.75

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	409,054	370,067	4067	2067	0.500	1.11
	4040	10	435600	370,067	370,067	4067	2067	1.000	1.00
	4040	15	653400	349,008	370,067	4067	2067	1.500	0.94
	4040	20	871200	334,797	370,067	4067	2067	2.000	0.90
	4040	25	1089000	324,174	370,067	4067	2067	2.500	0.88
	4040	30	1306800	315,744	370,067	4067	2067	3.000	0.85
	4040	35	1524600	308,789	370,067	4067	2067	3.500	0.83
	4040	40	1742400	302,888	370,067	4067	2067	4.000	0.82
	4040	45	1960200	297,776	370,067	4067	2067	4.500	0.80
	4040	50	2178000	293,277	370,067	4067	2067	5.000	0.79
	4040	55	2395800	289,266	370,067	4067	2067	5.500	0.78
	4040	60	2613600	285,651	370,067	4067	2067	6.000	0.77
	4040	65	2831400	282,366	370,067	4067	2067	6.500	0.76
	4040	70	3049200	279,359	370,067	4067	2067	7.000	0.75

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	343,209	307,441	4068	2068	0.500	1.12
	4040	10	435600	307,441	307,441	4068	2068	1.000	1.00
	4040	15	653400	288,271	307,441	4068	2068	1.500	0.94
	4040	20	871200	275,400	307,441	4068	2068	2.000	0.90
	4040	25	1089000	265,813	307,441	4068	2068	2.500	0.86
	4040	30	1306800	258,228	307,441	4068	2068	3.000	0.84
	4040	35	1524600	251,984	307,441	4068	2068	3.500	0.82
	4040	40	1742400	246,698	307,441	4068	2068	4.000	0.80
	4040	45	1960200	242,127	307,441	4068	2068	4.500	0.79
	4040	50	2178000	238,110	307,441	4068	2068	5.000	0.77
	4040	55	2395800	234,534	307,441	4068	2068	5.500	0.76
	4040	60	2613600	231,316	307,441	4068	2068	6.000	0.75
	4040	65	2831400	228,395	307,441	4068	2068	6.500	0.74
	4040	70	3049200	225,723	307,441	4068	2068	7.000	0.73

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	343,209	307,441	4069	2069	0.500	1.12
	4040	10	435600	307,441	307,441	4069	2069	1.000	1.00
	4040	15	653400	288,271	307,441	4069	2069	1.500	0.94
	4040	20	871200	275,400	307,441	4069	2069	2.000	0.90
	4040	25	1089000	265,813	307,441	4069	2069	2.500	0.86
	4040	30	1306800	258,228	307,441	4069	2069	3.000	0.84
	4040	35	1524600	251,984	307,441	4069	2069	3.500	0.82
	4040	40	1742400	246,698	307,441	4069	2069	4.000	0.80
	4040	45	1960200	242,127	307,441	4069	2069	4.500	0.79
	4040	50	2178000	238,110	307,441	4069	2069	5.000	0.77
	4040	55	2395800	234,534	307,441	4069	2069	5.500	0.76
	4040	60	2613600	231,316	307,441	4069	2069	6.000	0.75
	4040	65	2831400	228,395	307,441	4069	2069	6.500	0.74
	4040	70	3049200	225,723	307,441	4069	2069	7.000	0.73

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	4040	5	217800	343,209	307,441	4070	2070	0.500	1.12
BASE	4040	10	435600	307,441	307,441	4070	2070	1.000	1.00
	4040	15	653400	288,271	307,441	4070	2070	1.500	0.94
	4040	20	871200	275,400	307,441	4070	2070	2.000	0.90
	4040	25	1089000	265,813	307,441	4070	2070	2.500	0.86
	4040	30	1306800	258,228	307,441	4070	2070	3.000	0.84
	4040	35	1524600	251,984	307,441	4070	2070	3.500	0.82
	4040	40	1742400	246,698	307,441	4070	2070	4.000	0.80
	4040	45	1960200	242,127	307,441	4070	2070	4.500	0.79
	4040	50	2178000	238,110	307,441	4070	2070	5.000	0.77
	4040	55	2395800	234,534	307,441	4070	2070	5.500	0.76
	4040	60	2613600	231,316	307,441	4070	2070	6.000	0.75
	4040	65	2831400	228,395	307,441	4070	2070	6.500	0.74
	4040	70	3049200	225,723	307,441	4070	2070	7.000	0.73

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
	5010	5000	20.59	17.52	5020	6020	0.250	1.18
	5010	10000	18.99	17.52	5020	6020	0.500	1.08
	5010	15000	18.12	17.52	5020	6020	0.750	1.03
BASE	5010	20000	17.52	17.52	5020	6020	1.000	1.00
	5010	25000	17.07	17.52	5020	6020	1.250	0.97
	5010	40000	16.17	17.52	5020	6020	2.000	0.92
	5010	60000	15.42	17.52	5020	6020	3.000	0.88
	5010	80000	14.91	17.52	5020	6020	4.000	0.85
	5010	100000	14.53	17.52	5020	6020	5.000	0.83
	5010	150000	13.86	17.52	5020	6020	7.500	0.79
	5010	200000	13.40	17.52	5020	6020	10.000	0.76
	5010	250000	13.06	17.52	5020	6020	12.500	0.75
	5010	350000	12.56	17.52	5020	6020	17.500	0.72
	5010	500000	12.05	17.52	5020	6020	25.000	0.69

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	20.59	17.52	5021	6021	0.250	1.18
	5010	10000	18.99	17.52	5021	6021	0.500	1.08
	5010	15000	18.12	17.52	5021	6021	0.750	1.03
BASE	5010	20000	17.52	17.52	5021	6021	1.000	1.00
	5010	25000	17.07	17.52	5021	6021	1.250	0.97
	5010	40000	16.17	17.52	5021	6021	2.000	0.92
	5010	60000	15.42	17.52	5021	6021	3.000	0.88
	5010	80000	14.91	17.52	5021	6021	4.000	0.85
	5010	100000	14.53	17.52	5021	6021	5.000	0.83
	5010	150000	13.86	17.52	5021	6021	7.500	0.79
	5010	200000	13.40	17.52	5021	6021	10.000	0.76
	5010	250000	13.06	17.52	5021	6021	12.500	0.75
	5010	350000	12.56	17.52	5021	6021	17.500	0.72
	5010	500000	12.05	17.52	5021	6021	25.000	0.69

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	24.55	21.50	5022	6022	0.250	1.14
	5010	10000	22.98	21.50	5022	6022	0.500	1.07
	5010	15000	22.10	21.50	5022	6022	0.750	1.03
BASE	5010	20000	21.50	21.50	5022	6022	1.000	1.00
	5010	25000	21.05	21.50	5022	6022	1.250	0.98
	5010	40000	20.12	21.50	5022	6022	2.000	0.94
	5010	60000	19.36	21.50	5022	6022	3.000	0.90
	5010	80000	18.83	21.50	5022	6022	4.000	0.88
	5010	100000	18.43	21.50	5022	6022	5.000	0.86
	5010	150000	17.73	21.50	5022	6022	7.500	0.82
	5010	200000	17.25	21.50	5022	6022	10.000	0.80
	5010	250000	16.89	21.50	5022	6022	12.500	0.79
	5010	350000	16.35	21.50	5022	6022	17.500	0.76
	5010	500000	15.80	21.50	5022	6022	25.000	0.73

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	24.84	21.79	5023	6023	0.250	1.14
	5010	10000	23.27	21.79	5023	6023	0.500	1.07
	5010	15000	22.39	21.79	5023	6023	0.750	1.03
BASE	5010	20000	21.79	21.79	5023	6023	1.000	1.00
	5010	25000	21.34	21.79	5023	6023	1.250	0.98
	5010	40000	20.41	21.79	5023	6023	2.000	0.94
	5010	60000	19.65	21.79	5023	6023	3.000	0.90
	5010	80000	19.12	21.79	5023	6023	4.000	0.88
	5010	100000	18.72	21.79	5023	6023	5.000	0.86
	5010	150000	18.02	21.79	5023	6023	7.500	0.83
	5010	200000	17.54	21.79	5023	6023	10.000	0.80
	5010	250000	17.17	21.79	5023	6023	12.500	0.79
	5010	350000	16.64	21.79	5023	6023	17.500	0.76
	5010	500000	16.09	21.79	5023	6023	25.000	0.74

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	27.77	24.81	5024	6024	0.250	1.12
	5010	10000	26.25	24.81	5024	6024	0.500	1.06
	5010	15000	25.40	24.81	5024	6024	0.750	1.02
BASE	5010	20000	24.81	24.81	5024	6024	1.000	1.00
	5010	25000	24.37	24.81	5024	6024	1.250	0.98
	5010	40000	23.45	24.81	5024	6024	2.000	0.95
	5010	60000	22.69	24.81	5024	6024	3.000	0.91
	5010	80000	22.17	24.81	5024	6024	4.000	0.89
	5010	100000	21.77	24.81	5024	6024	5.000	0.88
	5010	150000	21.07	24.81	5024	6024	7.500	0.85
	5010	200000	20.58	24.81	5024	6024	10.000	0.83
	5010	250000	20.21	24.81	5024	6024	12.500	0.81
	5010	350000	19.66	24.81	5024	6024	17.500	0.79
	5010	500000	19.10	24.81	5024	6024	25.000	0.77

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	16.68	13.71	5025	6025	0.250	1.22
	5010	10000	15.12	13.71	5025	6025	0.500	1.10
	5010	15000	14.28	13.71	5025	6025	0.750	1.04
BASE	5010	20000	13.71	13.71	5025	6025	1.000	1.00
	5010	25000	13.29	13.71	5025	6025	1.250	0.97
	5010	40000	12.44	13.71	5025	6025	2.000	0.91
	5010	60000	11.74	13.71	5025	6025	3.000	0.86
	5010	80000	11.28	13.71	5025	6025	4.000	0.82
	5010	100000	10.93	13.71	5025	6025	5.000	0.80
	5010	150000	10.32	13.71	5025	6025	7.500	0.75
	5010	200000	9.91	13.71	5025	6025	10.000	0.72
	5010	250000	9.60	13.71	5025	6025	12.500	0.70
	5010	350000	9.16	13.71	5025	6025	17.500	0.67
	5010	500000	8.71	13.71	5025	6025	25.000	0.63

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	15.69	12.78	5026	6026	0.250	1.23
	5010	10000	14.16	12.78	5026	6026	0.500	1.11
	5010	15000	13.33	12.78	5026	6026	0.750	1.04
BASE	5010	20000	12.78	12.78	5026	6026	1.000	1.00
	5010	25000	12.36	12.78	5026	6026	1.250	0.97
	5010	40000	11.53	12.78	5026	6026	2.000	0.90
	5010	60000	10.86	12.78	5026	6026	3.000	0.85
	5010	80000	10.40	12.78	5026	6026	4.000	0.81
	5010	100000	10.07	12.78	5026	6026	5.000	0.79
	5010	150000	9.48	12.78	5026	6026	7.500	0.74
	5010	200000	9.08	12.78	5026	6026	10.000	0.71
	5010	250000	8.79	12.78	5026	6026	12.500	0.69
	5010	350000	8.36	12.78	5026	6026	17.500	0.65
	5010	500000	7.93	12.78	5026	6026	25.000	0.62

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	16.20	13.26	5027	6027	0.250	1.22
	5010	10000	14.66	13.26	5027	6027	0.500	1.11
	5010	15000	13.82	13.26	5027	6027	0.750	1.04
BASE	5010	20000	13.26	13.26	5027	6027	1.000	1.00
	5010	25000	12.84	13.26	5027	6027	1.250	0.97
	5010	40000	12.00	13.26	5027	6027	2.000	0.90
	5010	60000	11.31	13.26	5027	6027	3.000	0.85
	5010	80000	10.85	13.26	5027	6027	4.000	0.82
	5010	100000	10.51	13.26	5027	6027	5.000	0.79
	5010	150000	9.91	13.26	5027	6027	7.500	0.75
	5010	200000	9.51	13.26	5027	6027	10.000	0.72
	5010	250000	9.21	13.26	5027	6027	12.500	0.69
	5010	350000	8.77	13.26	5027	6027	17.500	0.66
	5010	500000	8.33	13.26	5027	6027	25.000	0.63

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	14.35	11.51	5028	6028	0.250	1.25
	5010	10000	12.85	11.51	5028	6028	0.500	1.12
	5010	15000	12.05	11.51	5028	6028	0.750	1.05
BASE	5010	20000	11.51	11.51	5028	6028	1.000	1.00
	5010	25000	11.11	11.51	5028	6028	1.250	0.97
	5010	40000	10.31	11.51	5028	6028	2.000	0.90
	5010	60000	9.67	11.51	5028	6028	3.000	0.84
	5010	80000	9.24	11.51	5028	6028	4.000	0.80
	5010	100000	8.92	11.51	5028	6028	5.000	0.77
	5010	150000	8.36	11.51	5028	6028	7.500	0.73
	5010	200000	7.99	11.51	5028	6028	10.000	0.69
	5010	250000	7.71	11.51	5028	6028	12.500	0.67
	5010	350000	7.31	11.51	5028	6028	17.500	0.63
	5010	500000	6.91	11.51	5028	6028	25.000	0.60

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	14.35	11.51	5029	6029	0.250	1.25
	5010	10000	12.85	11.51	5029	6029	0.500	1.12
	5010	15000	12.05	11.51	5029	6029	0.750	1.05
BASE	5010	20000	11.51	11.51	5029	6029	1.000	1.00
	5010	25000	11.11	11.51	5029	6029	1.250	0.97
	5010	40000	10.31	11.51	5029	6029	2.000	0.90
	5010	60000	9.67	11.51	5029	6029	3.000	0.84
	5010	80000	9.24	11.51	5029	6029	4.000	0.80
	5010	100000	8.92	11.51	5029	6029	5.000	0.77
	5010	150000	8.36	11.51	5029	6029	7.500	0.73
	5010	200000	7.99	11.51	5029	6029	10.000	0.69
	5010	250000	7.71	11.51	5029	6029	12.500	0.67
	5010	350000	7.31	11.51	5029	6029	17.500	0.63
	5010	500000	6.91	11.51	5029	6029	25.000	0.60

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	14.35	11.51	5030	6030	0.250	1.25
	5010	10000	12.85	11.51	5030	6030	0.500	1.12
	5010	15000	12.05	11.51	5030	6030	0.750	1.05
BASE	5010	20000	11.51	11.51	5030	6030	1.000	1.00
	5010	25000	11.11	11.51	5030	6030	1.250	0.97
	5010	40000	10.31	11.51	5030	6030	2.000	0.90
	5010	60000	9.67	11.51	5030	6030	3.000	0.84
	5010	80000	9.24	11.51	5030	6030	4.000	0.80
	5010	100000	8.92	11.51	5030	6030	5.000	0.77
	5010	150000	8.36	11.51	5030	6030	7.500	0.73
	5010	200000	7.99	11.51	5030	6030	10.000	0.69
	5010	250000	7.71	11.51	5030	6030	12.500	0.67
	5010	350000	7.31	11.51	5030	6030	17.500	0.63
	5010	500000	6.91	11.51	5030	6030	25.000	0.60

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	578,143	533,346	5060	6050	0.500	1.08
BASE	5040	10	435,600	533,346	533,346	5060	6050	1.000	1.00
	5040	15	653,400	508,768	533,346	5060	6050	1.500	0.95
	5040	20	871,200	492,020	533,346	5060	6050	2.000	0.92
	5040	25	1,089,000	479,410	533,346	5060	6050	2.500	0.90
	5040	30	1,306,800	469,347	533,346	5060	6050	3.000	0.88
	5040	35	1,524,600	461,004	533,346	5060	6050	3.500	0.86
	5040	40	1,742,400	453,896	533,346	5060	6050	4.000	0.85
	5040	45	1,960,200	447,718	533,346	5060	6050	4.500	0.84
	5040	50	2,178,000	442,263	533,346	5060	6050	5.000	0.83
	5040	55	2,395,800	437,386	533,346	5060	6050	5.500	0.82
	5040	60	2,613,600	432,980	533,346	5060	6050	6.000	0.81
	5040	65	2,831,400	428,966	533,346	5060	6050	6.500	0.80
	5040	70	3,049,200	425,283	533,346	5060	6050	7.000	0.80

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	578,143	533,346	5061	6051	0.500	1.08
	5040	10	435600	533,346	533,346	5061	6051	1.000	1.00
	5040	15	653400	508,768	533,346	5061	6051	1.500	0.95
	5040	20	871200	492,020	533,346	5061	6051	2.000	0.92
	5040	25	1089000	479,410	533,346	5061	6051	2.500	0.90
	5040	30	1306800	469,347	533,346	5061	6051	3.000	0.88
	5040	35	1524600	461,004	533,346	5061	6051	3.500	0.86
	5040	40	1742400	453,896	533,346	5061	6051	4.000	0.85
	5040	45	1960200	447,718	533,346	5061	6051	4.500	0.84
	5040	50	2178000	442,263	533,346	5061	6051	5.000	0.83
	5040	55	2395800	437,386	533,346	5061	6051	5.500	0.82
	5040	60	2613600	432,980	533,346	5061	6051	6.000	0.81
	5040	65	2831400	428,966	533,346	5061	6051	6.500	0.80
	5040	70	3049200	425,283	533,346	5061	6051	7.000	0.80

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	745,325	697,493	5062	6052	0.500	1.07
	5040	10	435600	697,493	697,493	5062	6052	1.000	1.00
	5040	15	653400	670,950	697,493	5062	6052	1.500	0.96
	5040	20	871200	652,732	697,493	5062	6052	2.000	0.94
	5040	25	1089000	638,942	697,493	5062	6052	2.500	0.92
	5040	30	1306800	627,892	697,493	5062	6052	3.000	0.90
	5040	35	1524600	618,698	697,493	5062	6052	3.500	0.89
	5040	40	1742400	610,843	697,493	5062	6052	4.000	0.88
	5040	45	1960200	603,997	697,493	5062	6052	4.500	0.87
	5040	50	2178000	597,938	697,493	5062	6052	5.000	0.86
	5040	55	2395800	592,509	697,493	5062	6052	5.500	0.85
	5040	60	2613600	587,597	697,493	5062	6052	6.000	0.84
	5040	65	2831400	583,113	697,493	5062	6052	6.500	0.84
	5040	70	3049200	578,993	697,493	5062	6052	7.000	0.83

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	757,897	709,928	5063	6053	0.500	1.07
	5040	10	435600	709,928	709,928	5063	6053	1.000	1.00
	5040	15	653400	683,288	709,928	5063	6053	1.500	0.96
	5040	20	871200	664,995	709,928	5063	6053	2.000	0.94
	5040	25	1089000	651,144	709,928	5063	6053	2.500	0.92
	5040	30	1306800	640,042	709,928	5063	6053	3.000	0.90
	5040	35	1524600	630,802	709,928	5063	6053	3.500	0.89
	5040	40	1742400	622,907	709,928	5063	6053	4.000	0.88
	5040	45	1960200	616,024	709,928	5063	6053	4.500	0.87
	5040	50	2178000	609,932	709,928	5063	6053	5.000	0.86
	5040	55	2395800	604,473	709,928	5063	6053	5.500	0.85
	5040	60	2613600	599,532	709,928	5063	6053	6.000	0.84
	5040	65	2831400	595,023	709,928	5063	6053	6.500	0.84
	5040	70	3049200	590,878	709,928	5063	6053	7.000	0.83

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	890,238	841,496	5064	6054	0.500	1.06
	5040	10	435600	841,496	841,496	5064	6054	1.000	1.00
	5040	15	653400	814,230	841,496	5064	6054	1.500	0.97
	5040	20	871200	795,423	841,496	5064	6054	2.000	0.95
	5040	25	1089000	781,134	841,496	5064	6054	2.500	0.93
	5040	30	1306800	769,650	841,496	5064	6054	3.000	0.91
	5040	35	1524600	760,072	841,496	5064	6054	3.500	0.90
	5040	40	1742400	751,872	841,496	5064	6054	4.000	0.89
	5040	45	1960200	744,712	841,496	5064	6054	4.500	0.88
	5040	50	2178000	738,366	841,496	5064	6054	5.000	0.88
	5040	55	2395800	732,671	841,496	5064	6054	5.500	0.87
	5040	60	2613600	727,511	841,496	5064	6054	6.000	0.86
	5040	65	2831400	722,795	841,496	5064	6054	6.500	0.86
	5040	70	3049200	718,457	841,496	5064	6054	7.000	0.85

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	426,470	386,732	5065	6055	0.500	1.10
	5040	10	435600	386,732	386,732	5065	6055	1.000	1.00
	5040	15	653400	365,227	386,732	5065	6055	1.500	0.94
	5040	20	871200	350,697	386,732	5065	6055	2.000	0.91
	5040	25	1089000	339,827	386,732	5065	6055	2.500	0.88
	5040	30	1306800	331,195	386,732	5065	6055	3.000	0.86
	5040	35	1524600	324,069	386,732	5065	6055	3.500	0.84
	5040	40	1742400	318,020	386,732	5065	6055	4.000	0.82
	5040	45	1960200	312,778	386,732	5065	6055	4.500	0.81
	5040	50	2178000	308,162	386,732	5065	6055	5.000	0.80
	5040	55	2395800	304,045	386,732	5065	6055	5.500	0.79
	5040	60	2613600	300,335	386,732	5065	6055	6.000	0.78
	5040	65	2831400	296,962	386,732	5065	6055	6.500	0.77
	5040	70	3049200	293,873	386,732	5065	6055	7.000	0.76

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	390,667	352,517	5066	6056	1.000	1.11
	5040	10	435600	352,517	352,517	5066	6056	1.000	1.00
	5040	15	653400	331,953	352,517	5066	6056	1.000	0.94
	5040	20	871200	318,093	352,517	5066	6056	1.000	0.90
	5040	25	1089000	307,743	352,517	5066	6056	1.000	0.87
	5040	30	1306800	299,537	352,517	5066	6056	1.000	0.85
	5040	35	1524600	292,769	352,517	5066	6056	1.000	0.83
	5040	40	1742400	287,031	352,517	5066	6056	1.000	0.81
	5040	45	1960200	282,063	352,517	5066	6056	1.000	0.80
	5040	50	2178000	277,691	352,517	5066	6056	1.000	0.79
	5040	55	2395800	273,795	352,517	5066	6056	1.000	0.78
	5040	60	2613600	270,287	352,517	5066	6056	1.000	0.77
	5040	65	2831400	267,098	352,517	5066	6056	1.000	0.76
	5040	70	3049200	264,180	352,517	5066	6056	1.000	0.75

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	409,054	370,067	5067	6057	0.500	1.11
	5040	10	435600	370,067	370,067	5067	6057	1.000	1.00
	5040	15	653400	349,008	370,067	5067	6057	1.500	0.94
	5040	20	871200	334,797	370,067	5067	6057	2.000	0.90
	5040	25	1089000	324,174	370,067	5067	6057	2.500	0.88
	5040	30	1306800	315,744	370,067	5067	6057	3.000	0.85
	5040	35	1524600	308,789	370,067	5067	6057	3.500	0.83
	5040	40	1742400	302,888	370,067	5067	6057	4.000	0.82
	5040	45	1960200	297,776	370,067	5067	6057	4.500	0.80
	5040	50	2178000	293,277	370,067	5067	6057	5.000	0.79
	5040	55	2395800	289,266	370,067	5067	6057	5.500	0.78
	5040	60	2613600	285,651	370,067	5067	6057	6.000	0.77
	5040	65	2831400	282,366	370,067	5067	6057	6.500	0.76
	5040	70	3049200	279,359	370,067	5067	6057	7.000	0.75

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	343,209	307,441	5068	6058	0.500	1.12
	5040	10	435600	307,441	307,441	5068	6058	1.000	1.00
	5040	15	653400	288,271	307,441	5068	6058	1.500	0.94
	5040	20	871200	275,400	307,441	5068	6058	2.000	0.90
	5040	25	1089000	265,813	307,441	5068	6058	2.500	0.86
	5040	30	1306800	258,228	307,441	5068	6058	3.000	0.84
	5040	35	1524600	251,984	307,441	5068	6058	3.500	0.82
	5040	40	1742400	246,698	307,441	5068	6058	4.000	0.80
	5040	45	1960200	242,127	307,441	5068	6058	4.500	0.79
	5040	50	2178000	238,110	307,441	5068	6058	5.000	0.77
	5040	55	2395800	234,534	307,441	5068	6058	5.500	0.76
	5040	60	2613600	231,316	307,441	5068	6058	6.000	0.75
	5040	65	2831400	228,395	307,441	5068	6058	6.500	0.74
	5040	70	3049200	225,723	307,441	5068	6058	7.000	0.73

