
Commercial Revaluation Report

2020 Mass Appraisal for 2021 Property Taxes

Prepared For
Steven Drew
Thurston County Assessor

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CERTIFICATE OF APPRAISAL

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

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

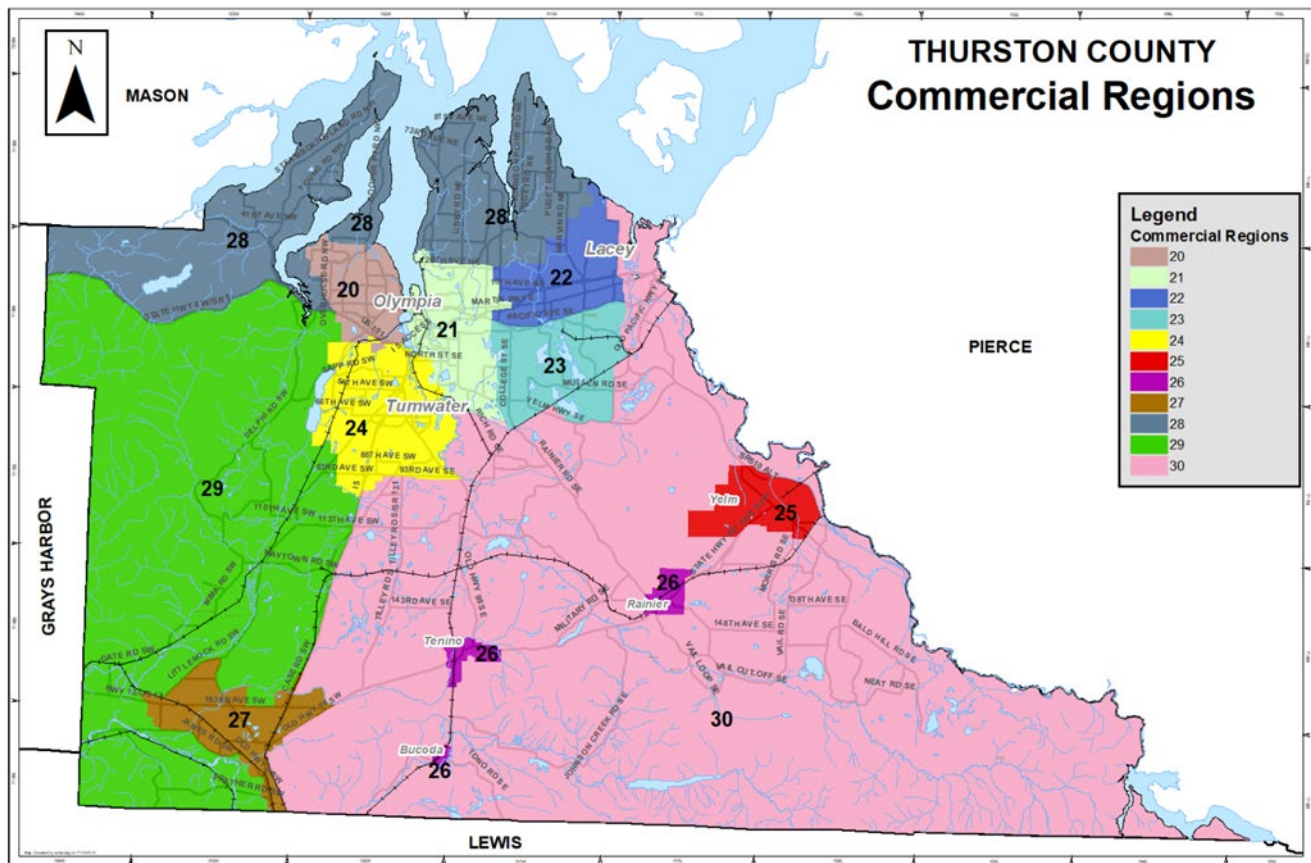
Appraiser # 002, Appraiser Analyst _____ Date _____

APPRAISAL TEAM

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

Physical Inspection Team:	002, Appraiser Analyst 046, Commercial Appraiser
Sales Validation:	002, Appraiser Analyst 046, Commercial Appraiser 061, Appraiser Supervisor 070, Sr. Residential Appraiser
Analysis and Model Building:	002, Appraiser Analyst 046, Commercial Appraiser 061, Appraiser Supervisor 062, Chief Deputy Assessor
Final Review:	062, Chief Deputy Assessor

COMMERCIAL REGIONAL MAP



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

Region 20	West Olympia	995	parcels
Region 21	Central, East, and South Olympia	2,411	parcels
Region 22	North and East Lacey	1,333	parcels
Region 23	South and Southeast Lacey	975	parcels
Region 24	Tumwater	1,911	parcels
Region 25	Yelm	514	parcels
Region 26	Bucoda, Rainier, and Tenino	337	parcels
Region 27	Grand Mound and Rochester	452	parcels
Region 28	Rural North County	471	parcels
Region 29	Littlerock and Rural Southwest County	182	parcels
Region 30	Rural East and Southeast County	819	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, 2020

Ratio Statistics for pred_value / SALE_PRICE

Group	Mean	Median	Weighted Mean	Average Absolute Deviation	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
20	1.081	1.053	.870	.304	1.242	.289	37.8%
21	1.088	.971	.959	.320	1.135	.330	48.8%
22	1.117	1.088	.911	.397	1.226	.365	47.1%
23	1.085	1.019	.844	.303	1.285	.298	49.9%
24	1.071	1.047	.905	.287	1.184	.274	40.4%
25	1.096	1.003	.878	.371	1.248	.369	54.1%
26	1.793	1.409	1.881	.754	.953	.535	81.1%
27	1.359	1.528	.945	.653	1.438	.427	52.6%
28	.843	.809	.666	.218	1.266	.269	37.4%
29	.715	.636	.442	.295	1.620	.464	77.8%
30	.462	.360	.370	.215	1.246	.597	99.0%
Overall	1.103	1.030	.904	.357	1.220	.346	49.6%

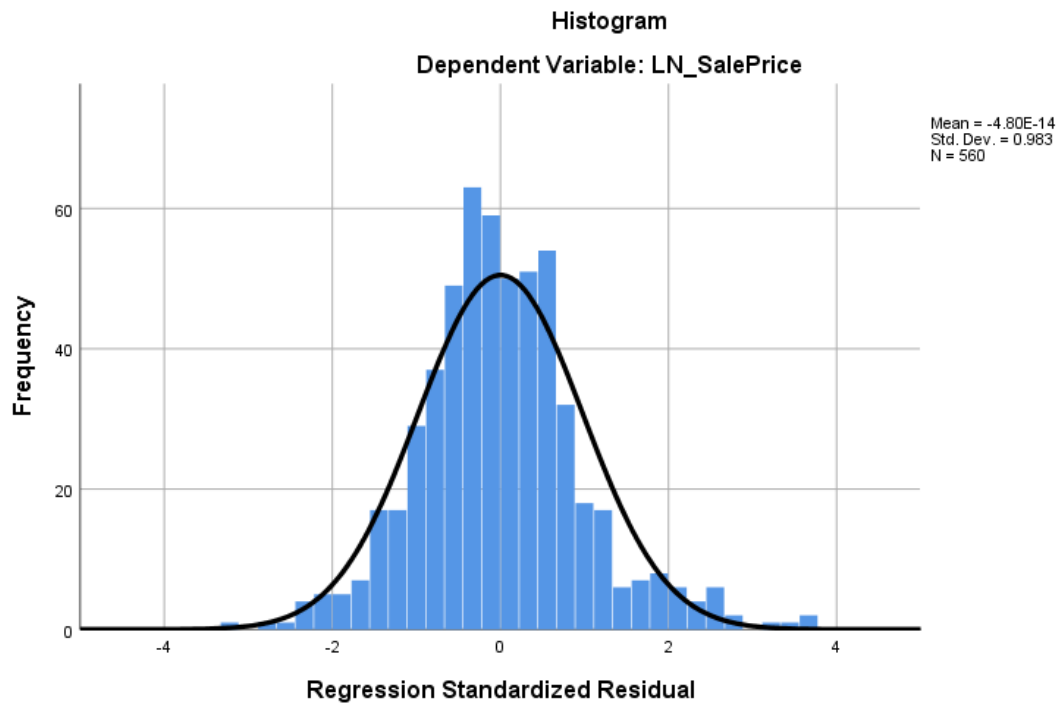
The overall sales ratios show a high level of uniformity and accuracy. By region, they are evenly distributed throughout most of the county, with regions 26, 27, 28, 29 and 30 being the exception. The regions 26 thru 30 ratios are the result of a lack of sales in these regions. With fewer sales, each 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 pred_value / SALE_PRICE

Group	Mean	Median	Weighted Mean	Average Absolute Deviation	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
APT	1.081	1.046	.829	.280	1.304	.268	36.5%
IND	1.146	.876	.894	.343	1.282	.392	67.5%
LDG	1.090	1.171	1.039	.209	1.049	.178	26.0%
MED	.963	.895	.865	.194	1.114	.217	29.1%
NUR	1.188	1.188	1.188	.000	1.000	.000	.
OFF	1.070	1.022	.940	.274	1.139	.268	35.2%
REC	2.235	2.235	2.235	.000	1.000	.000	.
RST	1.253	1.088	.848	.654	1.479	.601	88.8%
RTL	1.128	1.041	.894	.469	1.262	.451	59.0%
SRV	1.759	1.646	1.527	.537	1.152	.326	46.7%
WHS	1.069	.980	.910	.305	1.175	.311	48.5%
Overall	1.103	1.030	.904	.357	1.220	.346	49.6%

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



Conclusion and Recommendation: Since the values recommended in this report improve uniformity, assessment level, and equity, we recommend posting them for the 2020 Assessment Roll.

PREMISE OF THE APPRAISAL

Supporting Documents Used in the Mass Appraisal

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

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

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

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

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

CLIENT AND INTENDED USERS

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

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

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

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

ASSUMPTIONS AND LIMITING CONDITIONS

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

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

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

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

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

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

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

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

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

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

SPECIAL ASSUMPTIONS, LIMITING, AND HYPOTHETICAL CONDITIONS

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

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

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

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

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

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

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

JURISDICTIONAL EXCEPTION

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

PURPOSE AND INTENDED USE

The intended use of this appraisal is for administration of ad valorem taxation. After certification by the Thurston County Assessor, these values will be used as the basis for assessment of real estate taxes payable in 2021. 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, 2020.

This report was completed August 14, 2020.

PROPERTY RIGHTS APPRAISED

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

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

PERSONAL PROPERTY NOT INCLUDED IN THE APPRAISAL

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

REGIONS

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

NEIGHBORHOOD DESCRIPTION

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

ZONING

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

PROPERTY TYPES

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

PROPERTY CHARACTERISTICS

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

HIGHEST AND BEST USE

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

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

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

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

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

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

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

SCOPE OF THE APPRAISAL

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

Thurston County is on a six-year inspection cycle, every parcel is revalued annually. Property type determines which parcels are inspected in any given year. At the time of inspection, physical characteristics are checked and verified, and data is refreshed. Assessor staff collects property characteristic data as discussed in the Thurston County Commercial Data Standards Manual. Other than new construction, the latest physical inspection of Manufactured Mobile Home Parks, Boat Houses, Manufactured homes in Commercial, Residences in Commercial, Recreation and Operating property types occurred during the Fall of 2019 and Winter/Spring of 2020.

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

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

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

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

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

5

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

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

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

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

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

⁴ WAC 458-53-020

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

⁶ Id., page 132

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

⁸ Id., Section 1 page 3,

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

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

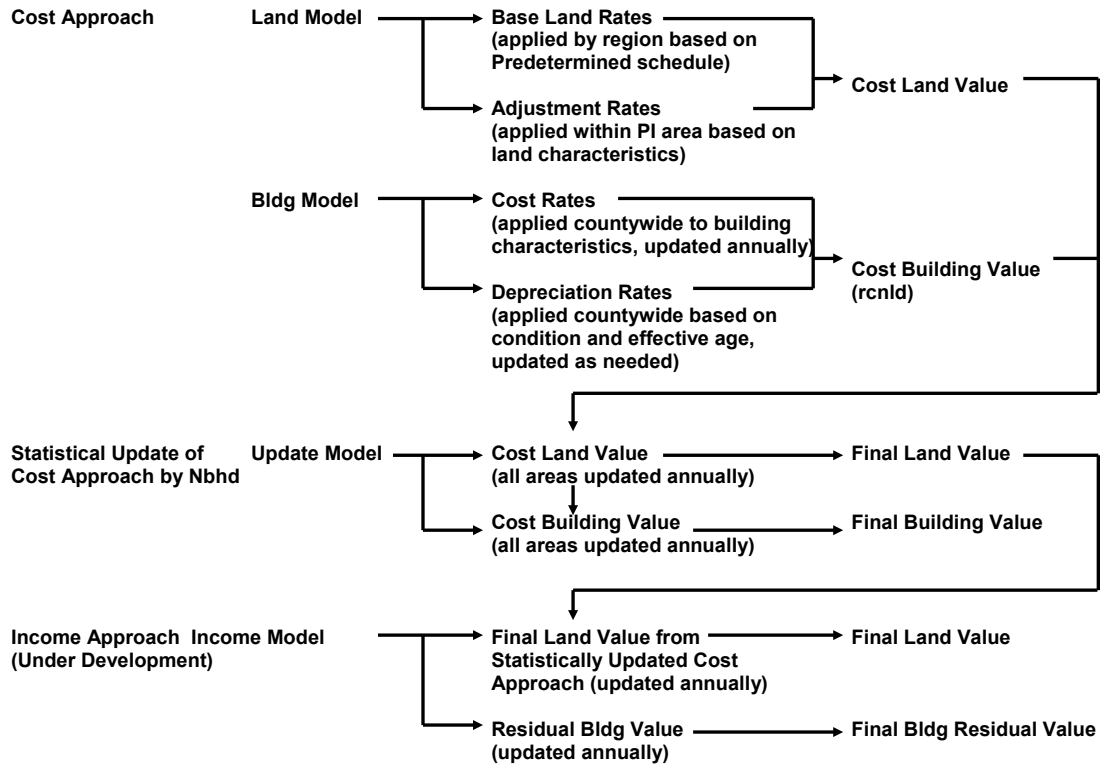
The preliminary land and building values are compared to the sale prices of arms-length market transactions. This is done within groups of similar properties located in similar market areas. Each sales ratio is calculated by dividing the value of the property by the sale price. Because the value and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

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

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

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

COMMERCIAL VALUATION PROCESS



COST APPROACH

Land Model Specification

- Sales of both bare land and improved parcels are used in the land model. When improved sales are used, the land value is abstracted from the sale price using the replacement cost new less depreciation (RCNLD) of the improvements. In addition, sales are trended for time to reflect actual market conditions. Time trending is especially important in a declining market to ensure the analysis is capturing market influences uniformly. Replacement cost is established using market adjusted cost figures, and the depreciation rates are calibrated to the market. For January 1, 2020 assessment, there was a new land model developed. We develop and applied the land model for the whole county this year for commercial.
- A time trend is developed based upon ten years of sales using a backward regression model for each property type or combination type.