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	343,209	307,441	5069	6059	0.500	1.12
	5040	10	435600	307,441	307,441	5069	6059	1.000	1.00
	5040	15	653400	288,271	307,441	5069	6059	1.500	0.94
	5040	20	871200	275,400	307,441	5069	6059	2.000	0.90
	5040	25	1089000	265,813	307,441	5069	6059	2.500	0.86
	5040	30	1306800	258,228	307,441	5069	6059	3.000	0.84
	5040	35	1524600	251,984	307,441	5069	6059	3.500	0.82
	5040	40	1742400	246,698	307,441	5069	6059	4.000	0.80
	5040	45	1960200	242,127	307,441	5069	6059	4.500	0.79
	5040	50	2178000	238,110	307,441	5069	6059	5.000	0.77
	5040	55	2395800	234,534	307,441	5069	6059	5.500	0.76
	5040	60	2613600	231,316	307,441	5069	6059	6.000	0.75
	5040	65	2831400	228,395	307,441	5069	6059	6.500	0.74
	5040	70	3049200	225,723	307,441	5069	6059	7.000	0.73

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5040	5	217800	343,209	307,441	5070	6060	0.500	1.12
BASE	5040	10	435600	307,441	307,441	5070	6060	1.000	1.00
	5040	15	653400	288,271	307,441	5070	6060	1.500	0.94
	5040	20	871200	275,400	307,441	5070	6060	2.000	0.90
	5040	25	1089000	265,813	307,441	5070	6060	2.500	0.86
	5040	30	1306800	258,228	307,441	5070	6060	3.000	0.84
	5040	35	1524600	251,984	307,441	5070	6060	3.500	0.82
	5040	40	1742400	246,698	307,441	5070	6060	4.000	0.80
	5040	45	1960200	242,127	307,441	5070	6060	4.500	0.79
	5040	50	2178000	238,110	307,441	5070	6060	5.000	0.77
	5040	55	2395800	234,534	307,441	5070	6060	5.500	0.76
	5040	60	2613600	231,316	307,441	5070	6060	6.000	0.75
	5040	65	2831400	228,395	307,441	5070	6060	6.500	0.74
	5040	70	3049200	225,723	307,441	5070	6060	7.000	0.73

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	14.00	11.19	5850	3020	0.250	1.25
	5830	10000	12.52	11.19	5850	3020	0.500	1.12
	5830	15000	11.72	11.19	5850	3020	0.750	1.05
BASE	5830	20000	11.19	11.19	5850	3020	1.000	1.00
	5830	25000	10.79	11.19	5850	3020	1.250	0.96
	5830	40000	10.00	11.19	5850	3020	2.000	0.89
	5830	60000	9.37	11.19	5850	3020	3.000	0.84
	5830	80000	8.94	11.19	5850	3020	4.000	0.80
	5830	100000	8.63	11.19	5850	3020	5.000	0.77
	5830	150000	8.08	11.19	5850	3020	7.500	0.72
	5830	200000	7.71	11.19	5850	3020	10.000	0.69
	5830	250000	7.44	11.19	5850	3020	12.500	0.66
	5830	350000	7.05	11.19	5850	3020	17.500	0.63
	5830	500000	6.65	11.19	5850	3020	25.000	0.59

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	14.00	11.19	5851	3021	0.250	1.18
	5830	10000	12.52	11.19	5851	3021	0.500	1.08
	5830	15000	11.72	11.19	5851	3021	0.750	1.03
BASE	5830	20000	11.19	11.19	5851	3021	1.000	1.00
	5830	25000	10.79	11.19	5851	3021	1.250	0.97
	5830	40000	10.00	11.19	5851	3021	2.000	0.92
	5830	60000	9.37	11.19	5851	3021	3.000	0.88
	5830	80000	8.94	11.19	5851	3021	4.000	0.85
	5830	100000	8.63	11.19	5851	3021	5.000	0.83
	5830	150000	8.08	11.19	5851	3021	7.500	0.79
	5830	200000	7.71	11.19	5851	3021	10.000	0.76
	5830	250000	7.44	11.19	5851	3021	12.500	0.75
	5830	350000	7.05	11.19	5851	3021	17.500	0.72
	5830	500000	6.65	11.19	5851	3021	25.000	0.69

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	16.70	13.73	5852	3022	0.250	1.14
	5830	10000	15.14	13.73	5852	3022	0.500	1.07
	5830	15000	14.30	13.73	5852	3022	0.750	1.03
BASE	5830	20000	13.73	13.73	5852	3022	1.000	1.00
	5830	25000	13.31	13.73	5852	3022	1.250	0.98
	5830	40000	12.45	13.73	5852	3022	2.000	0.94
	5830	60000	11.76	13.73	5852	3022	3.000	0.90
	5830	80000	11.29	13.73	5852	3022	4.000	0.88
	5830	100000	10.94	13.73	5852	3022	5.000	0.86
	5830	150000	10.34	13.73	5852	3022	7.500	0.82
	5830	200000	9.93	13.73	5852	3022	10.000	0.80
	5830	250000	9.62	13.73	5852	3022	12.500	0.79
	5830	350000	9.17	13.73	5852	3022	17.500	0.76
	5830	500000	8.72	13.73	5852	3022	25.000	0.73

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	16.89	13.92	5853	3023	0.250	1.14
	5830	10000	15.33	13.92	5853	3023	0.500	1.07
	5830	15000	14.49	13.92	5853	3023	0.750	1.03
BASE	5830	20000	13.92	13.92	5853	3023	1.000	1.00
	5830	25000	13.49	13.92	5853	3023	1.250	0.98
	5830	40000	12.63	13.92	5853	3023	2.000	0.94
	5830	60000	11.94	13.92	5853	3023	3.000	0.90
	5830	80000	11.47	13.92	5853	3023	4.000	0.88
	5830	100000	11.12	13.92	5853	3023	5.000	0.86
	5830	150000	10.51	13.92	5853	3023	7.500	0.83
	5830	200000	10.09	13.92	5853	3023	10.000	0.80
	5830	250000	9.78	13.92	5853	3023	12.500	0.79
	5830	350000	9.33	13.92	5853	3023	17.500	0.76
	5830	500000	8.88	13.92	5853	3023	25.000	0.74

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	18.88	15.85	5854	3024	0.250	1.12
	5830	10000	17.30	15.85	5854	3024	0.500	1.06
	5830	15000	16.43	15.85	5854	3024	0.750	1.02
BASE	5830	20000	15.85	15.85	5854	3024	1.000	1.00
	5830	25000	15.40	15.85	5854	3024	1.250	0.98
	5830	40000	14.51	15.85	5854	3024	2.000	0.95
	5830	60000	13.79	15.85	5854	3024	3.000	0.91
	5830	80000	13.30	15.85	5854	3024	4.000	0.89
	5830	100000	12.93	15.85	5854	3024	5.000	0.88
	5830	150000	12.28	15.85	5854	3024	7.500	0.85
	5830	200000	11.84	15.85	5854	3024	10.000	0.83
	5830	250000	11.51	15.85	5854	3024	12.500	0.81
	5830	350000	11.03	15.85	5854	3024	17.500	0.79
	5830	500000	10.54	15.85	5854	3024	25.000	0.77

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	11.34	8.76	5855	3025	0.250	1.22
	5830	10000	9.97	8.76	5855	3025	0.500	1.10
	5830	15000	9.24	8.76	5855	3025	0.750	1.04
BASE	5830	20000	8.76	8.76	5855	3025	1.000	1.00
	5830	25000	8.40	8.76	5855	3025	1.250	0.97
	5830	40000	7.70	8.76	5855	3025	2.000	0.91
	5830	60000	7.14	8.76	5855	3025	3.000	0.86
	5830	80000	6.76	8.76	5855	3025	4.000	0.82
	5830	100000	6.49	8.76	5855	3025	5.000	0.80
	5830	150000	6.02	8.76	5855	3025	7.500	0.75
	5830	200000	5.70	8.76	5855	3025	10.000	0.72
	5830	250000	5.47	8.76	5855	3025	12.500	0.70
	5830	350000	5.14	8.76	5855	3025	17.500	0.67
	5830	500000	4.81	8.76	5855	3025	25.000	0.63

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	10.67	8.16	5856	3026	0.250	1.23
	5830	10000	9.33	8.16	5856	3026	0.500	1.11
	5830	15000	8.63	8.16	5856	3026	0.750	1.04
BASE	5830	20000	8.16	8.16	5856	3026	1.000	1.00
	5830	25000	7.81	8.16	5856	3026	1.250	0.97
	5830	40000	7.14	8.16	5856	3026	2.000	0.90
	5830	60000	6.60	8.16	5856	3026	3.000	0.85
	5830	80000	6.24	8.16	5856	3026	4.000	0.81
	5830	100000	5.98	8.16	5856	3026	5.000	0.79
	5830	150000	5.53	8.16	5856	3026	7.500	0.74
	5830	200000	5.23	8.16	5856	3026	10.000	0.71
	5830	250000	5.00	8.16	5856	3026	12.500	0.69
	5830	350000	4.69	8.16	5856	3026	17.500	0.65
	5830	500000	4.38	8.16	5856	3026	25.000	0.62

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	11.02	8.47	5857	3027	0.250	1.22
	5830	10000	9.66	8.47	5857	3027	0.500	1.11
	5830	15000	8.94	8.47	5857	3027	0.750	1.04
BASE	5830	20000	8.47	8.47	5857	3027	1.000	1.00
	5830	25000	8.12	8.47	5857	3027	1.250	0.97
	5830	40000	7.42	8.47	5857	3027	2.000	0.90
	5830	60000	6.87	8.47	5857	3027	3.000	0.85
	5830	80000	6.51	8.47	5857	3027	4.000	0.82
	5830	100000	6.24	8.47	5857	3027	5.000	0.79
	5830	150000	5.78	8.47	5857	3027	7.500	0.75
	5830	200000	5.47	8.47	5857	3027	10.000	0.72
	5830	250000	5.24	8.47	5857	3027	12.500	0.69
	5830	350000	4.92	8.47	5857	3027	17.500	0.66
	5830	500000	4.60	8.47	5857	3027	25.000	0.63

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	9.75	7.35	5858	3028	0.250	1.25
	5830	10000	8.47	7.35	5858	3028	0.500	1.12
	5830	15000	7.80	7.35	5858	3028	0.750	1.05
BASE	5830	20000	7.35	7.35	5858	3028	1.000	1.00
	5830	25000	7.02	7.35	5858	3028	1.250	0.97
	5830	40000	6.38	7.35	5858	3028	2.000	0.90
	5830	60000	5.87	7.35	5858	3028	3.000	0.84
	5830	80000	5.54	7.35	5858	3028	4.000	0.80
	5830	100000	5.29	7.35	5858	3028	5.000	0.77
	5830	150000	4.87	7.35	5858	3028	7.500	0.73
	5830	200000	4.60	7.35	5858	3028	10.000	0.69
	5830	250000	4.39	7.35	5858	3028	12.500	0.67
	5830	350000	4.10	7.35	5858	3028	17.500	0.63
	5830	500000	3.81	7.35	5858	3028	25.000	0.60

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	9.75	7.35	5859	3029	0.250	1.25
	5830	10000	8.47	7.35	5859	3029	0.500	1.12
	5830	15000	7.80	7.35	5859	3029	0.750	1.05
BASE	5830	20000	7.35	7.35	5859	3029	1.000	1.00
	5830	25000	7.02	7.35	5859	3029	1.250	0.97
	5830	40000	6.38	7.35	5859	3029	2.000	0.90
	5830	60000	5.87	7.35	5859	3029	3.000	0.84
	5830	80000	5.54	7.35	5859	3029	4.000	0.80
	5830	100000	5.29	7.35	5859	3029	5.000	0.77
	5830	150000	4.87	7.35	5859	3029	7.500	0.73
	5830	200000	4.60	7.35	5859	3029	10.000	0.69
	5830	250000	4.39	7.35	5859	3029	12.500	0.67
	5830	350000	4.10	7.35	5859	3029	17.500	0.63
	5830	500000	3.81	7.35	5859	3029	25.000	0.60

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	9.75	7.35	5860	3030	0.250	1.25
	5830	10000	8.47	7.35	5860	3030	0.500	1.12
	5830	15000	7.80	7.35	5860	3030	0.750	1.05
BASE	5830	20000	7.35	7.35	5860	3030	1.000	1.00
	5830	25000	7.02	7.35	5860	3030	1.250	0.97
	5830	40000	6.38	7.35	5860	3030	2.000	0.90
	5830	60000	5.87	7.35	5860	3030	3.000	0.84
	5830	80000	5.54	7.35	5860	3030	4.000	0.80
	5830	100000	5.29	7.35	5860	3030	5.000	0.77
	5830	150000	4.87	7.35	5860	3030	7.500	0.73
	5830	200000	4.60	7.35	5860	3030	10.000	0.69
	5830	250000	4.39	7.35	5860	3030	12.500	0.67
	5830	350000	4.10	7.35	5860	3030	17.500	0.63
	5830	500000	3.81	7.35	5860	3030	25.000	0.60

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	331,365	296,243	5880	3050	0.500	1.12
BASE	5860	10	435,600	296,243	296,243	5880	3050	1.000	1.00
	5860	15	653,400	277,450	296,243	5880	3050	1.500	0.94
	5860	20	871,200	264,844	296,243	5880	3050	2.000	0.89
	5860	25	1,089,000	255,462	296,243	5880	3050	2.500	0.86
	5860	30	1,306,800	248,043	296,243	5880	3050	3.000	0.84
	5860	35	1,524,600	241,939	296,243	5880	3050	3.500	0.82
	5860	40	1,742,400	236,773	296,243	5880	3050	4.000	0.80
	5860	45	1,960,200	232,308	296,243	5880	3050	4.500	0.78
	5860	50	2,178,000	228,385	296,243	5880	3050	5.000	0.77
	5860	55	2,395,800	224,894	296,243	5880	3050	5.500	0.76
	5860	60	2,613,600	221,753	296,243	5880	3050	6.000	0.75
	5860	65	2,831,400	218,902	296,243	5880	3050	6.500	0.74
	5860	70	3,049,200	216,296	296,243	5880	3050	7.000	0.73

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	331,365	296,243	5881	3051	0.500	1.12
BASE	5860	10	435600	296,243	296,243	5881	3051	1.000	1.00
	5860	15	653400	277,450	296,243	5881	3051	1.500	0.94
	5860	20	871200	264,844	296,243	5881	3051	2.000	0.89
	5860	25	1089000	255,462	296,243	5881	3051	2.500	0.86
	5860	30	1306800	248,043	296,243	5881	3051	3.000	0.84
	5860	35	1524600	241,939	296,243	5881	3051	3.500	0.82
	5860	40	1742400	236,773	296,243	5881	3051	4.000	0.80
	5860	45	1960200	232,308	296,243	5881	3051	4.500	0.78
	5860	50	2178000	228,385	296,243	5881	3051	5.000	0.77
	5860	55	2395800	224,894	296,243	5881	3051	5.500	0.76
	5860	60	2613600	221,753	296,243	5881	3051	6.000	0.75
	5860	65	2831400	218,902	296,243	5881	3051	6.500	0.74
	5860	70	3049200	216,296	296,243	5881	3051	7.000	0.73

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	427,186	387,418	5882	3052	0.500	1.10
	5860	10	435600	387,418	387,418	5882	3052	1.000	1.00
	5860	15	653400	365,894	387,418	5882	3052	1.500	0.94
	5860	20	871200	351,352	387,418	5882	3052	2.000	0.91
	5860	25	1089000	340,471	387,418	5882	3052	2.500	0.88
	5860	30	1306800	331,832	387,418	5882	3052	3.000	0.86
	5860	35	1524600	324,699	387,418	5882	3052	3.500	0.84
	5860	40	1742400	318,644	387,418	5882	3052	4.000	0.82
	5860	45	1960200	313,396	387,418	5882	3052	4.500	0.81
	5860	50	2178000	308,776	387,418	5882	3052	5.000	0.80
	5860	55	2395800	304,655	387,418	5882	3052	5.500	0.79
	5860	60	2613600	300,941	387,418	5882	3052	6.000	0.78
	5860	65	2831400	297,564	387,418	5882	3052	6.500	0.77
	5860	70	3049200	294,472	387,418	5882	3052	7.000	0.76

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	434,392	394,325	5883	3053	0.500	1.10
	5860	10	435600	394,325	394,325	5883	3053	1.000	1.00
	5860	15	653400	372,623	394,325	5883	3053	1.500	0.94
	5860	20	871200	357,953	394,325	5883	3053	2.000	0.91
	5860	25	1089000	346,974	394,325	5883	3053	2.500	0.88
	5860	30	1306800	338,253	394,325	5883	3053	3.000	0.86
	5860	35	1524600	331,051	394,325	5883	3053	3.500	0.84
	5860	40	1742400	324,937	394,325	5883	3053	4.000	0.82
	5860	45	1960200	319,637	394,325	5883	3053	4.500	0.81
	5860	50	2178000	314,970	394,325	5883	3053	5.000	0.80
	5860	55	2395800	310,806	394,325	5883	3053	5.500	0.79
	5860	60	2613600	307,054	394,325	5883	3053	6.000	0.78
	5860	65	2831400	303,641	394,325	5883	3053	6.500	0.77
	5860	70	3049200	300,516	394,325	5883	3053	7.000	0.76

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	510,243	467,403	5884	3054	0.500	1.09
	5860	10	435600	467,403	467,403	5884	3054	1.000	1.00
	5860	15	653400	444,030	467,403	5884	3054	1.500	0.95
	5860	20	871200	428,160	467,403	5884	3054	2.000	0.92
	5860	25	1089000	416,241	467,403	5884	3054	2.500	0.89
	5860	30	1306800	406,749	467,403	5884	3054	3.000	0.87
	5860	35	1524600	398,893	467,403	5884	3054	3.500	0.85
	5860	40	1742400	392,211	467,403	5884	3054	4.000	0.84
	5860	45	1960200	386,410	467,403	5884	3054	4.500	0.83
	5860	50	2178000	381,293	467,403	5884	3054	5.000	0.82
	5860	55	2395800	376,723	467,403	5884	3054	5.500	0.81
	5860	60	2613600	372,598	467,403	5884	3054	6.000	0.80
	5860	65	2831400	368,844	467,403	5884	3054	6.500	0.79
	5860	70	3049200	365,402	467,403	5884	3054	7.000	0.78

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	244,433	214,808	5885	3055	0.500	1.14
BASE	5860	10	435600	214,808	214,808	5885	3055	1.000	1.00
	5860	15	653400	199,172	214,808	5885	3055	1.500	0.93
	5860	20	871200	188,773	214,808	5885	3055	2.000	0.88
	5860	25	1089000	181,083	214,808	5885	3055	2.500	0.84
	5860	30	1306800	175,032	214,808	5885	3055	3.000	0.81
	5860	35	1524600	170,074	214,808	5885	3055	3.500	0.79
	5860	40	1742400	165,894	214,808	5885	3055	4.000	0.77
	5860	45	1960200	162,291	214,808	5885	3055	4.500	0.76
	5860	50	2178000	159,135	214,808	5885	3055	5.000	0.74
	5860	55	2395800	156,333	214,808	5885	3055	5.500	0.73
	5860	60	2613600	153,818	214,808	5885	3055	6.000	0.72
	5860	65	2831400	151,540	214,808	5885	3055	6.500	0.71
	5860	70	3049200	149,461	214,808	5885	3055	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
	5860	5	217800	223,912	195,803	5886	3056	0.500	1.14
BASE	5860	10	435600	195,803	195,803	5886	3056	1.000	1.00
	5860	15	653400	181,026	195,803	5886	3056	1.500	0.92
	5860	20	871200	171,223	195,803	5886	3056	2.000	0.87
	5860	25	1089000	163,986	195,803	5886	3056	2.500	0.84
	5860	30	1306800	158,301	195,803	5886	3056	3.000	0.81
	5860	35	1524600	153,648	195,803	5886	3056	3.500	0.78
	5860	40	1742400	149,729	195,803	5886	3056	4.000	0.76
	5860	45	1960200	146,354	195,803	5886	3056	4.500	0.75
	5860	50	2178000	143,400	195,803	5886	3056	5.000	0.73
	5860	55	2395800	140,779	195,803	5886	3056	5.500	0.72
	5860	60	2613600	138,429	195,803	5886	3056	6.000	0.71
	5860	65	2831400	136,301	195,803	5886	3056	6.500	0.70
	5860	70	3049200	134,360	195,803	5886	3056	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
	5860	5	217800	234,451	205,551	5887	3057	0.500	1.14
BASE	5860	10	435600	205,551	205,551	5887	3057	1.000	1.00
	5860	15	653400	190,327	205,551	5887	3057	1.500	0.93
	5860	20	871200	180,214	205,551	5887	3057	2.000	0.88
	5860	25	1089000	172,742	205,551	5887	3057	2.500	0.84
	5860	30	1306800	166,867	205,551	5887	3057	3.000	0.81
	5860	35	1524600	162,055	205,551	5887	3057	3.500	0.79
	5860	40	1742400	158,000	205,551	5887	3057	4.000	0.77
	5860	45	1960200	154,508	205,551	5887	3057	4.500	0.75
	5860	50	2178000	151,449	205,551	5887	3057	5.000	0.74
	5860	55	2395800	148,734	205,551	5887	3057	5.500	0.72
	5860	60	2613600	146,298	205,551	5887	3057	6.000	0.71
	5860	65	2831400	144,092	205,551	5887	3057	6.500	0.70
	5860	70	3049200	142,080	205,551	5887	3057	7.000	0.69

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	196,712	170,766	5888	3058	0.500	1.15
	5860	10	435600	170,766	170,766	5888	3058	1.000	1.00
	5860	15	653400	157,205	170,766	5888	3058	1.500	0.92
	5860	20	871200	148,242	170,766	5888	3058	2.000	0.87
	5860	25	1089000	141,643	170,766	5888	3058	2.500	0.83
	5860	30	1306800	136,470	170,766	5888	3058	3.000	0.80
	5860	35	1524600	132,244	170,766	5888	3058	3.500	0.77
	5860	40	1742400	128,689	170,766	5888	3058	4.000	0.75
	5860	45	1960200	125,633	170,766	5888	3058	4.500	0.74
	5860	50	2178000	122,961	170,766	5888	3058	5.000	0.72
	5860	55	2395800	120,592	170,766	5888	3058	5.500	0.71
	5860	60	2613600	118,470	170,766	5888	3058	6.000	0.69
	5860	65	2831400	116,550	170,766	5888	3058	6.500	0.68
	5860	70	3049200	114,801	170,766	5888	3058	7.000	0.67

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	196,712	170,766	5889	3059	0.500	1.15
	5860	10	435600	170,766	170,766	5889	3059	1.000	1.00
	5860	15	653400	157,205	170,766	5889	3059	1.500	0.92
	5860	20	871200	148,242	170,766	5889	3059	2.000	0.87
	5860	25	1089000	141,643	170,766	5889	3059	2.500	0.83
	5860	30	1306800	136,470	170,766	5889	3059	3.000	0.80
	5860	35	1524600	132,244	170,766	5889	3059	3.500	0.77
	5860	40	1742400	128,689	170,766	5889	3059	4.000	0.75
	5860	45	1960200	125,633	170,766	5889	3059	4.500	0.74
	5860	50	2178000	122,961	170,766	5889	3059	5.000	0.72
	5860	55	2395800	120,592	170,766	5889	3059	5.500	0.71
	5860	60	2613600	118,470	170,766	5889	3059	6.000	0.69
	5860	65	2831400	116,550	170,766	5889	3059	6.500	0.68
	5860	70	3049200	114,801	170,766	5889	3059	7.000	0.67

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	196,712	170,766	5890	3060	0.500	1.15
	5860	10	435600	170,766	170,766	5890	3060	1.000	1.00
	5860	15	653400	157,205	170,766	5890	3060	1.500	0.92
	5860	20	871200	148,242	170,766	5890	3060	2.000	0.87
	5860	25	1089000	141,643	170,766	5890	3060	2.500	0.83
	5860	30	1306800	136,470	170,766	5890	3060	3.000	0.80
	5860	35	1524600	132,244	170,766	5890	3060	3.500	0.77
	5860	40	1742400	128,689	170,766	5890	3060	4.000	0.75
	5860	45	1960200	125,633	170,766	5890	3060	4.500	0.74
	5860	50	2178000	122,961	170,766	5890	3060	5.000	0.72
	5860	55	2395800	120,592	170,766	5890	3060	5.500	0.71
	5860	60	2613600	118,470	170,766	5890	3060	6.000	0.69
	5860	65	2831400	116,550	170,766	5890	3060	6.500	0.68
	5860	70	3049200	114,801	170,766	5890	3060	7.000	0.67

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	33.90	31.29	6020	4020	0.250	1.08
	6000	10000	32.57	31.29	6020	4020	0.500	1.04
	6000	15000	31.82	31.29	6020	4020	0.750	1.02
BASE	6000	20000	31.29	31.29	6020	4020	1.000	1.00
	6000	25000	30.89	31.29	6020	4020	1.250	0.99
	6000	40000	30.06	31.29	6020	4020	2.000	0.96
	6000	60000	29.37	31.29	6020	4020	3.000	0.94
	6000	80000	28.88	31.29	6020	4020	4.000	0.92
	6000	100000	28.51	31.29	6020	4020	5.000	0.91
	6000	150000	27.85	31.29	6020	4020	7.500	0.89
	6000	200000	27.39	31.29	6020	4020	10.000	0.88
	6000	250000	27.04	31.29	6020	4020	12.500	0.86
	6000	350000	26.52	31.29	6020	4020	17.500	0.85
	6000	500000	25.98	31.29	6020	4020	25.000	0.83

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	33.90	31.29	6021	4021	0.250	1.08
	6000	10000	32.57	31.29	6021	4021	0.500	1.04
	6000	15000	31.82	31.29	6021	4021	0.750	1.02
BASE	6000	20000	31.29	31.29	6021	4021	1.000	1.00
	6000	25000	30.89	31.29	6021	4021	1.250	0.99
	6000	40000	30.06	31.29	6021	4021	2.000	0.96
	6000	60000	29.37	31.29	6021	4021	3.000	0.94
	6000	80000	28.88	31.29	6021	4021	4.000	0.92
	6000	100000	28.51	31.29	6021	4021	5.000	0.91
	6000	150000	27.85	31.29	6021	4021	7.500	0.89
	6000	200000	27.39	31.29	6021	4021	10.000	0.88
	6000	250000	27.04	31.29	6021	4021	12.500	0.86
	6000	350000	26.52	31.29	6021	4021	17.500	0.85
	6000	500000	25.98	31.29	6021	4021	25.000	0.83

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	40.43	38.40	6022	4022	0.250	1.05
	6000	10000	39.40	38.40	6022	4022	0.500	1.03
	6000	15000	38.81	38.40	6022	4022	0.750	1.01
BASE	6000	20000	38.40	38.40	6022	4022	1.000	1.00
	6000	25000	38.08	38.40	6022	4022	1.250	0.99
	6000	40000	37.42	38.40	6022	4022	2.000	0.97
	6000	60000	36.86	38.40	6022	4022	3.000	0.96
	6000	80000	36.47	38.40	6022	4022	4.000	0.95
	6000	100000	36.17	38.40	6022	4022	5.000	0.94
	6000	150000	35.63	38.40	6022	4022	7.500	0.93
	6000	200000	35.25	38.40	6022	4022	10.000	0.92
	6000	250000	34.96	38.40	6022	4022	12.500	0.91
	6000	350000	34.52	38.40	6022	4022	17.500	0.90
	6000	500000	34.07	38.40	6022	4022	25.000	0.89

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	40.90	38.92	6023	4023	0.250	1.05
	6000	10000	39.90	38.92	6023	4023	0.500	1.03
	6000	15000	39.32	38.92	6023	4023	0.750	1.01
BASE	6000	20000	38.92	38.92	6023	4023	1.000	1.00
	6000	25000	38.61	38.92	6023	4023	1.250	0.99
	6000	40000	37.96	38.92	6023	4023	2.000	0.98
	6000	60000	37.42	38.92	6023	4023	3.000	0.96
	6000	80000	37.03	38.92	6023	4023	4.000	0.95
	6000	100000	36.74	38.92	6023	4023	5.000	0.94
	6000	150000	36.21	38.92	6023	4023	7.500	0.93
	6000	200000	35.84	38.92	6023	4023	10.000	0.92
	6000	250000	35.55	38.92	6023	4023	12.500	0.91
	6000	350000	35.13	38.92	6023	4023	17.500	0.90
	6000	500000	34.68	38.92	6023	4023	25.000	0.89

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	45.72	44.31	6024	4024	0.250	1.03
	6000	10000	45.01	44.31	6024	4024	0.500	1.02
	6000	15000	44.60	44.31	6024	4024	0.750	1.01
BASE	6000	20000	44.31	44.31	6024	4024	1.000	1.00
	6000	25000	44.08	44.31	6024	4024	1.250	0.99
	6000	40000	43.62	44.31	6024	4024	2.000	0.98
	6000	60000	43.22	44.31	6024	4024	3.000	0.98
	6000	80000	42.93	44.31	6024	4024	4.000	0.97
	6000	100000	42.72	44.31	6024	4024	5.000	0.96
	6000	150000	42.33	44.31	6024	4024	7.500	0.96
	6000	200000	42.05	44.31	6024	4024	10.000	0.95
	6000	250000	41.84	44.31	6024	4024	12.500	0.94
	6000	350000	41.52	44.31	6024	4024	17.500	0.94
	6000	500000	41.19	44.31	6024	4024	25.000	0.93

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	27.46	24.49	6025	4025	0.250	1.12
	6000	10000	25.93	24.49	6025	4025	0.500	1.06
	6000	15000	25.08	24.49	6025	4025	0.750	1.02
BASE	6000	20000	24.49	24.49	6025	4025	1.000	1.00
	6000	25000	24.04	24.49	6025	4025	1.250	0.98
	6000	40000	23.13	24.49	6025	4025	2.000	0.94
	6000	60000	22.36	24.49	6025	4025	3.000	0.91
	6000	80000	21.84	24.49	6025	4025	4.000	0.89
	6000	100000	21.44	24.49	6025	4025	5.000	0.88
	6000	150000	20.73	24.49	6025	4025	7.500	0.85
	6000	200000	20.25	24.49	6025	4025	10.000	0.83
	6000	250000	19.88	24.49	6025	4025	12.500	0.81
	6000	350000	19.33	24.49	6025	4025	17.500	0.79
	6000	500000	18.77	24.49	6025	4025	25.000	0.77

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	25.84	22.82	6026	4026	0.250	1.13
	6000	10000	24.28	22.82	6026	4026	0.500	1.06
	6000	15000	23.41	22.82	6026	4026	0.750	1.03
BASE	6000	20000	22.82	22.82	6026	4026	1.000	1.00
	6000	25000	22.36	22.82	6026	4026	1.250	0.98
	6000	40000	21.44	22.82	6026	4026	2.000	0.94
	6000	60000	20.68	22.82	6026	4026	3.000	0.91
	6000	80000	20.15	22.82	6026	4026	4.000	0.88
	6000	100000	19.75	22.82	6026	4026	5.000	0.87
	6000	150000	19.04	22.82	6026	4026	7.500	0.83
	6000	200000	18.56	22.82	6026	4026	10.000	0.81
	6000	250000	18.19	22.82	6026	4026	12.500	0.80
	6000	350000	17.65	22.82	6026	4026	17.500	0.77
	6000	500000	17.09	22.82	6026	4026	25.000	0.75

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	26.67	23.68	6027	4027	0.250	1.13
	6000	10000	25.13	23.68	6027	4027	0.500	1.06
	6000	15000	24.27	23.68	6027	4027	0.750	1.03
BASE	6000	20000	23.68	23.68	6027	4027	1.000	1.00
	6000	25000	23.23	23.68	6027	4027	1.250	0.98
	6000	40000	22.31	23.68	6027	4027	2.000	0.94
	6000	60000	21.54	23.68	6027	4027	3.000	0.91
	6000	80000	21.02	23.68	6027	4027	4.000	0.89
	6000	100000	20.62	23.68	6027	4027	5.000	0.87
	6000	150000	19.91	23.68	6027	4027	7.500	0.84
	6000	200000	19.43	23.68	6027	4027	10.000	0.82
	6000	250000	19.06	23.68	6027	4027	12.500	0.80
	6000	350000	18.51	23.68	6027	4027	17.500	0.78
	6000	500000	17.96	23.68	6027	4027	25.000	0.76

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	23.62	20.56	6028	4028	0.250	1.15
	6000	10000	22.03	20.56	6028	4028	0.500	1.07
	6000	15000	21.16	20.56	6028	4028	0.750	1.03
BASE	6000	20000	20.56	20.56	6028	4028	1.000	1.00
	6000	25000	20.10	20.56	6028	4028	1.250	0.98
	6000	40000	19.18	20.56	6028	4028	2.000	0.93
	6000	60000	18.41	20.56	6028	4028	3.000	0.90
	6000	80000	17.89	20.56	6028	4028	4.000	0.87
	6000	100000	17.49	20.56	6028	4028	5.000	0.85
	6000	150000	16.80	20.56	6028	4028	7.500	0.82
	6000	200000	16.32	20.56	6028	4028	10.000	0.79
	6000	250000	15.96	20.56	6028	4028	12.500	0.78
	6000	350000	15.43	20.56	6028	4028	17.500	0.75
	6000	500000	14.89	20.56	6028	4028	25.000	0.72

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	23.62	20.56	6029	4029	0.250	1.15
	6000	10000	22.03	20.56	6029	4029	0.500	1.07
	6000	15000	21.16	20.56	6029	4029	0.750	1.03
BASE	6000	20000	20.56	20.56	6029	4029	1.000	1.00
	6000	25000	20.10	20.56	6029	4029	1.250	0.98
	6000	40000	19.18	20.56	6029	4029	2.000	0.93
	6000	60000	18.41	20.56	6029	4029	3.000	0.90
	6000	80000	17.89	20.56	6029	4029	4.000	0.87
	6000	100000	17.49	20.56	6029	4029	5.000	0.85
	6000	150000	16.80	20.56	6029	4029	7.500	0.82
	6000	200000	16.32	20.56	6029	4029	10.000	0.79
	6000	250000	15.96	20.56	6029	4029	12.500	0.78
	6000	350000	15.43	20.56	6029	4029	17.500	0.75
	6000	500000	14.89	20.56	6029	4029	25.000	0.72

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	23.62	20.56	6030	4030	0.250	1.15
	6000	10000	22.03	20.56	6030	4030	0.500	1.07
	6000	15000	21.16	20.56	6030	4030	0.750	1.03
BASE	6000	20000	20.56	20.56	6030	4030	1.000	1.00
	6000	25000	20.10	20.56	6030	4030	1.250	0.98
	6000	40000	19.18	20.56	6030	4030	2.000	0.93
	6000	60000	18.41	20.56	6030	4030	3.000	0.90
	6000	80000	17.89	20.56	6030	4030	4.000	0.87
	6000	100000	17.49	20.56	6030	4030	5.000	0.85
	6000	150000	16.80	20.56	6030	4030	7.500	0.82
	6000	200000	16.32	20.56	6030	4030	10.000	0.79
	6000	250000	15.96	20.56	6030	4030	12.500	0.78
	6000	350000	15.43	20.56	6030	4030	17.500	0.75
	6000	500000	14.89	20.56	6030	4030	25.000	0.72

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	1,187,282	1,140,648	6050	4050	0.500	1.04
BASE	6030	10	435,600	1,140,648	1,140,648	6050	4050	1.000	1.00
	6030	15	653,400	1,114,222	1,140,648	6050	4050	1.500	0.98
	6030	20	871,200	1,095,846	1,140,648	6050	4050	2.000	0.96
	6030	25	1,089,000	1,081,800	1,140,648	6050	4050	2.500	0.95
	6030	30	1,306,800	1,070,458	1,140,648	6050	4050	3.000	0.94
	6030	35	1,524,600	1,060,961	1,140,648	6050	4050	3.500	0.93
	6030	40	1,742,400	1,052,803	1,140,648	6050	4050	4.000	0.92
	6030	45	1,960,200	1,045,659	1,140,648	6050	4050	4.500	0.92
	6030	50	2,178,000	1,039,310	1,140,648	6050	4050	5.000	0.91
	6030	55	2,395,800	1,033,599	1,140,648	6050	4050	5.500	0.91
	6030	60	2,613,600	1,028,413	1,140,648	6050	4050	6.000	0.90
	6030	65	2,831,400	1,023,665	1,140,648	6050	4050	6.500	0.90
	6030	70	3,049,200	1,019,289	1,140,648	6050	4050	7.000	0.89

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	1,187,282	1,140,648	6051	4051	0.500	1.04
	6030	10	435600	1,140,648	1,140,648	6051	4051	1.000	1.00
	6030	15	653400	1,114,222	1,140,648	6051	4051	1.500	0.98
	6030	20	871200	1,095,846	1,140,648	6051	4051	2.000	0.96
	6030	25	1089000	1,081,800	1,140,648	6051	4051	2.500	0.95
	6030	30	1306800	1,070,458	1,140,648	6051	4051	3.000	0.94
	6030	35	1524600	1,060,961	1,140,648	6051	4051	3.500	0.93
	6030	40	1742400	1,052,803	1,140,648	6051	4051	4.000	0.92
	6030	45	1960200	1,045,659	1,140,648	6051	4051	4.500	0.92
	6030	50	2178000	1,039,310	1,140,648	6051	4051	5.000	0.91
	6030	55	2395800	1,033,599	1,140,648	6051	4051	5.500	0.91
	6030	60	2613600	1,028,413	1,140,648	6051	4051	6.000	0.90
	6030	65	2831400	1,023,665	1,140,648	6051	4051	6.500	0.90
	6030	70	3049200	1,019,289	1,140,648	6051	4051	7.000	0.89

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	1,530,608	1,491,704	6052	4052	0.500	1.03
	6030	10	435600	1,491,704	1,491,704	6052	4052	1.000	1.00
	6030	15	653400	1,469,406	1,491,704	6052	4052	1.500	0.99
	6030	20	871200	1,453,788	1,491,704	6052	4052	2.000	0.97
	6030	25	1089000	1,441,788	1,491,704	6052	4052	2.500	0.97
	6030	30	1306800	1,432,057	1,491,704	6052	4052	3.000	0.96
	6030	35	1524600	1,423,881	1,491,704	6052	4052	3.500	0.95
	6030	40	1742400	1,416,836	1,491,704	6052	4052	4.000	0.95
	6030	45	1960200	1,410,651	1,491,704	6052	4052	4.500	0.95
	6030	50	2178000	1,405,142	1,491,704	6052	4052	5.000	0.94
	6030	55	2395800	1,400,176	1,491,704	6052	4052	5.500	0.94
	6030	60	2613600	1,395,658	1,491,704	6052	4052	6.000	0.94
	6030	65	2831400	1,391,515	1,491,704	6052	4052	6.500	0.93
	6030	70	3049200	1,387,690	1,491,704	6052	4052	7.000	0.93

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	1,556,426	1,518,297	6053	4053	0.500	1.03
	6030	10	435600	1,518,297	1,518,297	6053	4053	1.000	1.00
	6030	15	653400	1,496,428	1,518,297	6053	4053	1.500	0.99
	6030	20	871200	1,481,102	1,518,297	6053	4053	2.000	0.98
	6030	25	1089000	1,469,323	1,518,297	6053	4053	2.500	0.97
	6030	30	1306800	1,459,769	1,518,297	6053	4053	3.000	0.96
	6030	35	1524600	1,451,739	1,518,297	6053	4053	3.500	0.96
	6030	40	1742400	1,444,819	1,518,297	6053	4053	4.000	0.95
	6030	45	1960200	1,438,742	1,518,297	6053	4053	4.500	0.95
	6030	50	2178000	1,433,328	1,518,297	6053	4053	5.000	0.94
	6030	55	2395800	1,428,448	1,518,297	6053	4053	5.500	0.94
	6030	60	2613600	1,424,007	1,518,297	6053	4053	6.000	0.94
	6030	65	2831400	1,419,935	1,518,297	6053	4053	6.500	0.94
	6030	70	3049200	1,416,174	1,518,297	6053	4053	7.000	0.93

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	1,828,204	1,799,677	6054	4054	0.500	1.02
	6030	10	435600	1,799,677	1,799,677	6054	4054	1.000	1.00
	6030	15	653400	1,783,196	1,799,677	6054	4054	1.500	0.99
	6030	20	871200	1,771,595	1,799,677	6054	4054	2.000	0.98
	6030	25	1089000	1,762,648	1,799,677	6054	4054	2.500	0.98
	6030	30	1306800	1,755,372	1,799,677	6054	4054	3.000	0.98
	6030	35	1524600	1,749,243	1,799,677	6054	4054	3.500	0.97
	6030	40	1742400	1,743,951	1,799,677	6054	4054	4.000	0.97
	6030	45	1960200	1,739,297	1,799,677	6054	4054	4.500	0.97
	6030	50	2178000	1,735,144	1,799,677	6054	4054	5.000	0.96
	6030	55	2395800	1,731,396	1,799,677	6054	4054	5.500	0.96
	6030	60	2613600	1,727,981	1,799,677	6054	4054	6.000	0.96
	6030	65	2831400	1,724,846	1,799,677	6054	4054	6.500	0.96
	6030	70	3049200	1,721,948	1,799,677	6054	4054	7.000	0.96

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	875,805	827,091	6055	4055	0.500	1.06
	6030	10	435600	827,091	827,091	6055	4055	1.000	1.00
	6030	15	653400	799,860	827,091	6055	4055	1.500	0.97
	6030	20	871200	781,086	827,091	6055	4055	2.000	0.94
	6030	25	1089000	766,827	827,091	6055	4055	2.500	0.93
	6030	30	1306800	755,370	827,091	6055	4055	3.000	0.91
	6030	35	1524600	745,817	827,091	6055	4055	3.500	0.90
	6030	40	1742400	737,640	827,091	6055	4055	4.000	0.89
	6030	45	1960200	730,501	827,091	6055	4055	4.500	0.88
	6030	50	2178000	724,174	827,091	6055	4055	5.000	0.88
	6030	55	2395800	718,498	827,091	6055	4055	5.500	0.87
	6030	60	2613600	713,355	827,091	6055	4055	6.000	0.86
	6030	65	2831400	708,656	827,091	6055	4055	6.500	0.86
	6030	70	3049200	704,333	827,091	6055	4055	7.000	0.85

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	802,278	753,916	6056	4056	0.500	1.06
	6030	10	435600	753,916	753,916	6056	4056	1.000	1.00
	6030	15	653400	726,989	753,916	6056	4056	1.500	0.96
	6030	20	871200	708,469	753,916	6056	4056	2.000	0.94
	6030	25	1089000	694,430	753,916	6056	4056	2.500	0.92
	6030	30	1306800	683,166	753,916	6056	4056	3.000	0.91
	6030	35	1524600	673,784	753,916	6056	4056	3.500	0.89
	6030	40	1742400	665,762	753,916	6056	4056	4.000	0.88
	6030	45	1960200	658,766	753,916	6056	4056	4.500	0.87
	6030	50	2178000	652,569	753,916	6056	4056	5.000	0.87
	6030	55	2395800	647,014	753,916	6056	4056	5.500	0.86
	6030	60	2613600	641,984	753,916	6056	4056	6.000	0.85
	6030	65	2831400	637,391	753,916	6056	4056	6.500	0.85
	6030	70	3049200	633,168	753,916	6056	4056	7.000	0.84

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	840,038	791,450	6057	4057	0.500	1.06
	6030	10	435600	791,450	791,450	6057	4057	1.000	1.00
	6030	15	653400	764,341	791,450	6057	4057	1.500	0.97
	6030	20	871200	745,672	791,450	6057	4057	2.000	0.94
	6030	25	1089000	731,506	791,450	6057	4057	2.500	0.92
	6030	30	1306800	720,131	791,450	6057	4057	3.000	0.91
	6030	35	1524600	710,652	791,450	6057	4057	3.500	0.90
	6030	40	1742400	702,542	791,450	6057	4057	4.000	0.89
	6030	45	1960200	695,465	791,450	6057	4057	4.500	0.88
	6030	50	2178000	689,195	791,450	6057	4057	5.000	0.87
	6030	55	2395800	683,572	791,450	6057	4057	5.500	0.86
	6030	60	2613600	678,478	791,450	6057	4057	6.000	0.86
	6030	65	2831400	673,826	791,450	6057	4057	6.500	0.85
	6030	70	3049200	669,548	791,450	6057	4057	7.000	0.85

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	704,819	657,512	6058	4058	0.500	1.07
	6030	10	435600	657,512	657,512	6058	4058	1.000	1.00
	6030	15	653400	631,325	657,512	6058	4058	1.500	0.96
	6030	20	871200	613,381	657,512	6058	4058	2.000	0.93
	6030	25	1089000	599,813	657,512	6058	4058	2.500	0.91
	6030	30	1306800	588,951	657,512	6058	4058	3.000	0.90
	6030	35	1524600	579,921	657,512	6058	4058	3.500	0.88
	6030	40	1742400	572,211	657,512	6058	4058	4.000	0.87
	6030	45	1960200	565,495	657,512	6058	4058	4.500	0.86
	6030	50	2178000	559,554	657,512	6058	4058	5.000	0.85
	6030	55	2395800	554,234	657,512	6058	4058	5.500	0.84
	6030	60	2613600	549,421	657,512	6058	4058	6.000	0.84
	6030	65	2831400	545,031	657,512	6058	4058	6.500	0.83
	6030	70	3049200	540,997	657,512	6058	4058	7.000	0.82

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	704,819	657,512	6059	4059	0.500	1.07
	6030	10	435600	657,512	657,512	6059	4059	1.000	1.00
	6030	15	653400	631,325	657,512	6059	4059	1.500	0.96
	6030	20	871200	613,381	657,512	6059	4059	2.000	0.93
	6030	25	1089000	599,813	657,512	6059	4059	2.500	0.91
	6030	30	1306800	588,951	657,512	6059	4059	3.000	0.90
	6030	35	1524600	579,921	657,512	6059	4059	3.500	0.88
	6030	40	1742400	572,211	657,512	6059	4059	4.000	0.87
	6030	45	1960200	565,495	657,512	6059	4059	4.500	0.86
	6030	50	2178000	559,554	657,512	6059	4059	5.000	0.85
	6030	55	2395800	554,234	657,512	6059	4059	5.500	0.84
	6030	60	2613600	549,421	657,512	6059	4059	6.000	0.84
	6030	65	2831400	545,031	657,512	6059	4059	6.500	0.83
	6030	70	3049200	540,997	657,512	6059	4059	7.000	0.82

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	6030	5	217800	704,819	657,512	6060	4060	0.500	1.07
BASE	6030	10	435600	657,512	657,512	6060	4060	1.000	1.00
	6030	15	653400	631,325	657,512	6060	4060	1.500	0.96
	6030	20	871200	613,381	657,512	6060	4060	2.000	0.93
	6030	25	1089000	599,813	657,512	6060	4060	2.500	0.91
	6030	30	1306800	588,951	657,512	6060	4060	3.000	0.90
	6030	35	1524600	579,921	657,512	6060	4060	3.500	0.88
	6030	40	1742400	572,211	657,512	6060	4060	4.000	0.87
	6030	45	1960200	565,495	657,512	6060	4060	4.500	0.86
	6030	50	2178000	559,554	657,512	6060	4060	5.000	0.85
	6030	55	2395800	554,234	657,512	6060	4060	5.500	0.84
	6030	60	2613600	549,421	657,512	6060	4060	6.000	0.84
	6030	65	2831400	545,031	657,512	6060	4060	6.500	0.83
	6030	70	3049200	540,997	657,512	6060	4060	7.000	0.82