LND Backward Regression Format: As an Example:

```
REGRESSION
/DESCRIPTIVES MEAN STDDEV CORR SIG N
/MISSING LISTWISE
/STATISTICS COEFF OUTS CI(95) R ANOVA CHANGE ZPP
/CRITERIA=PIN(.05) POUT(.10)
/NOORIGIN
/DEPENDENT ln_adj_lnd_value
/METHOD=BACKWARD LN_Land Region_20 Region_22 Region_23 Region_24 Region_25
Region_26 Region_27
Region_rural APT_LOW APT_MID APT_HIGH landuse_4_CC Landuse_50_CS Landuse_6_CBD
Landuse_8_IND LN_CN
LN_CO LN_CT LN_CW LN_EA LN_FA LN_FE LN_GA LN_GE LN_GO LN_GV LN_HEX LN_HINT
LN_HP LN_IE LN_IP LN_LT
LN_LV LN_MEX LN_MINT LN_MT LN_NS LN_OC LN_PA LN_PE LN_PS LN_RS LN_SP LN_ST
LN_US LN_WETH LN_WETL
LN_WETM LN_WT YR_2009 YR_2010 YR_2011 YR_2012 YR_2013 YR_2014 YR_2015 YR_2016
YR_2017 YR_2018
YR_2019
/SCATTERPLOT=(*ADJPRED ,ln_adj_lnd_value) (*SDRESID ,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: = $\text{EXP}(b_0) \times \text{Size}^{b_1} \times \text{EXP}(b_2)^{\text{region}}$

Log Linear form: = $\text{EXP}[b_0 + (b_1 \times \text{LN}(\text{Size}) + (b_2 \times \text{region}))]$

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

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

- **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.**

$\text{EXP}(b_0) \times \text{Size}^{b_1} \times \text{EXP}(b_2)^{\text{region}}$

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

<u>variable</u>	<u>model coefficients</u>	<u>anti-log</u>
Constant	4.949	\$141.03
Square Feet	.808	\$ 2.24
Region 22	0.0	\$ 0.00

For a 15,000 square foot lot:

$$\text{Rate/SqFt} = \text{EXP}(4.949 + .808 \times \text{LN}(15000)) \times .00 = \$22.27$$

Land Model Regression Output

For the 2020 assessment year, there was a new land model developed. The following is the summary from the 2020 land model development. Which was applied countywide.

Model Summary ^{aa}										
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	R Square Change	Change Statistics				Durbin-Watson
						F Change	df1	df2	Sig. F Change	
26	.918 ^z	.842	.833	.515272433837107	-.001	2.525	1	578	.113	1.971

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.

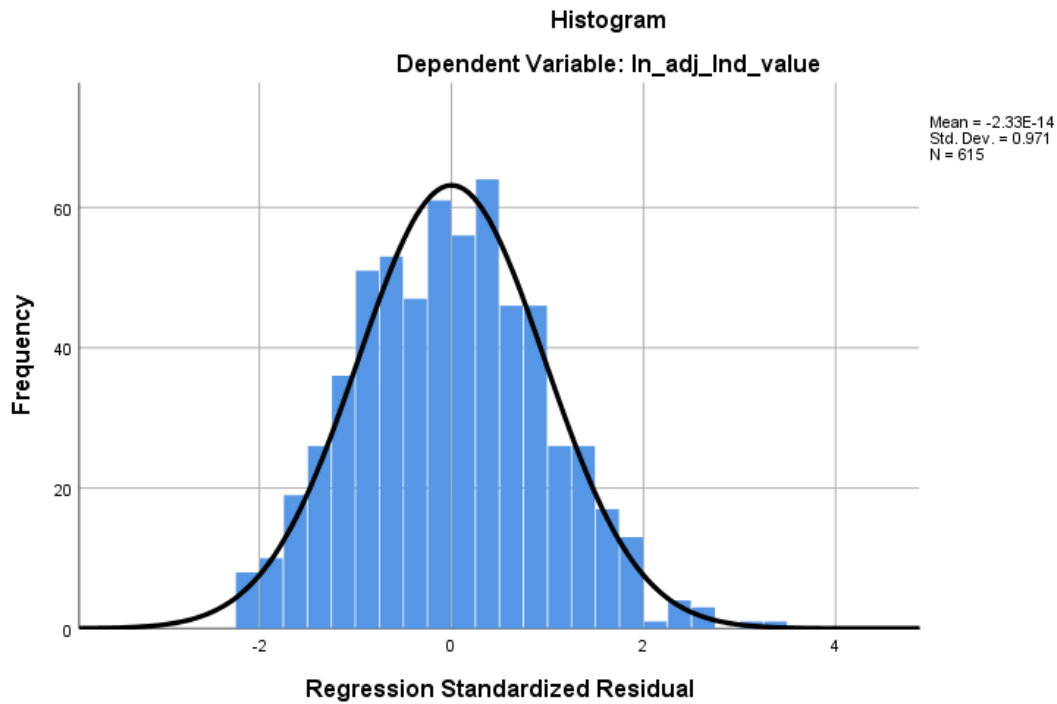
ANOVA ^a						
Model		Sum of Squares	df	Mean Square	F	Sig.
26	Regression	822.108	35	23.489	88.468	.000 ^{aa}
	Residual	153.728	579	.266		
	Total	975.836	614			

Multiple Regression Analysis Assumptions

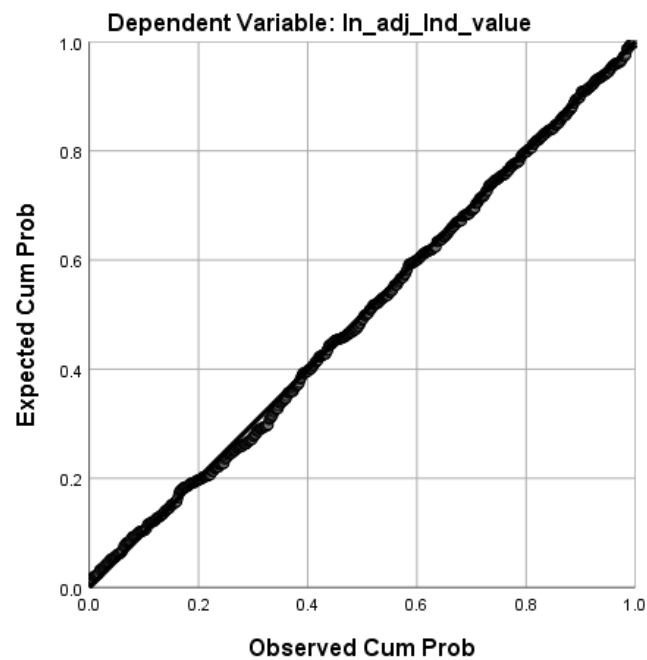
Multiple regression analysis is based on several assumptions regarding the data going into the model and the output from the calibration process. These assumptions are validated to determine the accuracy of the model and identify any limitations that may exist. A detailed discussion of the MRA assumptions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

Validation of Commercial Land Model

Normal Distribution of the Residual Errors



Normal P-P Plot of Regression Standardized Residual

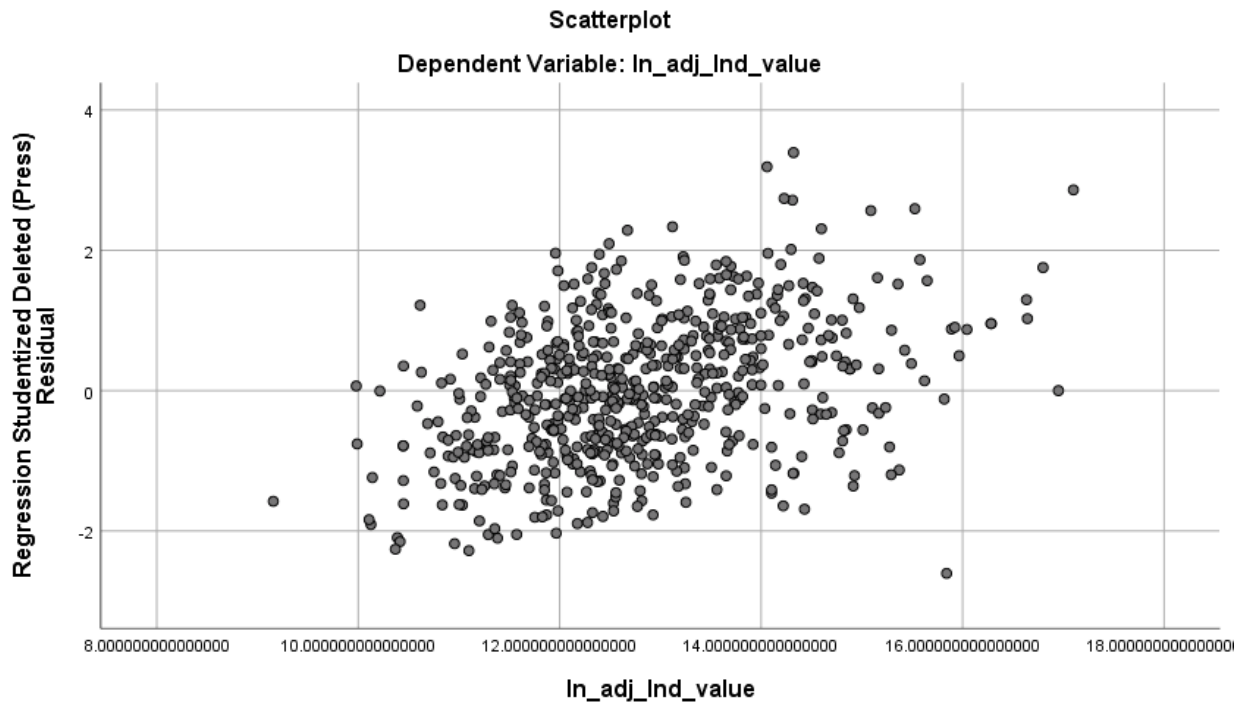


The chart above demonstrates that the expected and observations trend well.

- Total number of commercial sales = 615 (from 1/1/10 – 03/31/2020 trended to 1/1/20)
- Region 20 sales = 78
- Region 21 sales = 129
- Region 22 sales = 139
- Region 23 sales = 44
- Region 24 sales = 118
- Region 25 sales = 40
- Region 26 sales = 16
- Region 27 sales = 35
- Region 28 sales = 8
- Region 29 sales = 4
- Region 30 sales = 4
- The residual errors graph indicates a mostly normal distribution.
- While the frequency distribution illustrates output from the square foot land model, similar results were obtained for the acreage model.

Constant Variance of the Residual Errors

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

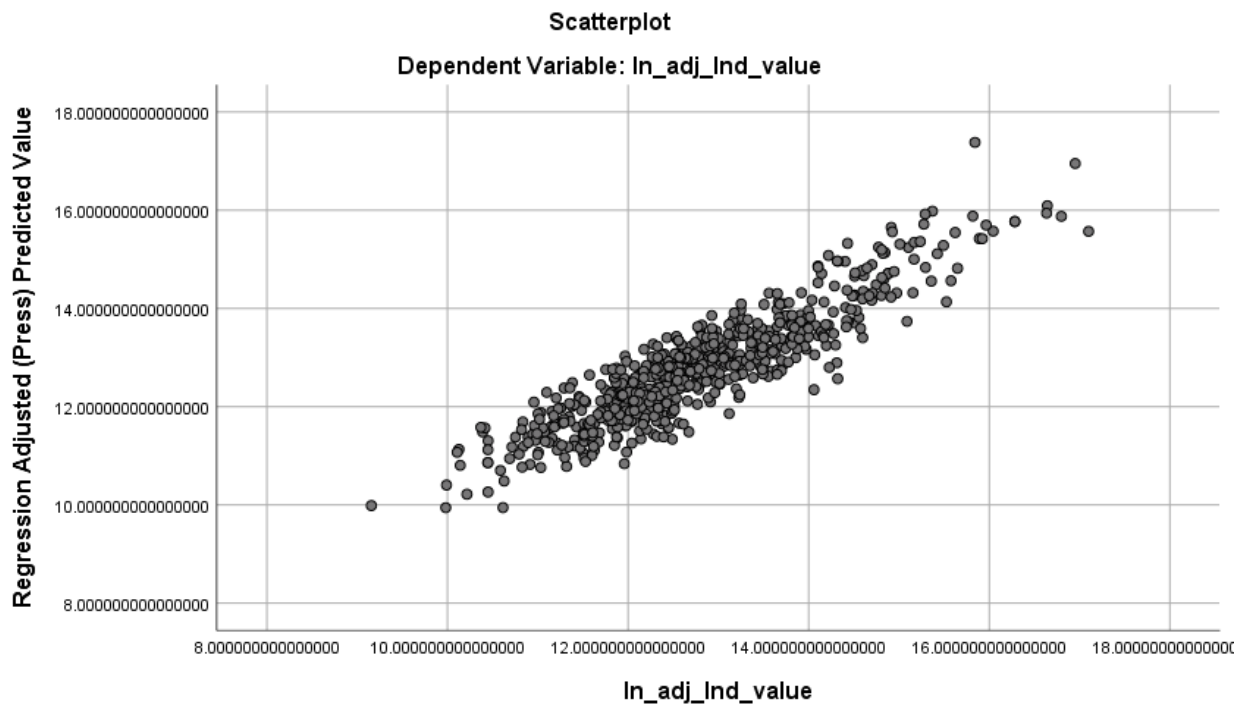


The plot indicates that there is no systemic bias with respect to predicted value.

Ratio Statistics for predicted land value divided by adjusted sale price

Ratio Statistics for Pred_landvalue / Adj_landsale							
Mean	Median	Weighted Mean	Std. Deviation	Average Absolute Deviation	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
1.128	1.010	.881	.558	.431	1.280	.426	56.5%

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



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

BUILDING COST SPECIFICATION

- Model Format for RCNLD:**

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

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

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

Construction Cost Tables

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

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

	BLDG-TYPE	CONSTRUCTION	LOW	FAIR	AVG	GOOD	VERY GD	EXCELLENT
C	USE-CODE-100	A	111.2	125.51	139.81	176.45	201.15	225.84
C	USE-CODE-100	B	103.64	117.45	131.25	165.76	188.25	210.74
C	USE-CODE-100	C	84.8	96.26	107.71	137.85	158.11	178.37
C	USE-CODE-100	D	80.3	91.74	103.18	132.67	152.64	172.6
C	USE-CODE-100	S	95.15	95.15	95.15	121.66	121.66	121.66
C	USE-CODE-101	A	117.5	117.5	117.5	117.5	117.5	117.5
C	USE-CODE-101	B	118.3	118.3	118.3	118.3	118.3	118.3
C	USE-CODE-101	C	89.64	89.64	89.64	89.64	89.64	89.64
C	USE-CODE-101	D	90.7	90.7	90.7	90.7	90.7	90.7
C	USE-CODE-101	S	88.91	88.91	88.91	88.91	88.91	88.91
C	USE-CODE-102	A	65.37	65.37	65.37	65.37	65.37	65.37
C	USE-CODE-102	B	65.82	65.82	65.82	65.82	65.82	65.82
C	USE-CODE-102	C	43.66	43.66	43.66	43.66	43.66	43.66
C	USE-CODE-102	D	44.18	44.18	44.18	44.18	44.18	44.18
C	USE-CODE-102	S	43.3	43.3	43.3	43.3	43.3	43.3
C	USE-CODE-103	A	59.59	59.59	59.59	59.59	59.59	59.59
C	USE-CODE-103	B	59.99	59.99	59.99	59.99	59.99	59.99
C	USE-CODE-103	C	39.86	39.86	39.86	39.86	39.86	39.86
C	USE-CODE-103	D	40.33	40.33	40.33	40.33	40.33	40.33
C	USE-CODE-103	S	39.53	39.53	39.53	39.53	39.53	39.53

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

Use-Code – 103 = Apt-Bsmt-Utl

Thurston County uses construction cost data from “Marshall & Swift” as the basis for the cost approach. While these rates include local area and current cost multipliers to produce a cost estimate that is more tailored to the market area, they do not produce the level of accuracy needed in the appraisal process. One way to calibrate the cost tables to the

local market, is to use actual construction cost obtained from local builders to compare to the replacement cost new calculated from the Marshall & Swift rates. Another alternative is to use sales of new construction to measure the actual cost new to compare to the replacement cost new (RCN) calculated from "Marshall & Swift". For Commercial structures there were no actual sales of new construction. For these structure types builder cost estimates were obtained and used to determine cost table calibration factor.

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

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

Median	1.04
Mean	1.02

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

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

DEPRECIATION ANALYSIS

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

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

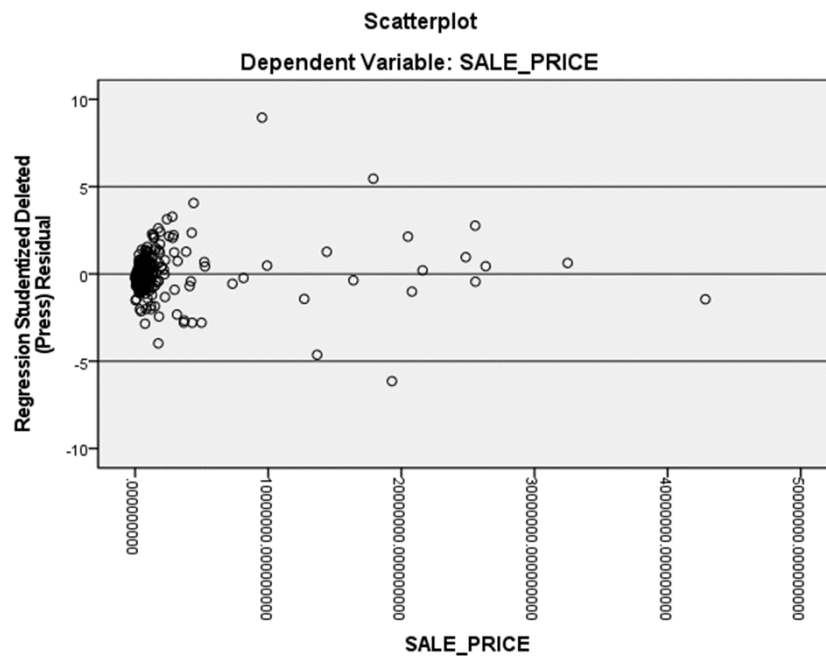
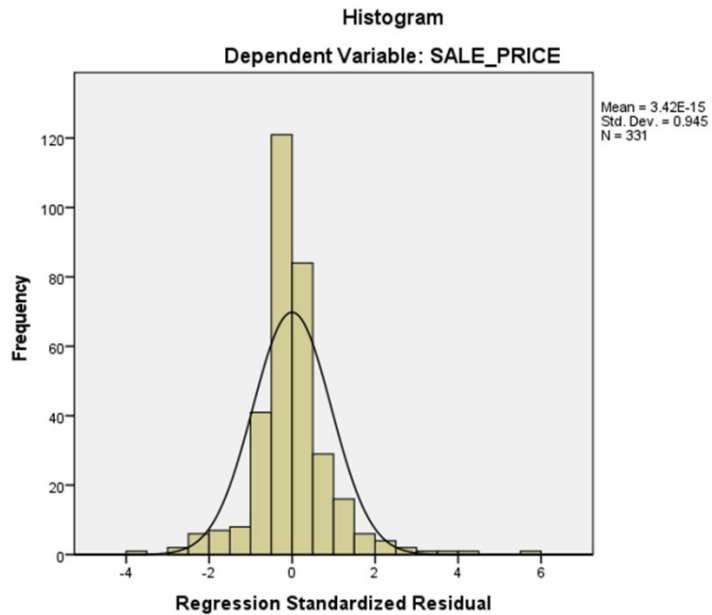
It was also discovered that both the use of the property and the quality of the improvement differ by use. It was discovered that the property use is the greatest driver of depreciation, followed by quality. Condition influences value, as they begin to age, especially after about 25 years.

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

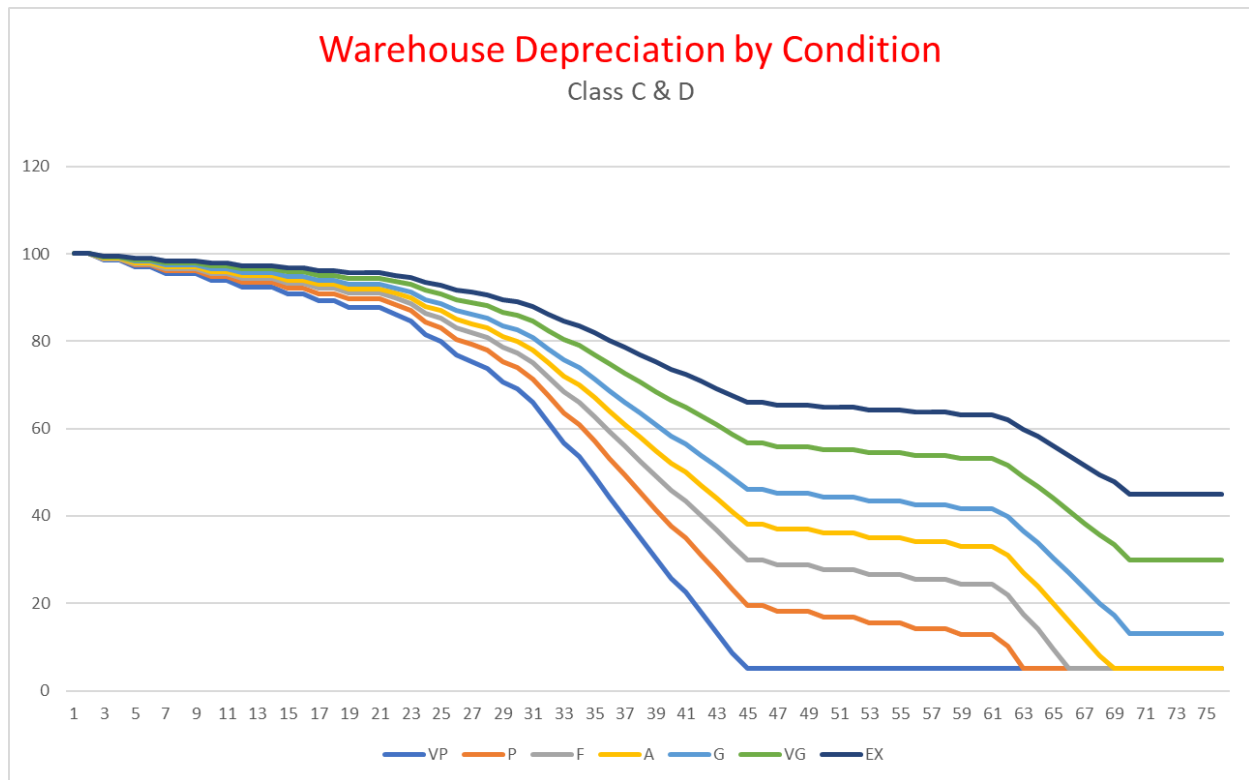
To develop the best estimate of the depreciation curve, it was decided to utilize a cumulate spline technique. This is based on the fact commercial real properties do not depreciate at a constant rate. The model indicated the first statistically significant depreciation does not appear until property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

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

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



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



Depreciation Rate Tables

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

NEIGHBORHOOD ADJUSTMENT MODEL SPECIFICATION

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

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

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

Neighborhood Adjustment Model Calibration

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

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

1st Column	Tenancy or Neighborhood Type	2nd Column	Use Meaning	3rd Column	Location Meaning	4th Column	Sequence
1	DO NOT USE	A	Apartments 5 to 19 Units	A	Unincorporated & Small Towns (26-30)	A	NBHD Region 20
2	Single Tenant	B	Apartments 20 to 99 Units	B	Small Towns (26,27)	B	NBHD Region 21
3	Multi-Tenant	C	Apartments 100 Units Plus	C	Unincorporated Areas (28,29,30)	C	NBHD Region 22
4	Commercial-CC&R, BSP, Condo	D	Apartments 4 Units	D	Olympia & UGA (20,21)	D	NBHD Region 23
5	Central Business District	E	Economy Hotel/Motel	E	West Olympia (20)	E	NBHD Region 24
6	District	F	Flex	F	East Olympia (21)	F	NBHD Region 25
7	Mixed Use	G	Gas Convenience Store	G	Lacey & UGA (22,23)	G	NBHD Region 26
8	Living Units	H	Hotel/Motel Franchise	H	North Lacey (22)	H	NBHD Region 27
9	Condo-Living Units	I	Hotel/Motel Independent	I	South Lacey (23)	I	NBHD Region 28
0	County Wide	J	Senior Housing (LAL,MC)	J	Yelm (25)	J	NBHD Region 29
		K	Convalescent Center	K	Tumwater (24)	K	NBHD Region 30
Central Business is driven by zoning		L	Land	L	Tri-City Area (Oly, Lacey, Tum)(20-24)	L	Lacey
Living Units are: Apartments, PRK, MUL, Senior Housing		M	Medical	M	Unincorp, Small Towns & Yelm(25-30)	M	
Districts are defined as complementary uses within a common geographic area		N	Retail Corridor	N	Olympia & Tumwater	N	
Single and Multi Tenant is not located in a district		O	Office	O		O	Olympia
		P	Planned Retirement (Panorama)	P		P	Pacific
		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	Harrison Ave Corridor	0	Original Starting (go down)
		1	Mobile Home Parks (PRK)	1	Pacific/ Lacey Boulevard Corridor	1	
		2	Boat Houses (BTH)	2	Pacific Corridor	2	
		3	Transportation (TRN)	3	Martin Way Corridor	3	
		4	Oyster Lands (OYL)	4	4th and State Corridor	4	
		5	Mineral Rights (MNR)	5	Capital Boulevard Corridor	5	2020 Tax Year
		6	SFR on Commercial Land	6		6	
		7	Retail - Automotive	7		7	
		8	Governmental Exempt (XMP)	8		8	
		9	Other Property Types	9	County Wide	9	
		Other to include (AGR, TDL, OTH, GFL, MOB, REC, OPR, OS, DFL, F&A, TL, Group Homes, B&B, HOS, Panorama)				NBHD: Oyster Lands ending 1 nonproductive, 2 productive	

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

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

Run Group	Definition
0290	Boathouses County Wide
0390	Transportation County Wide
0490	Oyster Land County Wide
0590	Mineral Rights County Wide
0990	Other Property types County Wide
0G90	Con/Gas Station County Wide
0J90	Senior Housing County Wide
0LA0	Land Unincorporated, Small Town Regions 26-30
0LE0	Land West Olympia Region 20
0LF0	Land East Olympia Region 21
0LH0	Land North Lacey Region 22
0LI0	Land South Lacey Region 23
0LJ0	Land Yelm Region 25
0LJF	Land Yelm Region 25
0LK0	Land Tumwater Region 24
0NG5	Lacey Corridors Retail
0NJ5	Yelm Spot & Strip Retail
0R95	Spot Retail County Wide minus CBD
0RBH	Retail Small Town Region 27
26L0	Residence in Commercial Regions 20-24
26M0	Residence in Commercial Regions 25-30
27A5	Service Auto Small Town and Unincorporated
27L5	Service Auto Small Urban
2890	County Wide Governmental Exempt
2H90	Hotel Motel Franchise County Wide
2I90	Hotel Motel Independent County Wide