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	11.47	8.88	8030	7020	0.250	1.29
	8010	10000	10.09	8.88	8030	7020	0.500	1.14
	8010	15000	9.36	8.88	8030	7020	0.750	1.05
BASE	8010	20000	8.88	8.88	8030	7020	1.000	1.00
	8010	25000	8.52	8.88	8030	7020	1.250	0.96
	8010	40000	7.81	8.88	8030	7020	2.000	0.88
	8010	60000	7.24	8.88	8030	7020	3.000	0.82
	8010	80000	6.87	8.88	8030	7020	4.000	0.77
	8010	100000	6.59	8.88	8030	7020	5.000	0.74
	8010	150000	6.11	8.88	8030	7020	7.500	0.69
	8010	200000	5.80	8.88	8030	7020	10.000	0.65
	8010	250000	5.56	8.88	8030	7020	12.500	0.63
	8010	350000	5.23	8.88	8030	7020	17.500	0.59
	8010	500000	4.89	8.88	8030	7020	25.000	0.55

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	11.47	8.88	8031	7021	0.250	1.29
	8010	10000	10.09	8.88	8031	7021	0.500	1.14
	8010	15000	9.36	8.88	8031	7021	0.750	1.05
BASE	8010	20000	8.88	8.88	8031	7021	1.000	1.00
	8010	25000	8.52	8.88	8031	7021	1.250	0.96
	8010	40000	7.81	8.88	8031	7021	2.000	0.88
	8010	60000	7.24	8.88	8031	7021	3.000	0.82
	8010	80000	6.87	8.88	8031	7021	4.000	0.77
	8010	100000	6.59	8.88	8031	7021	5.000	0.74
	8010	150000	6.11	8.88	8031	7021	7.500	0.69
	8010	200000	5.80	8.88	8031	7021	10.000	0.65
	8010	250000	5.56	8.88	8031	7021	12.500	0.63
	8010	350000	5.23	8.88	8031	7021	17.500	0.59
	8010	500000	4.89	8.88	8031	7021	25.000	0.55

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	13.68	10.89	8032	7022	0.250	1.26
	8010	10000	12.21	10.89	8032	7022	0.500	1.12
	8010	15000	11.42	10.89	8032	7022	0.750	1.05
BASE	8010	20000	10.89	10.89	8032	7022	1.000	1.00
	8010	25000	10.50	10.89	8032	7022	1.250	0.96
	8010	40000	9.72	10.89	8032	7022	2.000	0.89
	8010	60000	9.09	10.89	8032	7022	3.000	0.83
	8010	80000	8.67	10.89	8032	7022	4.000	0.80
	8010	100000	8.36	10.89	8032	7022	5.000	0.77
	8010	150000	7.82	10.89	8032	7022	7.500	0.72
	8010	200000	7.46	10.89	8032	7022	10.000	0.68
	8010	250000	7.19	10.89	8032	7022	12.500	0.66
	8010	350000	6.81	10.89	8032	7022	17.500	0.62
	8010	500000	6.42	10.89	8032	7022	25.000	0.59

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	13.84	11.04	8033	7023	0.250	1.25
	8010	10000	12.36	11.04	8033	7023	0.500	1.12
	8010	15000	11.57	11.04	8033	7023	0.750	1.05
BASE	8010	20000	11.04	11.04	8033	7023	1.000	1.00
	8010	25000	10.65	11.04	8033	7023	1.250	0.96
	8010	40000	9.86	11.04	8033	7023	2.000	0.89
	8010	60000	9.23	11.04	8033	7023	3.000	0.84
	8010	80000	8.81	11.04	8033	7023	4.000	0.80
	8010	100000	8.49	11.04	8033	7023	5.000	0.77
	8010	150000	7.95	11.04	8033	7023	7.500	0.72
	8010	200000	7.59	11.04	8033	7023	10.000	0.69
	8010	250000	7.32	11.04	8033	7023	12.500	0.66
	8010	350000	6.92	11.04	8033	7023	17.500	0.63
	8010	500000	6.53	11.04	8033	7023	25.000	0.59

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	15.47	12.57	8034	7024	0.250	1.23
	8010	10000	13.95	12.57	8034	7024	0.500	1.11
	8010	15000	13.12	12.57	8034	7024	0.750	1.04
BASE	8010	20000	12.57	12.57	8034	7024	1.000	1.00
	8010	25000	12.16	12.57	8034	7024	1.250	0.97
	8010	40000	11.33	12.57	8034	7024	2.000	0.90
	8010	60000	10.66	12.57	8034	7024	3.000	0.85
	8010	80000	10.21	12.57	8034	7024	4.000	0.81
	8010	100000	9.88	12.57	8034	7024	5.000	0.79
	8010	150000	9.29	12.57	8034	7024	7.500	0.74
	8010	200000	8.90	12.57	8034	7024	10.000	0.71
	8010	250000	8.61	12.57	8034	7024	12.500	0.68
	8010	350000	8.18	12.57	8034	7024	17.500	0.65
	8010	500000	7.76	12.57	8034	7024	25.000	0.62

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	9.29	6.95	8035	7025	0.250	1.34
	8010	10000	8.03	6.95	8035	7025	0.500	1.16
	8010	15000	7.38	6.95	8035	7025	0.750	1.06
BASE	8010	20000	6.95	6.95	8035	7025	1.000	1.00
	8010	25000	6.63	6.95	8035	7025	1.250	0.95
	8010	40000	6.01	6.95	8035	7025	2.000	0.86
	8010	60000	5.52	6.95	8035	7025	3.000	0.79
	8010	80000	5.19	6.95	8035	7025	4.000	0.75
	8010	100000	4.96	6.95	8035	7025	5.000	0.71
	8010	150000	4.55	6.95	8035	7025	7.500	0.66
	8010	200000	4.29	6.95	8035	7025	10.000	0.62
	8010	250000	4.09	6.95	8035	7025	12.500	0.59
	8010	350000	3.81	6.95	8035	7025	17.500	0.55
	8010	500000	3.54	6.95	8035	7025	25.000	0.51

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	10.47	8.33	8036	7026	0.250	1.26
	8010	10000	9.34	8.33	8036	7026	0.500	1.12
	8010	15000	8.74	8.33	8036	7026	0.750	1.05
BASE	8010	20000	8.33	8.33	8036	7026	1.000	1.00
	8010	25000	8.03	8.33	8036	7026	1.250	0.96
	8010	40000	7.44	8.33	8036	7026	2.000	0.89
	8010	60000	6.96	8.33	8036	7026	3.000	0.83
	8010	80000	6.64	8.33	8036	7026	4.000	0.80
	8010	100000	6.40	8.33	8036	7026	5.000	0.77
	8010	150000	5.99	8.33	8036	7026	7.500	0.72
	8010	200000	5.71	8.33	8036	7026	10.000	0.68
	8010	250000	5.50	8.33	8036	7026	12.500	0.66
	8010	350000	5.21	8.33	8036	7026	17.500	0.62
	8010	500000	4.91	8.33	8036	7026	25.000	0.59

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	9.03	6.72	8037	7027	0.250	1.34
	8010	10000	7.79	6.72	8037	7027	0.500	1.16
	8010	15000	7.14	6.72	8037	7027	0.750	1.06
BASE	8010	20000	6.72	6.72	8037	7027	1.000	1.00
	8010	25000	6.41	6.72	8037	7027	1.250	0.95
	8010	40000	5.79	6.72	8037	7027	2.000	0.86
	8010	60000	5.32	6.72	8037	7027	3.000	0.79
	8010	80000	5.00	6.72	8037	7027	4.000	0.74
	8010	100000	4.77	6.72	8037	7027	5.000	0.71
	8010	150000	4.37	6.72	8037	7027	7.500	0.65
	8010	200000	4.11	6.72	8037	7027	10.000	0.61
	8010	250000	3.92	6.72	8037	7027	12.500	0.58
	8010	350000	3.65	6.72	8037	7027	17.500	0.54
	8010	500000	3.38	6.72	8037	7027	25.000	0.50

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	7.99	5.83	8038	7028	0.250	1.37
	8010	10000	6.83	5.83	8038	7028	0.500	1.17
	8010	15000	6.23	5.83	8038	7028	0.750	1.07
BASE	8010	20000	5.83	5.83	8038	7028	1.000	1.00
	8010	25000	5.54	5.83	8038	7028	1.250	0.95
	8010	40000	4.98	5.83	8038	7028	2.000	0.85
	8010	60000	4.54	5.83	8038	7028	3.000	0.78
	8010	80000	4.25	5.83	8038	7028	4.000	0.73
	8010	100000	4.04	5.83	8038	7028	5.000	0.69
	8010	150000	3.69	5.83	8038	7028	7.500	0.63
	8010	200000	3.45	5.83	8038	7028	10.000	0.59
	8010	250000	3.28	5.83	8038	7028	12.500	0.56
	8010	350000	3.04	5.83	8038	7028	17.500	0.52
	8010	500000	2.80	5.83	8038	7028	25.000	0.48

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	7.99	5.83	8039	7029	0.250	1.37
	8010	10000	6.83	5.83	8039	7029	0.500	1.17
	8010	15000	6.23	5.83	8039	7029	0.750	1.07
BASE	8010	20000	5.83	5.83	8039	7029	1.000	1.00
	8010	25000	5.54	5.83	8039	7029	1.250	0.95
	8010	40000	4.98	5.83	8039	7029	2.000	0.85
	8010	60000	4.54	5.83	8039	7029	3.000	0.78
	8010	80000	4.25	5.83	8039	7029	4.000	0.73
	8010	100000	4.04	5.83	8039	7029	5.000	0.69
	8010	150000	3.69	5.83	8039	7029	7.500	0.63
	8010	200000	3.45	5.83	8039	7029	10.000	0.59
	8010	250000	3.28	5.83	8039	7029	12.500	0.56
	8010	350000	3.04	5.83	8039	7029	17.500	0.52
	8010	500000	2.80	5.83	8039	7029	25.000	0.48

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	7.99	5.83	8040	7030	0.250	1.37
	8010	10000	6.83	5.83	8040	7030	0.500	1.17
	8010	15000	6.23	5.83	8040	7030	0.750	1.07
BASE	8010	20000	5.83	5.83	8040	7030	1.000	1.00
	8010	25000	5.54	5.83	8040	7030	1.250	0.95
	8010	40000	4.98	5.83	8040	7030	2.000	0.85
	8010	60000	4.54	5.83	8040	7030	3.000	0.78
	8010	80000	4.25	5.83	8040	7030	4.000	0.73
	8010	100000	4.04	5.83	8040	7030	5.000	0.69
	8010	150000	3.69	5.83	8040	7030	7.500	0.63
	8010	200000	3.45	5.83	8040	7030	10.000	0.59
	8010	250000	3.28	5.83	8040	7030	12.500	0.56
	8010	350000	3.04	5.83	8040	7030	17.500	0.52
	8010	500000	2.80	5.83	8040	7030	25.000	0.48

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	248,601	218,679	8050	7050	0.500	1.14
BASE	8040	10	435,600	218,679	218,679	8050	7050	1.000	1.00
	8040	15	653,400	202,874	218,679	8050	7050	1.500	0.93
	8040	20	871,200	192,358	218,679	8050	7050	2.000	0.88
	8040	25	1,089,000	184,578	218,679	8050	7050	2.500	0.84
	8040	30	1,306,800	178,456	218,679	8050	7050	3.000	0.82
	8040	35	1,524,600	173,438	218,679	8050	7050	3.500	0.79
	8040	40	1,742,400	169,206	218,679	8050	7050	4.000	0.77
	8040	45	1,960,200	165,558	218,679	8050	7050	4.500	0.76
	8040	50	2,178,000	162,362	218,679	8050	7050	5.000	0.74
	8040	55	2,395,800	159,524	218,679	8050	7050	5.500	0.73
	8040	60	2,613,600	156,976	218,679	8050	7050	6.000	0.72
	8040	65	2,831,400	154,669	218,679	8050	7050	6.500	0.71
	8040	70	3,049,200	152,563	218,679	8050	7050	7.000	0.70

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	8040	5	217800	248,601	218,679	8051	7051	0.500	1.14
BASE	8040	10	435600	218,679	218,679	8051	7051	1.000	1.00
	8040	15	653400	202,874	218,679	8051	7051	1.500	0.93
	8040	20	871200	192,358	218,679	8051	7051	2.000	0.88
	8040	25	1089000	184,578	218,679	8051	7051	2.500	0.84
	8040	30	1306800	178,456	218,679	8051	7051	3.000	0.82
	8040	35	1524600	173,438	218,679	8051	7051	3.500	0.79
	8040	40	1742400	169,206	218,679	8051	7051	4.000	0.77
	8040	45	1960200	165,558	218,679	8051	7051	4.500	0.76
	8040	50	2178000	162,362	218,679	8051	7051	5.000	0.74
	8040	55	2395800	159,524	218,679	8051	7051	5.500	0.73
	8040	60	2613600	156,976	218,679	8051	7051	6.000	0.72
	8040	65	2831400	154,669	218,679	8051	7051	6.500	0.71
	8040	70	3049200	152,563	218,679	8051	7051	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	8040	5	217800	320,489	285,981	8052	7052	0.500	1.12
	8040	10	435600	285,981	285,981	8052	7052	1.000	1.00
	8040	15	653400	267,545	285,981	8052	7052	1.500	0.94
	8040	20	871200	255,189	285,981	8052	7052	2.000	0.89
	8040	25	1089000	246,000	285,981	8052	7052	2.500	0.86
	8040	30	1306800	238,738	285,981	8052	7052	3.000	0.83
	8040	35	1524600	232,765	285,981	8052	7052	3.500	0.81
	8040	40	1742400	227,713	285,981	8052	7052	4.000	0.80
	8040	45	1960200	223,347	285,981	8052	7052	4.500	0.78
	8040	50	2178000	219,513	285,981	8052	7052	5.000	0.77
	8040	55	2395800	216,101	285,981	8052	7052	5.500	0.76
	8040	60	2613600	213,033	285,981	8052	7052	6.000	0.74
	8040	65	2831400	210,248	285,981	8052	7052	6.500	0.74
	8040	70	3049200	207,703	285,981	8052	7052	7.000	0.73

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	325,895	291,080	8053	7053	0.500	1.12
	8040	10	435600	291,080	291,080	8053	7053	1.000	1.00
	8040	15	653400	272,465	291,080	8053	7053	1.500	0.94
	8040	20	871200	259,984	291,080	8053	7053	2.000	0.89
	8040	25	1089000	250,698	291,080	8053	7053	2.500	0.86
	8040	30	1306800	243,357	291,080	8053	7053	3.000	0.84
	8040	35	1524600	237,319	291,080	8053	7053	3.500	0.82
	8040	40	1742400	232,210	291,080	8053	7053	4.000	0.80
	8040	45	1960200	227,794	291,080	8053	7053	4.500	0.78
	8040	50	2178000	223,916	291,080	8053	7053	5.000	0.77
	8040	55	2395800	220,464	291,080	8053	7053	5.500	0.76
	8040	60	2613600	217,360	291,080	8053	7053	6.000	0.75
	8040	65	2831400	214,542	291,080	8053	7053	6.500	0.74
	8040	70	3049200	211,967	291,080	8053	7053	7.000	0.73

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	382,801	345,024	8054	7054	0.500	1.11
	8040	10	435600	345,024	345,024	8054	7054	1.000	1.00
	8040	15	653400	324,679	345,024	8054	7054	1.500	0.94
	8040	20	871200	310,975	345,024	8054	7054	2.000	0.90
	8040	25	1089000	300,745	345,024	8054	7054	2.500	0.87
	8040	30	1306800	292,637	345,024	8054	7054	3.000	0.85
	8040	35	1524600	285,953	345,024	8054	7054	3.500	0.83
	8040	40	1742400	280,286	345,024	8054	7054	4.000	0.81
	8040	45	1960200	275,381	345,024	8054	7054	4.500	0.80
	8040	50	2178000	271,066	345,024	8054	7054	5.000	0.79
	8040	55	2395800	267,221	345,024	8054	7054	5.500	0.77
	8040	60	2613600	263,758	345,024	8054	7054	6.000	0.76
	8040	65	2831400	260,612	345,024	8054	7054	6.500	0.76
	8040	70	3049200	257,733	345,024	8054	7054	7.000	0.75

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	183,382	158,565	8055	7055	0.500	1.16
	8040	10	435,600	158,565	158,565	8055	7055	1.000	1.00
	8040	15	653,400	145,636	158,565	8055	7055	1.500	0.92
	8040	20	871,200	137,107	158,565	8055	7055	2.000	0.86
	8040	25	1,089,000	130,837	158,565	8055	7055	2.500	0.83
	8040	30	1,306,800	125,927	158,565	8055	7055	3.000	0.79
	8040	35	1,524,600	121,921	158,565	8055	7055	3.500	0.77
	8040	40	1,742,400	118,553	158,565	8055	7055	4.000	0.75
	8040	45	1,960,200	115,659	158,565	8055	7055	4.500	0.73
	8040	50	2,178,000	113,131	158,565	8055	7055	5.000	0.71
	8040	55	2,395,800	110,892	158,565	8055	7055	5.500	0.70
	8040	60	2,613,600	108,886	158,565	8055	7055	6.000	0.69
	8040	65	2,831,400	107,073	158,565	8055	7055	6.500	0.68
	8040	70	3,049,200	105,421	158,565	8055	7055	7.000	0.66

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	167,986	144,537	8056	7056	0.500	1.16
	8040	10	435600	144,537	144,537	8056	7056	1.000	1.00
	8040	15	653400	132,368	144,537	8056	7056	1.500	0.92
	8040	20	871200	124,360	144,537	8056	7056	2.000	0.86
	8040	25	1089000	118,485	144,537	8056	7056	2.500	0.82
	8040	30	1306800	113,890	144,537	8056	7056	3.000	0.79
	8040	35	1524600	110,145	144,537	8056	7056	3.500	0.76
	8040	40	1742400	107,001	144,537	8056	7056	4.000	0.74
	8040	45	1960200	104,302	144,537	8056	7056	4.500	0.72
	8040	50	2178000	101,945	144,537	8056	7056	5.000	0.71
	8040	55	2395800	99,859	144,537	8056	7056	5.500	0.69
	8040	60	2613600	97,992	144,537	8056	7056	6.000	0.68
	8040	65	2831400	96,305	144,537	8056	7056	6.500	0.67
	8040	70	3049200	94,770	144,537	8056	7056	7.000	0.66

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	175,893	151,732	8057	7057	0.500	1.16
	8040	10	435600	151,732	151,732	8057	7057	1.000	1.00
	8040	15	653400	139,169	151,732	8057	7057	1.500	0.92
	8040	20	871200	130,891	151,732	8057	7057	2.000	0.86
	8040	25	1089000	124,810	151,732	8057	7057	2.500	0.82
	8040	30	1306800	120,053	151,732	8057	7057	3.000	0.79
	8040	35	1524600	116,172	151,732	8057	7057	3.500	0.77
	8040	40	1742400	112,912	151,732	8057	7057	4.000	0.74
	8040	45	1960200	110,112	151,732	8057	7057	4.500	0.73
	8040	50	2178000	107,667	151,732	8057	7057	5.000	0.71
	8040	55	2395800	105,501	151,732	8057	7057	5.500	0.70
	8040	60	2613600	103,563	151,732	8057	7057	6.000	0.68
	8040	65	2831400	101,811	151,732	8057	7057	6.500	0.67
	8040	70	3049200	100,215	151,732	8057	7057	7.000	0.66

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	147,580	126,055	8058	7058	0.500	1.17
	8040	10	435600	126,055	126,055	8058	7058	1.000	1.00
	8040	15	653400	114,950	126,055	8058	7058	1.500	0.91
	8040	20	871200	107,669	126,055	8058	7058	2.000	0.85
	8040	25	1089000	102,341	126,055	8058	7058	2.500	0.81
	8040	30	1306800	98,184	126,055	8058	7058	3.000	0.78
	8040	35	1524600	94,801	126,055	8058	7058	3.500	0.75
	8040	40	1742400	91,965	126,055	8058	7058	4.000	0.73
	8040	45	1960200	89,534	126,055	8058	7058	4.500	0.71
	8040	50	2178000	87,414	126,055	8058	7058	5.000	0.69
	8040	55	2395800	85,540	126,055	8058	7058	5.500	0.68
	8040	60	2613600	83,863	126,055	8058	7058	6.000	0.67
	8040	65	2831400	82,350	126,055	8058	7058	6.500	0.65
	8040	70	3049200	80,974	126,055	8058	7058	7.000	0.64

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	147,580	126,055	8059	7059	0.500	1.17
	8040	10	435600	126,055	126,055	8059	7059	1.000	1.00
	8040	15	653400	114,950	126,055	8059	7059	1.500	0.91
	8040	20	871200	107,669	126,055	8059	7059	2.000	0.85
	8040	25	1089000	102,341	126,055	8059	7059	2.500	0.81
	8040	30	1306800	98,184	126,055	8059	7059	3.000	0.78
	8040	35	1524600	94,801	126,055	8059	7059	3.500	0.75
	8040	40	1742400	91,965	126,055	8059	7059	4.000	0.73
	8040	45	1960200	89,534	126,055	8059	7059	4.500	0.71
	8040	50	2178000	87,414	126,055	8059	7059	5.000	0.69
	8040	55	2395800	85,540	126,055	8059	7059	5.500	0.68
	8040	60	2613600	83,863	126,055	8059	7059	6.000	0.67
	8040	65	2831400	82,350	126,055	8059	7059	6.500	0.65
	8040	70	3049200	80,974	126,055	8059	7059	7.000	0.64

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	147,580	126,055	8060	7060	0.500	1.17
	8040	10	435600	126,055	126,055	8060	7060	1.000	1.00
	8040	15	653400	114,950	126,055	8060	7060	1.500	0.91
	8040	20	871200	107,669	126,055	8060	7060	2.000	0.85
	8040	25	1089000	102,341	126,055	8060	7060	2.500	0.81
	8040	30	1306800	98,184	126,055	8060	7060	3.000	0.78
	8040	35	1524600	94,801	126,055	8060	7060	3.500	0.75
	8040	40	1742400	91,965	126,055	8060	7060	4.000	0.73
	8040	45	1960200	89,534	126,055	8060	7060	4.500	0.71
	8040	50	2178000	87,414	126,055	8060	7060	5.000	0.69
	8040	55	2395800	85,540	126,055	8060	7060	5.500	0.68
	8040	60	2613600	83,863	126,055	8060	7060	6.000	0.67
	8040	65	2831400	82,350	126,055	8060	7060	6.500	0.65
	8040	70	3049200	80,974	126,055	8060	7060	7.000	0.64

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	6.26	4.39	2120	2120	0.250	1.43
	2100	10000	5.24	4.39	2120	2120	0.500	1.19
	2100	15000	4.72	4.39	2120	2120	0.750	1.08
BASE	2100	20000	4.39	4.39	2120	2120	1.000	1.00
	2100	25000	4.14	4.39	2120	2120	1.250	0.94
	2100	40000	3.67	4.39	2120	2120	2.000	0.84
	2100	60000	3.31	4.39	2120	2120	3.000	0.75
	2100	80000	3.07	4.39	2120	2120	4.000	0.70
	2100	100000	2.90	4.39	2120	2120	5.000	0.66
	2100	150000	2.62	4.39	2120	2120	7.500	0.60
	2100	200000	2.43	4.39	2120	2120	10.000	0.55
	2100	250000	2.30	4.39	2120	2120	12.500	0.52
	2100	350000	2.11	4.39	2120	2120	17.500	0.48
	2100	500000	1.92	4.39	2120	2120	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
	2100	5000	6.26	4.39	2121	2121	0.250	1.43
	2100	10000	5.24	4.39	2121	2121	0.500	1.19
	2100	15000	4.72	4.39	2121	2121	0.750	1.08
BASE	2100	20000	4.39	4.39	2121	2121	1.000	1.00
	2100	25000	4.14	4.39	2121	2121	1.250	0.94
	2100	40000	3.67	4.39	2121	2121	2.000	0.84
	2100	60000	3.31	4.39	2121	2121	3.000	0.75
	2100	80000	3.07	4.39	2121	2121	4.000	0.70
	2100	100000	2.90	4.39	2121	2121	5.000	0.66
	2100	150000	2.62	4.39	2121	2121	7.500	0.60
	2100	200000	2.43	4.39	2121	2121	10.000	0.55
	2100	250000	2.30	4.39	2121	2121	12.500	0.52
	2100	350000	2.11	4.39	2121	2121	17.500	0.48
	2100	500000	1.92	4.39	2121	2121	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
	2100	5000	7.46	5.38	2122	2122	0.250	1.39
	2100	10000	6.34	5.38	2122	2122	0.500	1.18
	2100	15000	5.76	5.38	2122	2122	0.750	1.07
BASE	2100	20000	5.38	5.38	2122	2122	1.000	1.00
	2100	25000	5.11	5.38	2122	2122	1.250	0.95
	2100	40000	4.57	5.38	2122	2122	2.000	0.85
	2100	60000	4.15	5.38	2122	2122	3.000	0.77
	2100	80000	3.88	5.38	2122	2122	4.000	0.72
	2100	100000	3.68	5.38	2122	2122	5.000	0.68
	2100	150000	3.35	5.38	2122	2122	7.500	0.62
	2100	200000	3.13	5.38	2122	2122	10.000	0.58
	2100	250000	2.97	5.38	2122	2122	12.500	0.55
	2100	350000	2.74	5.38	2122	2122	17.500	0.51
	2100	500000	2.52	5.38	2122	2122	25.000	0.47