2NN5	Retail Corridor Olympia & Tumwater
2Q95	Retail County Wide
2QL5	Junior Box/Grocery, Stand alone retail 25,000 to 79,000 sf
2RA5	Retail Rural not Yelm
2S95	Big Box, Stand alone retail over 80,000 sf
2T91	Restaurants Independent County Wide
2U90	Restaurant Franchise County Wide
2WL0	Warehouse Tri-Cities Regions 20-24
2WM1	Warehouse Unincorporated Small Towns & Yelm Regions 25-30
2X90	Mini-Storage County Wide
2YL0	Industrial Tri-Cities Regions 20 -24
2Z90	Service (Church , Daycare) County Wide
3M90	Medical Office County Wide
3OE0	Office West Olympia Region 20

3OF0	Office East Olympia Region 21
3OH1	Office Regions 22-23
3OK0	Office Tumwater Region 24
3OM0	Office, Unincorporated, Small Town & Yelm Regions 25-30
3QEA	Anchor Shopping Center Urban
3SJ5	Anchor Shopping Center Yelm
5RF5	CBD Spot Retail
6795	County Wide District auto dealerships
6R95	Community Retail in a district
6WH0	Warehouse North Lacey Region 22
6WK0	Warehouse Tumwater Region 24
80A0	Multi-Family Unincorporated & Small Towns 26-30
80E0	Multi-Family Region 20
80F0	Multi-Family Region 21
80H0	Multi-Family Region 22
80I0	Multi-Family Region 23
80J0	Multi-Family Region 25
80K0	Multi-Family Region 24
81L0	Manufactured Parks Regions 20-24
81M0	Manufactured Parks Regions 25-30
AF0	Apartments 5-19 Units Olympia Region 21
8AI0	Fourplex Lacey Region 23
8AL1	Apartments 5-19 Units Regions 20, 22-24
8AL2	Fourplex Regions 20-22 & 24
8AM5	Apartments Regions 25-30
8B90	Apartments 20-99 Units County Wide
8C90	Apartments 100 Units plus County Wide
MEGA	MEGA Warehouse County Wide
PAMA	Panorama City

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

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

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

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

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

Example:

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

Ratio Statistics for pred_value / Market_adj_saleprice														
Mean	95% Confidence Interval for Mean		Median	95% Confidence Interval for Median			Actual Coverage	Weighted Mean	95% Confidence Interval for Weighted Mean		Average Absolute Deviation	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Median Centered
	Lower Bound	Upper Bound		Lower Bound	Upper Bound				Lower Bound	Upper Bound				
1.002	.874	1.130	1.011	.764	1.155	97.7%	.877	.702	1.052	.236	1.143	.233	30.0%	

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 excluding New Construction

All Commercial Properties				
	FINAL VALUE 2020	FINAL_VALUE 2021	Change Amount	Percent_Change
N	10198	10198	10198	10198
Mean	1293147.54	1364389.80	71242.26	7.04864
Median	307850.00	330800.00	8300.00	4.15933

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

Overall, commercial property increased a little more than 4.16% excluding new construction.

Commercial Value Changes by Property Type excluding New Construction

Commercial Value Changes by Property Type					
Property Type		FINAL VALUE 2020	FINAL_VALUE 2021	Change Amount	Percent Change
AGR	N	59	59	59	59
	Mean	403344.07	382676.27	-20667.80	-4.75876
	Median	181000.00	171200.00	-6400.00	-3.99160
APT	N	776	776	776	776
	Mean	2738491.94	2787443.81	48951.88	2.72374
	Median	509150.00	502450.00	5100.00	1.77282
BTH	N	125	125	125	125
	Mean	13607.20	14092.00	484.80	-2.95921
	Median	12000.00	11800.00	-400.00	-3.92157
DFL	N	2	2	2	2
	Mean	46150.00	46150.00	.00	.00000
	Median	46150.00	46150.00	.00	.00000
F&A	N	50	50	50	50
	Mean	804324.00	730288.00	-74036.00	-12.41044
	Median	302150.00	261300.00	-30700.00	-11.12422

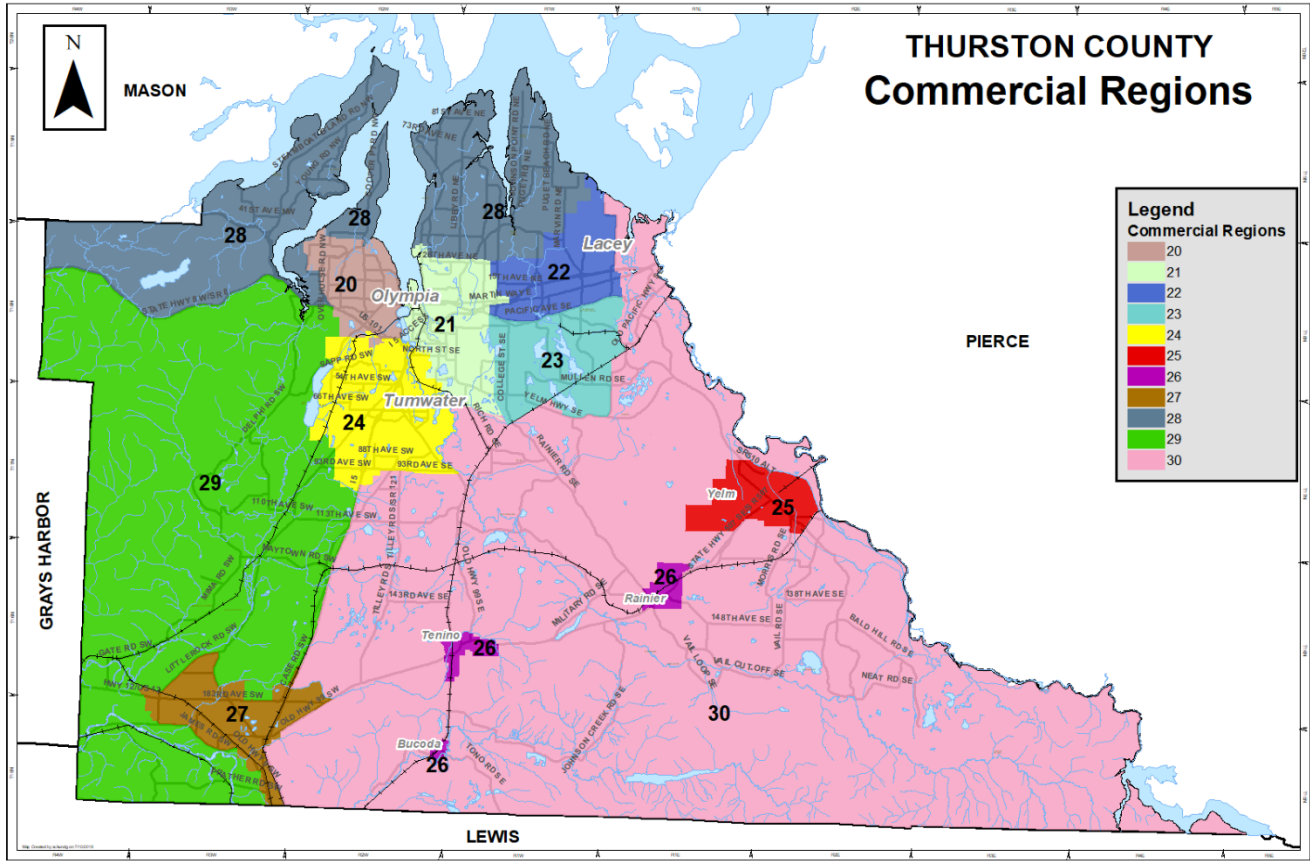
GLF	N	28	28	28	28
	Mean	1172539.29	1062975.00	-109564.29	3.23777
	Median	238550.00	183500.00	-1150.00	-2.15872
HOS	N	9	9	9	9
	Mean	32930533.33	33455177.78	524644.44	3.23186
	Median	12332000.00	13733800.00	-2700.00	-4.4801
IND	N	222	222	222	222
	Mean	1422202.25	1421369.82	-832.43	2.11825
	Median	484350.00	499800.00	.00	.00000
LDG	N	36	36	36	36
	Mean	5126758.33	4760583.33	-366175.00	-6.38483
	Median	4608850.00	4351450.00	-198750.00	-6.82492
LND	N	1159	1159	1159	1159
	Mean	391767.47	463599.22	71831.75	16.80746
	Median	151000.00	165200.00	11600.00	11.63968
MED	N	193	193	193	193
	Mean	1210991.19	1350050.78	139059.59	13.83406
	Median	666800.00	740900.00	78400.00	12.62230
MNR	N	312	312	312	312
	Mean	.00	.00	.00	.00000
	Median	.00	.00	.00	.00000
MOB	N	195	195	195	195
	Mean	48044.62	49224.10	1179.49	4.37834
	Median	43800.00	44400.00	-800.00	-1.74672
MUL	N	1817	1817	1817	1817
	Mean	296065.99	325882.39	29816.40	10.39749
	Median	287800.00	314300.00	25700.00	9.17797
NUR	N	27	27	27	27
	Mean	10616481.48	8343262.96	-2273218.52	-18.06182
	Median	9381400.00	7486500.00	-1799900.00	-20.80891
OFF	N	968	968	968	968
	Mean	1410512.29	1489952.58	79440.29	4.03808
	Median	536850.00	543850.00	9800.00	2.42410
OPR	N	157	157	157	157
	Mean	268263.69	275194.90	6931.21	7.98576
	Median	59400.00	61500.00	900.00	3.69004
OS	N	24	24	24	24
	Mean	647125.00	599870.83	-47254.17	-4.22323
	Median	153400.00	119100.00	-12950.00	-7.78479
OTH	N	1	1	1	1
	Mean	117859700.00	114021600.00	-3838100.00	-3.25650
	Median	117859700.00	114021600.00	-3838100.00	-3.25650

OYL	N	207	207	207	207
	Mean	31200.00	10550.24	-20649.76	-36.45329
	Median	8000.00	2700.00	.00	.00000
PRK	N	139	139	139	139
	Mean	1640964.03	1940950.36	299986.33	16.43136
	Median	768200.00	908100.00	124600.00	16.91649
REC	N	116	116	116	116
	Mean	1117643.10	1205588.79	87945.69	23.17322
	Median	267600.00	306750.00	31050.00	8.65483
RES	N	81	81	81	81
	Mean	208218.52	235200.00	26981.48	24.07062
	Median	138200.00	170900.00	17000.00	12.19512
RST	N	219	219	219	219
	Mean	877197.26	1009164.84	131967.58	19.57949
	Median	587700.00	761200.00	96400.00	15.11061
RTL	N	1066	1066	1066	1066
	Mean	1719629.66	1730065.85	10436.19	2.28163
	Median	637000.00	647700.00	-3200.00	-.51009
SRV	N	370	370	370	370
	Mean	1372182.16	1533120.81	160938.65	12.48929
	Median	423600.00	498600.00	50700.00	10.33987
TDL	N	26	26	26	26
	Mean	43450.00	42115.38	-1334.62	-7.18613
	Median	6650.00	6100.00	-550.00	-7.75000
TRN	N	249	249	249	249
	Mean	468908.43	655770.28	186861.85	25.75524
	Median	42800.00	45800.00	9200.00	26.90763
WHS	N	528	528	528	528
	Mean	1910259.66	1931240.72	20981.06	.79962
	Median	746600.00	756700.00	-5750.00	-1.20858
XMP	N	1037	1037	1037	1037
	Mean	2954682.93	3265217.65	310534.72	6.60338
	Median	219400.00	217000.00	1500.00	2.77361
Total	N	10198	10198	10198	10198
	Mean	1293147.54	1364389.80	71242.26	7.04864
	Median	307850.00	330800.00	8300.00	4.15933

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

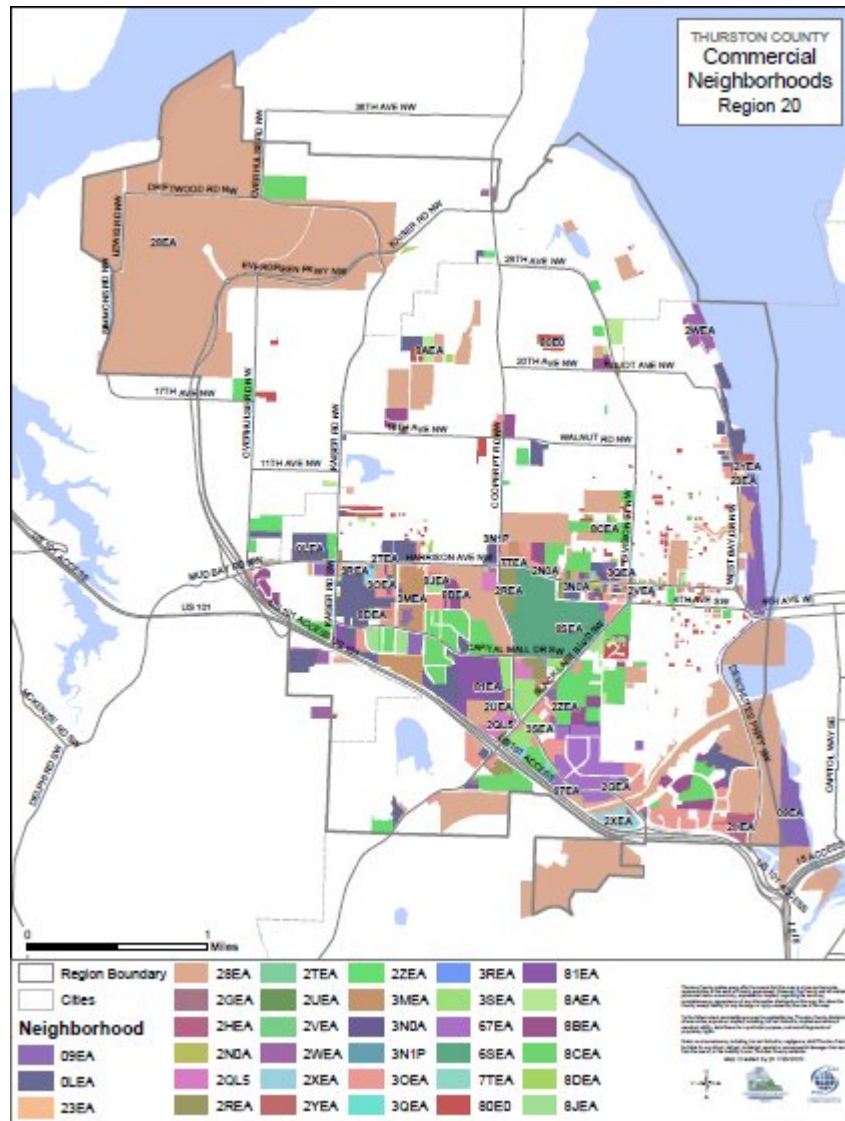
APPENDIX

COMMERCIAL REGIONAL MAP

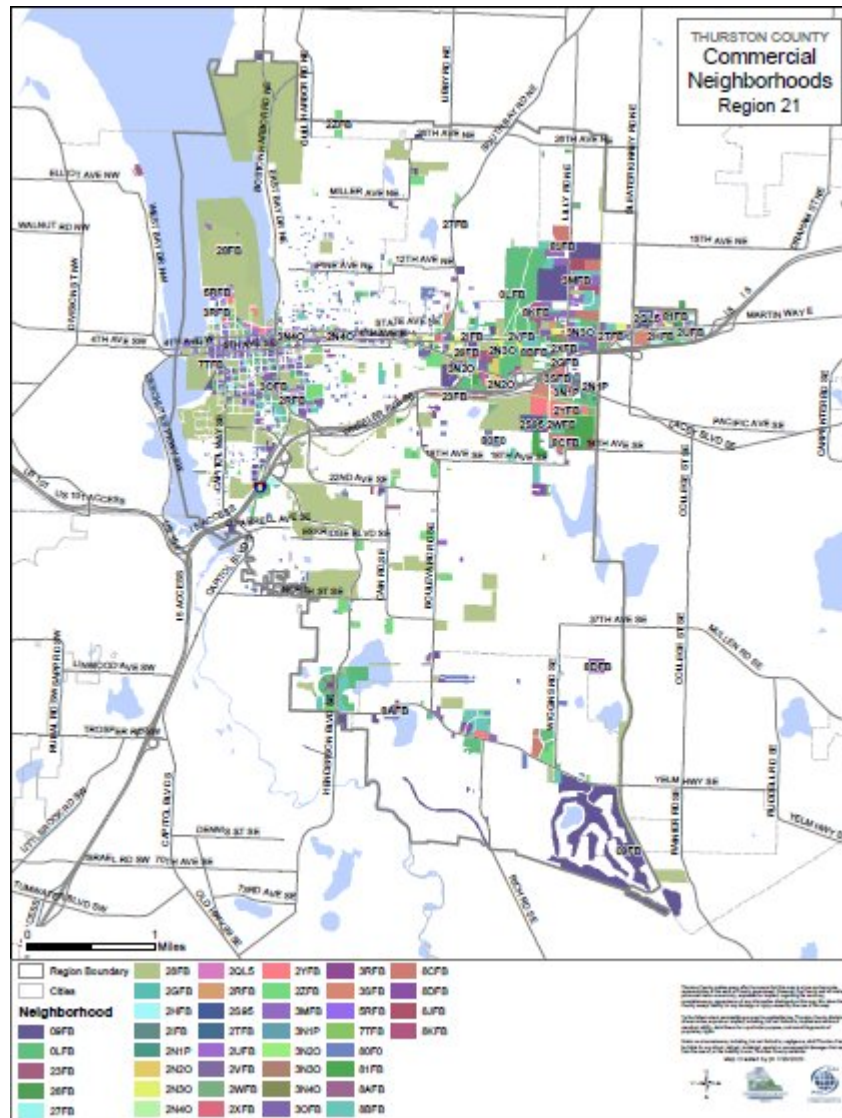


NEIGHBORHOOD MAPS BY REGION

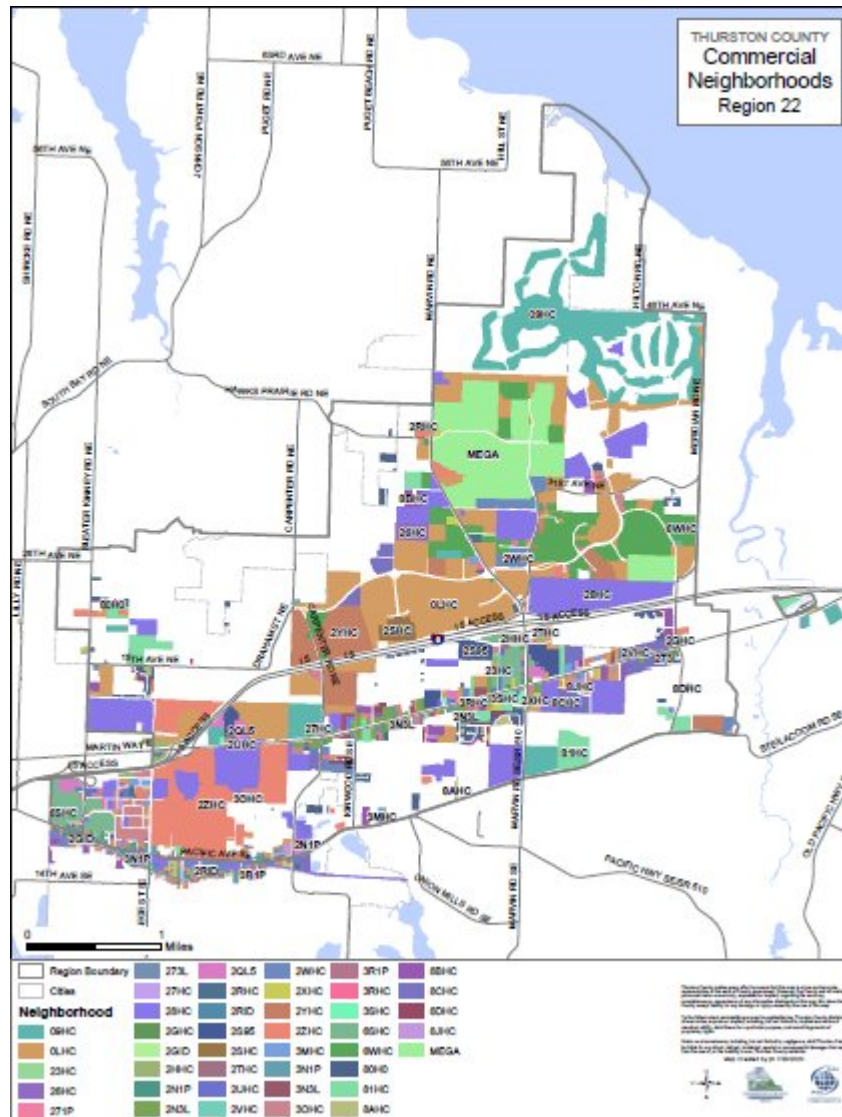
REGION 20 NEIGHBORHOOD MAP



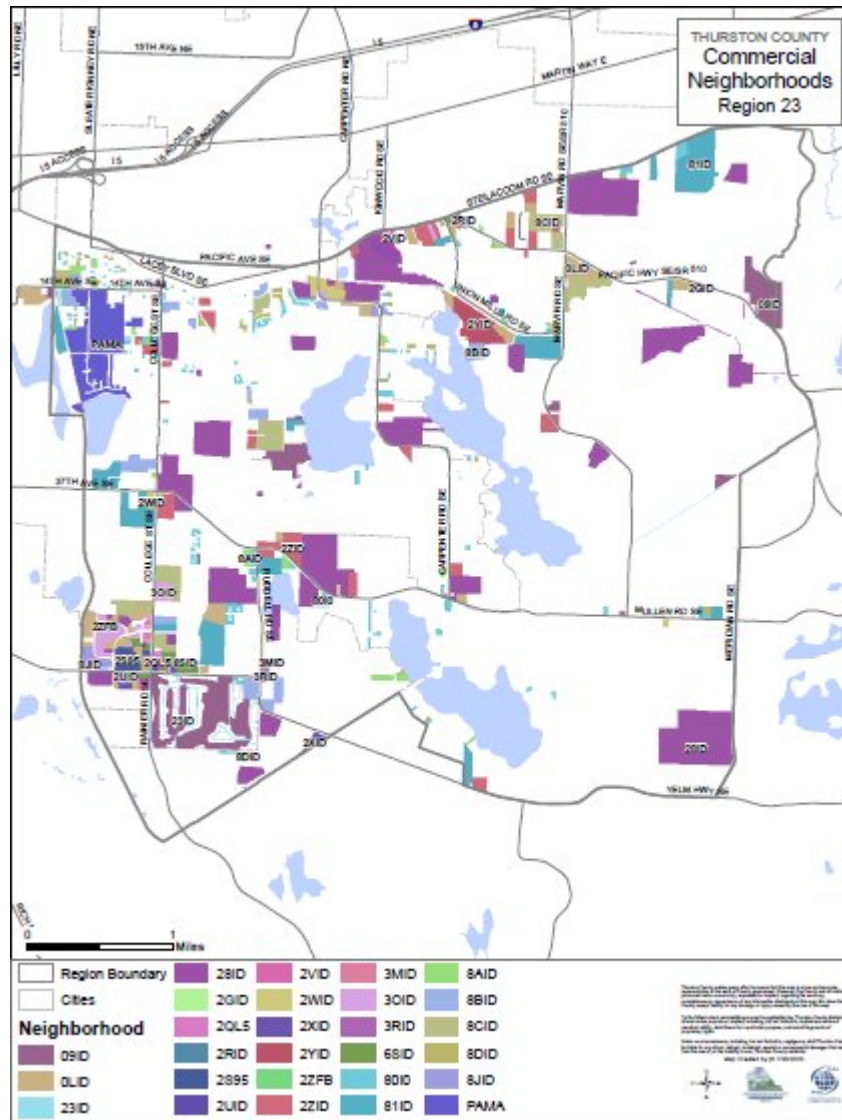
REGION 21 NEIGHBORHOOD MAP



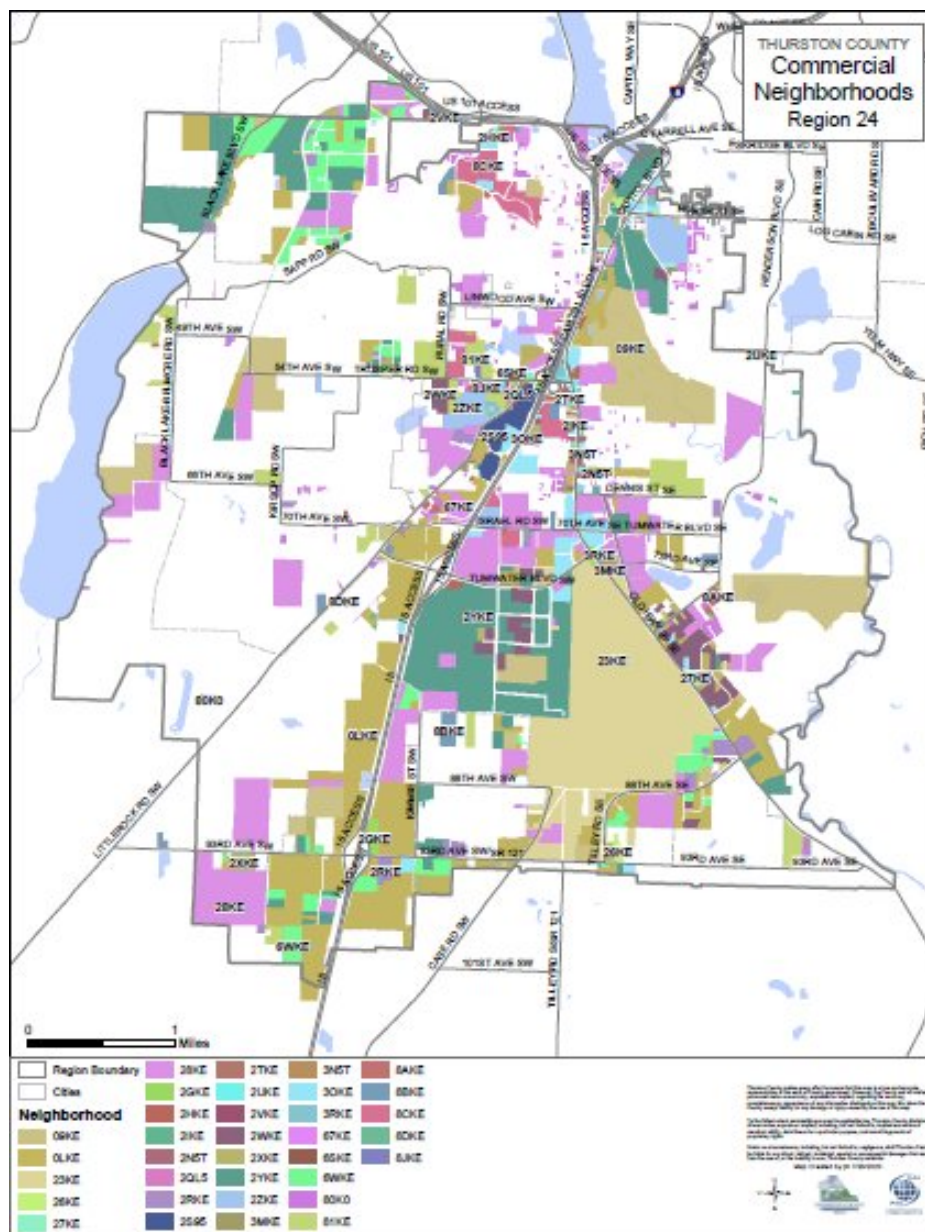
REGION 22 NEIGHBORHOOD MAP



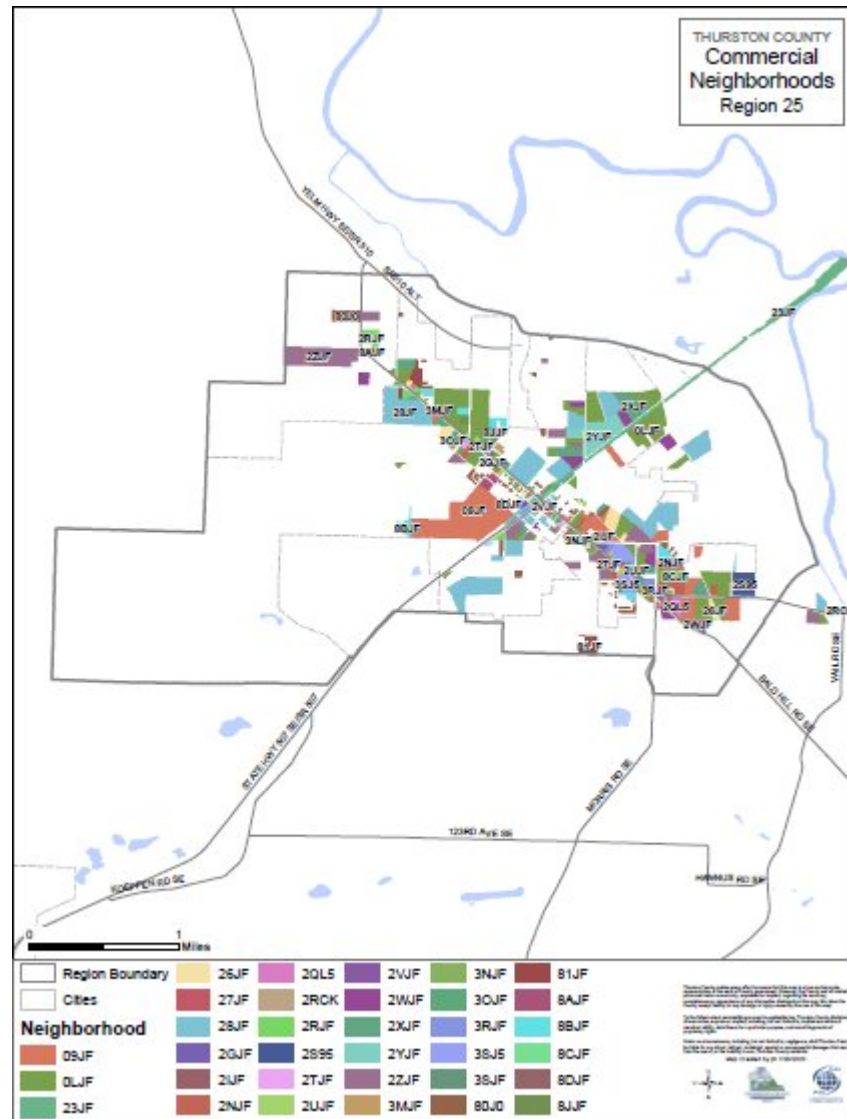
REGION 23 NEIGHBORHOOD MAP



REGION 24 NEIGHBORHOOD MAP



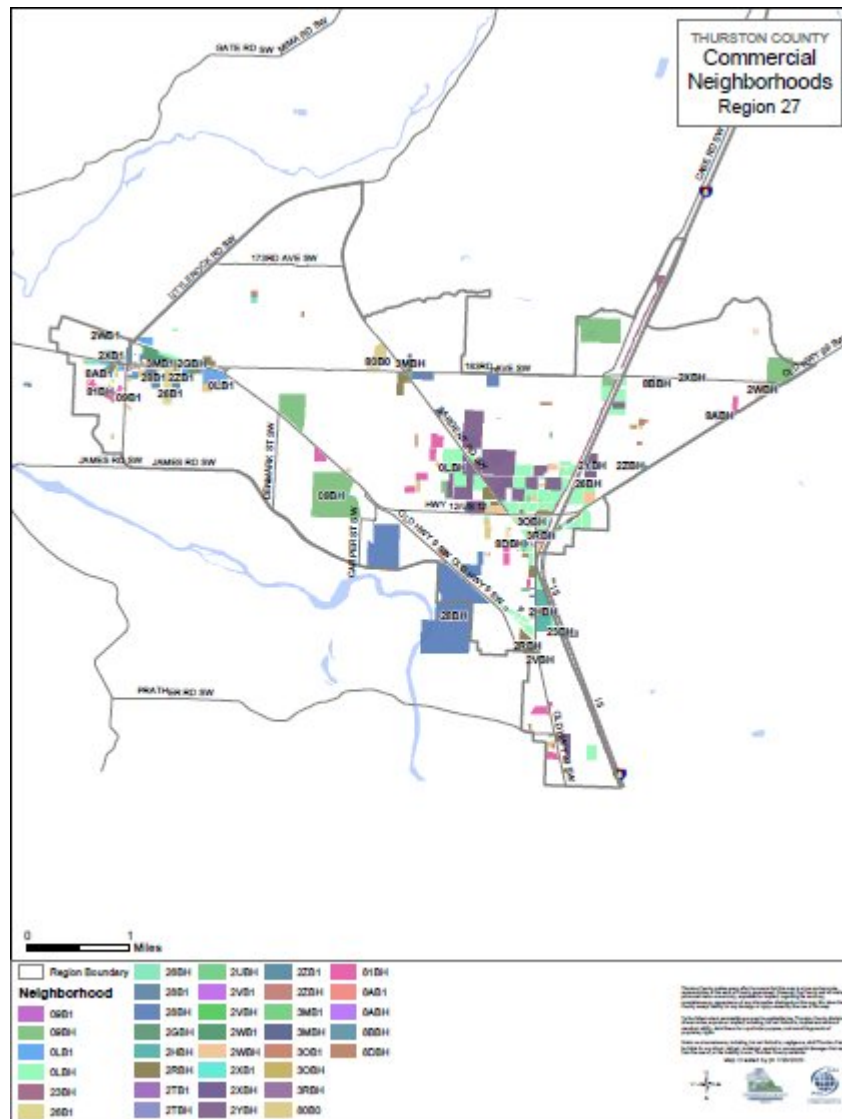
REGION 25 NEIGHBORHOOD MAP



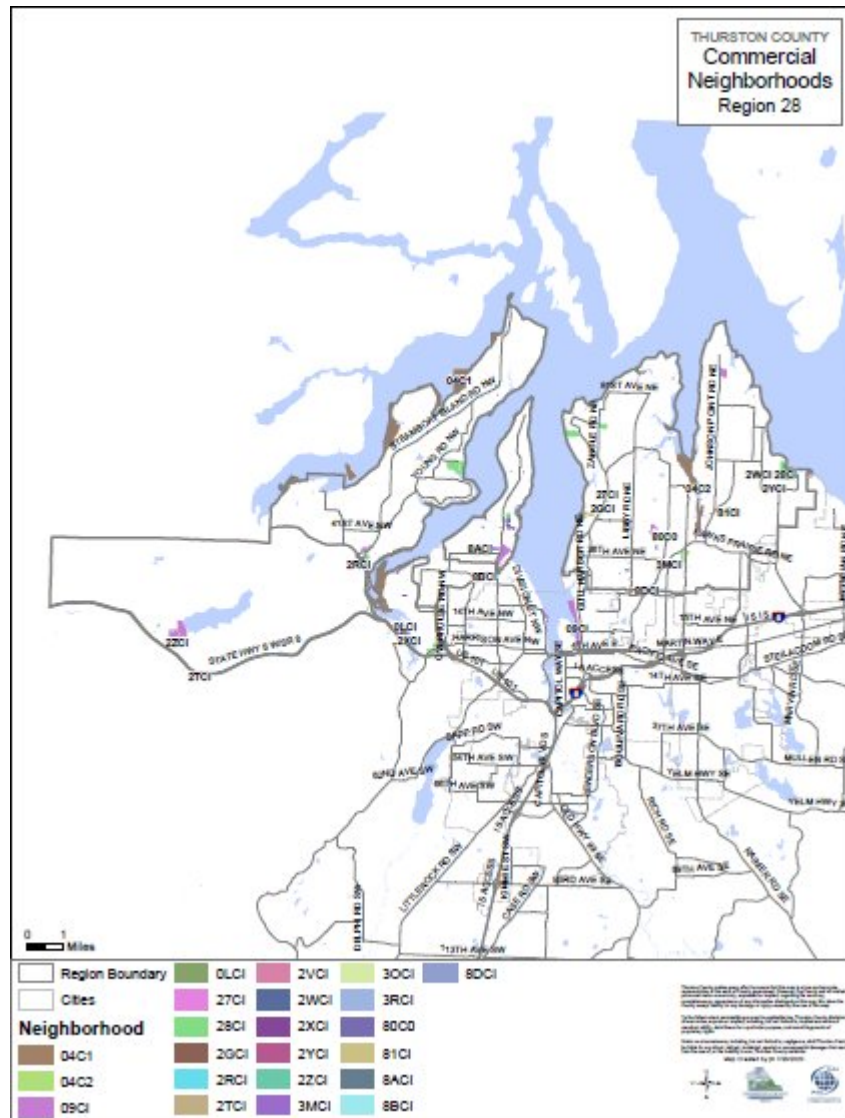
THURSTON COUNTY
Commercial
Neighborhoods
Region 26



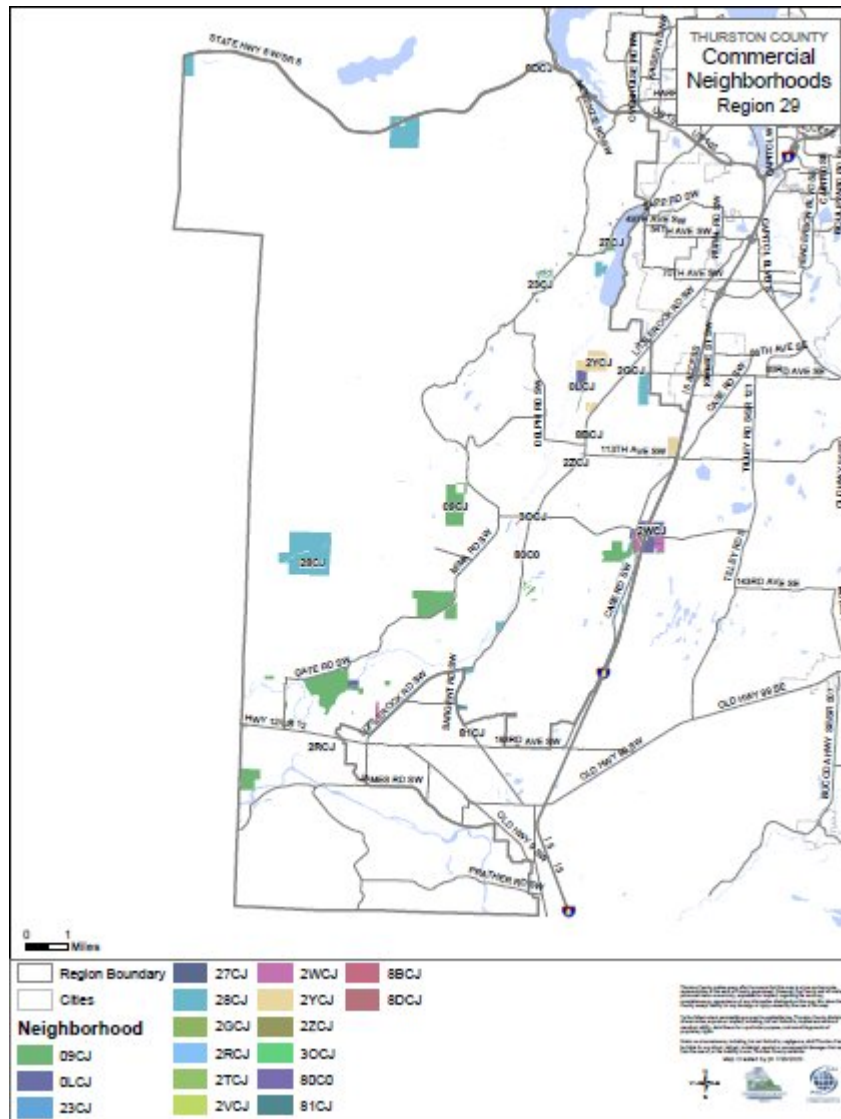
REGION 27 NEIGHBORHOOD MAP



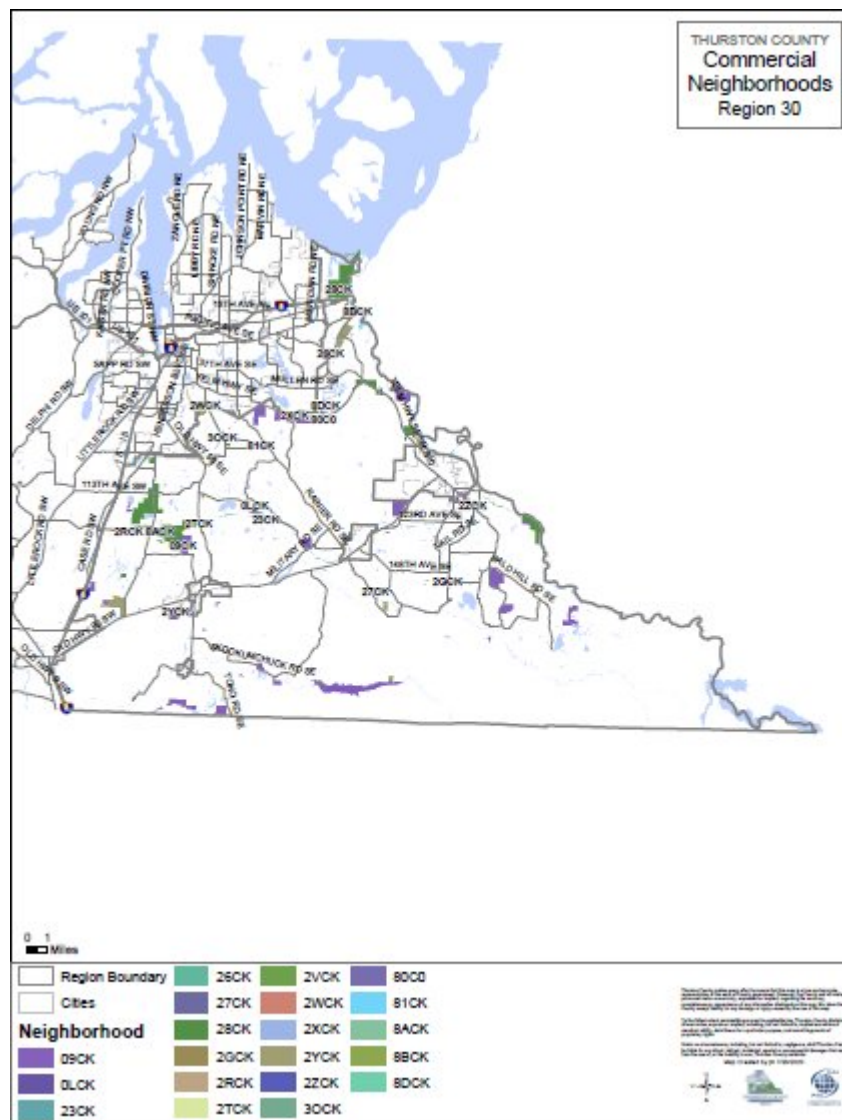
REGION 28 NEIGHBORHOOD MAP



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	30.77	24.02	4020	2020	0.250	1.28
	4010	10000	27.19	24.02	4020	2020	0.500	1.13
	4010	15000	25.29	24.02	4020	2020	0.750	1.05
BASE	4010	20000	24.02	24.02	4020	2020	1.000	1.00
	4010	25000	23.08	24.02	4020	2020	1.250	0.96
	4010	40000	21.22	24.02	4020	2020	2.000	0.88
	4010	60000	19.74	24.02	4020	2020	3.000	0.82
	4010	80000	18.75	24.02	4020	2020	4.000	0.78
	4010	100000	18.01	24.02	4020	2020	5.000	0.75
	4010	150000	16.75	24.02	4020	2020	7.500	0.70
	4010	200000	15.91	24.02	4020	2020	10.000	0.66
	4010	250000	15.29	24.02	4020	2020	12.500	0.64
	4010	350000	14.40	24.02	4020	2020	17.500	0.60
	4010	500000	13.51	24.02	4020	2020	25.000	0.56

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	30.77	24.02	4021	2021	0.250	1.28
	4010	10000	27.19	24.02	4021	2021	0.500	1.13
	4010	15000	25.29	24.02	4021	2021	0.750	1.05
BASE	4010	20000	24.02	24.02	4021	2021	1.000	1.00
	4010	25000	23.08	24.02	4021	2021	1.250	0.96
	4010	40000	21.22	24.02	4021	2021	2.000	0.88
	4010	60000	19.74	24.02	4021	2021	3.000	0.82
	4010	80000	18.75	24.02	4021	2021	4.000	0.78
	4010	100000	18.01	24.02	4021	2021	5.000	0.75
	4010	150000	16.75	24.02	4021	2021	7.500	0.70
	4010	200000	15.91	24.02	4021	2021	10.000	0.66
	4010	250000	15.29	24.02	4021	2021	12.500	0.64
	4010	350000	14.40	24.02	4021	2021	17.500	0.60
	4010	500000	13.51	24.02	4021	2021	25.000	0.56

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	30.77	24.02	4022	2022	0.250	1.28
	4010	10000	27.19	24.02	4022	2022	0.500	1.13
	4010	15000	25.29	24.02	4022	2022	0.750	1.05
BASE	4010	20000	24.02	24.02	4022	2022	1.000	1.00
	4010	25000	23.08	24.02	4022	2022	1.250	0.96
	4010	40000	21.22	24.02	4022	2022	2.000	0.88
	4010	60000	19.74	24.02	4022	2022	3.000	0.82
	4010	80000	18.75	24.02	4022	2022	4.000	0.78
	4010	100000	18.01	24.02	4022	2022	5.000	0.75
	4010	150000	16.75	24.02	4022	2022	7.500	0.70
	4010	200000	15.91	24.02	4022	2022	10.000	0.66
	4010	250000	15.29	24.02	4022	2022	12.500	0.64
	4010	350000	14.40	24.02	4022	2022	17.500	0.60
	4010	500000	13.51	24.02	4022	2022	25.000	0.56

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	30.77	24.02	4023	2023	0.250	1.28
	4010	10000	27.19	24.02	4023	2023	0.500	1.13
	4010	15000	25.29	24.02	4023	2023	0.750	1.05
BASE	4010	20000	24.02	24.02	4023	2023	1.000	1.00
	4010	25000	23.08	24.02	4023	2023	1.250	0.96
	4010	40000	21.22	24.02	4023	2023	2.000	0.88
	4010	60000	19.74	24.02	4023	2023	3.000	0.82
	4010	80000	18.75	24.02	4023	2023	4.000	0.78
	4010	100000	18.01	24.02	4023	2023	5.000	0.75
	4010	150000	16.75	24.02	4023	2023	7.500	0.70
	4010	200000	15.91	24.02	4023	2023	10.000	0.66
	4010	250000	15.29	24.02	4023	2023	12.500	0.64
	4010	350000	14.40	24.02	4023	2023	17.500	0.60
	4010	500000	13.51	24.02	4023	2023	25.000	0.56

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	30.77	24.02	4024	2024	0.250	1.28
	4010	10000	27.19	24.02	4024	2024	0.500	1.13
	4010	15000	25.29	24.02	4024	2024	0.750	1.05
BASE	4010	20000	24.02	24.02	4024	2024	1.000	1.00
	4010	25000	23.08	24.02	4024	2024	1.250	0.96
	4010	40000	21.22	24.02	4024	2024	2.000	0.88
	4010	60000	19.74	24.02	4024	2024	3.000	0.82
	4010	80000	18.75	24.02	4024	2024	4.000	0.78
	4010	100000	18.01	24.02	4024	2024	5.000	0.75
	4010	150000	16.75	24.02	4024	2024	7.500	0.70
	4010	200000	15.91	24.02	4024	2024	10.000	0.66
	4010	250000	15.29	24.02	4024	2024	12.500	0.64
	4010	350000	14.40	24.02	4024	2024	17.500	0.60
	4010	500000	13.51	24.02	4024	2024	25.000	0.56

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	16.03	11.25	4025	2025	0.250	1.42
	4010	10000	13.43	11.25	4025	2025	0.500	1.19
	4010	15000	12.11	11.25	4025	2025	0.750	1.08
BASE	4010	20000	11.25	11.25	4025	2025	1.000	1.00
	4010	25000	10.63	11.25	4025	2025	1.250	0.94
	4010	40000	9.42	11.25	4025	2025	2.000	0.84
	4010	60000	8.50	11.25	4025	2025	3.000	0.76
	4010	80000	7.89	11.25	4025	2025	4.000	0.70
	4010	100000	7.46	11.25	4025	2025	5.000	0.66
	4010	150000	6.72	11.25	4025	2025	7.500	0.60
	4010	200000	6.25	11.25	4025	2025	10.000	0.56
	4010	250000	5.90	11.25	4025	2025	12.500	0.52
	4010	350000	5.42	11.25	4025	2025	17.500	0.48
	4010	500000	4.94	11.25	4025	2025	25.000	0.44

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	12.68	8.57	4026	2026	0.250	1.48
	4010	10000	10.42	8.57	4026	2026	0.500	1.22
	4010	15000	9.29	8.57	4026	2026	0.750	1.08