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	7.55	5.45	2123	2123	0.250	1.38
	2100	10000	6.42	5.45	2123	2123	0.500	1.18
	2100	15000	5.83	5.45	2123	2123	0.750	1.07
BASE	2100	20000	5.45	5.45	2123	2123	1.000	1.00
	2100	25000	5.18	5.45	2123	2123	1.250	0.95
	2100	40000	4.64	5.45	2123	2123	2.000	0.85
	2100	60000	4.22	5.45	2123	2123	3.000	0.77
	2100	80000	3.94	5.45	2123	2123	4.000	0.72
	2100	100000	3.74	5.45	2123	2123	5.000	0.69
	2100	150000	3.40	5.45	2123	2123	7.500	0.62
	2100	200000	3.18	5.45	2123	2123	10.000	0.58
	2100	250000	3.02	5.45	2123	2123	12.500	0.55
	2100	350000	2.79	5.45	2123	2123	17.500	0.51
	2100	500000	2.57	5.45	2123	2123	25.000	0.47

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	8.44	6.21	2124	2124	0.250	1.36
	2100	10000	7.24	6.21	2124	2124	0.500	1.17
	2100	15000	6.62	6.21	2124	2124	0.750	1.07
BASE	2100	20000	6.21	6.21	2124	2124	1.000	1.00
	2100	25000	5.91	6.21	2124	2124	1.250	0.95
	2100	40000	5.33	6.21	2124	2124	2.000	0.86
	2100	60000	4.87	6.21	2124	2124	3.000	0.78
	2100	80000	4.57	6.21	2124	2124	4.000	0.74
	2100	100000	4.35	6.21	2124	2124	5.000	0.70
	2100	150000	3.98	6.21	2124	2124	7.500	0.64
	2100	200000	3.73	6.21	2124	2124	10.000	0.60
	2100	250000	3.55	6.21	2124	2124	12.500	0.57
	2100	350000	3.30	6.21	2124	2124	17.500	0.53
	2100	500000	3.05	6.21	2124	2124	25.000	0.49

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	5.07	3.43	2125	2125	0.250	1.48
	2100	10000	4.17	3.43	2125	2125	0.500	1.22
	2100	15000	3.72	3.43	2125	2125	0.750	1.08
BASE	2100	20000	3.43	3.43	2125	2125	1.000	1.00
	2100	25000	3.22	3.43	2125	2125	1.250	0.94
	2100	40000	2.82	3.43	2125	2125	2.000	0.82
	2100	60000	2.52	3.43	2125	2125	3.000	0.73
	2100	80000	2.32	3.43	2125	2125	4.000	0.68
	2100	100000	2.18	3.43	2125	2125	5.000	0.64
	2100	150000	1.95	3.43	2125	2125	7.500	0.57
	2100	200000	1.80	3.43	2125	2125	10.000	0.52
	2100	250000	1.69	3.43	2125	2125	12.500	0.49
	2100	350000	1.54	3.43	2125	2125	17.500	0.45
	2100	500000	1.39	3.43	2125	2125	25.000	0.40

Region 26

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	4.77	3.20	2126	2126	0.250	1.49
	2100	10000	3.90	3.20	2126	2126	0.500	1.22
	2100	15000	3.47	3.20	2126	2126	0.750	1.09
BASE	2100	20000	3.20	3.20	2126	2126	1.000	1.00
	2100	25000	3.00	3.20	2126	2126	1.250	0.94
	2100	40000	2.62	3.20	2126	2126	2.000	0.82
	2100	60000	2.33	3.20	2126	2126	3.000	0.73
	2100	80000	2.14	3.20	2126	2126	4.000	0.67
	2100	100000	2.01	3.20	2126	2126	5.000	0.63
	2100	150000	1.79	3.20	2126	2126	7.500	0.56
	2100	200000	1.65	3.20	2126	2126	10.000	0.52
	2100	250000	1.54	3.20	2126	2126	12.500	0.48
	2100	350000	1.40	3.20	2126	2126	17.500	0.44
	2100	500000	1.26	3.20	2126	2126	25.000	0.40

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	4.92	3.32	2127	2127	0.250	1.48
	2100	10000	4.04	3.32	2127	2127	0.500	1.22
	2100	15000	3.60	3.32	2127	2127	0.750	1.09
BASE	2100	20000	3.32	3.32	2127	2127	1.000	1.00
	2100	25000	3.11	3.32	2127	2127	1.250	0.94
	2100	40000	2.72	3.32	2127	2127	2.000	0.82
	2100	60000	2.43	3.32	2127	2127	3.000	0.73
	2100	80000	2.24	3.32	2127	2127	4.000	0.67
	2100	100000	2.10	3.32	2127	2127	5.000	0.63
	2100	150000	1.87	3.32	2127	2127	7.500	0.56
	2100	200000	1.72	3.32	2127	2127	10.000	0.52
	2100	250000	1.62	3.32	2127	2127	12.500	0.49
	2100	350000	1.47	3.32	2127	2127	17.500	0.44
	2100	500000	1.33	3.32	2127	2127	25.000	0.40

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	4.36	2.88	2128	2128	0.250	1.51
	2100	10000	3.54	2.88	2128	2128	0.500	1.23
	2100	15000	3.14	2.88	2128	2128	0.750	1.09
BASE	2100	20000	2.88	2.88	2128	2128	1.000	1.00
	2100	25000	2.70	2.88	2128	2128	1.250	0.94
	2100	40000	2.34	2.88	2128	2128	2.000	0.81
	2100	60000	2.08	2.88	2128	2128	3.000	0.72
	2100	80000	1.90	2.88	2128	2128	4.000	0.66
	2100	100000	1.78	2.88	2128	2128	5.000	0.62
	2100	150000	1.58	2.88	2128	2128	7.500	0.55
	2100	200000	1.45	2.88	2128	2128	10.000	0.50
	2100	250000	1.35	2.88	2128	2128	12.500	0.47
	2100	350000	1.23	2.88	2128	2128	17.500	0.43
	2100	500000	1.10	2.88	2128	2128	25.000	0.38

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	4.36	2.88	2129	2129	0.250	1.51
	2100	10000	3.54	2.88	2129	2129	0.500	1.23
	2100	15000	3.14	2.88	2129	2129	0.750	1.09
BASE	2100	20000	2.88	2.88	2129	2129	1.000	1.00
	2100	25000	2.70	2.88	2129	2129	1.250	0.94
	2100	40000	2.34	2.88	2129	2129	2.000	0.81
	2100	60000	2.08	2.88	2129	2129	3.000	0.72
	2100	80000	1.90	2.88	2129	2129	4.000	0.66
	2100	100000	1.78	2.88	2129	2129	5.000	0.62
	2100	150000	1.58	2.88	2129	2129	7.500	0.55
	2100	200000	1.45	2.88	2129	2129	10.000	0.50
	2100	250000	1.35	2.88	2129	2129	12.500	0.47
	2100	350000	1.23	2.88	2129	2129	17.500	0.43
	2100	500000	1.10	2.88	2129	2129	25.000	0.38

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	4.36	2.88	2130	2130	0.250	1.51
	2100	10000	3.54	2.88	2130	2130	0.500	1.23
	2100	15000	3.14	2.88	2130	2130	0.750	1.09
BASE	2100	20000	2.88	2.88	2130	2130	1.000	1.00
	2100	25000	2.70	2.88	2130	2130	1.250	0.94
	2100	40000	2.34	2.88	2130	2130	2.000	0.81
	2100	60000	2.08	2.88	2130	2130	3.000	0.72
	2100	80000	1.90	2.88	2130	2130	4.000	0.66
	2100	100000	1.78	2.88	2130	2130	5.000	0.62
	2100	150000	1.58	2.88	2130	2130	7.500	0.55
	2100	200000	1.45	2.88	2130	2130	10.000	0.50
	2100	250000	1.35	2.88	2130	2130	12.500	0.47
	2100	350000	1.23	2.88	2130	2130	17.500	0.43
	2100	500000	1.10	2.88	2130	2130	25.000	0.38

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	103,605	86,745	2150	2150	0.500	1.19
BASE	2150	10	435,600	86,745	86,745	2150	2150	1.000	1.00
	2150	15	653,400	78,186	86,745	2150	2150	1.500	0.90
	2150	20	871,200	72,630	86,745	2150	2150	2.000	0.84
	2150	25	1,089,000	68,594	86,745	2150	2150	2.500	0.79
	2150	30	1,306,800	65,463	86,745	2150	2150	3.000	0.75
	2150	35	1,524,600	62,928	86,745	2150	2150	3.500	0.73
	2150	40	1,742,400	60,811	86,745	2150	2150	4.000	0.70
	2150	45	1,960,200	59,003	86,745	2150	2150	4.500	0.68
	2150	50	2,178,000	57,432	86,745	2150	2150	5.000	0.66
	2150	55	2,395,800	56,046	86,745	2150	2150	5.500	0.65
	2150	60	2,613,600	54,810	86,745	2150	2150	6.000	0.63
	2150	65	2,831,400	53,698	86,745	2150	2150	6.500	0.62
	2150	70	3,049,200	52,688	86,745	2150	2150	7.000	0.61

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	103,605	86,745	2151	2151	0.500	1.19
BASE	2150	10	435600	86,745	86,745	2151	2151	1.000	1.00
	2150	15	653400	78,186	86,745	2151	2151	1.500	0.90
	2150	20	871200	72,630	86,745	2151	2151	2.000	0.84
	2150	25	1089000	68,594	86,745	2151	2151	2.500	0.79
	2150	30	1306800	65,463	86,745	2151	2151	3.000	0.75
	2150	35	1524600	62,928	86,745	2151	2151	3.500	0.73
	2150	40	1742400	60,811	86,745	2151	2151	4.000	0.70
	2150	45	1960200	59,003	86,745	2151	2151	4.500	0.68
	2150	50	2178000	57,432	86,745	2151	2151	5.000	0.66
	2150	55	2395800	56,046	86,745	2151	2151	5.500	0.65
	2150	60	2613600	54,810	86,745	2151	2151	6.000	0.63
	2150	65	2831400	53,698	86,745	2151	2151	6.500	0.62
	2150	70	3049200	52,688	86,745	2151	2151	7.000	0.61

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	133,564	113,443	2152	2152	0.500	1.18
BASE	2150	10	435600	113,443	113,443	2152	2152	1.000	1.00
	2150	15	653400	103,109	113,443	2152	2152	1.500	0.91
	2150	20	871200	96,353	113,443	2152	2152	2.000	0.85
	2150	25	1089000	91,419	113,443	2152	2152	2.500	0.81
	2150	30	1306800	87,576	113,443	2152	2152	3.000	0.77
	2150	35	1524600	84,453	113,443	2152	2152	3.500	0.74
	2150	40	1742400	81,838	113,443	2152	2152	4.000	0.72
	2150	45	1960200	79,598	113,443	2152	2152	4.500	0.70
	2150	50	2178000	77,647	113,443	2152	2152	5.000	0.68
	2150	55	2395800	75,923	113,443	2152	2152	5.500	0.67
	2150	60	2613600	74,383	113,443	2152	2152	6.000	0.66
	2150	65	2831400	72,994	113,443	2152	2152	6.500	0.64
	2150	70	3049200	71,730	113,443	2152	2152	7.000	0.63

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	135,817	115,465	2153	2153	0.500	1.18
BASE	2150	10	435600	115,465	115,465	2153	2153	1.000	1.00
	2150	15	653400	105,005	115,465	2153	2153	1.500	0.91
	2150	20	871200	98,164	115,465	2153	2153	2.000	0.85
	2150	25	1089000	93,165	115,465	2153	2153	2.500	0.81
	2150	30	1306800	89,271	115,465	2153	2153	3.000	0.77
	2150	35	1524600	86,105	115,465	2153	2153	3.500	0.75
	2150	40	1742400	83,454	115,465	2153	2153	4.000	0.72
	2150	45	1960200	81,184	115,465	2153	2153	4.500	0.70
	2150	50	2178000	79,205	115,465	2153	2153	5.000	0.69
	2150	55	2395800	77,456	115,465	2153	2153	5.500	0.67
	2150	60	2613600	75,894	115,465	2153	2153	6.000	0.66
	2150	65	2831400	74,484	115,465	2153	2153	6.500	0.65
	2150	70	3049200	73,203	115,465	2153	2153	7.000	0.63

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	159,533	136,864	2154	2154	0.500	1.17
	2150	10	435600	136,864	136,864	2154	2154	1.000	1.00
	2150	15	653400	125,128	136,864	2154	2154	1.500	0.91
	2150	20	871200	117,417	136,864	2154	2154	2.000	0.86
	2150	25	1089000	111,764	136,864	2154	2154	2.500	0.82
	2150	30	1306800	107,348	136,864	2154	2154	3.000	0.78
	2150	35	1524600	103,751	136,864	2154	2154	3.500	0.76
	2150	40	1742400	100,732	136,864	2154	2154	4.000	0.74
	2150	45	1960200	98,143	136,864	2154	2154	4.500	0.72
	2150	50	2178000	95,883	136,864	2154	2154	5.000	0.70
	2150	55	2395800	93,883	136,864	2154	2154	5.500	0.69
	2150	60	2613600	92,095	136,864	2154	2154	6.000	0.67
	2150	65	2831400	90,479	136,864	2154	2154	6.500	0.66
	2150	70	3049200	89,008	136,864	2154	2154	7.000	0.65

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	76,425	62,900	2155	2155	0.500	1.22
	2150	10	435600	62,900	62,900	2155	2155	1.000	1.00
	2150	15	653400	56,127	62,900	2155	2155	1.500	0.89
	2150	20	871200	51,768	62,900	2155	2155	2.000	0.82
	2150	25	1089000	48,622	62,900	2155	2155	2.500	0.77
	2150	30	1306800	46,194	62,900	2155	2155	3.000	0.73
	2150	35	1524600	44,236	62,900	2155	2155	3.500	0.70
	2150	40	1742400	42,607	62,900	2155	2155	4.000	0.68
	2150	45	1960200	41,220	62,900	2155	2155	4.500	0.66
	2150	50	2178000	40,017	62,900	2155	2155	5.000	0.64
	2150	55	2395800	38,960	62,900	2155	2155	5.500	0.62
	2150	60	2613600	38,019	62,900	2155	2155	6.000	0.60
	2150	65	2831400	37,173	62,900	2155	2155	6.500	0.59
	2150	70	3049200	36,407	62,900	2155	2155	7.000	0.58

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	70,008	57,335	2156	2156	0.500	1.22
	2150	10	435600	57,335	57,335	2156	2156	1.000	1.00
	2150	15	653400	51,013	57,335	2156	2156	1.500	0.89
	2150	20	871200	46,955	57,335	2156	2156	2.000	0.82
	2150	25	1089000	44,032	57,335	2156	2156	2.500	0.77
	2150	30	1306800	41,778	57,335	2156	2156	3.000	0.73
	2150	35	1524600	39,963	57,335	2156	2156	3.500	0.70
	2150	40	1742400	38,455	57,335	2156	2156	4.000	0.67
	2150	45	1960200	37,172	57,335	2156	2156	4.500	0.65
	2150	50	2178000	36,061	57,335	2156	2156	5.000	0.63
	2150	55	2395800	35,084	57,335	2156	2156	5.500	0.61
	2150	60	2613600	34,215	57,335	2156	2156	6.000	0.60
	2150	65	2831400	33,435	57,335	2156	2156	6.500	0.58
	2150	70	3049200	32,729	57,335	2156	2156	7.000	0.57

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	73,303	60,189	2157	2157	0.500	1.22
	2150	10	435600	60,189	60,189	2157	2157	1.000	1.00
	2150	15	653400	53,634	60,189	2157	2157	1.500	0.89
	2150	20	871200	49,421	60,189	2157	2157	2.000	0.82
	2150	25	1089000	46,382	60,189	2157	2157	2.500	0.77
	2150	30	1306800	44,039	60,189	2157	2157	3.000	0.73
	2150	35	1524600	42,150	60,189	2157	2157	3.500	0.70
	2150	40	1742400	40,580	60,189	2157	2157	4.000	0.67
	2150	45	1960200	39,243	60,189	2157	2157	4.500	0.65
	2150	50	2178000	38,084	60,189	2157	2157	5.000	0.63
	2150	55	2395800	37,066	60,189	2157	2157	5.500	0.62
	2150	60	2613600	36,160	60,189	2157	2157	6.000	0.60
	2150	65	2831400	35,346	60,189	2157	2157	6.500	0.59
	2150	70	3049200	34,609	60,189	2157	2157	7.000	0.58

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	61,504	50,003	2158	2158	0.500	1.23
	2150	10	435600	50,003	50,003	2158	2158	1.000	1.00
	2150	15	653400	44,300	50,003	2158	2158	1.500	0.89
	2150	20	871200	40,653	50,003	2158	2158	2.000	0.81
	2150	25	1089000	38,032	50,003	2158	2158	2.500	0.76
	2150	30	1306800	36,017	50,003	2158	2158	3.000	0.72
	2150	35	1524600	34,396	50,003	2158	2158	3.500	0.69
	2150	40	1742400	33,051	50,003	2158	2158	4.000	0.66
	2150	45	1960200	31,909	50,003	2158	2158	4.500	0.64
	2150	50	2178000	30,921	50,003	2158	2158	5.000	0.62
	2150	55	2395800	30,053	50,003	2158	2158	5.500	0.60
	2150	60	2613600	29,282	50,003	2158	2158	6.000	0.59
	2150	65	2831400	28,590	50,003	2158	2158	6.500	0.57
	2150	70	3049200	27,964	50,003	2158	2158	7.000	0.56

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	61,504	50,003	2159	2159	0.500	1.23
	2150	10	435600	50,003	50,003	2159	2159	1.000	1.00
	2150	15	653400	44,300	50,003	2159	2159	1.500	0.89
	2150	20	871200	40,653	50,003	2159	2159	2.000	0.81
	2150	25	1089000	38,032	50,003	2159	2159	2.500	0.76
	2150	30	1306800	36,017	50,003	2159	2159	3.000	0.72
	2150	35	1524600	34,396	50,003	2159	2159	3.500	0.69
	2150	40	1742400	33,051	50,003	2159	2159	4.000	0.66
	2150	45	1960200	31,909	50,003	2159	2159	4.500	0.64
	2150	50	2178000	30,921	50,003	2159	2159	5.000	0.62
	2150	55	2395800	30,053	50,003	2159	2159	5.500	0.60
	2150	60	2613600	29,282	50,003	2159	2159	6.000	0.59
	2150	65	2831400	28,590	50,003	2159	2159	6.500	0.57
	2150	70	3049200	27,964	50,003	2159	2159	7.000	0.56

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acres Adj Group	Size Adj Ratio	Acres Adj Factor
BASE	2150	5	217800	61,504	50,003	2160	2160	0.500	1.23
	2150	10	435600	50,003	50,003	2160	2160	1.000	1.00
	2150	15	653400	44,300	50,003	2160	2160	1.500	0.89
	2150	20	871200	40,653	50,003	2160	2160	2.000	0.81
	2150	25	1089000	38,032	50,003	2160	2160	2.500	0.76
	2150	30	1306800	36,017	50,003	2160	2160	3.000	0.72
	2150	35	1524600	34,396	50,003	2160	2160	3.500	0.69
	2150	40	1742400	33,051	50,003	2160	2160	4.000	0.66
	2150	45	1960200	31,909	50,003	2160	2160	4.500	0.64
	2150	50	2178000	30,921	50,003	2160	2160	5.000	0.62
	2150	55	2395800	30,053	50,003	2160	2160	5.500	0.60
	2150	60	2613600	29,282	50,003	2160	2160	6.000	0.59
	2150	65	2831400	28,590	50,003	2160	2160	6.500	0.57
	2150	70	3049200	27,964	50,003	2160	2160	7.000	0.56

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
BASE	2200	5000	14.88	12.01	2220	2220	0.250	1.24
	2200	10000	13.37	12.01	2220	2220	0.500	1.11
	2200	15000	12.55	12.01	2220	2220	0.750	1.05
	2200	20000	12.01	12.01	2220	2220	1.000	1.00
	2200	25000	11.60	12.01	2220	2220	1.250	0.97
	2200	40000	10.79	12.01	2220	2220	2.000	0.90
	2200	60000	10.13	12.01	2220	2220	3.000	0.84
	2200	80000	9.69	12.01	2220	2220	4.000	0.81
	2200	100000	9.37	12.01	2220	2220	5.000	0.78
	2200	150000	8.80	12.01	2220	2220	7.500	0.73
	2200	200000	8.41	12.01	2220	2220	10.000	0.70
	2200	250000	8.13	12.01	2220	2220	12.500	0.68
	2200	350000	7.72	12.01	2220	2220	17.500	0.64
	2200	500000	7.30	12.01	2220	2220	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
BASE	2200	5000	14.88	12.01	2221	2221	0.250	1.24
	2200	10000	13.37	12.01	2221	2221	0.500	1.11
	2200	15000	12.55	12.01	2221	2221	0.750	1.05
	2200	20000	12.01	12.01	2221	2221	1.000	1.00
	2200	25000	11.60	12.01	2221	2221	1.250	0.97
	2200	40000	10.79	12.01	2221	2221	2.000	0.90
	2200	60000	10.13	12.01	2221	2221	3.000	0.84
	2200	80000	9.69	12.01	2221	2221	4.000	0.81
	2200	100000	9.37	12.01	2221	2221	5.000	0.78
	2200	150000	8.80	12.01	2221	2221	7.500	0.73
	2200	200000	8.41	12.01	2221	2221	10.000	0.70
	2200	250000	8.13	12.01	2221	2221	12.500	0.68
	2200	350000	7.72	12.01	2221	2221	17.500	0.64
	2200	500000	7.30	12.01	2221	2221	25.000	0.61

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	17.74	14.74	2222	2222	0.250	1.20
	2200	10000	16.17	14.74	2222	2222	0.500	1.10
	2200	15000	15.31	14.74	2222	2222	0.750	1.04
BASE	2200	20000	14.74	14.74	2222	2222	1.000	1.00
	2200	25000	14.30	14.74	2222	2222	1.250	0.97
	2200	40000	13.43	14.74	2222	2222	2.000	0.91
	2200	60000	12.72	14.74	2222	2222	3.000	0.86
	2200	80000	12.24	14.74	2222	2222	4.000	0.83
	2200	100000	11.88	14.74	2222	2222	5.000	0.81
	2200	150000	11.25	14.74	2222	2222	7.500	0.76
	2200	200000	10.83	14.74	2222	2222	10.000	0.73
	2200	250000	10.51	14.74	2222	2222	12.500	0.71
	2200	350000	10.05	14.74	2222	2222	17.500	0.68
	2200	500000	9.58	14.74	2222	2222	25.000	0.65

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	17.95	14.94	2223	2223	0.250	1.20
	2200	10000	16.37	14.94	2223	2223	0.500	1.10
	2200	15000	15.52	14.94	2223	2223	0.750	1.04
BASE	2200	20000	14.94	14.94	2223	2223	1.000	1.00
	2200	25000	14.50	14.94	2223	2223	1.250	0.97
	2200	40000	13.63	14.94	2223	2223	2.000	0.91
	2200	60000	12.91	14.94	2223	2223	3.000	0.86
	2200	80000	12.43	14.94	2223	2223	4.000	0.83
	2200	100000	12.07	14.94	2223	2223	5.000	0.81
	2200	150000	11.44	14.94	2223	2223	7.500	0.77
	2200	200000	11.01	14.94	2223	2223	10.000	0.74
	2200	250000	10.69	14.94	2223	2223	12.500	0.72
	2200	350000	10.22	14.94	2223	2223	17.500	0.68
	2200	500000	9.75	14.94	2223	2223	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
	2200	5000	20.07	14.74	2224	2224	0.250	1.36
	2200	10000	16.17	14.74	2224	2224	0.500	1.10
	2200	15000	15.31	14.74	2224	2224	0.750	1.04
BASE	2200	20000	14.74	14.74	2224	2224	1.000	1.00
	2200	25000	14.30	14.74	2224	2224	1.250	0.97
	2200	40000	13.43	14.74	2224	2224	2.000	0.91
	2200	60000	12.72	14.74	2224	2224	3.000	0.86
	2200	80000	12.24	14.74	2224	2224	4.000	0.83
	2200	100000	11.88	14.74	2224	2224	5.000	0.81
	2200	150000	11.25	14.74	2224	2224	7.500	0.76
	2200	200000	10.83	14.74	2224	2224	10.000	0.73
	2200	250000	10.51	14.74	2224	2224	12.500	0.71
	2200	350000	10.05	14.74	2224	2224	17.500	0.68
	2200	500000	9.58	14.74	2224	2224	25.000	0.65

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	12.05	9.40	2225	2225	0.250	1.28
	2200	10000	10.64	9.40	2225	2225	0.500	1.13
	2200	15000	9.90	9.40	2225	2225	0.750	1.05
BASE	2200	20000	9.40	9.40	2225	2225	1.000	1.00
	2200	25000	9.03	9.40	2225	2225	1.250	0.96
	2200	40000	8.30	9.40	2225	2225	2.000	0.88
	2200	60000	7.72	9.40	2225	2225	3.000	0.82
	2200	80000	7.33	9.40	2225	2225	4.000	0.78
	2200	100000	7.04	9.40	2225	2225	5.000	0.75
	2200	150000	6.55	9.40	2225	2225	7.500	0.70
	2200	200000	6.22	9.40	2225	2225	10.000	0.66
	2200	250000	5.98	9.40	2225	2225	12.500	0.64
	2200	350000	5.63	9.40	2225	2225	17.500	0.60
	2200	500000	5.28	9.40	2225	2225	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
	2200	5000	11.34	8.76	2226	2226	0.250	1.29
	2200	10000	9.96	8.76	2226	2226	0.500	1.14
	2200	15000	9.24	8.76	2226	2226	0.750	1.06
BASE	2200	20000	8.76	8.76	2226	2226	1.000	1.00
	2200	25000	8.40	8.76	2226	2226	1.250	0.96
	2200	40000	7.70	8.76	2226	2226	2.000	0.88
	2200	60000	7.14	8.76	2226	2226	3.000	0.81
	2200	80000	6.76	8.76	2226	2226	4.000	0.77
	2200	100000	6.49	8.76	2226	2226	5.000	0.74
	2200	150000	6.02	8.76	2226	2226	7.500	0.69
	2200	200000	5.70	8.76	2226	2226	10.000	0.65
	2200	250000	5.47	8.76	2226	2226	12.500	0.62
	2200	350000	5.14	8.76	2226	2226	17.500	0.59
	2200	500000	4.81	8.76	2226	2226	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
	2200	5000	11.71	9.09	2227	2227	0.250	1.29
	2200	10000	10.31	9.09	2227	2227	0.500	1.13
	2200	15000	9.58	9.09	2227	2227	0.750	1.05
BASE	2200	20000	9.09	9.09	2227	2227	1.000	1.00
	2200	25000	8.72	9.09	2227	2227	1.250	0.96
	2200	40000	8.01	9.09	2227	2227	2.000	0.88
	2200	60000	7.44	9.09	2227	2227	3.000	0.82
	2200	80000	7.05	9.09	2227	2227	4.000	0.78
	2200	100000	6.77	9.09	2227	2227	5.000	0.75
	2200	150000	6.29	9.09	2227	2227	7.500	0.69
	2200	200000	5.97	9.09	2227	2227	10.000	0.66
	2200	250000	5.73	9.09	2227	2227	12.500	0.63
	2200	350000	5.39	9.09	2227	2227	17.500	0.59
	2200	500000	5.05	9.09	2227	2227	25.000	0.56

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	10.37	7.89	2228	2228	0.250	1.31
	2200	10000	9.04	7.89	2228	2228	0.500	1.15
	2200	15000	8.35	7.89	2228	2228	0.750	1.06
BASE	2200	20000	7.89	7.89	2228	2228	1.000	1.00
	2200	25000	7.55	7.89	2228	2228	1.250	0.96
	2200	40000	6.88	7.89	2228	2228	2.000	0.87
	2200	60000	6.35	7.89	2228	2228	3.000	0.81
	2200	80000	6.00	7.89	2228	2228	4.000	0.76
	2200	100000	5.75	7.89	2228	2228	5.000	0.73
	2200	150000	5.31	7.89	2228	2228	7.500	0.67
	2200	200000	5.01	7.89	2228	2228	10.000	0.64
	2200	250000	4.80	7.89	2228	2228	12.500	0.61
	2200	350000	4.49	7.89	2228	2228	17.500	0.57
	2200	500000	4.19	7.89	2228	2228	25.000	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
	2200	5000	10.37	7.89	2229	2229	0.250	1.31
	2200	10000	9.04	7.89	2229	2229	0.500	1.15
	2200	15000	8.35	7.89	2229	2229	0.750	1.06
BASE	2200	20000	7.89	7.89	2229	2229	1.000	1.00
	2200	25000	7.55	7.89	2229	2229	1.250	0.96
	2200	40000	6.88	7.89	2229	2229	2.000	0.87
	2200	60000	6.35	7.89	2229	2229	3.000	0.81
	2200	80000	6.00	7.89	2229	2229	4.000	0.76
	2200	100000	5.75	7.89	2229	2229	5.000	0.73
	2200	150000	5.31	7.89	2229	2229	7.500	0.67
	2200	200000	5.01	7.89	2229	2229	10.000	0.64
	2200	250000	4.80	7.89	2229	2229	12.500	0.61
	2200	350000	4.49	7.89	2229	2229	17.500	0.57
	2200	500000	4.19	7.89	2229	2229	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
	2200	5000	10.37	7.89	2230	2230	0.250	1.31
	2200	10000	9.04	7.89	2230	2230	0.500	1.15
	2200	15000	8.35	7.89	2230	2230	0.750	1.06
BASE	2200	20000	7.89	7.89	2230	2230	1.000	1.00
	2200	25000	7.55	7.89	2230	2230	1.250	0.96
	2200	40000	6.88	7.89	2230	2230	2.000	0.87
	2200	60000	6.35	7.89	2230	2230	3.000	0.81
	2200	80000	6.00	7.89	2230	2230	4.000	0.76
	2200	100000	5.75	7.89	2230	2230	5.000	0.73
	2200	150000	5.31	7.89	2230	2230	7.500	0.67
	2200	200000	5.01	7.89	2230	2230	10.000	0.64
	2200	250000	4.80	7.89	2230	2230	12.500	0.61
	2200	350000	4.49	7.89	2230	2230	17.500	0.57
	2200	500000	4.19	7.89	2230	2230	25.000	0.53

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	361,719	324,982	2260	2260	0.500	1.11
BASE	2250	10	435,600	324,982	324,982	2260	2260	1.000	1.00
	2250	15	653,400	305,248	324,982	2260	2260	1.500	0.94
	2250	20	871,200	291,977	324,982	2260	2260	2.000	0.90
	2250	25	1,089,000	282,082	324,982	2260	2260	2.500	0.87
	2250	30	1,306,800	274,246	324,982	2260	2260	3.000	0.84
	2250	35	1,524,600	267,792	324,982	2260	2260	3.500	0.82
	2250	40	1,742,400	262,323	324,982	2260	2260	4.000	0.81
	2250	45	1,960,200	257,593	324,982	2260	2260	4.500	0.79
	2250	50	2,178,000	253,433	324,982	2260	2260	5.000	0.78
	2250	55	2,395,800	249,728	324,982	2260	2260	5.500	0.77
	2250	60	2,613,600	246,394	324,982	2260	2260	6.000	0.76
	2250	65	2,831,400	243,365	324,982	2260	2260	6.500	0.75
	2250	70	3,049,200	240,594	324,982	2260	2260	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
	2250	5	217800	361,719	324,982	2261	2261	0.500	1.11
BASE	2250	10	435600	324,982	324,982	2261	2261	1.000	1.00
	2250	15	653400	305,248	324,982	2261	2261	1.500	0.94
	2250	20	871200	291,977	324,982	2261	2261	2.000	0.90
	2250	25	1089000	282,082	324,982	2261	2261	2.500	0.87
	2250	30	1306800	274,246	324,982	2261	2261	3.000	0.84
	2250	35	1524600	267,792	324,982	2261	2261	3.500	0.82
	2250	40	1742400	262,323	324,982	2261	2261	4.000	0.81
	2250	45	1960200	257,593	324,982	2261	2261	4.500	0.79
	2250	50	2178000	253,433	324,982	2261	2261	5.000	0.78
	2250	55	2395800	249,728	324,982	2261	2261	5.500	0.77
	2250	60	2613600	246,394	324,982	2261	2261	6.000	0.76
	2250	65	2831400	243,365	324,982	2261	2261	6.500	0.75
	2250	70	3049200	240,594	324,982	2261	2261	7.000	0.74

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2250	5	217800	466,317	425,002	2262	2262	0.500	1.10
	2250	10	435600	425,002	425,002	2262	2262	1.000	1.00
	2250	15	653400	402,552	425,002	2262	2262	1.500	0.95
	2250	20	871200	387,347	425,002	2262	2262	2.000	0.91
	2250	25	1089000	375,949	425,002	2262	2262	2.500	0.88
	2250	30	1306800	366,886	425,002	2262	2262	3.000	0.86
	2250	35	1524600	359,394	425,002	2262	2262	3.500	0.85
	2250	40	1742400	353,028	425,002	2262	2262	4.000	0.83
	2250	45	1960200	347,507	425,002	2262	2262	4.500	0.82
	2250	50	2178000	342,641	425,002	2262	2262	5.000	0.81
	2250	55	2395800	338,297	425,002	2262	2262	5.500	0.80
	2250	60	2613600	334,380	425,002	2262	2262	6.000	0.79
	2250	65	2831400	330,817	425,002	2262	2262	6.500	0.78
	2250	70	3049200	327,552	425,002	2262	2262	7.000	0.77

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2250	5	217800	474,183	432,578	2263	2263	0.500	1.10
	2250	10	435600	432,578	432,578	2263	2263	1.000	1.00
	2250	15	653400	409,955	432,578	2263	2263	1.500	0.95
	2250	20	871200	394,624	432,578	2263	2263	2.000	0.91
	2250	25	1089000	383,129	432,578	2263	2263	2.500	0.89
	2250	30	1306800	373,986	432,578	2263	2263	3.000	0.86
	2250	35	1524600	366,426	432,578	2263	2263	3.500	0.85
	2250	40	1742400	360,000	432,578	2263	2263	4.000	0.83
	2250	45	1960200	354,427	432,578	2263	2263	4.500	0.82
	2250	50	2178000	349,514	432,578	2263	2263	5.000	0.81
	2250	55	2395800	345,128	432,578	2263	2263	5.500	0.80
	2250	60	2613600	341,173	432,578	2263	2263	6.000	0.79
	2250	65	2831400	337,574	432,578	2263	2263	6.500	0.78
	2250	70	3049200	334,276	432,578	2263	2263	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	2250	5	217800	556,983	512,746	2264	2264	0.500	1.09
	2250	10	435600	512,746	512,746	2264	2264	1.000	1.00
	2250	15	653400	488,517	512,746	2264	2264	1.500	0.95
	2250	20	871200	472,023	512,746	2264	2264	2.000	0.92
	2250	25	1089000	459,614	512,746	2264	2264	2.500	0.90
	2250	30	1306800	449,718	512,746	2264	2264	3.000	0.88
	2250	35	1524600	441,517	512,746	2264	2264	3.500	0.86
	2250	40	1742400	434,534	512,746	2264	2264	4.000	0.85
	2250	45	1960200	428,467	512,746	2264	2264	4.500	0.84
	2250	50	2178000	423,111	512,746	2264	2264	5.000	0.83
	2250	55	2395800	418,324	512,746	2264	2264	5.500	0.82
	2250	60	2613600	414,000	512,746	2264	2264	6.000	0.81
	2250	65	2831400	410,063	512,746	2264	2264	6.500	0.80
	2250	70	3049200	406,451	512,746	2264	2264	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	2250	5	217800	266,824	235,647	2265	2265	0.500	1.13
	2250	10	435600	235,647	235,647	2265	2265	1.000	1.00
	2250	15	653400	219,126	235,647	2265	2265	1.500	0.93
	2250	20	871200	208,112	235,647	2265	2265	2.000	0.88
	2250	25	1089000	199,952	235,647	2265	2265	2.500	0.85
	2250	30	1306800	193,522	235,647	2265	2265	3.000	0.82
	2250	35	1524600	188,248	235,647	2265	2265	3.500	0.80
	2250	40	1742400	183,795	235,647	2265	2265	4.000	0.78
	2250	45	1960200	179,955	235,647	2265	2265	4.500	0.76
	2250	50	2178000	176,588	235,647	2265	2265	5.000	0.75
	2250	55	2395800	173,597	235,647	2265	2265	5.500	0.74
	2250	60	2613600	170,910	235,647	2265	2265	6.000	0.73
	2250	65	2831400	168,475	235,647	2265	2265	6.500	0.71
	2250	70	3049200	166,252	235,647	2265	2265	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	2250	5	217800	244,423	214,798	2266	2266	0.500	1.14
	2250	10	435600	214,798	214,798	2266	2266	1.000	1.00
	2250	15	653400	199,163	214,798	2266	2266	1.500	0.93
	2250	20	871200	188,764	214,798	2266	2266	2.000	0.88
	2250	25	1089000	181,074	214,798	2266	2266	2.500	0.84
	2250	30	1306800	175,024	214,798	2266	2266	3.000	0.81
	2250	35	1524600	170,066	214,798	2266	2266	3.500	0.79
	2250	40	1742400	165,886	214,798	2266	2266	4.000	0.77
	2250	45	1960200	162,283	214,798	2266	2266	4.500	0.76
	2250	50	2178000	159,127	214,798	2266	2266	5.000	0.74
	2250	55	2395800	156,325	214,798	2266	2266	5.500	0.73
	2250	60	2613600	153,810	214,798	2266	2266	6.000	0.72
	2250	65	2831400	151,533	214,798	2266	2266	6.500	0.71
	2250	70	3049200	149,454	214,798	2266	2266	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	2250	5	217800	255,927	225,492	2267	2267	0.500	1.13
	2250	10	435600	225,492	225,492	2267	2267	1.000	1.00
	2250	15	653400	209,395	225,492	2267	2267	1.500	0.93
	2250	20	871200	198,677	225,492	2267	2267	2.000	0.88
	2250	25	1089000	190,742	225,492	2267	2267	2.500	0.85
	2250	30	1306800	184,494	225,492	2267	2267	3.000	0.82
	2250	35	1524600	179,372	225,492	2267	2267	3.500	0.80
	2250	40	1742400	175,050	225,492	2267	2267	4.000	0.78
	2250	45	1960200	171,324	225,492	2267	2267	4.500	0.76
	2250	50	2178000	168,059	225,492	2267	2267	5.000	0.75
	2250	55	2395800	165,158	225,492	2267	2267	5.500	0.73
	2250	60	2613600	162,554	225,492	2267	2267	6.000	0.72
	2250	65	2831400	160,195	225,492	2267	2267	6.500	0.71
	2250	70	3049200	158,041	225,492	2267	2267	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
	2250	5	217800	214,731	187,332	2268	2268	0.500	1.15
BASE	2250	10	435600	187,332	187,332	2268	2268	1.000	1.00
	2250	15	653400	172,955	187,332	2268	2268	1.500	0.92
	2250	20	871200	163,429	187,332	2268	2268	2.000	0.87
	2250	25	1089000	156,403	187,332	2268	2268	2.500	0.83
	2250	30	1306800	150,887	187,332	2268	2268	3.000	0.81
	2250	35	1524600	146,375	187,332	2268	2268	3.500	0.78
	2250	40	1742400	142,576	187,332	2268	2268	4.000	0.76
	2250	45	1960200	139,307	187,332	2268	2268	4.500	0.74
	2250	50	2178000	136,446	187,332	2268	2268	5.000	0.73
	2250	55	2395800	133,909	187,332	2268	2268	5.500	0.71
	2250	60	2613600	131,634	187,332	2268	2268	6.000	0.70
	2250	65	2831400	129,575	187,332	2268	2268	6.500	0.69
	2250	70	3049200	127,698	187,332	2268	2268	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
	2250	5	217800	214,731	187,332	2269	2269	0.500	1.15
BASE	2250	10	435600	187,332	187,332	2269	2269	1.000	1.00
	2250	15	653400	172,955	187,332	2269	2269	1.500	0.92
	2250	20	871200	163,429	187,332	2269	2269	2.000	0.87
	2250	25	1089000	156,403	187,332	2269	2269	2.500	0.83
	2250	30	1306800	150,887	187,332	2269	2269	3.000	0.81
	2250	35	1524600	146,375	187,332	2269	2269	3.500	0.78
	2250	40	1742400	142,576	187,332	2269	2269	4.000	0.76
	2250	45	1960200	139,307	187,332	2269	2269	4.500	0.74
	2250	50	2178000	136,446	187,332	2269	2269	5.000	0.73
	2250	55	2395800	133,909	187,332	2269	2269	5.500	0.71
	2250	60	2613600	131,634	187,332	2269	2269	6.000	0.70
	2250	65	2831400	129,575	187,332	2269	2269	6.500	0.69
	2250	70	3049200	127,698	187,332	2269	2269	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
	2250	5	217800	214,731	187,332	2270	2270	0.500	1.15
BASE	2250	10	435600	187,332	187,332	2270	2270	1.000	1.00
	2250	15	653400	172,955	187,332	2270	2270	1.500	0.92
	2250	20	871200	163,429	187,332	2270	2270	2.000	0.87
	2250	25	1089000	156,403	187,332	2270	2270	2.500	0.83
	2250	30	1306800	150,887	187,332	2270	2270	3.000	0.81
	2250	35	1524600	146,375	187,332	2270	2270	3.500	0.78
	2250	40	1742400	142,576	187,332	2270	2270	4.000	0.76
	2250	45	1960200	139,307	187,332	2270	2270	4.500	0.74
	2250	50	2178000	136,446	187,332	2270	2270	5.000	0.73
	2250	55	2395800	133,909	187,332	2270	2270	5.500	0.71
	2250	60	2613600	131,634	187,332	2270	2270	6.000	0.70
	2250	65	2831400	129,575	187,332	2270	2270	6.500	0.69
	2250	70	3049200	127,698	187,332	2270	2270	7.000	0.68

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	21.81	18.73	2320	2320	0.250	1.16
	2300	10000	20.21	18.73	2320	2320	0.500	1.08
	2300	15000	19.33	18.73	2320	2320	0.750	1.03
BASE	2300	20000	18.73	18.73	2320	2320	1.000	1.00
	2300	25000	18.28	18.73	2320	2320	1.250	0.98
	2300	40000	17.36	18.73	2320	2320	2.000	0.93
	2300	60000	16.61	18.73	2320	2320	3.000	0.89
	2300	80000	16.09	18.73	2320	2320	4.000	0.86
	2300	100000	15.70	18.73	2320	2320	5.000	0.84
	2300	150000	15.02	18.73	2320	2320	7.500	0.80
	2300	200000	14.55	18.73	2320	2320	10.000	0.78
	2300	250000	14.20	18.73	2320	2320	12.500	0.76
	2300	350000	13.69	18.73	2320	2320	17.500	0.73
	2300	500000	13.16	18.73	2320	2320	25.000	0.70

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	21.81	18.73	2321	2321	0.250	1.16
	2300	10000	20.21	18.73	2321	2321	0.500	1.08
	2300	15000	19.33	18.73	2321	2321	0.750	1.03
BASE	2300	20000	18.73	18.73	2321	2321	1.000	1.00
	2300	25000	18.28	18.73	2321	2321	1.250	0.98
	2300	40000	17.36	18.73	2321	2321	2.000	0.93
	2300	60000	16.61	18.73	2321	2321	3.000	0.89
	2300	80000	16.09	18.73	2321	2321	4.000	0.86
	2300	100000	15.70	18.73	2321	2321	5.000	0.84
	2300	150000	15.02	18.73	2321	2321	7.500	0.80
	2300	200000	14.55	18.73	2321	2321	10.000	0.78
	2300	250000	14.20	18.73	2321	2321	12.500	0.76
	2300	350000	13.69	18.73	2321	2321	17.500	0.73
	2300	500000	13.16	18.73	2321	2321	25.000	0.70

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	26.00	22.99	2322	2322	0.250	1.13
	2300	10000	24.45	22.99	2322	2322	0.500	1.06
	2300	15000	23.58	22.99	2322	2322	0.750	1.03
BASE	2300	20000	22.99	22.99	2322	2322	1.000	1.00
	2300	25000	22.53	22.99	2322	2322	1.250	0.98
	2300	40000	21.61	22.99	2322	2322	2.000	0.94
	2300	60000	20.85	22.99	2322	2322	3.000	0.91
	2300	80000	20.32	22.99	2322	2322	4.000	0.88
	2300	100000	19.92	22.99	2322	2322	5.000	0.87
	2300	150000	19.21	22.99	2322	2322	7.500	0.84
	2300	200000	18.73	22.99	2322	2322	10.000	0.81
	2300	250000	18.36	22.99	2322	2322	12.500	0.80
	2300	350000	17.82	22.99	2322	2322	17.500	0.78
	2300	500000	17.26	22.99	2322	2322	25.000	0.75

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	26.31	23.30	2323	2323	0.250	1.13
	2300	10000	24.76	23.30	2323	2323	0.500	1.06
	2300	15000	23.89	23.30	2323	2323	0.750	1.03
BASE	2300	20000	23.30	23.30	2323	2323	1.000	1.00
	2300	25000	22.85	23.30	2323	2323	1.250	0.98
	2300	40000	21.92	23.30	2323	2323	2.000	0.94
	2300	60000	21.16	23.30	2323	2323	3.000	0.91
	2300	80000	20.63	23.30	2323	2323	4.000	0.89
	2300	100000	20.23	23.30	2323	2323	5.000	0.87
	2300	150000	19.53	23.30	2323	2323	7.500	0.84
	2300	200000	19.04	23.30	2323	2323	10.000	0.82
	2300	250000	18.67	23.30	2323	2323	12.500	0.80
	2300	350000	18.13	23.30	2323	2323	17.500	0.78
	2300	500000	17.57	23.30	2323	2323	25.000	0.75

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	29.41	26.52	2324	2324	0.250	1.11
	2300	10000	27.93	26.52	2324	2324	0.500	1.05
	2300	15000	27.10	26.52	2324	2324	0.750	1.02
BASE	2300	20000	26.52	26.52	2324	2324	1.000	1.00
	2300	25000	26.09	26.52	2324	2324	1.250	0.98
	2300	40000	25.19	26.52	2324	2324	2.000	0.95
	2300	60000	24.44	26.52	2324	2324	3.000	0.92
	2300	80000	23.92	26.52	2324	2324	4.000	0.90
	2300	100000	23.53	26.52	2324	2324	5.000	0.89
	2300	150000	22.83	26.52	2324	2324	7.500	0.86
	2300	200000	22.34	26.52	2324	2324	10.000	0.84
	2300	250000	21.97	26.52	2324	2324	12.500	0.83
	2300	350000	21.43	26.52	2324	2324	17.500	0.81
	2300	500000	20.87	26.52	2324	2324	25.000	0.79