BASE	4010	20000	8.57	8.57	4026	2026	1.000	1.00
	4010	25000	8.04	8.57	4026	2026	1.250	0.94
	4010	40000	7.04	8.57	4026	2026	2.000	0.82
	4010	60000	6.28	8.57	4026	2026	3.000	0.73
	4010	80000	5.79	8.57	4026	2026	4.000	0.68
	4010	100000	5.43	8.57	4026	2026	5.000	0.63
	4010	150000	4.84	8.57	4026	2026	7.500	0.57
	4010	200000	4.47	8.57	4026	2026	10.000	0.52
	4010	250000	4.19	8.57	4026	2026	12.500	0.49
	4010	350000	3.81	8.57	4026	2026	17.500	0.45
	4010	500000	3.45	8.57	4026	2026	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
	4010	5000	13.50	9.21	4027	2027	0.250	1.47
	4010	10000	11.15	9.21	4027	2027	0.500	1.21
	4010	15000	9.97	9.21	4027	2027	0.750	1.08
BASE	4010	20000	9.21	9.21	4027	2027	1.000	1.00
	4010	25000	8.66	9.21	4027	2027	1.250	0.94
	4010	40000	7.61	9.21	4027	2027	2.000	0.83
	4010	60000	6.81	9.21	4027	2027	3.000	0.74
	4010	80000	6.29	9.21	4027	2027	4.000	0.68
	4010	100000	5.91	9.21	4027	2027	5.000	0.64
	4010	150000	5.29	9.21	4027	2027	7.500	0.57
	4010	200000	4.88	9.21	4027	2027	10.000	0.53
	4010	250000	4.59	9.21	4027	2027	12.500	0.50
	4010	350000	4.19	9.21	4027	2027	17.500	0.45
	4010	500000	3.79	9.21	4027	2027	25.000	0.41

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	4010	5000	15.53	10.85	4028	2028	0.25	1.43
	4010	10000	12.98	10.85	4028	2028	0.5	1.20
	4010	15000	11.68	10.85	4028	2028	0.75	1.08
BASE	4010	20000	10.85	10.85	4028	2028	1	1.00
	4010	25000	10.24	10.85	4028	2028	1.25	0.94
	4010	40000	9.06	10.85	4028	2028	2	0.84
	4010	60000	8.16	10.85	4028	2028	3	0.75
	4010	80000	7.57	10.85	4028	2028	4	0.70
	4010	100000	7.15	10.85	4028	2028	5	0.66
	4010	150000	6.44	10.85	4028	2028	7.5	0.59
	4010	200000	5.97	10.85	4028	2028	10	0.55
	4010	250000	5.64	10.85	4028	2028	12.5	0.52
	4010	350000	5.17	10.85	4028	2028	17.5	0.48
	4010	500000	4.71	10.85	4028	2028	25	0.43

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	15.53	10.85	4029	2029	0.250	1.43
	4010	10000	12.98	10.85	4029	2029	0.500	1.20
	4010	15000	11.68	10.85	4029	2029	0.750	1.08
BASE	4010	20000	10.85	10.85	4029	2029	1.000	1.00
	4010	25000	10.24	10.85	4029	2029	1.250	0.94
	4010	40000	9.06	10.85	4029	2029	2.000	0.84
	4010	60000	8.16	10.85	4029	2029	3.000	0.75
	4010	80000	7.57	10.85	4029	2029	4.000	0.70
	4010	100000	7.15	10.85	4029	2029	5.000	0.66
	4010	150000	6.44	10.85	4029	2029	7.500	0.59
	4010	200000	5.97	10.85	4029	2029	10.000	0.55
	4010	250000	5.64	10.85	4029	2029	12.500	0.52
	4010	350000	5.17	10.85	4029	2029	17.500	0.48
	4010	500000	4.71	10.85	4029	2029	25.000	0.43

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	15.53	10.85	4030	2030	0.250	1.43
	4010	10000	12.98	10.85	4030	2030	0.500	1.20
	4010	15000	11.68	10.85	4030	2030	0.750	1.08
BASE	4010	20000	10.85	10.85	4030	2030	1.000	1.00
	4010	25000	10.24	10.85	4030	2030	1.250	0.94
	4010	40000	9.06	10.85	4030	2030	2.000	0.84
	4010	60000	8.16	10.85	4030	2030	3.000	0.75
	4010	80000	7.57	10.85	4030	2030	4.000	0.70
	4010	100000	7.15	10.85	4030	2030	5.000	0.66
	4010	150000	6.44	10.85	4030	2030	7.500	0.59
	4010	200000	5.97	10.85	4030	2030	10.000	0.55
	4010	250000	5.64	10.85	4030	2030	12.500	0.52
	4010	350000	5.17	10.85	4030	2030	17.500	0.48
	4010	500000	4.71	10.85	4030	2030	25.000	0.43

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	682,728	603,164	4060	2060	0.500	1.13
BASE	4040	10	435,600	603,164	603,164	4060	2060	1.000	1.00
	4040	15	653,400	560,993	603,164	4060	2060	1.500	0.93
	4040	20	871,200	532,873	603,164	4060	2060	2.000	0.88
	4040	25	1,089,000	512,036	603,164	4060	2060	2.500	0.85
	4040	30	1,306,800	495,616	603,164	4060	2060	3.000	0.82
	4040	35	1,524,600	482,146	603,164	4060	2060	3.500	0.80
	4040	40	1,742,400	470,773	603,164	4060	2060	4.000	0.78
	4040	45	1,960,200	460,965	603,164	4060	2060	4.500	0.76
	4040	50	2,178,000	452,364	603,164	4060	2060	5.000	0.75
	4040	55	2,395,800	444,722	603,164	4060	2060	5.500	0.74
	4040	60	2,613,600	437,858	603,164	4060	2060	6.000	0.73
	4040	65	2,831,400	431,638	603,164	4060	2060	6.500	0.72
	4040	70	3,049,200	425,958	603,164	4060	2060	7.000	0.71

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	682,728	603,164	4061	2061	0.500	1.13
	4040	10	435600	603,164	603,164	4061	2061	1.000	1.00
	4040	15	653400	560,993	603,164	4061	2061	1.500	0.93
	4040	20	871200	532,873	603,164	4061	2061	2.000	0.88
	4040	25	1089000	512,036	603,164	4061	2061	2.500	0.85
	4040	30	1306800	495,616	603,164	4061	2061	3.000	0.82
	4040	35	1524600	482,146	603,164	4061	2061	3.500	0.80
	4040	40	1742400	470,773	603,164	4061	2061	4.000	0.78
	4040	45	1960200	460,965	603,164	4061	2061	4.500	0.76
	4040	50	2178000	452,364	603,164	4061	2061	5.000	0.75
	4040	55	2395800	444,722	603,164	4061	2061	5.500	0.74
	4040	60	2613600	437,858	603,164	4061	2061	6.000	0.73
	4040	65	2831400	431,638	603,164	4061	2061	6.500	0.72
	4040	70	3049200	425,958	603,164	4061	2061	7.000	0.71

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	682,728	603,164	4062	2062	0.500	1.13
	4040	10	435600	603,164	603,164	4062	2062	1.000	1.00
	4040	15	653400	560,993	603,164	4062	2062	1.500	0.93
	4040	20	871200	532,873	603,164	4062	2062	2.000	0.88
	4040	25	1089000	512,036	603,164	4062	2062	2.500	0.85
	4040	30	1306800	495,616	603,164	4062	2062	3.000	0.82
	4040	35	1524600	482,146	603,164	4062	2062	3.500	0.80
	4040	40	1742400	470,773	603,164	4062	2062	4.000	0.78
	4040	45	1960200	460,965	603,164	4062	2062	4.500	0.76
	4040	50	2178000	452,364	603,164	4062	2062	5.000	0.75
	4040	55	2395800	444,722	603,164	4062	2062	5.500	0.74
	4040	60	2613600	437,858	603,164	4062	2062	6.000	0.73
	4040	65	2831400	431,638	603,164	4062	2062	6.500	0.72
	4040	70	3049200	425,958	603,164	4062	2062	7.000	0.71

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	682,728	603,164	4063	2063	0.500	1.13
	4040	10	435600	603,164	603,164	4063	2063	1.000	1.00
	4040	15	653400	560,993	603,164	4063	2063	1.500	0.93
	4040	20	871200	532,873	603,164	4063	2063	2.000	0.88
	4040	25	1089000	512,036	603,164	4063	2063	2.500	0.85
	4040	30	1306800	495,616	603,164	4063	2063	3.000	0.82
	4040	35	1524600	482,146	603,164	4063	2063	3.500	0.80
	4040	40	1742400	470,773	603,164	4063	2063	4.000	0.78
	4040	45	1960200	460,965	603,164	4063	2063	4.500	0.76
	4040	50	2178000	452,364	603,164	4063	2063	5.000	0.75
	4040	55	2395800	444,722	603,164	4063	2063	5.500	0.74
	4040	60	2613600	437,858	603,164	4063	2063	6.000	0.73
	4040	65	2831400	431,638	603,164	4063	2063	6.500	0.72
	4040	70	3049200	425,958	603,164	4063	2063	7.000	0.71

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	682,728	603,164	4064	2064	0.500	1.13
	4040	10	435600	603,164	603,164	4064	2064	1.000	1.00
	4040	15	653400	560,993	603,164	4064	2064	1.500	0.93
	4040	20	871200	532,873	603,164	4064	2064	2.000	0.88
	4040	25	1089000	512,036	603,164	4064	2064	2.500	0.85
	4040	30	1306800	495,616	603,164	4064	2064	3.000	0.82
	4040	35	1524600	482,146	603,164	4064	2064	3.500	0.80
	4040	40	1742400	470,773	603,164	4064	2064	4.000	0.78
	4040	45	1960200	460,965	603,164	4064	2064	4.500	0.76
	4040	50	2178000	452,364	603,164	4064	2064	5.000	0.75
	4040	55	2395800	444,722	603,164	4064	2064	5.500	0.74
	4040	60	2613600	437,858	603,164	4064	2064	6.000	0.73
	4040	65	2831400	431,638	603,164	4064	2064	6.500	0.72
	4040	70	3049200	425,958	603,164	4064	2064	7.000	0.71

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	266,291	223,093	4065	2065	0.500	1.19
	4040	10	435600	223,093	223,093	4065	2065	1.000	1.00
	4040	15	653400	201,150	223,093	4065	2065	1.500	0.90
	4040	20	871200	186,903	223,093	4065	2065	2.000	0.84
	4040	25	1089000	176,550	223,093	4065	2065	2.500	0.79
	4040	30	1306800	168,519	223,093	4065	2065	3.000	0.76
	4040	35	1524600	162,014	223,093	4065	2065	3.500	0.73
	4040	40	1742400	156,583	223,093	4065	2065	4.000	0.70
	4040	45	1960200	151,944	223,093	4065	2065	4.500	0.68
	4040	50	2178000	147,910	223,093	4065	2065	5.000	0.66
	4040	55	2395800	144,354	223,093	4065	2065	5.500	0.65
	4040	60	2613600	141,182	223,093	4065	2065	6.000	0.63
	4040	65	2831400	138,325	223,093	4065	2065	6.500	0.62
	4040	70	3049200	135,732	223,093	4065	2065	7.000	0.61

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	189,876	156,069	4066	2066	0.500	1.22
	4040	10	435600	156,069	156,069	4066	2066	1.000	1.00
	4040	15	653400	139,157	156,069	4066	2066	1.500	0.89
	4040	20	871200	128,281	156,069	4066	2066	2.000	0.82
	4040	25	1089000	120,434	156,069	4066	2066	2.500	0.77
	4040	30	1306800	114,380	156,069	4066	2066	3.000	0.73
	4040	35	1524600	109,500	156,069	4066	2066	3.500	0.70
	4040	40	1742400	105,441	156,069	4066	2066	4.000	0.68
	4040	45	1960200	101,985	156,069	4066	2066	4.500	0.65
	4040	50	2178000	98,991	156,069	4066	2066	5.000	0.63
	4040	55	2395800	96,358	156,069	4066	2066	5.500	0.62
	4040	60	2613600	94,015	156,069	4066	2066	6.000	0.60
	4040	65	2831400	91,910	156,069	4066	2066	6.500	0.59
	4040	70	3049200	90,003	156,069	4066	2066	7.000	0.58

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	207,801	171,673	4067	2067	0.500	1.21
	4040	10	435600	171,673	171,673	4067	2067	1.000	1.00
	4040	15	653400	153,527	171,673	4067	2067	1.500	0.89
	4040	20	871200	141,827	171,673	4067	2067	2.000	0.83
	4040	25	1089000	133,369	171,673	4067	2067	2.500	0.78
	4040	30	1306800	126,835	171,673	4067	2067	3.000	0.74
	4040	35	1524600	121,561	171,673	4067	2067	3.500	0.71
	4040	40	1742400	117,169	171,673	4067	2067	4.000	0.68
	4040	45	1960200	113,428	171,673	4067	2067	4.500	0.66
	4040	50	2178000	110,182	171,673	4067	2067	5.000	0.64
	4040	55	2395800	107,326	171,673	4067	2067	5.500	0.63
	4040	60	2613600	104,784	171,673	4067	2067	6.000	0.61
	4040	65	2831400	102,498	171,673	4067	2067	6.500	0.60
	4040	70	3049200	100,426	171,673	4067	2067	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	4040	5	217800	254,503	212,674	4068	2068	0.500	1.20
	4040	10	435600	212,674	212,674	4068	2068	1.000	1.00
	4040	15	653400	191,469	212,674	4068	2068	1.500	0.90
	4040	20	871200	177,719	212,674	4068	2068	2.000	0.84
	4040	25	1089000	167,738	212,674	4068	2068	2.500	0.79
	4040	30	1306800	160,000	212,674	4068	2068	3.000	0.75
	4040	35	1524600	153,737	212,674	4068	2068	3.500	0.72
	4040	40	1742400	148,510	212,674	4068	2068	4.000	0.70
	4040	45	1960200	144,047	212,674	4068	2068	4.500	0.68
	4040	50	2178000	140,169	212,674	4068	2068	5.000	0.66
	4040	55	2395800	136,751	212,674	4068	2068	5.500	0.64
	4040	60	2613600	133,703	212,674	4068	2068	6.000	0.63
	4040	65	2831400	130,959	212,674	4068	2068	6.500	0.62
	4040	70	3049200	128,469	212,674	4068	2068	7.000	0.60

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	254,503	212,674	4069	2069	0.500	1.20
	4040	10	435600	212,674	212,674	4069	2069	1.000	1.00
	4040	15	653400	191,469	212,674	4069	2069	1.500	0.90
	4040	20	871200	177,719	212,674	4069	2069	2.000	0.84
	4040	25	1089000	167,738	212,674	4069	2069	2.500	0.79
	4040	30	1306800	160,000	212,674	4069	2069	3.000	0.75
	4040	35	1524600	153,737	212,674	4069	2069	3.500	0.72
	4040	40	1742400	148,510	212,674	4069	2069	4.000	0.70
	4040	45	1960200	144,047	212,674	4069	2069	4.500	0.68
	4040	50	2178000	140,169	212,674	4069	2069	5.000	0.66
	4040	55	2395800	136,751	212,674	4069	2069	5.500	0.64
	4040	60	2613600	133,703	212,674	4069	2069	6.000	0.63
	4040	65	2831400	130,959	212,674	4069	2069	6.500	0.62
	4040	70	3049200	128,469	212,674	4069	2069	7.000	0.60

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	4040	5	217800	254,503	212,674	4070	2070	0.500	1.20
	4040	10	435600	212,674	212,674	4070	2070	1.000	1.00
	4040	15	653400	191,469	212,674	4070	2070	1.500	0.90
	4040	20	871200	177,719	212,674	4070	2070	2.000	0.84
	4040	25	1089000	167,738	212,674	4070	2070	2.500	0.79
	4040	30	1306800	160,000	212,674	4070	2070	3.000	0.75
	4040	35	1524600	153,737	212,674	4070	2070	3.500	0.72
	4040	40	1742400	148,510	212,674	4070	2070	4.000	0.70