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	17.66	14.66	2325	2325	0.250	1.20
	2300	10000	16.09	14.66	2325	2325	0.500	1.10
	2300	15000	15.24	14.66	2325	2325	0.750	1.04
BASE	2300	20000	14.66	14.66	2325	2325	1.000	1.00
	2300	25000	14.23	14.66	2325	2325	1.250	0.97
	2300	40000	13.36	14.66	2325	2325	2.000	0.91
	2300	60000	12.65	14.66	2325	2325	3.000	0.86
	2300	80000	12.17	14.66	2325	2325	4.000	0.83
	2300	100000	11.81	14.66	2325	2325	5.000	0.81
	2300	150000	11.18	14.66	2325	2325	7.500	0.76
	2300	200000	10.76	14.66	2325	2325	10.000	0.73
	2300	250000	10.44	14.66	2325	2325	12.500	0.71
	2300	350000	9.98	14.66	2325	2325	17.500	0.68
	2300	500000	9.51	14.66	2325	2325	25.000	0.65

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	16.62	13.66	2326	2326	0.250	1.22
	2300	10000	15.07	13.66	2326	2326	0.500	1.10
	2300	15000	14.23	13.66	2326	2326	0.750	1.04
BASE	2300	20000	13.66	13.66	2326	2326	1.000	1.00
	2300	25000	13.23	13.66	2326	2326	1.250	0.97
	2300	40000	12.38	13.66	2326	2326	2.000	0.91
	2300	60000	11.69	13.66	2326	2326	3.000	0.86
	2300	80000	11.23	13.66	2326	2326	4.000	0.82
	2300	100000	10.88	13.66	2326	2326	5.000	0.80
	2300	150000	10.27	13.66	2326	2326	7.500	0.75
	2300	200000	9.86	13.66	2326	2326	10.000	0.72
	2300	250000	9.55	13.66	2326	2326	12.500	0.70
	2300	350000	9.11	13.66	2326	2326	17.500	0.67
	2300	500000	8.66	13.66	2326	2326	25.000	0.63

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	17.16	14.17	2327	2327	0.250	1.21
	2300	10000	15.59	14.17	2327	2327	0.500	1.10
	2300	15000	14.75	14.17	2327	2327	0.750	1.04
BASE	2300	20000	14.17	14.17	2327	2327	1.000	1.00
	2300	25000	13.75	14.17	2327	2327	1.250	0.97
	2300	40000	12.88	14.17	2327	2327	2.000	0.91
	2300	60000	12.18	14.17	2327	2327	3.000	0.86
	2300	80000	11.71	14.17	2327	2327	4.000	0.83
	2300	100000	11.36	14.17	2327	2327	5.000	0.80
	2300	150000	10.74	14.17	2327	2327	7.500	0.76
	2300	200000	10.32	14.17	2327	2327	10.000	0.73
	2300	250000	10.01	14.17	2327	2327	12.500	0.71
	2300	350000	9.56	14.17	2327	2327	17.500	0.67
	2300	500000	9.10	14.17	2327	2327	25.000	0.64

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	15.19	12.31	2328	2328	0.250	1.23
	2300	10000	13.67	12.31	2328	2328	0.500	1.11
	2300	15000	12.86	12.31	2328	2328	0.750	1.04
BASE	2300	20000	12.31	12.31	2328	2328	1.000	1.00
	2300	25000	11.89	12.31	2328	2328	1.250	0.97
	2300	40000	11.07	12.31	2328	2328	2.000	0.90
	2300	60000	10.41	12.31	2328	2328	3.000	0.85
	2300	80000	9.97	12.31	2328	2328	4.000	0.81
	2300	100000	9.63	12.31	2328	2328	5.000	0.78
	2300	150000	9.06	12.31	2328	2328	7.500	0.74
	2300	200000	8.67	12.31	2328	2328	10.000	0.70
	2300	250000	8.38	12.31	2328	2328	12.500	0.68
	2300	350000	7.96	12.31	2328	2328	17.500	0.65
	2300	500000	7.54	12.31	2328	2328	25.000	0.61

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	15.19	12.31	2329	2329	0.250	1.23
	2300	10000	13.67	12.31	2329	2329	0.500	1.11
	2300	15000	12.86	12.31	2329	2329	0.750	1.04
BASE	2300	20000	12.31	12.31	2329	2329	1.000	1.00
	2300	25000	11.89	12.31	2329	2329	1.250	0.97
	2300	40000	11.07	12.31	2329	2329	2.000	0.90
	2300	60000	10.41	12.31	2329	2329	3.000	0.85
	2300	80000	9.97	12.31	2329	2329	4.000	0.81
	2300	100000	9.63	12.31	2329	2329	5.000	0.78
	2300	150000	9.06	12.31	2329	2329	7.500	0.74
	2300	200000	8.67	12.31	2329	2329	10.000	0.70
	2300	250000	8.38	12.31	2329	2329	12.500	0.68
	2300	350000	7.96	12.31	2329	2329	17.500	0.65
	2300	500000	7.54	12.31	2329	2329	25.000	0.61

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	15.19	12.31	2330	2330	0.250	1.23
	2300	10000	13.67	12.31	2330	2330	0.500	1.11
	2300	15000	12.86	12.31	2330	2330	0.750	1.04
BASE	2300	20000	12.31	12.31	2330	2330	1.000	1.00
	2300	25000	11.89	12.31	2330	2330	1.250	0.97
	2300	40000	11.07	12.31	2330	2330	2.000	0.90
	2300	60000	10.41	12.31	2330	2330	3.000	0.85
	2300	80000	9.97	12.31	2330	2330	4.000	0.81
	2300	100000	9.63	12.31	2330	2330	5.000	0.78
	2300	150000	9.06	12.31	2330	2330	7.500	0.74
	2300	200000	8.67	12.31	2330	2330	10.000	0.70
	2300	250000	8.38	12.31	2330	2330	12.500	0.68
	2300	350000	7.96	12.31	2330	2330	17.500	0.65
	2300	500000	7.54	12.31	2330	2330	25.000	0.61

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	628,033	582,081	2360	2360	0.500	1.08
BASE	2350	10	435,600	582,081	582,081	2360	2360	1.000	1.00
	2350	15	653,400	556,776	582,081	2360	2360	1.500	0.96
	2350	20	871,200	539,492	582,081	2360	2360	2.000	0.93
	2350	25	1,089,000	526,455	582,081	2360	2360	2.500	0.90
	2350	30	1,306,800	516,038	582,081	2360	2360	3.000	0.89
	2350	35	1,524,600	507,391	582,081	2360	2360	3.500	0.87
	2350	40	1,742,400	500,018	582,081	2360	2360	4.000	0.86
	2350	45	1,960,200	493,604	582,081	2360	2360	4.500	0.85
	2350	50	2,178,000	487,936	582,081	2360	2360	5.000	0.84
	2350	55	2,395,800	482,864	582,081	2360	2360	5.500	0.83
	2350	60	2,613,600	478,281	582,081	2360	2360	6.000	0.82
	2350	65	2,831,400	474,102	582,081	2360	2360	6.500	0.81
	2350	70	3,049,200	470,267	582,081	2360	2360	7.000	0.81

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217800	628,033	582,081	2361	2361	0.500	1.08
BASE	2350	10	435600	582,081	582,081	2361	2361	1.000	1.00
	2350	15	653400	556,776	582,081	2361	2361	1.500	0.96
	2350	20	871200	539,492	582,081	2361	2361	2.000	0.93
	2350	25	1089000	526,455	582,081	2361	2361	2.500	0.90
	2350	30	1306800	516,038	582,081	2361	2361	3.000	0.89
	2350	35	1524600	507,391	582,081	2361	2361	3.500	0.87
	2350	40	1742400	500,018	582,081	2361	2361	4.000	0.86
	2350	45	1960200	493,604	582,081	2361	2361	4.500	0.85
	2350	50	2178000	487,936	582,081	2361	2361	5.000	0.84
	2350	55	2395800	482,864	582,081	2361	2361	5.500	0.83
	2350	60	2613600	478,281	582,081	2361	2361	6.000	0.82
	2350	65	2831400	474,102	582,081	2361	2361	6.500	0.81
	2350	70	3049200	470,267	582,081	2361	2361	7.000	0.81

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217800	809,642	761,228	2362	2362	0.500	1.06
BASE	2350	10	435600	761,228	761,228	2362	2362	1.000	1.00
	2350	15	653400	734,261	761,228	2362	2362	1.500	0.96
	2350	20	871200	715,709	761,228	2362	2362	2.000	0.94
	2350	25	1089000	701,643	761,228	2362	2362	2.500	0.92
	2350	30	1306800	690,355	761,228	2362	2362	3.000	0.91
	2350	35	1524600	680,953	761,228	2362	2362	3.500	0.89
	2350	40	1742400	672,912	761,228	2362	2362	4.000	0.88
	2350	45	1960200	665,899	761,228	2362	2362	4.500	0.87
	2350	50	2178000	659,687	761,228	2362	2362	5.000	0.87
	2350	55	2395800	654,117	761,228	2362	2362	5.500	0.86
	2350	60	2613600	649,074	761,228	2362	2362	6.000	0.85
	2350	65	2831400	644,469	761,228	2362	2362	6.500	0.85
	2350	70	3049200	640,234	761,228	2362	2362	7.000	0.84

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217800	823,299	774,799	2363	2363	0.500	1.06
BASE	2350	10	435600	774,799	774,799	2363	2363	1.000	1.00
	2350	15	653400	747,764	774,799	2363	2363	1.500	0.97
	2350	20	871200	729,156	774,799	2363	2363	2.000	0.94
	2350	25	1089000	715,042	774,799	2363	2363	2.500	0.92
	2350	30	1306800	703,714	774,799	2363	2363	3.000	0.91
	2350	35	1524600	694,275	774,799	2363	2363	3.500	0.90
	2350	40	1742400	686,202	774,799	2363	2363	4.000	0.89
	2350	45	1960200	679,159	774,799	2363	2363	4.500	0.88
	2350	50	2178000	672,920	774,799	2363	2363	5.000	0.87
	2350	55	2395800	667,325	774,799	2363	2363	5.500	0.86
	2350	60	2613600	662,258	774,799	2363	2363	6.000	0.85
	2350	65	2831400	657,631	774,799	2363	2363	6.500	0.85
	2350	70	3049200	653,376	774,799	2363	2363	7.000	0.84

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	967,060	918,389	2364	2364	0.500	1.05
	2350	10	435600	918,389	918,389	2364	2364	1.000	1.00
	2350	15	653400	891,062	918,389	2364	2364	1.500	0.97
	2350	20	871200	872,167	918,389	2364	2364	2.000	0.95
	2350	25	1089000	857,788	918,389	2364	2364	2.500	0.93
	2350	30	1306800	846,216	918,389	2364	2364	3.000	0.92
	2350	35	1524600	836,553	918,389	2364	2364	3.500	0.91
	2350	40	1742400	828,272	918,389	2364	2364	4.000	0.90
	2350	45	1960200	821,036	918,389	2364	2364	4.500	0.89
	2350	50	2178000	814,616	918,389	2364	2364	5.000	0.89
	2350	55	2395800	808,853	918,389	2364	2364	5.500	0.88
	2350	60	2613600	803,626	918,389	2364	2364	6.000	0.88
	2350	65	2831400	798,848	918,389	2364	2364	6.500	0.87
	2350	70	3049200	794,450	918,389	2364	2364	7.000	0.87

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	463,272	422,071	2365	2365	0.500	1.10
	2350	10	435600	422,071	422,071	2365	2365	1.000	1.00
	2350	15	653400	399,690	422,071	2365	2365	1.500	0.95
	2350	20	871200	384,533	422,071	2365	2365	2.000	0.91
	2350	25	1089000	373,174	422,071	2365	2365	2.500	0.88
	2350	30	1306800	364,143	422,071	2365	2365	3.000	0.86
	2350	35	1524600	356,678	422,071	2365	2365	3.500	0.85
	2350	40	1742400	350,335	422,071	2365	2365	4.000	0.83
	2350	45	1960200	344,833	422,071	2365	2365	4.500	0.82
	2350	50	2178000	339,986	422,071	2365	2365	5.000	0.81
	2350	55	2395800	335,659	422,071	2365	2365	5.500	0.80
	2350	60	2613600	331,757	422,071	2365	2365	6.000	0.79
	2350	65	2831400	328,208	422,071	2365	2365	6.500	0.78
	2350	70	3049200	324,956	422,071	2365	2365	7.000	0.77

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	424,379	384,729	2366	2366	0.500	1.10
	2350	10	435600	384,729	384,729	2366	2366	1.000	1.00
	2350	15	653400	363,276	384,729	2366	2366	1.500	0.94
	2350	20	871200	348,784	384,729	2366	2366	2.000	0.91
	2350	25	1089000	337,943	384,729	2366	2366	2.500	0.88
	2350	30	1306800	329,335	384,729	2366	2366	3.000	0.86
	2350	35	1524600	322,229	384,729	2366	2366	3.500	0.84
	2350	40	1742400	316,197	384,729	2366	2366	4.000	0.82
	2350	45	1960200	310,971	384,729	2366	2366	4.500	0.81
	2350	50	2178000	306,369	384,729	2366	2366	5.000	0.80
	2350	55	2395800	302,264	384,729	2366	2366	5.500	0.79
	2350	60	2613600	298,565	384,729	2366	2366	6.000	0.78
	2350	65	2831400	295,203	384,729	2366	2366	6.500	0.77
	2350	70	3049200	292,123	384,729	2366	2366	7.000	0.76

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	444,353	403,883	2367	2367	0.500	1.10
	2350	10	435600	403,883	403,883	2367	2367	1.000	1.00
	2350	15	653400	381,940	403,883	2367	2367	1.500	0.95
	2350	20	871200	367,099	403,883	2367	2367	2.000	0.91
	2350	25	1089000	355,985	403,883	2367	2367	2.500	0.88
	2350	30	1306800	347,155	403,883	2367	2367	3.000	0.86
	2350	35	1524600	339,860	403,883	2367	2367	3.500	0.84
	2350	40	1742400	333,665	403,883	2367	2367	4.000	0.83
	2350	45	1960200	328,295	403,883	2367	2367	4.500	0.81
	2350	50	2178000	323,564	403,883	2367	2367	5.000	0.80
	2350	55	2395800	319,343	403,883	2367	2367	5.500	0.79
	2350	60	2613600	315,538	403,883	2367	2367	6.000	0.78
	2350	65	2831400	312,077	403,883	2367	2367	6.500	0.77
	2350	70	3049200	308,907	403,883	2367	2367	7.000	0.76

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	372,826	335,534	2368	2368	0.500	1.11
	2350	10	435600	335,534	335,534	2368	2368	1.000	1.00
	2350	15	653400	315,473	335,534	2368	2368	1.500	0.94
	2350	20	871200	301,971	335,534	2368	2368	2.000	0.90
	2350	25	1089000	291,898	335,534	2368	2368	2.500	0.87
	2350	30	1306800	283,917	335,534	2368	2368	3.000	0.85
	2350	35	1524600	277,340	335,534	2368	2368	3.500	0.83
	2350	40	1742400	271,766	335,534	2368	2368	4.000	0.81
	2350	45	1960200	266,942	335,534	2368	2368	4.500	0.80
	2350	50	2178000	262,700	335,534	2368	2368	5.000	0.78
	2350	55	2395800	258,920	335,534	2368	2368	5.500	0.77
	2350	60	2613600	255,518	335,534	2368	2368	6.000	0.76
	2350	65	2831400	252,427	335,534	2368	2368	6.500	0.75
	2350	70	3049200	249,598	335,534	2368	2368	7.000	0.74

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	372,826	335,534	2369	2369	0.500	1.11
	2350	10	435600	335,534	335,534	2369	2369	1.000	1.00
	2350	15	653400	315,473	335,534	2369	2369	1.500	0.94
	2350	20	871200	301,971	335,534	2369	2369	2.000	0.90
	2350	25	1089000	291,898	335,534	2369	2369	2.500	0.87
	2350	30	1306800	283,917	335,534	2369	2369	3.000	0.85
	2350	35	1524600	277,340	335,534	2369	2369	3.500	0.83
	2350	40	1742400	271,766	335,534	2369	2369	4.000	0.81
	2350	45	1960200	266,942	335,534	2369	2369	4.500	0.80
	2350	50	2178000	262,700	335,534	2369	2369	5.000	0.78
	2350	55	2395800	258,920	335,534	2369	2369	5.500	0.77
	2350	60	2613600	255,518	335,534	2369	2369	6.000	0.76
	2350	65	2831400	252,427	335,534	2369	2369	6.500	0.75
	2350	70	3049200	249,598	335,534	2369	2369	7.000	0.74

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2350	5	217800	372,826	335,534	2370	2370	0.500	1.11
BASE	2350	10	435600	335,534	335,534	2370	2370	1.000	1.00
	2350	15	653400	315,473	335,534	2370	2370	1.500	0.94
	2350	20	871200	301,971	335,534	2370	2370	2.000	0.90
	2350	25	1089000	291,898	335,534	2370	2370	2.500	0.87
	2350	30	1306800	283,917	335,534	2370	2370	3.000	0.85
	2350	35	1524600	277,340	335,534	2370	2370	3.500	0.83
	2350	40	1742400	271,766	335,534	2370	2370	4.000	0.81
	2350	45	1960200	266,942	335,534	2370	2370	4.500	0.80
	2350	50	2178000	262,700	335,534	2370	2370	5.000	0.78
	2350	55	2395800	258,920	335,534	2370	2370	5.500	0.77
	2350	60	2613600	255,518	335,534	2370	2370	6.000	0.76
	2350	65	2831400	252,427	335,534	2370	2370	6.500	0.75
	2350	70	3049200	249,598	335,534	2370	2370	7.000	0.74

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	47.12	13.28	1920	1920	0.250	3.55
	1900	10000	24.56	13.28	1920	1920	0.500	1.85
	1900	15000	17.04	13.28	1920	1920	0.750	1.28
BASE	1900	20000	13.28	13.28	1920	1920	1.000	1.00
	1900	25000	11.02	13.28	1920	1920	1.250	0.83
	1900	40000	7.64	13.28	1920	1920	2.000	0.58
	1900	60000	5.76	13.28	1920	1920	3.000	0.43
	1900	80000	4.82	13.28	1920	1920	4.000	0.36
	1900	100000	4.26	13.28	1920	1920	5.000	0.32
	1900	150000	3.50	13.28	1920	1920	7.500	0.26
	1900	200000	3.13	13.28	1920	1920	10.000	0.24
	1900	250000	2.90	13.28	1920	1920	12.500	0.22
	1900	350000	2.64	13.28	1920	1920	17.500	0.20
	1900	500000	2.45	13.28	1920	1920	25.000	0.18

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	47.12	13.28	1921	1921	0.250	3.55
	1900	10000	24.56	13.28	1921	1921	0.500	1.85
	1900	15000	17.04	13.28	1921	1921	0.750	1.28
BASE	1900	20000	13.28	13.28	1921	1921	1.000	1.00
	1900	25000	11.02	13.28	1921	1921	1.250	0.83
	1900	40000	7.64	13.28	1921	1921	2.000	0.58
	1900	60000	5.76	13.28	1921	1921	3.000	0.43
	1900	80000	4.82	13.28	1921	1921	4.000	0.36
	1900	100000	4.26	13.28	1921	1921	5.000	0.32
	1900	150000	3.50	13.28	1921	1921	7.500	0.26
	1900	200000	3.13	13.28	1921	1921	10.000	0.24
	1900	250000	2.90	13.28	1921	1921	12.500	0.22
	1900	350000	2.64	13.28	1921	1921	17.500	0.20
	1900	500000	2.45	13.28	1921	1921	25.000	0.18

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	47.12	13.28	1922	1922	0.250	3.55
	1900	10000	24.56	13.28	1922	1922	0.500	1.85
	1900	15000	17.04	13.28	1922	1922	0.750	1.28
BASE	1900	20000	13.28	13.28	1922	1922	1.000	1.00
	1900	25000	11.02	13.28	1922	1922	1.250	0.83
	1900	40000	7.64	13.28	1922	1922	2.000	0.58
	1900	60000	5.76	13.28	1922	1922	3.000	0.43
	1900	80000	4.82	13.28	1922	1922	4.000	0.36
	1900	100000	4.26	13.28	1922	1922	5.000	0.32
	1900	150000	3.50	13.28	1922	1922	7.500	0.26
	1900	200000	3.13	13.28	1922	1922	10.000	0.24
	1900	250000	2.90	13.28	1922	1922	12.500	0.22
	1900	350000	2.64	13.28	1922	1922	17.500	0.20
	1900	500000	2.45	13.28	1922	1922	25.000	0.18

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	47.12	13.28	1923	1923	0.250	3.55
	1900	10000	24.56	13.28	1923	1923	0.500	1.85
	1900	15000	17.04	13.28	1923	1923	0.750	1.28
BASE	1900	20000	13.28	13.28	1923	1923	1.000	1.00
	1900	25000	11.02	13.28	1923	1923	1.250	0.83
	1900	40000	7.64	13.28	1923	1923	2.000	0.58
	1900	60000	5.76	13.28	1923	1923	3.000	0.43
	1900	80000	4.82	13.28	1923	1923	4.000	0.36
	1900	100000	4.26	13.28	1923	1923	5.000	0.32
	1900	150000	3.50	13.28	1923	1923	7.500	0.26
	1900	200000	3.13	13.28	1923	1923	10.000	0.24
	1900	250000	2.90	13.28	1923	1923	12.500	0.22
	1900	350000	2.64	13.28	1923	1923	17.500	0.20
	1900	500000	2.45	13.28	1923	1923	25.000	0.18

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	47.12	13.28	1924	1924	0.250	3.55
	1900	10000	24.56	13.28	1924	1924	0.500	1.85
	1900	15000	17.04	13.28	1924	1924	0.750	1.28
BASE	1900	20000	13.28	13.28	1924	1924	1.000	1.00
	1900	25000	11.02	13.28	1924	1924	1.250	0.83
	1900	40000	7.64	13.28	1924	1924	2.000	0.58
	1900	60000	5.76	13.28	1924	1924	3.000	0.43
	1900	80000	4.82	13.28	1924	1924	4.000	0.36
	1900	100000	4.26	13.28	1924	1924	5.000	0.32
	1900	150000	3.50	13.28	1924	1924	7.500	0.26
	1900	200000	3.13	13.28	1924	1924	10.000	0.24
	1900	250000	2.90	13.28	1924	1924	12.500	0.22
	1900	350000	2.64	13.28	1924	1924	17.500	0.20
	1900	500000	2.45	13.28	1924	1924	25.000	0.18

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	45.26	12.81	1925	1925	0.250	3.53
	1900	10000	23.63	12.81	1925	1925	0.500	1.84
	1900	15000	16.42	12.81	1925	1925	0.750	1.28
BASE	1900	20000	12.81	12.81	1925	1925	1.000	1.00
	1900	25000	10.65	12.81	1925	1925	1.250	0.83
	1900	40000	7.41	12.81	1925	1925	2.000	0.58
	1900	60000	5.60	12.81	1925	1925	3.000	0.44
	1900	80000	4.70	12.81	1925	1925	4.000	0.37
	1900	100000	4.16	12.81	1925	1925	5.000	0.32
	1900	150000	3.44	12.81	1925	1925	7.500	0.27
	1900	200000	3.08	12.81	1925	1925	10.000	0.24
	1900	250000	2.87	12.81	1925	1925	12.500	0.22
	1900	350000	2.62	12.81	1925	1925	17.500	0.20
	1900	500000	2.43	12.81	1925	1925	25.000	0.19

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	45.01	12.75	1926	1926	0.250	3.53
	1900	10000	23.51	12.75	1926	1926	0.500	1.84
	1900	15000	16.34	12.75	1926	1926	0.750	1.28
BASE	1900	20000	12.75	12.75	1926	1926	1.000	1.00
	1900	25000	10.60	12.75	1926	1926	1.250	0.83
	1900	40000	7.38	12.75	1926	1926	2.000	0.58
	1900	60000	5.58	12.75	1926	1926	3.000	0.44
	1900	80000	4.69	12.75	1926	1926	4.000	0.37
	1900	100000	4.15	12.75	1926	1926	5.000	0.33
	1900	150000	3.43	12.75	1926	1926	7.500	0.27
	1900	200000	3.08	12.75	1926	1926	10.000	0.24
	1900	250000	2.86	12.75	1926	1926	12.500	0.22
	1900	350000	2.61	12.75	1926	1926	17.500	0.21
	1900	500000	2.43	12.75	1926	1926	25.000	0.19