	4040	45	1960200	144,047	212,674	4070	2070	4.500	0.68
	4040	50	2178000	140,169	212,674	4070	2070	5.000	0.66
	4040	55	2395800	136,751	212,674	4070	2070	5.500	0.64
	4040	60	2613600	133,703	212,674	4070	2070	6.000	0.63
	4040	65	2831400	130,959	212,674	4070	2070	6.500	0.62
	4040	70	3049200	128,469	212,674	4070	2070	7.000	0.60

Regional Square Foot Models for General Commercial Property Commercial Strip

Region 20

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
BASE	5010	5000	31.20	24.40	5020	6020	0.250	1.28
	5010	10000	27.59	24.40	5020	6020	0.500	1.13
	5010	15000	25.68	24.40	5020	6020	0.750	1.05
	5010	20000	24.40	24.40	5020	6020	1.000	1.00
	5010	25000	23.46	24.40	5020	6020	1.250	0.96
	5010	40000	21.58	24.40	5020	6020	2.000	0.88
	5010	60000	20.09	24.40	5020	6020	3.000	0.82
	5010	80000	19.09	24.40	5020	6020	4.000	0.78
	5010	100000	18.35	24.40	5020	6020	5.000	0.75
	5010	150000	17.08	24.40	5020	6020	7.500	0.70
	5010	200000	16.23	24.40	5020	6020	10.000	0.67
	5010	250000	15.60	24.40	5020	6020	12.500	0.64
	5010	350000	14.70	24.40	5020	6020	17.500	0.60
	5010	500000	13.80	24.40	5020	6020	25.000	0.57

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
BASE	5010	5000	31.20	24.40	5021	6021	0.250	1.28
	5010	10000	27.59	24.40	5021	6021	0.500	1.13
	5010	15000	25.68	24.40	5021	6021	0.750	1.05
	5010	20000	24.40	24.40	5021	6021	1.000	1.00
	5010	25000	23.46	24.40	5021	6021	1.250	0.96
	5010	40000	21.58	24.40	5021	6021	2.000	0.88
	5010	60000	20.09	24.40	5021	6021	3.000	0.82
	5010	80000	19.09	24.40	5021	6021	4.000	0.78
	5010	100000	18.35	24.40	5021	6021	5.000	0.75
	5010	150000	17.08	24.40	5021	6021	7.500	0.70
	5010	200000	16.23	24.40	5021	6021	10.000	0.67
	5010	250000	15.60	24.40	5021	6021	12.500	0.64
	5010	350000	14.70	24.40	5021	6021	17.500	0.60
	5010	500000	13.80	24.40	5021	6021	25.000	0.57

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	31.20	24.40	5022	6022	0.250	1.28
	5010	10000	27.59	24.40	5022	6022	0.500	1.13
	5010	15000	25.68	24.40	5022	6022	0.750	1.05
BASE	5010	20000	24.40	24.40	5022	6022	1.000	1.00
	5010	25000	23.46	24.40	5022	6022	1.250	0.96
	5010	40000	21.58	24.40	5022	6022	2.000	0.88
	5010	60000	20.09	24.40	5022	6022	3.000	0.82
	5010	80000	19.09	24.40	5022	6022	4.000	0.78
	5010	100000	18.35	24.40	5022	6022	5.000	0.75
	5010	150000	17.08	24.40	5022	6022	7.500	0.70
	5010	200000	16.23	24.40	5022	6022	10.000	0.67
	5010	250000	15.60	24.40	5022	6022	12.500	0.64
	5010	350000	14.70	24.40	5022	6022	17.500	0.60
	5010	500000	13.80	24.40	5022	6022	25.000	0.57

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	31.20	24.40	5023	6023	0.250	1.28
	5010	10000	27.59	24.40	5023	6023	0.500	1.13
	5010	15000	25.68	24.40	5023	6023	0.750	1.05
BASE	5010	20000	24.40	24.40	5023	6023	1.000	1.00
	5010	25000	23.46	24.40	5023	6023	1.250	0.96
	5010	40000	21.58	24.40	5023	6023	2.000	0.88
	5010	60000	20.09	24.40	5023	6023	3.000	0.82
	5010	80000	19.09	24.40	5023	6023	4.000	0.78
	5010	100000	18.35	24.40	5023	6023	5.000	0.75
	5010	150000	17.08	24.40	5023	6023	7.500	0.70
	5010	200000	16.23	24.40	5023	6023	10.000	0.67
	5010	250000	15.60	24.40	5023	6023	12.500	0.64
	5010	350000	14.70	24.40	5023	6023	17.500	0.60
	5010	500000	13.80	24.40	5023	6023	25.000	0.57

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	31.20	24.40	5024	6024	0.250	1.28
	5010	10000	27.59	24.40	5024	6024	0.500	1.13
	5010	15000	25.68	24.40	5024	6024	0.750	1.05
BASE	5010	20000	24.40	24.40	5024	6024	1.000	1.00
	5010	25000	23.46	24.40	5024	6024	1.250	0.96
	5010	40000	21.58	24.40	5024	6024	2.000	0.88
	5010	60000	20.09	24.40	5024	6024	3.000	0.82
	5010	80000	19.09	24.40	5024	6024	4.000	0.78
	5010	100000	18.35	24.40	5024	6024	5.000	0.75
	5010	150000	17.08	24.40	5024	6024	7.500	0.70
	5010	200000	16.23	24.40	5024	6024	10.000	0.67
	5010	250000	15.60	24.40	5024	6024	12.500	0.64
	5010	350000	14.70	24.40	5024	6024	17.500	0.60
	5010	500000	13.80	24.40	5024	6024	25.000	0.57

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	16.25	11.43	5025	6025	0.250	1.42
	5010	10000	13.63	11.43	5025	6025	0.500	1.19
	5010	15000	12.29	11.43	5025	6025	0.750	1.08
BASE	5010	20000	11.43	11.43	5025	6025	1.000	1.00
	5010	25000	10.80	11.43	5025	6025	1.250	0.94
	5010	40000	9.59	11.43	5025	6025	2.000	0.84
	5010	60000	8.65	11.43	5025	6025	3.000	0.76
	5010	80000	8.04	11.43	5025	6025	4.000	0.70
	5010	100000	7.60	11.43	5025	6025	5.000	0.66
	5010	150000	6.85	11.43	5025	6025	7.500	0.60
	5010	200000	6.37	11.43	5025	6025	10.000	0.56
	5010	250000	6.02	11.43	5025	6025	12.500	0.53
	5010	350000	5.53	11.43	5025	6025	17.500	0.48
	5010	500000	5.05	11.43	5025	6025	25.000	0.44

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	12.85	8.70	5026	6026	0.250	1.48
	5010	10000	10.58	8.70	5026	6026	0.500	1.22
	5010	15000	9.44	8.70	5026	6026	0.750	1.08
BASE	5010	20000	8.70	8.70	5026	6026	1.000	1.00
	5010	25000	8.17	8.70	5026	6026	1.250	0.94
	5010	40000	7.16	8.70	5026	6026	2.000	0.82
	5010	60000	6.39	8.70	5026	6026	3.000	0.73
	5010	80000	5.89	8.70	5026	6026	4.000	0.68
	5010	100000	5.53	8.70	5026	6026	5.000	0.64
	5010	150000	4.94	8.70	5026	6026	7.500	0.57
	5010	200000	4.55	8.70	5026	6026	10.000	0.52
	5010	250000	4.28	8.70	5026	6026	12.500	0.49
	5010	350000	3.89	8.70	5026	6026	17.500	0.45
	5010	500000	3.52	8.70	5026	6026	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
	5010	5000	13.68	9.36	5027	6027	0.250	1.46
	5010	10000	11.32	9.36	5027	6027	0.500	1.21
	5010	15000	10.13	9.36	5027	6027	0.750	1.08
BASE	5010	20000	9.36	9.36	5027	6027	1.000	1.00
	5010	25000	8.80	9.36	5027	6027	1.250	0.94
	5010	40000	7.74	9.36	5027	6027	2.000	0.83
	5010	60000	6.93	9.36	5027	6027	3.000	0.74
	5010	80000	6.40	9.36	5027	6027	4.000	0.68
	5010	100000	6.02	9.36	5027	6027	5.000	0.64
	5010	150000	5.39	9.36	5027	6027	7.500	0.58
	5010	200000	4.98	9.36	5027	6027	10.000	0.53
	5010	250000	4.69	9.36	5027	6027	12.500	0.50
	5010	350000	4.27	9.36	5027	6027	17.500	0.46
	5010	500000	3.88	9.36	5027	6027	25.000	0.41

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5010	5000	15.75	11.02	5028	6028	0.250	1.43
	5010	10000	13.17	11.02	5028	6028	0.500	1.20
	5010	15000	11.87	11.02	5028	6028	0.750	1.08
BASE	5010	20000	11.02	11.02	5028	6028	1.000	1.00
	5010	25000	10.40	11.02	5028	6028	1.250	0.94
	5010	40000	9.22	11.02	5028	6028	2.000	0.84
	5010	60000	8.30	11.02	5028	6028	3.000	0.75
	5010	80000	7.71	11.02	5028	6028	4.000	0.70
	5010	100000	7.28	11.02	5028	6028	5.000	0.66
	5010	150000	6.56	11.02	5028	6028	7.500	0.60
	5010	200000	6.09	11.02	5028	6028	10.000	0.55
	5010	250000	5.75	11.02	5028	6028	12.500	0.52
	5010	350000	5.27	11.02	5028	6028	17.500	0.48
	5010	500000	4.81	11.02	5028	6028	25.000	0.44

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	15.75	11.02	5029	6029	0.250	1.43
	5010	10000	13.17	11.02	5029	6029	0.500	1.20
	5010	15000	11.87	11.02	5029	6029	0.750	1.08
BASE	5010	20000	11.02	11.02	5029	6029	1.000	1.00
	5010	25000	10.40	11.02	5029	6029	1.250	0.94
	5010	40000	9.22	11.02	5029	6029	2.000	0.84
	5010	60000	8.30	11.02	5029	6029	3.000	0.75
	5010	80000	7.71	11.02	5029	6029	4.000	0.70
	5010	100000	7.28	11.02	5029	6029	5.000	0.66
	5010	150000	6.56	11.02	5029	6029	7.500	0.60
	5010	200000	6.09	11.02	5029	6029	10.000	0.55
	5010	250000	5.75	11.02	5029	6029	12.500	0.52
	5010	350000	5.27	11.02	5029	6029	17.500	0.48
	5010	500000	4.81	11.02	5029	6029	25.000	0.44

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	15.75	11.02	5030	6030	0.250	1.43
	5010	10000	13.17	11.02	5030	6030	0.500	1.20
	5010	15000	11.87	11.02	5030	6030	0.750	1.08
BASE	5010	20000	11.02	11.02	5030	6030	1.000	1.00
	5010	25000	10.40	11.02	5030	6030	1.250	0.94
	5010	40000	9.22	11.02	5030	6030	2.000	0.84
	5010	60000	8.30	11.02	5030	6030	3.000	0.75
	5010	80000	7.71	11.02	5030	6030	4.000	0.70
	5010	100000	7.28	11.02	5030	6030	5.000	0.66
	5010	150000	6.56	11.02	5030	6030	7.500	0.60
	5010	200000	6.09	11.02	5030	6030	10.000	0.55
	5010	250000	5.75	11.02	5030	6030	12.500	0.52
	5010	350000	5.27	11.02	5030	6030	17.500	0.48
	5010	500000	4.81	11.02	5030	6030	25.000	0.44

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	696,359	615,893	5060	6050	0.500	1.13
BASE	5040	10	435,600	615,893	615,893	5060	6050	1.000	1.00
	5040	15	653,400	573,206	615,893	5060	6050	1.500	0.93
	5040	20	871,200	544,725	615,893	5060	6050	2.000	0.88
	5040	25	1,089,000	523,612	615,893	5060	6050	2.500	0.85
	5040	30	1,306,800	506,971	615,893	5060	6050	3.000	0.82
	5040	35	1,524,600	493,314	615,893	5060	6050	3.500	0.80
	5040	40	1,742,400	481,781	615,893	5060	6050	4.000	0.78
	5040	45	1,960,200	471,833	615,893	5060	6050	4.500	0.77
	5040	50	2,178,000	463,108	615,893	5060	6050	5.000	0.75
	5040	55	2,395,800	455,354	615,893	5060	6050	5.500	0.74
	5040	60	2,613,600	448,389	615,893	5060	6050	6.000	0.73
	5040	65	2,831,400	442,076	615,893	5060	6050	6.500	0.72
	5040	70	3,049,200	436,310	615,893	5060	6050	7.000	0.71

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5040	5	217800	696,359	615,893	5061	6051	0.500	1.13
BASE	5040	10	435600	615,893	615,893	5061	6051	1.000	1.00
	5040	15	653400	573,206	615,893	5061	6051	1.500	0.93
	5040	20	871200	544,725	615,893	5061	6051	2.000	0.88
	5040	25	1089000	523,612	615,893	5061	6051	2.500	0.85
	5040	30	1306800	506,971	615,893	5061	6051	3.000	0.82
	5040	35	1524600	493,314	615,893	5061	6051	3.500	0.80
	5040	40	1742400	481,781	615,893	5061	6051	4.000	0.78
	5040	45	1960200	471,833	615,893	5061	6051	4.500	0.77
	5040	50	2178000	463,108	615,893	5061	6051	5.000	0.75
	5040	55	2395800	455,354	615,893	5061	6051	5.500	0.74
	5040	60	2613600	448,389	615,893	5061	6051	6.000	0.73
	5040	65	2831400	442,076	615,893	5061	6051	6.500	0.72
	5040	70	3049200	436,310	615,893	5061	6051	7.000	0.71

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	696,359	615,893	5062	6052	0.500	1.13
	5040	10	435600	615,893	615,893	5062	6052	1.000	1.00
	5040	15	653400	573,206	615,893	5062	6052	1.500	0.93
	5040	20	871200	544,725	615,893	5062	6052	2.000	0.88
	5040	25	1089000	523,612	615,893	5062	6052	2.500	0.85
	5040	30	1306800	506,971	615,893	5062	6052	3.000	0.82
	5040	35	1524600	493,314	615,893	5062	6052	3.500	0.80
	5040	40	1742400	481,781	615,893	5062	6052	4.000	0.78
	5040	45	1960200	471,833	615,893	5062	6052	4.500	0.77
	5040	50	2178000	463,108	615,893	5062	6052	5.000	0.75
	5040	55	2395800	455,354	615,893	5062	6052	5.500	0.74
	5040	60	2613600	448,389	615,893	5062	6052	6.000	0.73
	5040	65	2831400	442,076	615,893	5062	6052	6.500	0.72
	5040	70	3049200	436,310	615,893	5062	6052	7.000	0.71

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	696,359	615,893	5063	6053	0.500	1.13
	5040	10	435600	615,893	615,893	5063	6053	1.000	1.00
	5040	15	653400	573,206	615,893	5063	6053	1.500	0.93
	5040	20	871200	544,725	615,893	5063	6053	2.000	0.88
	5040	25	1089000	523,612	615,893	5063	6053	2.500	0.85
	5040	30	1306800	506,971	615,893	5063	6053	3.000	0.82
	5040	35	1524600	493,314	615,893	5063	6053	3.500	0.80
	5040	40	1742400	481,781	615,893	5063	6053	4.000	0.78
	5040	45	1960200	471,833	615,893	5063	6053	4.500	0.77
	5040	50	2178000	463,108	615,893	5063	6053	5.000	0.75
	5040	55	2395800	455,354	615,893	5063	6053	5.500	0.74
	5040	60	2613600	448,389	615,893	5063	6053	6.000	0.73
	5040	65	2831400	442,076	615,893	5063	6053	6.500	0.72
	5040	70	3049200	436,310	615,893	5063	6053	7.000	0.71

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	696,359	615,893	5064	6054	0.500	1.13
	5040	10	435600	615,893	615,893	5064	6054	1.000	1.00
	5040	15	653400	573,206	615,893	5064	6054	1.500	0.93
	5040	20	871200	544,725	615,893	5064	6054	2.000	0.88
	5040	25	1089000	523,612	615,893	5064	6054	2.500	0.85
	5040	30	1306800	506,971	615,893	5064	6054	3.000	0.82
	5040	35	1524600	493,314	615,893	5064	6054	3.500	0.80
	5040	40	1742400	481,781	615,893	5064	6054	4.000	0.78
	5040	45	1960200	471,833	615,893	5064	6054	4.500	0.77
	5040	50	2178000	463,108	615,893	5064	6054	5.000	0.75
	5040	55	2395800	455,354	615,893	5064	6054	5.500	0.74
	5040	60	2613600	448,389	615,893	5064	6054	6.000	0.73
	5040	65	2831400	442,076	615,893	5064	6054	6.500	0.72
	5040	70	3049200	436,310	615,893	5064	6054	7.000	0.71

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	271,608	227,801	5065	6055	0.500	1.19
	5040	10	435600	227,801	227,801	5065	6055	1.000	1.00
	5040	15	653400	205,529	227,801	5065	6055	1.500	0.90
	5040	20	871200	191,060	227,801	5065	6055	2.000	0.84
	5040	25	1089000	180,542	227,801	5065	6055	2.500	0.79
	5040	30	1306800	172,380	227,801	5065	6055	3.000	0.76
	5040	35	1524600	165,767	227,801	5065	6055	3.500	0.73
	5040	40	1742400	160,244	227,801	5065	6055	4.000	0.70
	5040	45	1960200	155,526	227,801	5065	6055	4.500	0.68
	5040	50	2178000	151,423	227,801	5065	6055	5.000	0.66
	5040	55	2395800	147,805	227,801	5065	6055	5.500	0.65
	5040	60	2613600	144,577	227,801	5065	6055	6.000	0.63
	5040	65	2831400	141,670	227,801	5065	6055	6.500	0.62
	5040	70	3049200	139,031	227,801	5065	6055	7.000	0.61

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	193,667	159,362	5066	6056	1.000	1.22
	5040	10	435600	159,362	159,362	5066	6056	1.000	1.00
	5040	15	653400	142,186	159,362	5066	6056	1.000	0.89
	5040	20	871200	131,134	159,362	5066	6056	1.000	0.82
	5040	25	1089000	123,157	159,362	5066	6056	1.000	0.77
	5040	30	1306800	117,000	159,362	5066	6056	1.000	0.73
	5040	35	1524600	112,036	159,362	5066	6056	1.000	0.70
	5040	40	1742400	107,906	159,362	5066	6056	1.000	0.68
	5040	45	1960200	104,390	159,362	5066	6056	1.000	0.66
	5040	50	2178000	101,342	159,362	5066	6056	1.000	0.64
	5040	55	2395800	98,661	159,362	5066	6056	1.000	0.62
	5040	60	2613600	96,276	159,362	5066	6056	1.000	0.60
	5040	65	2831400	94,133	159,362	5066	6056	1.000	0.59
	5040	70	3049200	92,191	159,362	5066	6056	1.000	0.58

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	211,950	175,296	5067	6057	0.500	1.21
	5040	10	435600	175,296	175,296	5067	6057	1.000	1.00
	5040	15	653400	156,869	175,296	5067	6057	1.500	0.89
	5040	20	871200	144,981	175,296	5067	6057	2.000	0.83
	5040	25	1089000	136,385	175,296	5067	6057	2.500	0.78
	5040	30	1306800	129,741	175,296	5067	6057	3.000	0.74
	5040	35	1524600	124,376	175,296	5067	6057	3.500	0.71
	5040	40	1742400	119,909	175,296	5067	6057	4.000	0.68
	5040	45	1960200	116,102	175,296	5067	6057	4.500	0.66
	5040	50	2178000	112,799	175,296	5067	6057	5.000	0.64
	5040	55	2395800	109,892	175,296	5067	6057	5.500	0.63
	5040	60	2613600	107,304	175,296	5067	6057	6.000	0.61
	5040	65	2831400	104,977	175,296	5067	6057	6.500	0.60
	5040	70	3049200	102,867	175,296	5067	6057	7.000	0.59

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	259,585	217,162	5068	6058	0.500	1.20
	5040	10	435600	217,162	217,162	5068	6058	1.000	1.00
	5040	15	653400	195,638	217,162	5068	6058	1.500	0.90
	5040	20	871200	181,672	217,162	5068	6058	2.000	0.84
	5040	25	1089000	171,530	217,162	5068	6058	2.500	0.79
	5040	30	1306800	163,665	217,162	5068	6058	3.000	0.75
	5040	35	1524600	157,298	217,162	5068	6058	3.500	0.72
	5040	40	1742400	151,982	217,162	5068	6058	4.000	0.70
	5040	45	1960200	147,443	217,162	5068	6058	4.500	0.68
	5040	50	2178000	143,498	217,162	5068	6058	5.000	0.66
	5040	55	2395800	140,020	217,162	5068	6058	5.500	0.64
	5040	60	2613600	136,918	217,162	5068	6058	6.000	0.63
	5040	65	2831400	134,126	217,162	5068	6058	6.500	0.62
	5040	70	3049200	131,591	217,162	5068	6058	7.000	0.61

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	259,585	217,162	5069	6059	0.500	1.20
	5040	10	435600	217,162	217,162	5069	6059	1.000	1.00
	5040	15	653400	195,638	217,162	5069	6059	1.500	0.90
	5040	20	871200	181,672	217,162	5069	6059	2.000	0.84
	5040	25	1089000	171,530	217,162	5069	6059	2.500	0.79
	5040	30	1306800	163,665	217,162	5069	6059	3.000	0.75
	5040	35	1524600	157,298	217,162	5069	6059	3.500	0.72
	5040	40	1742400	151,982	217,162	5069	6059	4.000	0.70
	5040	45	1960200	147,443	217,162	5069	6059	4.500	0.68
	5040	50	2178000	143,498	217,162	5069	6059	5.000	0.66
	5040	55	2395800	140,020	217,162	5069	6059	5.500	0.64
	5040	60	2613600	136,918	217,162	5069	6059	6.000	0.63
	5040	65	2831400	134,126	217,162	5069	6059	6.500	0.62
	5040	70	3049200	131,591	217,162	5069	6059	7.000	0.61

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5040	5	217800	259,585	217,162	5070	6060	0.500	1.20
	5040	10	435600	217,162	217,162	5070	6060	1.000	1.00
	5040	15	653400	195,638	217,162	5070	6060	1.500	0.90
	5040	20	871200	181,672	217,162	5070	6060	2.000	0.84
	5040	25	1089000	171,530	217,162	5070	6060	2.500	0.79
	5040	30	1306800	163,665	217,162	5070	6060	3.000	0.75
	5040	35	1524600	157,298	217,162	5070	6060	3.500	0.72
	5040	40	1742400	151,982	217,162	5070	6060	4.000	0.70
	5040	45	1960200	147,443	217,162	5070	6060	4.500	0.68
	5040	50	2178000	143,498	217,162	5070	6060	5.000	0.66
	5040	55	2395800	140,020	217,162	5070	6060	5.500	0.64
	5040	60	2613600	136,918	217,162	5070	6060	6.000	0.63
	5040	65	2831400	134,126	217,162	5070	6060	6.500	0.62
	5040	70	3049200	131,591	217,162	5070	6060	7.000	0.61

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	27.50	21.07	5850	3020	0.250	1.30
	5830	10000	24.07	21.07	5850	3020	0.500	1.14
	5830	15000	22.27	21.07	5850	3020	0.750	1.06
BASE	5830	20000	21.07	21.07	5850	3020	1.000	1.00
	5830	25000	20.19	21.07	5850	3020	1.250	0.96
	5830	40000	18.45	21.07	5850	3020	2.000	0.88
	5830	60000	17.07	21.07	5850	3020	3.000	0.81
	5830	80000	16.15	21.07	5850	3020	4.000	0.77
	5830	100000	15.47	21.07	5850	3020	5.000	0.73
	5830	150000	14.31	21.07	5850	3020	7.500	0.68
	5830	200000	13.54	21.07	5850	3020	10.000	0.64
	5830	250000	12.98	21.07	5850	3020	12.500	0.62
	5830	350000	12.16	21.07	5850	3020	17.500	0.58
	5830	500000	11.36	21.07	5850	3020	25.000	0.54

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	27.50	21.07	5851	3021	0.250	1.28
	5830	10000	24.07	21.07	5851	3021	0.500	1.13
	5830	15000	22.27	21.07	5851	3021	0.750	1.05
BASE	5830	20000	21.07	21.07	5851	3021	1.000	1.00
	5830	25000	20.19	21.07	5851	3021	1.250	0.96
	5830	40000	18.45	21.07	5851	3021	2.000	0.88
	5830	60000	17.07	21.07	5851	3021	3.000	0.82
	5830	80000	16.15	21.07	5851	3021	4.000	0.78
	5830	100000	15.47	21.07	5851	3021	5.000	0.75
	5830	150000	14.31	21.07	5851	3021	7.500	0.70
	5830	200000	13.54	21.07	5851	3021	10.000	0.67
	5830	250000	12.98	21.07	5851	3021	12.500	0.64
	5830	350000	12.16	21.07	5851	3021	17.500	0.60
	5830	500000	11.36	21.07	5851	3021	25.000	0.57

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	27.50	21.07	5852	3022	0.250	1.28
	5830	10000	24.07	21.07	5852	3022	0.500	1.13
	5830	15000	22.27	21.07	5852	3022	0.750	1.05
BASE	5830	20000	21.07	21.07	5852	3022	1.000	1.00
	5830	25000	20.19	21.07	5852	3022	1.250	0.96
	5830	40000	18.45	21.07	5852	3022	2.000	0.88
	5830	60000	17.07	21.07	5852	3022	3.000	0.82
	5830	80000	16.15	21.07	5852	3022	4.000	0.78
	5830	100000	15.47	21.07	5852	3022	5.000	0.75
	5830	150000	14.31	21.07	5852	3022	7.500	0.70
	5830	200000	13.54	21.07	5852	3022	10.000	0.67
	5830	250000	12.98	21.07	5852	3022	12.500	0.64
	5830	350000	12.16	21.07	5852	3022	17.500	0.60
	5830	500000	11.36	21.07	5852	3022	25.000	0.57

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	27.50	21.07	5853	3023	0.250	1.28
	5830	10000	24.07	21.07	5853	3023	0.500	1.13
	5830	15000	22.27	21.07	5853	3023	0.750	1.05
BASE	5830	20000	21.07	21.07	5853	3023	1.000	1.00
	5830	25000	20.19	21.07	5853	3023	1.250	0.96
	5830	40000	18.45	21.07	5853	3023	2.000	0.88
	5830	60000	17.07	21.07	5853	3023	3.000	0.82
	5830	80000	16.15	21.07	5853	3023	4.000	0.78
	5830	100000	15.47	21.07	5853	3023	5.000	0.75
	5830	150000	14.31	21.07	5853	3023	7.500	0.70
	5830	200000	13.54	21.07	5853	3023	10.000	0.67
	5830	250000	12.98	21.07	5853	3023	12.500	0.64
	5830	350000	12.16	21.07	5853	3023	17.500	0.60
	5830	500000	11.36	21.07	5853	3023	25.000	0.57

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	27.50	21.07	5854	3024	0.250	1.28
	5830	10000	24.07	21.07	5854	3024	0.500	1.13
	5830	15000	22.27	21.07	5854	3024	0.750	1.05
BASE	5830	20000	21.07	21.07	5854	3024	1.000	1.00
	5830	25000	20.19	21.07	5854	3024	1.250	0.96
	5830	40000	18.45	21.07	5854	3024	2.000	0.88
	5830	60000	17.07	21.07	5854	3024	3.000	0.82
	5830	80000	16.15	21.07	5854	3024	4.000	0.78
	5830	100000	15.47	21.07	5854	3024	5.000	0.75
	5830	150000	14.31	21.07	5854	3024	7.500	0.70
	5830	200000	13.54	21.07	5854	3024	10.000	0.67
	5830	250000	12.98	21.07	5854	3024	12.500	0.64
	5830	350000	12.16	21.07	5854	3024	17.500	0.60
	5830	500000	11.36	21.07	5854	3024	25.000	0.57

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	14.32	9.87	5855	3025	0.250	1.42
	5830	10000	11.89	9.87	5855	3025	0.500	1.19
	5830	15000	10.66	9.87	5855	3025	0.750	1.08
BASE	5830	20000	9.87	9.87	5855	3025	1.000	1.00
	5830	25000	9.29	9.87	5855	3025	1.250	0.94
	5830	40000	8.19	9.87	5855	3025	2.000	0.84
	5830	60000	7.35	9.87	5855	3025	3.000	0.76
	5830	80000	6.80	9.87	5855	3025	4.000	0.70
	5830	100000	6.41	9.87	5855	3025	5.000	0.66
	5830	150000	5.74	9.87	5855	3025	7.500	0.60
	5830	200000	5.32	9.87	5855	3025	10.000	0.56
	5830	250000	5.01	9.87	5855	3025	12.500	0.53
	5830	350000	4.58	9.87	5855	3025	17.500	0.48
	5830	500000	4.16	9.87	5855	3025	25.000	0.44

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	11.33	7.51	5856	3026	0.250	1.48
	5830	10000	9.23	7.51	5856	3026	0.500	1.22
	5830	15000	8.18	7.51	5856	3026	0.750	1.08
BASE	5830	20000	7.51	7.51	5856	3026	1.000	1.00
	5830	25000	7.03	7.51	5856	3026	1.250	0.94
	5830	40000	6.12	7.51	5856	3026	2.000	0.82
	5830	60000	5.43	7.51	5856	3026	3.000	0.73
	5830	80000	4.98	7.51	5856	3026	4.000	0.68
	5830	100000	4.67	7.51	5856	3026	5.000	0.64
	5830	150000	4.14	7.51	5856	3026	7.500	0.57
	5830	200000	3.80	7.51	5856	3026	10.000	0.52
	5830	250000	3.56	7.51	5856	3026	12.500	0.49
	5830	350000	3.22	7.51	5856	3026	17.500	0.45
	5830	500000	2.90	7.51	5856	3026	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
	5830	5000	12.06	8.08	5857	3027	0.250	1.46
	5830	10000	9.87	8.08	5857	3027	0.500	1.21
	5830	15000	8.78	8.08	5857	3027	0.750	1.08
BASE	5830	20000	8.08	8.08	5857	3027	1.000	1.00
	5830	25000	7.58	8.08	5857	3027	1.250	0.94
	5830	40000	6.62	8.08	5857	3027	2.000	0.83
	5830	60000	5.88	8.08	5857	3027	3.000	0.74
	5830	80000	5.42	8.08	5857	3027	4.000	0.68
	5830	100000	5.08	8.08	5857	3027	5.000	0.64
	5830	150000	4.52	8.08	5857	3027	7.500	0.58
	5830	200000	4.16	8.08	5857	3027	10.000	0.53
	5830	250000	3.90	8.08	5857	3027	12.500	0.50
	5830	350000	3.54	8.08	5857	3027	17.500	0.46
	5830	500000	3.19	8.08	5857	3027	25.000	0.41

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	5830	5000	13.88	9.52	5858	3028	0.250	1.43
	5830	10000	11.49	9.52	5858	3028	0.500	1.20
	5830	15000	10.29	9.52	5858	3028	0.750	1.08
BASE	5830	20000	9.52	9.52	5858	3028	1.000	1.00
	5830	25000	8.95	9.52	5858	3028	1.250	0.94
	5830	40000	7.88	9.52	5858	3028	2.000	0.84
	5830	60000	7.06	9.52	5858	3028	3.000	0.75
	5830	80000	6.52	9.52	5858	3028	4.000	0.70
	5830	100000	6.14	9.52	5858	3028	5.000	0.66
	5830	150000	5.50	9.52	5858	3028	7.500	0.60
	5830	200000	5.08	9.52	5858	3028	10.000	0.55
	5830	250000	4.78	9.52	5858	3028	12.500	0.52
	5830	350000	4.37	9.52	5858	3028	17.500	0.48
	5830	500000	3.96	9.52	5858	3028	25.000	0.44

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	13.88	9.52	5859	3029	0.250	1.43
	5830	10000	11.49	9.52	5859	3029	0.500	1.20
	5830	15000	10.29	9.52	5859	3029	0.750	1.08
BASE	5830	20000	9.52	9.52	5859	3029	1.000	1.00
	5830	25000	8.95	9.52	5859	3029	1.250	0.94
	5830	40000	7.88	9.52	5859	3029	2.000	0.84
	5830	60000	7.06	9.52	5859	3029	3.000	0.75
	5830	80000	6.52	9.52	5859	3029	4.000	0.70
	5830	100000	6.14	9.52	5859	3029	5.000	0.66