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	46.40	13.10	1927	1927	0.250	3.54
	1900	10000	24.20	13.10	1927	1927	0.500	1.85
	1900	15000	16.80	13.10	1927	1927	0.750	1.28
BASE	1900	20000	13.10	13.10	1927	1927	1.000	1.00
	1900	25000	10.88	13.10	1927	1927	1.250	0.83
	1900	40000	7.55	13.10	1927	1927	2.000	0.58
	1900	60000	5.70	13.10	1927	1927	3.000	0.44
	1900	80000	4.77	13.10	1927	1927	4.000	0.36
	1900	100000	4.22	13.10	1927	1927	5.000	0.32
	1900	150000	3.48	13.10	1927	1927	7.500	0.27
	1900	200000	3.11	13.10	1927	1927	10.000	0.24
	1900	250000	2.89	13.10	1927	1927	12.500	0.22
	1900	350000	2.63	13.10	1927	1927	17.500	0.20
	1900	500000	2.44	13.10	1927	1927	25.000	0.19

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	47.12	13.28	1928	1928	0.250	3.55
	1900	10000	24.56	13.28	1928	1928	0.500	1.85
	1900	15000	17.04	13.28	1928	1928	0.750	1.28
BASE	1900	20000	13.28	13.28	1928	1928	1.000	1.00
	1900	25000	11.02	13.28	1928	1928	1.250	0.83
	1900	40000	7.64	13.28	1928	1928	2.000	0.58
	1900	60000	5.76	13.28	1928	1928	3.000	0.43
	1900	80000	4.82	13.28	1928	1928	4.000	0.36
	1900	100000	4.26	13.28	1928	1928	5.000	0.32
	1900	150000	3.50	13.28	1928	1928	7.500	0.26
	1900	200000	3.13	13.28	1928	1928	10.000	0.24
	1900	250000	2.90	13.28	1928	1928	12.500	0.22
	1900	350000	2.64	13.28	1928	1928	17.500	0.20
	1900	500000	2.45	13.28	1928	1928	25.000	0.18

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	47.12	13.28	1929	1929	0.250	3.55
	1900	10000	24.56	13.28	1929	1929	0.500	1.85
	1900	15000	17.04	13.28	1929	1929	0.750	1.28
BASE	1900	20000	13.28	13.28	1929	1929	1.000	1.00
	1900	25000	11.02	13.28	1929	1929	1.250	0.83
	1900	40000	7.64	13.28	1929	1929	2.000	0.58
	1900	60000	5.76	13.28	1929	1929	3.000	0.43
	1900	80000	4.82	13.28	1929	1929	4.000	0.36
	1900	100000	4.26	13.28	1929	1929	5.000	0.32
	1900	150000	3.50	13.28	1929	1929	7.500	0.26
	1900	200000	3.13	13.28	1929	1929	10.000	0.24
	1900	250000	2.90	13.28	1929	1929	12.500	0.22
	1900	350000	2.64	13.28	1929	1929	17.500	0.20
	1900	500000	2.45	13.28	1929	1929	25.000	0.18

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	47.12	13.28	1930	1930	0.250	3.55
	1900	10000	24.56	13.28	1930	1930	0.500	1.85
	1900	15000	17.04	13.28	1930	1930	0.750	1.28
BASE	1900	20000	13.28	13.28	1930	1930	1.000	1.00
	1900	25000	11.02	13.28	1930	1930	1.250	0.83
	1900	40000	7.64	13.28	1930	1930	2.000	0.58
	1900	60000	5.76	13.28	1930	1930	3.000	0.43
	1900	80000	4.82	13.28	1930	1930	4.000	0.36
	1900	100000	4.26	13.28	1930	1930	5.000	0.32
	1900	150000	3.50	13.28	1930	1930	7.500	0.26
	1900	200000	3.13	13.28	1930	1930	10.000	0.24
	1900	250000	2.90	13.28	1930	1930	12.500	0.22
	1900	350000	2.64	13.28	1930	1930	17.500	0.20
	1900	500000	2.45	13.28	1930	1930	25.000	0.18

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	132,240	109,680	9120	1920	0.500	1.21
BASE	1930	10	435,600	109,680	109,680	9120	1920	1.000	1.00
	1930	15	653,400	102,160	109,680	9120	1920	1.500	0.93
	1930	20	871,200	98,400	109,680	9120	1920	2.000	0.90
	1930	25	1,089,000	96,144	109,680	9120	1920	2.500	0.88
	1930	30	1,306,800	94,640	109,680	9120	1920	3.000	0.86
	1930	35	1,524,600	93,566	109,680	9120	1920	3.500	0.85
	1930	40	1,742,400	92,760	109,680	9120	1920	4.000	0.85
	1930	45	1,960,200	92,133	109,680	9120	1920	4.500	0.84
	1930	50	2,178,000	91,632	109,680	9120	1920	5.000	0.84
	1930	55	2,395,800	91,222	109,680	9120	1920	5.500	0.83
	1930	60	2,613,600	90,880	109,680	9120	1920	6.000	0.83
	1930	65	2,831,400	90,591	109,680	9120	1920	6.500	0.83
	1930	70	3,049,200	90,343	109,680	9120	1920	7.000	0.82

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	1930	5	217800	132,240	109,680	9121	1921	0.500	1.21
BASE	1930	10	435600	109,680	109,680	9121	1921	1.000	1.00
	1930	15	653400	102,160	109,680	9121	1921	1.500	0.93
	1930	20	871200	98,400	109,680	9121	1921	2.000	0.90
	1930	25	1089000	96,144	109,680	9121	1921	2.500	0.88
	1930	30	1306800	94,640	109,680	9121	1921	3.000	0.86
	1930	35	1524600	93,566	109,680	9121	1921	3.500	0.85
	1930	40	1742400	92,760	109,680	9121	1921	4.000	0.85
	1930	45	1960200	92,133	109,680	9121	1921	4.500	0.84
	1930	50	2178000	91,632	109,680	9121	1921	5.000	0.84
	1930	55	2395800	91,222	109,680	9121	1921	5.500	0.83
	1930	60	2613600	90,880	109,680	9121	1921	6.000	0.83
	1930	65	2831400	90,591	109,680	9121	1921	6.500	0.83
	1930	70	3049200	90,343	109,680	9121	1921	7.000	0.82

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	1930	5	217800	132,240	109,680	9122	1922	0.500	1.21
	1930	10	435600	109,680	109,680	9122	1922	1.000	1.00
	1930	15	653400	102,160	109,680	9122	1922	1.500	0.93
	1930	20	871200	98,400	109,680	9122	1922	2.000	0.90
	1930	25	1089000	96,144	109,680	9122	1922	2.500	0.88
	1930	30	1306800	94,640	109,680	9122	1922	3.000	0.86
	1930	35	1524600	93,566	109,680	9122	1922	3.500	0.85
	1930	40	1742400	92,760	109,680	9122	1922	4.000	0.85
	1930	45	1960200	92,133	109,680	9122	1922	4.500	0.84
	1930	50	2178000	91,632	109,680	9122	1922	5.000	0.84
	1930	55	2395800	91,222	109,680	9122	1922	5.500	0.83
	1930	60	2613600	90,880	109,680	9122	1922	6.000	0.83
	1930	65	2831400	90,591	109,680	9122	1922	6.500	0.83
	1930	70	3049200	90,343	109,680	9122	1922	7.000	0.82

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	1930	5	217800	132,240	109,680	9123	1923	0.500	1.21
	1930	10	435600	109,680	109,680	9123	1923	1.000	1.00
	1930	15	653400	102,160	109,680	9123	1923	1.500	0.93
	1930	20	871200	98,400	109,680	9123	1923	2.000	0.90
	1930	25	1089000	96,144	109,680	9123	1923	2.500	0.88
	1930	30	1306800	94,640	109,680	9123	1923	3.000	0.86
	1930	35	1524600	93,566	109,680	9123	1923	3.500	0.85
	1930	40	1742400	92,760	109,680	9123	1923	4.000	0.85
	1930	45	1960200	92,133	109,680	9123	1923	4.500	0.84
	1930	50	2178000	91,632	109,680	9123	1923	5.000	0.84
	1930	55	2395800	91,222	109,680	9123	1923	5.500	0.83
	1930	60	2613600	90,880	109,680	9123	1923	6.000	0.83
	1930	65	2831400	90,591	109,680	9123	1923	6.500	0.83
	1930	70	3049200	90,343	109,680	9123	1923	7.000	0.82

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	132,240	109,680	9124	1924	0.500	1.21
	1930	10	435600	109,680	109,680	9124	1924	1.000	1.00
	1930	15	653400	102,160	109,680	9124	1924	1.500	0.93
	1930	20	871200	98,400	109,680	9124	1924	2.000	0.90
	1930	25	1089000	96,144	109,680	9124	1924	2.500	0.88
	1930	30	1306800	94,640	109,680	9124	1924	3.000	0.86
	1930	35	1524600	93,566	109,680	9124	1924	3.500	0.85
	1930	40	1742400	92,760	109,680	9124	1924	4.000	0.85
	1930	45	1960200	92,133	109,680	9124	1924	4.500	0.84
	1930	50	2178000	91,632	109,680	9124	1924	5.000	0.84
	1930	55	2395800	91,222	109,680	9124	1924	5.500	0.83
	1930	60	2613600	90,880	109,680	9124	1924	6.000	0.83
	1930	65	2831400	90,591	109,680	9124	1924	6.500	0.83
	1930	70	3049200	90,343	109,680	9124	1924	7.000	0.82

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	1930	5	217800	130,380	108,750	9125	1925	0.500	1.20
BASE	1930	10	435600	108,750	108,750	9125	1925	1.000	1.00
	1930	15	653400	101,540	108,750	9125	1925	1.500	0.93
	1930	20	871200	97,935	108,750	9125	1925	2.000	0.90
	1930	25	1089000	95,772	108,750	9125	1925	2.500	0.88
	1930	30	1306800	94,330	108,750	9125	1925	3.000	0.87
	1930	35	1524600	93,300	108,750	9125	1925	3.500	0.86
	1930	40	1742400	92,527	108,750	9125	1925	4.000	0.85
	1930	45	1960200	91,927	108,750	9125	1925	4.500	0.85
	1930	50	2178000	91,446	108,750	9125	1925	5.000	0.84
	1930	55	2395800	91,053	108,750	9125	1925	5.500	0.84
	1930	60	2613600	90,725	108,750	9125	1925	6.000	0.83
	1930	65	2831400	90,448	108,750	9125	1925	6.500	0.83
	1930	70	3049200	90,210	108,750	9125	1925	7.000	0.83

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	1930	5	217800	130,132	108,626	9126	1926	0.500	1.20
BASE	1930	10	435600	108,626	108,626	9126	1926	1.000	1.00
	1930	15	653400	101,457	108,626	9126	1926	1.500	0.93
	1930	20	871200	97,873	108,626	9126	1926	2.000	0.90
	1930	25	1089000	95,722	108,626	9126	1926	2.500	0.88
	1930	30	1306800	94,289	108,626	9126	1926	3.000	0.87
	1930	35	1524600	93,265	108,626	9126	1926	3.500	0.86
	1930	40	1742400	92,497	108,626	9126	1926	4.000	0.85
	1930	45	1960200	91,899	108,626	9126	1926	4.500	0.85
	1930	50	2178000	91,421	108,626	9126	1926	5.000	0.84
	1930	55	2395800	91,030	108,626	9126	1926	5.500	0.84
	1930	60	2613600	90,704	108,626	9126	1926	6.000	0.84
	1930	65	2831400	90,429	108,626	9126	1926	6.500	0.83
	1930	70	3049200	90,192	108,626	9126	1926	7.000	0.83

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	1930	5	217800	131,518	109,319	9127	1927	0.50	1.20
BASE	1930	10	435600	109,319	109,319	9127	1927	1.00	1.00
	1930	15	653400	101,919	109,319	9127	1927	1.50	0.93
	1930	20	871200	98,220	109,319	9127	1927	2.00	0.90
	1930	25	1089000	96,000	109,319	9127	1927	2.50	0.88
	1930	30	1306800	94,520	109,319	9127	1927	3.00	0.86
	1930	35	1524600	93,463	109,319	9127	1927	3.50	0.85
	1930	40	1742400	92,670	109,319	9127	1927	4.00	0.85
	1930	45	1960200	92,053	109,319	9127	1927	4.50	0.84
	1930	50	2178000	91,560	109,319	9127	1927	5.00	0.84
	1930	55	2395800	91,156	109,319	9127	1927	5.50	0.83
	1930	60	2613600	90,820	109,319	9127	1927	6.00	0.83
	1930	65	2831400	90,535	109,319	9127	1927	6.50	0.83
	1930	70	3049200	90,291	109,319	9127	1927	7.00	0.83

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	132,240	109,680	9128	1928	0.500	1.21
	1930	10	435600	109,680	109,680	9128	1928	1.000	1.00
	1930	15	653400	102,160	109,680	9128	1928	1.500	0.93
	1930	20	871200	98,400	109,680	9128	1928	2.000	0.90
	1930	25	1089000	96,144	109,680	9128	1928	2.500	0.88
	1930	30	1306800	94,640	109,680	9128	1928	3.000	0.86
	1930	35	1524600	93,566	109,680	9128	1928	3.500	0.85
	1930	40	1742400	92,760	109,680	9128	1928	4.000	0.85
	1930	45	1960200	92,133	109,680	9128	1928	4.500	0.84
	1930	50	2178000	91,632	109,680	9128	1928	5.000	0.84
	1930	55	2395800	91,222	109,680	9128	1928	5.500	0.83
	1930	60	2613600	90,880	109,680	9128	1928	6.000	0.83
	1930	65	2831400	90,591	109,680	9128	1928	6.500	0.83
	1930	70	3049200	90,343	109,680	9128	1928	7.000	0.82

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	132,240	109,680	9129	1929	0.500	1.21
	1930	10	435600	109,680	109,680	9129	1929	1.000	1.00
	1930	15	653400	102,160	109,680	9129	1929	1.500	0.93
	1930	20	871200	98,400	109,680	9129	1929	2.000	0.90
	1930	25	1089000	96,144	109,680	9129	1929	2.500	0.88
	1930	30	1306800	94,640	109,680	9129	1929	3.000	0.86
	1930	35	1524600	93,566	109,680	9129	1929	3.500	0.85
	1930	40	1742400	92,760	109,680	9129	1929	4.000	0.85
	1930	45	1960200	92,133	109,680	9129	1929	4.500	0.84
	1930	50	2178000	91,632	109,680	9129	1929	5.000	0.84
	1930	55	2395800	91,222	109,680	9129	1929	5.500	0.83
	1930	60	2613600	90,880	109,680	9129	1929	6.000	0.83
	1930	65	2831400	90,591	109,680	9129	1929	6.500	0.83
	1930	70	3049200	90,343	109,680	9129	1929	7.000	0.82

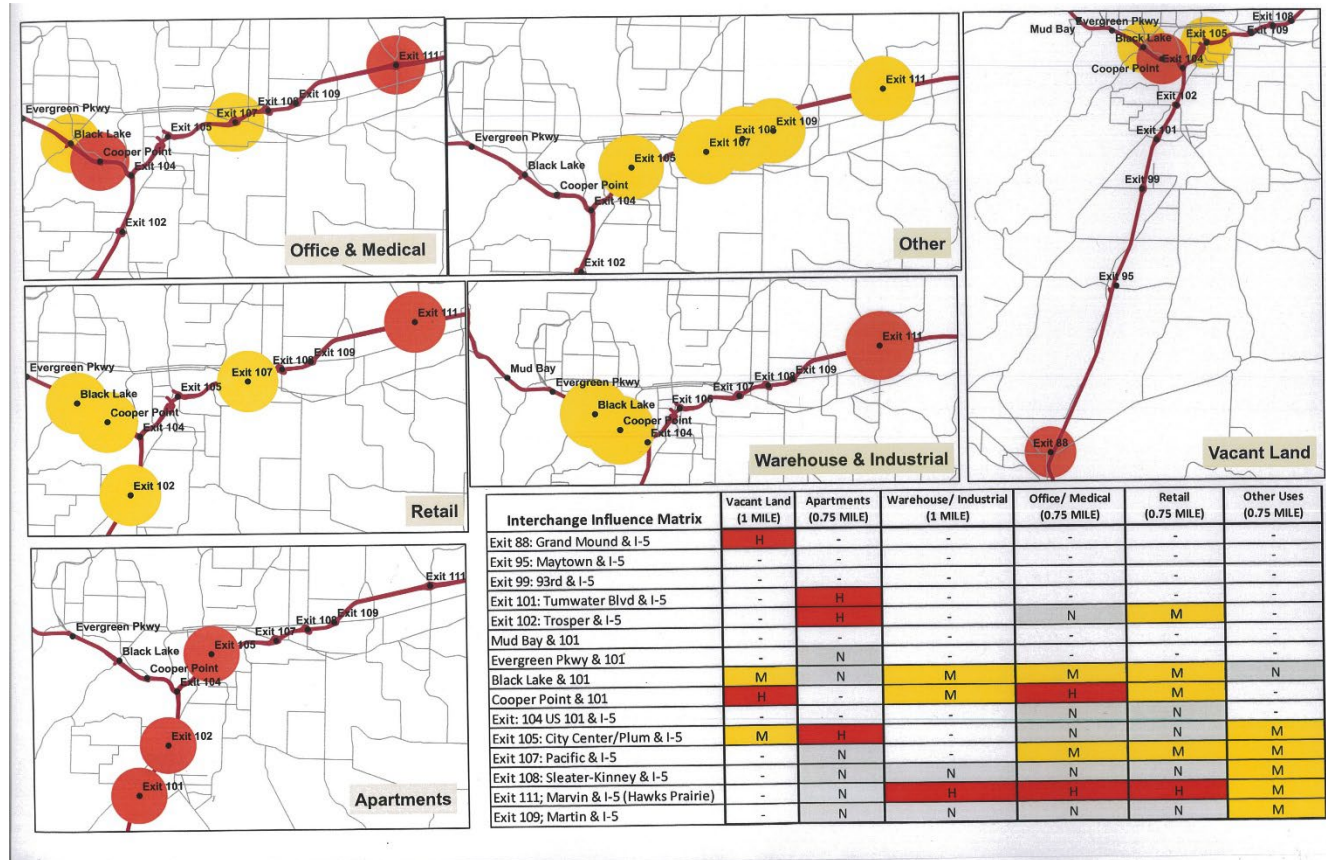
Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	1930	5	217800	132,240	109,680	9130	1930	0.500	1.21
	1930	10	435600	109,680	109,680	9130	1930	1.000	1.00
	1930	15	653400	102,160	109,680	9130	1930	1.500	0.93
	1930	20	871200	98,400	109,680	9130	1930	2.000	0.90
	1930	25	1089000	96,144	109,680	9130	1930	2.500	0.88
	1930	30	1306800	94,640	109,680	9130	1930	3.000	0.86
	1930	35	1524600	93,566	109,680	9130	1930	3.500	0.85
	1930	40	1742400	92,760	109,680	9130	1930	4.000	0.85
	1930	45	1960200	92,133	109,680	9130	1930	4.500	0.84
	1930	50	2178000	91,632	109,680	9130	1930	5.000	0.84
	1930	55	2395800	91,222	109,680	9130	1930	5.500	0.83
	1930	60	2613600	90,880	109,680	9130	1930	6.000	0.83
	1930	65	2831400	90,591	109,680	9130	1930	6.500	0.83
	1930	70	3049200	90,343	109,680	9130	1930	7.000	0.82

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.

2024 COMMERCIAL LAND INFLUENCES	SELECTED PERCENTAGE	LAND FLAGS SQFT	LAND FLAGS ACRE	
TRAFFIC-HT BASE		2100	2150	APT 5-19
LN_MT	90	2200	2250	APT 20-99
LN_LT	80	2300	2350	APT 100+
EXPOSURE-AE BASE		4010	4040	Comm General
LN_PE	70	5010	5040	Comm Strip
LN_FE	85	5830	5860	Nbhd Comm
LN_GE	120	6000	6030	CBD
ACCESS-AA BASE		8010	8040	Industrial
LN_PA	70			
LN_FA	90			
LN_GA	120			
SITE IMPROVEMENTS-FS BASE				
LN_NS	65			
LN_PS	75			
INTERSTATE INFLUENCES				
LN_MINT	120			
LN_HINT	130			
PARK GRADE - AV BASE		PARKS		
LN_FR	70	1510, 1520, 1580		
LN_GD	130			
WETLANDS				
LN_WETL	80			
LN_WETM	70			
LN_WETH	40			
VIEW				
LN_LV	105			
LN_GV	110			
VV	115			
EV	120			
OTHER				
LN_AT		process of collecting		
LN_BL				
LN_HEX	0			
LN_MEX	0			
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:

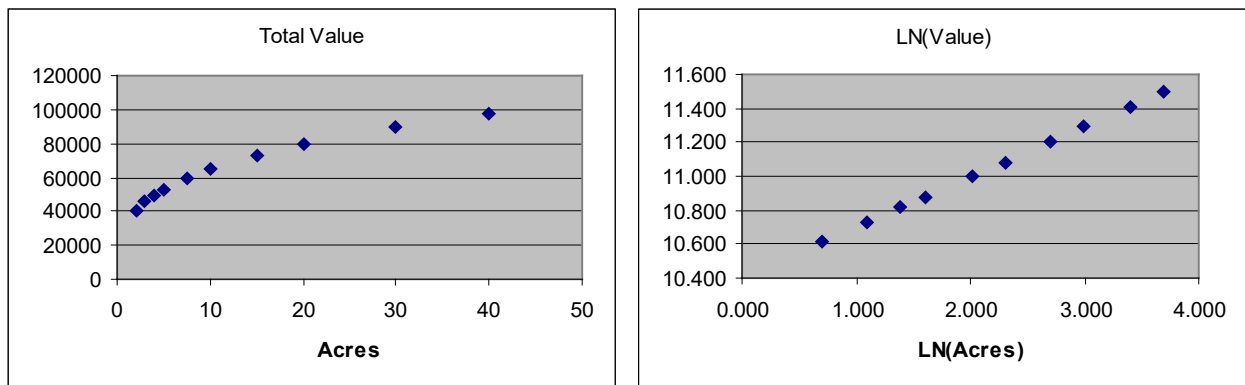
- Data definitions and standards have been developed to ensure our data is as complete and accurate as possible.
- A procedure has been established to ensure sales are properly verified.
- Annual training is conducted to remind appraisers of the standard that have been developed.

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.

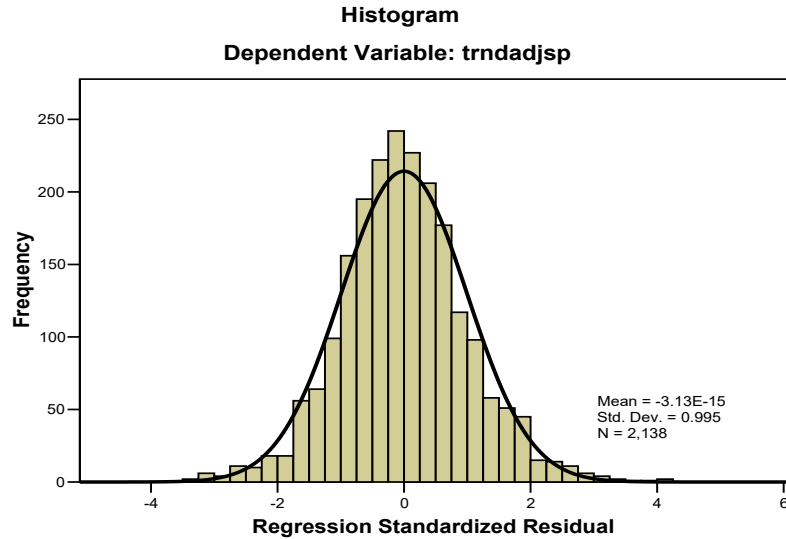
No Correlation between Independent Variables:

- 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.