	5830	150000	5.50	9.52	5859	3029	7.500	0.60
	5830	200000	5.08	9.52	5859	3029	10.000	0.55
	5830	250000	4.78	9.52	5859	3029	12.500	0.52
	5830	350000	4.37	9.52	5859	3029	17.500	0.48
	5830	500000	3.96	9.52	5859	3029	25.000	0.44

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	13.88	9.52	5860	3030	0.250	1.43
	5830	10000	11.49	9.52	5860	3030	0.500	1.20
	5830	15000	10.29	9.52	5860	3030	0.750	1.08
BASE	5830	20000	9.52	9.52	5860	3030	1.000	1.00
	5830	25000	8.95	9.52	5860	3030	1.250	0.94
	5830	40000	7.88	9.52	5860	3030	2.000	0.84
	5830	60000	7.06	9.52	5860	3030	3.000	0.75
	5830	80000	6.52	9.52	5860	3030	4.000	0.70
	5830	100000	6.14	9.52	5860	3030	5.000	0.66
	5830	150000	5.50	9.52	5860	3030	7.500	0.60
	5830	200000	5.08	9.52	5860	3030	10.000	0.55
	5830	250000	4.78	9.52	5860	3030	12.500	0.52
	5830	350000	4.37	9.52	5860	3030	17.500	0.48
	5830	500000	3.96	9.52	5860	3030	25.000	0.44

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	580,400	508,087	5880	3050	0.500	1.14
BASE	5860	10	435,600	508,087	508,087	5880	3050	1.000	1.00
	5860	15	653,400	470,039	508,087	5880	3050	1.500	0.93
	5860	20	871,200	444,784	508,087	5880	3050	2.000	0.88
	5860	25	1,089,000	426,133	508,087	5880	3050	2.500	0.84
	5860	30	1,306,800	411,477	508,087	5880	3050	3.000	0.81
	5860	35	1,524,600	399,479	508,087	5880	3050	3.500	0.79
	5860	40	1,742,400	389,368	508,087	5880	3050	4.000	0.77
	5860	45	1,960,200	380,663	508,087	5880	3050	4.500	0.75
	5860	50	2,178,000	373,041	508,087	5880	3050	5.000	0.73
	5860	55	2,395,800	366,278	508,087	5880	3050	5.500	0.72
	5860	60	2,613,600	360,211	508,087	5880	3050	6.000	0.71
	5860	65	2,831,400	354,718	508,087	5880	3050	6.500	0.70
	5860	70	3,049,200	349,707	508,087	5880	3050	7.000	0.69

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	580,400	508,087	5881	3051	0.500	1.14
BASE	5860	10	435600	508,087	508,087	5881	3051	1.000	1.00
	5860	15	653400	470,039	508,087	5881	3051	1.500	0.93
	5860	20	871200	444,784	508,087	5881	3051	2.000	0.88
	5860	25	1089000	426,133	508,087	5881	3051	2.500	0.84
	5860	30	1306800	411,477	508,087	5881	3051	3.000	0.81
	5860	35	1524600	399,479	508,087	5881	3051	3.500	0.79
	5860	40	1742400	389,368	508,087	5881	3051	4.000	0.77
	5860	45	1960200	380,663	508,087	5881	3051	4.500	0.75
	5860	50	2178000	373,041	508,087	5881	3051	5.000	0.73
	5860	55	2395800	366,278	508,087	5881	3051	5.500	0.72
	5860	60	2613600	360,211	508,087	5881	3051	6.000	0.71
	5860	65	2831400	354,718	508,087	5881	3051	6.500	0.70
	5860	70	3049200	349,707	508,087	5881	3051	7.000	0.69

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	580,400	508,087	5882	3052	0.500	1.14
	5860	10	435600	508,087	508,087	5882	3052	1.000	1.00
	5860	15	653400	470,039	508,087	5882	3052	1.500	0.93
	5860	20	871200	444,784	508,087	5882	3052	2.000	0.88
	5860	25	1089000	426,133	508,087	5882	3052	2.500	0.84
	5860	30	1306800	411,477	508,087	5882	3052	3.000	0.81
	5860	35	1524600	399,479	508,087	5882	3052	3.500	0.79
	5860	40	1742400	389,368	508,087	5882	3052	4.000	0.77
	5860	45	1960200	380,663	508,087	5882	3052	4.500	0.75
	5860	50	2178000	373,041	508,087	5882	3052	5.000	0.73
	5860	55	2395800	366,278	508,087	5882	3052	5.500	0.72
	5860	60	2613600	360,211	508,087	5882	3052	6.000	0.71
	5860	65	2831400	354,718	508,087	5882	3052	6.500	0.70
	5860	70	3049200	349,707	508,087	5882	3052	7.000	0.69

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	580,400	508,087	5883	3053	0.500	1.14
	5860	10	435600	508,087	508,087	5883	3053	1.000	1.00
	5860	15	653400	470,039	508,087	5883	3053	1.500	0.93
	5860	20	871200	444,784	508,087	5883	3053	2.000	0.88
	5860	25	1089000	426,133	508,087	5883	3053	2.500	0.84
	5860	30	1306800	411,477	508,087	5883	3053	3.000	0.81
	5860	35	1524600	399,479	508,087	5883	3053	3.500	0.79
	5860	40	1742400	389,368	508,087	5883	3053	4.000	0.77
	5860	45	1960200	380,663	508,087	5883	3053	4.500	0.75
	5860	50	2178000	373,041	508,087	5883	3053	5.000	0.73
	5860	55	2395800	366,278	508,087	5883	3053	5.500	0.72
	5860	60	2613600	360,211	508,087	5883	3053	6.000	0.71
	5860	65	2831400	354,718	508,087	5883	3053	6.500	0.70
	5860	70	3049200	349,707	508,087	5883	3053	7.000	0.69

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	580,400	508,087	5884	3054	0.500	1.14
	5860	10	435600	508,087	508,087	5884	3054	1.000	1.00
	5860	15	653400	470,039	508,087	5884	3054	1.500	0.93
	5860	20	871200	444,784	508,087	5884	3054	2.000	0.88
	5860	25	1089000	426,133	508,087	5884	3054	2.500	0.84
	5860	30	1306800	411,477	508,087	5884	3054	3.000	0.81
	5860	35	1524600	399,479	508,087	5884	3054	3.500	0.79
	5860	40	1742400	389,368	508,087	5884	3054	4.000	0.77
	5860	45	1960200	380,663	508,087	5884	3054	4.500	0.75
	5860	50	2178000	373,041	508,087	5884	3054	5.000	0.73
	5860	55	2395800	366,278	508,087	5884	3054	5.500	0.72
	5860	60	2613600	360,211	508,087	5884	3054	6.000	0.71
	5860	65	2831400	354,718	508,087	5884	3054	6.500	0.70
	5860	70	3049200	349,707	508,087	5884	3054	7.000	0.69

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	226,379	187,927	5885	3055	0.500	1.20
	5860	10	435600	187,927	187,927	5885	3055	1.000	1.00
	5860	15	653400	168,537	187,927	5885	3055	1.500	0.90
	5860	20	871200	156,006	187,927	5885	3055	2.000	0.83
	5860	25	1089000	146,931	187,927	5885	3055	2.500	0.78
	5860	30	1306800	139,910	187,927	5885	3055	3.000	0.74
	5860	35	1524600	134,236	187,927	5885	3055	3.500	0.71
	5860	40	1742400	129,507	187,927	5885	3055	4.000	0.69
	5860	45	1960200	125,475	187,927	5885	3055	4.500	0.67
	5860	50	2178000	121,974	187,927	5885	3055	5.000	0.65
	5860	55	2395800	118,891	187,927	5885	3055	5.500	0.63
	5860	60	2613600	116,145	187,927	5885	3055	6.000	0.62
	5860	65	2831400	113,675	187,927	5885	3055	6.500	0.60
	5860	70	3049200	111,435	187,927	5885	3055	7.000	0.59

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	161,417	131,468	5886	3056	0.500	1.23
	5860	10	435600	131,468	131,468	5886	3056	1.000	1.00
	5860	15	653400	116,595	131,468	5886	3056	1.500	0.89
	5860	20	871200	107,075	131,468	5886	3056	2.000	0.81
	5860	25	1089000	100,229	131,468	5886	3056	2.500	0.76
	5860	30	1306800	94,962	131,468	5886	3056	3.000	0.72
	5860	35	1524600	90,725	131,468	5886	3056	3.500	0.69
	5860	40	1742400	87,208	131,468	5886	3056	4.000	0.66
	5860	45	1960200	84,219	131,468	5886	3056	4.500	0.64
	5860	50	2178000	81,633	131,468	5886	3056	5.000	0.62
	5860	55	2395800	79,361	131,468	5886	3056	5.500	0.60
	5860	60	2613600	77,343	131,468	5886	3056	6.000	0.59
	5860	65	2831400	75,531	131,468	5886	3056	6.500	0.57
	5860	70	3049200	73,892	131,468	5886	3056	7.000	0.56

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	5860	5	217800	176,655	144,612	5887	3057	0.500	1.22
	5860	10	435600	144,612	144,612	5887	3057	1.000	1.00
	5860	15	653400	128,635	144,612	5887	3057	1.500	0.89
	5860	20	871200	118,382	144,612	5887	3057	2.000	0.82
	5860	25	1089000	110,995	144,612	5887	3057	2.500	0.77
	5860	30	1306800	105,302	144,612	5887	3057	3.000	0.73
	5860	35	1524600	100,718	144,612	5887	3057	3.500	0.70
	5860	40	1742400	96,909	144,612	5887	3057	4.000	0.67
	5860	45	1960200	93,668	144,612	5887	3057	4.500	0.65
	5860	50	2178000	90,862	144,612	5887	3057	5.000	0.63
	5860	55	2395800	88,395	144,612	5887	3057	5.500	0.61
	5860	60	2613600	86,202	144,612	5887	3057	6.000	0.60
	5860	65	2831400	84,232	144,612	5887	3057	6.500	0.58
	5860	70	3049200	82,449	144,612	5887	3057	7.000	0.57

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	216,358	179,150	5888	3058	0.500	1.21
BASE	5860	10	435600	179,150	179,150	5888	3058	1.000	1.00
	5860	15	653400	160,426	179,150	5888	3058	1.500	0.90
	5860	20	871200	148,341	179,150	5888	3058	2.000	0.83
	5860	25	1089000	139,597	179,150	5888	3058	2.500	0.78
	5860	30	1306800	132,837	179,150	5888	3058	3.000	0.74
	5860	35	1524600	127,377	179,150	5888	3058	3.500	0.71
	5860	40	1742400	122,830	179,150	5888	3058	4.000	0.69
	5860	45	1960200	118,954	179,150	5888	3058	4.500	0.66
	5860	50	2178000	115,590	179,150	5888	3058	5.000	0.65
	5860	55	2395800	112,629	179,150	5888	3058	5.500	0.63
	5860	60	2613600	109,992	179,150	5888	3058	6.000	0.61
	5860	65	2831400	107,621	179,150	5888	3058	6.500	0.60
	5860	70	3049200	105,472	179,150	5888	3058	7.000	0.59

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	216,358	179,150	5889	3059	0.500	1.21
BASE	5860	10	435600	179,150	179,150	5889	3059	1.000	1.00
	5860	15	653400	160,426	179,150	5889	3059	1.500	0.90
	5860	20	871200	148,341	179,150	5889	3059	2.000	0.83
	5860	25	1089000	139,597	179,150	5889	3059	2.500	0.78
	5860	30	1306800	132,837	179,150	5889	3059	3.000	0.74
	5860	35	1524600	127,377	179,150	5889	3059	3.500	0.71
	5860	40	1742400	122,830	179,150	5889	3059	4.000	0.69
	5860	45	1960200	118,954	179,150	5889	3059	4.500	0.66
	5860	50	2178000	115,590	179,150	5889	3059	5.000	0.65
	5860	55	2395800	112,629	179,150	5889	3059	5.500	0.63
	5860	60	2613600	109,992	179,150	5889	3059	6.000	0.61
	5860	65	2831400	107,621	179,150	5889	3059	6.500	0.60
	5860	70	3049200	105,472	179,150	5889	3059	7.000	0.59

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	5860	5	217800	216,358	179,150	5890	3060	0.500	1.21
BASE	5860	10	435600	179,150	179,150	5890	3060	1.000	1.00
	5860	15	653400	160,426	179,150	5890	3060	1.500	0.90
	5860	20	871200	148,341	179,150	5890	3060	2.000	0.83
	5860	25	1089000	139,597	179,150	5890	3060	2.500	0.78
	5860	30	1306800	132,837	179,150	5890	3060	3.000	0.74
	5860	35	1524600	127,377	179,150	5890	3060	3.500	0.71
	5860	40	1742400	122,830	179,150	5890	3060	4.000	0.69
	5860	45	1960200	118,954	179,150	5890	3060	4.500	0.66
	5860	50	2178000	115,590	179,150	5890	3060	5.000	0.65
	5860	55	2395800	112,629	179,150	5890	3060	5.500	0.63
	5860	60	2613600	109,992	179,150	5890	3060	6.000	0.61
	5860	65	2831400	107,621	179,150	5890	3060	6.500	0.60
	5860	70	3049200	105,472	179,150	5890	3060	7.000	0.59

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	27.50	21.07	6020	4020	0.250	1.30
	6000	10000	24.07	21.07	6020	4020	0.500	1.14
	6000	15000	22.27	21.07	6020	4020	0.750	1.06
BASE	6000	20000	21.07	21.07	6020	4020	1.000	1.00
	6000	25000	20.19	21.07	6020	4020	1.250	0.96
	6000	40000	18.45	21.07	6020	4020	2.000	0.88
	6000	60000	17.07	21.07	6020	4020	3.000	0.81
	6000	80000	16.15	21.07	6020	4020	4.000	0.77
	6000	100000	15.47	21.07	6020	4020	5.000	0.73
	6000	150000	14.31	21.07	6020	4020	7.500	0.68
	6000	200000	13.54	21.07	6020	4020	10.000	0.64
	6000	250000	12.98	21.07	6020	4020	12.500	0.62
	6000	350000	12.16	21.07	6020	4020	17.500	0.58
	6000	500000	11.36	21.07	6020	4020	25.000	0.54

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	27.50	21.07	6021	4021	0.250	1.30
	6000	10000	24.07	21.07	6021	4021	0.500	1.14
	6000	15000	22.27	21.07	6021	4021	0.750	1.06
BASE	6000	20000	21.07	21.07	6021	4021	1.000	1.00
	6000	25000	20.19	21.07	6021	4021	1.250	0.96
	6000	40000	18.45	21.07	6021	4021	2.000	0.88
	6000	60000	17.07	21.07	6021	4021	3.000	0.81
	6000	80000	16.15	21.07	6021	4021	4.000	0.77
	6000	100000	15.47	21.07	6021	4021	5.000	0.73
	6000	150000	14.31	21.07	6021	4021	7.500	0.68
	6000	200000	13.54	21.07	6021	4021	10.000	0.64
	6000	250000	12.98	21.07	6021	4021	12.500	0.62
	6000	350000	12.16	21.07	6021	4021	17.500	0.58
	6000	500000	11.36	21.07	6021	4021	25.000	0.54

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	27.50	21.07	6022	4022	0.250	1.30
	6000	10000	24.07	21.07	6022	4022	0.500	1.14
	6000	15000	22.27	21.07	6022	4022	0.750	1.06
BASE	6000	20000	21.07	21.07	6022	4022	1.000	1.00
	6000	25000	20.19	21.07	6022	4022	1.250	0.96
	6000	40000	18.45	21.07	6022	4022	2.000	0.88
	6000	60000	17.07	21.07	6022	4022	3.000	0.81
	6000	80000	16.15	21.07	6022	4022	4.000	0.77
	6000	100000	15.47	21.07	6022	4022	5.000	0.73
	6000	150000	14.31	21.07	6022	4022	7.500	0.68
	6000	200000	13.54	21.07	6022	4022	10.000	0.64
	6000	250000	12.98	21.07	6022	4022	12.500	0.62
	6000	350000	12.16	21.07	6022	4022	17.500	0.58
	6000	500000	11.36	21.07	6022	4022	25.000	0.54

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	27.50	21.07	6023	4023	0.250	1.30
	6000	10000	24.07	21.07	6023	4023	0.500	1.14
	6000	15000	22.27	21.07	6023	4023	0.750	1.06
BASE	6000	20000	21.07	21.07	6023	4023	1.000	1.00
	6000	25000	20.19	21.07	6023	4023	1.250	0.96
	6000	40000	18.45	21.07	6023	4023	2.000	0.88
	6000	60000	17.07	21.07	6023	4023	3.000	0.81
	6000	80000	16.15	21.07	6023	4023	4.000	0.77
	6000	100000	15.47	21.07	6023	4023	5.000	0.73
	6000	150000	14.31	21.07	6023	4023	7.500	0.68
	6000	200000	13.54	21.07	6023	4023	10.000	0.64
	6000	250000	12.98	21.07	6023	4023	12.500	0.62
	6000	350000	12.16	21.07	6023	4023	17.500	0.58
	6000	500000	11.36	21.07	6023	4023	25.000	0.54

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	27.50	21.07	6024	4024	0.250	1.30
	6000	10000	24.07	21.07	6024	4024	0.500	1.14
	6000	15000	22.27	21.07	6024	4024	0.750	1.06
BASE	6000	20000	21.07	21.07	6024	4024	1.000	1.00
	6000	25000	20.19	21.07	6024	4024	1.250	0.96
	6000	40000	18.45	21.07	6024	4024	2.000	0.88
	6000	60000	17.07	21.07	6024	4024	3.000	0.81
	6000	80000	16.15	21.07	6024	4024	4.000	0.77
	6000	100000	15.47	21.07	6024	4024	5.000	0.73
	6000	150000	14.31	21.07	6024	4024	7.500	0.68
	6000	200000	13.54	21.07	6024	4024	10.000	0.64
	6000	250000	12.98	21.07	6024	4024	12.500	0.62
	6000	350000	12.16	21.07	6024	4024	17.500	0.58
	6000	500000	11.36	21.07	6024	4024	25.000	0.54

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	14.32	9.87	6025	4025	0.250	1.45
	6000	10000	11.89	9.87	6025	4025	0.500	1.20
	6000	15000	10.66	9.87	6025	4025	0.750	1.08
BASE	6000	20000	9.87	9.87	6025	4025	1.000	1.00
	6000	25000	9.29	9.87	6025	4025	1.250	0.94
	6000	40000	8.19	9.87	6025	4025	2.000	0.83
	6000	60000	7.35	9.87	6025	4025	3.000	0.74
	6000	80000	6.80	9.87	6025	4025	4.000	0.69
	6000	100000	6.41	9.87	6025	4025	5.000	0.65
	6000	150000	5.74	9.87	6025	4025	7.500	0.58
	6000	200000	5.32	9.87	6025	4025	10.000	0.54
	6000	250000	5.01	9.87	6025	4025	12.500	0.51
	6000	350000	4.58	9.87	6025	4025	17.500	0.46
	6000	500000	4.16	9.87	6025	4025	25.000	0.42

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	11.33	7.51	6026	4026	0.250	1.51
	6000	10000	9.23	7.51	6026	4026	0.500	1.23
	6000	15000	8.18	7.51	6026	4026	0.750	1.09
BASE	6000	20000	7.51	7.51	6026	4026	1.000	1.00
	6000	25000	7.03	7.51	6026	4026	1.250	0.94
	6000	40000	6.12	7.51	6026	4026	2.000	0.81
	6000	60000	5.43	7.51	6026	4026	3.000	0.72
	6000	80000	4.98	7.51	6026	4026	4.000	0.66
	6000	100000	4.67	7.51	6026	4026	5.000	0.62
	6000	150000	4.14	7.51	6026	4026	7.500	0.55
	6000	200000	3.80	7.51	6026	4026	10.000	0.51
	6000	250000	3.56	7.51	6026	4026	12.500	0.47
	6000	350000	3.22	7.51	6026	4026	17.500	0.43
	6000	500000	2.90	7.51	6026	4026	25.000	0.39

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	12.06	8.08	6027	4027	0.250	1.49
	6000	10000	9.87	8.08	6027	4027	0.500	1.22
	6000	15000	8.78	8.08	6027	4027	0.750	1.09
BASE	6000	20000	8.08	8.08	6027	4027	1.000	1.00
	6000	25000	7.58	8.08	6027	4027	1.250	0.94
	6000	40000	6.62	8.08	6027	4027	2.000	0.82
	6000	60000	5.88	8.08	6027	4027	3.000	0.73
	6000	80000	5.42	8.08	6027	4027	4.000	0.67
	6000	100000	5.08	8.08	6027	4027	5.000	0.63
	6000	150000	4.52	8.08	6027	4027	7.500	0.56
	6000	200000	4.16	8.08	6027	4027	10.000	0.51
	6000	250000	3.90	8.08	6027	4027	12.500	0.48
	6000	350000	3.54	8.08	6027	4027	17.500	0.44
	6000	500000	3.19	8.08	6027	4027	25.000	0.39

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	13.88	9.52	6028	4028	0.250	1.46
	6000	10000	11.49	9.52	6028	4028	0.500	1.21
	6000	15000	10.29	9.52	6028	4028	0.750	1.08
BASE	6000	20000	9.52	9.52	6028	4028	1.000	1.00
	6000	25000	8.95	9.52	6028	4028	1.250	0.94
	6000	40000	7.88	9.52	6028	4028	2.000	0.83
	6000	60000	7.06	9.52	6028	4028	3.000	0.74
	6000	80000	6.52	9.52	6028	4028	4.000	0.69
	6000	100000	6.14	9.52	6028	4028	5.000	0.65
	6000	150000	5.50	9.52	6028	4028	7.500	0.58
	6000	200000	5.08	9.52	6028	4028	10.000	0.53
	6000	250000	4.78	9.52	6028	4028	12.500	0.50
	6000	350000	4.37	9.52	6028	4028	17.500	0.46
	6000	500000	3.96	9.52	6028	4028	25.000	0.42

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	13.88	9.52	6029	4029	0.250	1.46
	6000	10000	11.49	9.52	6029	4029	0.500	1.21
	6000	15000	10.29	9.52	6029	4029	0.750	1.08
BASE	6000	20000	9.52	9.52	6029	4029	1.000	1.00
	6000	25000	8.95	9.52	6029	4029	1.250	0.94
	6000	40000	7.88	9.52	6029	4029	2.000	0.83
	6000	60000	7.06	9.52	6029	4029	3.000	0.74
	6000	80000	6.52	9.52	6029	4029	4.000	0.69
	6000	100000	6.14	9.52	6029	4029	5.000	0.65
	6000	150000	5.50	9.52	6029	4029	7.500	0.58
	6000	200000	5.08	9.52	6029	4029	10.000	0.53
	6000	250000	4.78	9.52	6029	4029	12.500	0.50
	6000	350000	4.37	9.52	6029	4029	17.500	0.46
	6000	500000	3.96	9.52	6029	4029	25.000	0.42

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	6000	5000	13.88	9.52	6030	4030	0.250	1.46
	6000	10000	11.49	9.52	6030	4030	0.500	1.21
	6000	15000	10.29	9.52	6030	4030	0.750	1.08
BASE	6000	20000	9.52	9.52	6030	4030	1.000	1.00
	6000	25000	8.95	9.52	6030	4030	1.250	0.94
	6000	40000	7.88	9.52	6030	4030	2.000	0.83
	6000	60000	7.06	9.52	6030	4030	3.000	0.74
	6000	80000	6.52	9.52	6030	4030	4.000	0.69
	6000	100000	6.14	9.52	6030	4030	5.000	0.65
	6000	150000	5.50	9.52	6030	4030	7.500	0.58
	6000	200000	5.08	9.52	6030	4030	10.000	0.53
	6000	250000	4.78	9.52	6030	4030	12.500	0.50
	6000	350000	4.37	9.52	6030	4030	17.500	0.46
	6000	500000	3.96	9.52	6030	4030	25.000	0.42

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	580,400	508,087	6050	4050	0.500	1.14
BASE	6030	10	435,600	508,087	508,087	6050	4050	1.000	1.00
	6030	15	653,400	470,039	508,087	6050	4050	1.500	0.93
	6030	20	871,200	444,784	508,087	6050	4050	2.000	0.88
	6030	25	1,089,000	426,133	508,087	6050	4050	2.500	0.84
	6030	30	1,306,800	411,477	508,087	6050	4050	3.000	0.81
	6030	35	1,524,600	399,479	508,087	6050	4050	3.500	0.79
	6030	40	1,742,400	389,368	508,087	6050	4050	4.000	0.77
	6030	45	1,960,200	380,663	508,087	6050	4050	4.500	0.75
	6030	50	2,178,000	373,041	508,087	6050	4050	5.000	0.73
	6030	55	2,395,800	366,278	508,087	6050	4050	5.500	0.72
	6030	60	2,613,600	360,211	508,087	6050	4050	6.000	0.71
	6030	65	2,831,400	354,718	508,087	6050	4050	6.500	0.70
	6030	70	3,049,200	349,707	508,087	6050	4050	7.000	0.69

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	580,400	508,087	6051	4051	0.500	1.14
	6030	10	435600	508,087	508,087	6051	4051	1.000	1.00
	6030	15	653400	470,039	508,087	6051	4051	1.500	0.93
	6030	20	871200	444,784	508,087	6051	4051	2.000	0.88
	6030	25	1089000	426,133	508,087	6051	4051	2.500	0.84
	6030	30	1306800	411,477	508,087	6051	4051	3.000	0.81
	6030	35	1524600	399,479	508,087	6051	4051	3.500	0.79
	6030	40	1742400	389,368	508,087	6051	4051	4.000	0.77
	6030	45	1960200	380,663	508,087	6051	4051	4.500	0.75
	6030	50	2178000	373,041	508,087	6051	4051	5.000	0.73
	6030	55	2395800	366,278	508,087	6051	4051	5.500	0.72
	6030	60	2613600	360,211	508,087	6051	4051	6.000	0.71
	6030	65	2831400	354,718	508,087	6051	4051	6.500	0.70
	6030	70	3049200	349,707	508,087	6051	4051	7.000	0.69

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	580,400	508,087	6052	4052	0.500	1.14
	6030	10	435600	508,087	508,087	6052	4052	1.000	1.00
	6030	15	653400	470,039	508,087	6052	4052	1.500	0.93
	6030	20	871200	444,784	508,087	6052	4052	2.000	0.88
	6030	25	1089000	426,133	508,087	6052	4052	2.500	0.84
	6030	30	1306800	411,477	508,087	6052	4052	3.000	0.81
	6030	35	1524600	399,479	508,087	6052	4052	3.500	0.79
	6030	40	1742400	389,368	508,087	6052	4052	4.000	0.77
	6030	45	1960200	380,663	508,087	6052	4052	4.500	0.75
	6030	50	2178000	373,041	508,087	6052	4052	5.000	0.73
	6030	55	2395800	366,278	508,087	6052	4052	5.500	0.72
	6030	60	2613600	360,211	508,087	6052	4052	6.000	0.71
	6030	65	2831400	354,718	508,087	6052	4052	6.500	0.70
	6030	70	3049200	349,707	508,087	6052	4052	7.000	0.69

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	580,400	508,087	6053	4053	0.500	1.14
	6030	10	435600	508,087	508,087	6053	4053	1.000	1.00
	6030	15	653400	470,039	508,087	6053	4053	1.500	0.93
	6030	20	871200	444,784	508,087	6053	4053	2.000	0.88
	6030	25	1089000	426,133	508,087	6053	4053	2.500	0.84
	6030	30	1306800	411,477	508,087	6053	4053	3.000	0.81
	6030	35	1524600	399,479	508,087	6053	4053	3.500	0.79
	6030	40	1742400	389,368	508,087	6053	4053	4.000	0.77
	6030	45	1960200	380,663	508,087	6053	4053	4.500	0.75
	6030	50	2178000	373,041	508,087	6053	4053	5.000	0.73
	6030	55	2395800	366,278	508,087	6053	4053	5.500	0.72
	6030	60	2613600	360,211	508,087	6053	4053	6.000	0.71
	6030	65	2831400	354,718	508,087	6053	4053	6.500	0.70
	6030	70	3049200	349,707	508,087	6053	4053	7.000	0.69

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	580,400	508,087	6054	4054	0.500	1.14
	6030	10	435600	508,087	508,087	6054	4054	1.000	1.00
	6030	15	653400	470,039	508,087	6054	4054	1.500	0.93
	6030	20	871200	444,784	508,087	6054	4054	2.000	0.88
	6030	25	1089000	426,133	508,087	6054	4054	2.500	0.84
	6030	30	1306800	411,477	508,087	6054	4054	3.000	0.81
	6030	35	1524600	399,479	508,087	6054	4054	3.500	0.79
	6030	40	1742400	389,368	508,087	6054	4054	4.000	0.77
	6030	45	1960200	380,663	508,087	6054	4054	4.500	0.75
	6030	50	2178000	373,041	508,087	6054	4054	5.000	0.73
	6030	55	2395800	366,278	508,087	6054	4054	5.500	0.72
	6030	60	2613600	360,211	508,087	6054	4054	6.000	0.71
	6030	65	2831400	354,718	508,087	6054	4054	6.500	0.70
	6030	70	3049200	349,707	508,087	6054	4054	7.000	0.69

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	226,379	187,927	6055	4055	0.500	1.20
	6030	10	435600	187,927	187,927	6055	4055	1.000	1.00
	6030	15	653400	168,537	187,927	6055	4055	1.500	0.90
	6030	20	871200	156,006	187,927	6055	4055	2.000	0.83
	6030	25	1089000	146,931	187,927	6055	4055	2.500	0.78
	6030	30	1306800	139,910	187,927	6055	4055	3.000	0.74
	6030	35	1524600	134,236	187,927	6055	4055	3.500	0.71
	6030	40	1742400	129,507	187,927	6055	4055	4.000	0.69
	6030	45	1960200	125,475	187,927	6055	4055	4.500	0.67
	6030	50	2178000	121,974	187,927	6055	4055	5.000	0.65
	6030	55	2395800	118,891	187,927	6055	4055	5.500	0.63
	6030	60	2613600	116,145	187,927	6055	4055	6.000	0.62
	6030	65	2831400	113,675	187,927	6055	4055	6.500	0.60
	6030	70	3049200	111,435	187,927	6055	4055	7.000	0.59

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	161,417	131,468	6056	4056	0.500	1.23
	6030	10	435600	131,468	131,468	6056	4056	1.000	1.00
	6030	15	653400	116,595	131,468	6056	4056	1.500	0.89
	6030	20	871200	107,075	131,468	6056	4056	2.000	0.81
	6030	25	1089000	100,229	131,468	6056	4056	2.500	0.76
	6030	30	1306800	94,962	131,468	6056	4056	3.000	0.72
	6030	35	1524600	90,725	131,468	6056	4056	3.500	0.69
	6030	40	1742400	87,208	131,468	6056	4056	4.000	0.66
	6030	45	1960200	84,219	131,468	6056	4056	4.500	0.64
	6030	50	2178000	81,633	131,468	6056	4056	5.000	0.62
	6030	55	2395800	79,361	131,468	6056	4056	5.500	0.60
	6030	60	2613600	77,343	131,468	6056	4056	6.000	0.59
	6030	65	2831400	75,531	131,468	6056	4056	6.500	0.57
	6030	70	3049200	73,892	131,468	6056	4056	7.000	0.56

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	176,655	144,612	6057	4057	0.500	1.22
	6030	10	435600	144,612	144,612	6057	4057	1.000	1.00
	6030	15	653400	128,635	144,612	6057	4057	1.500	0.89
	6030	20	871200	118,382	144,612	6057	4057	2.000	0.82
	6030	25	1089000	110,995	144,612	6057	4057	2.500	0.77
	6030	30	1306800	105,302	144,612	6057	4057	3.000	0.73
	6030	35	1524600	100,718	144,612	6057	4057	3.500	0.70
	6030	40	1742400	96,909	144,612	6057	4057	4.000	0.67
	6030	45	1960200	93,668	144,612	6057	4057	4.500	0.65
	6030	50	2178000	90,862	144,612	6057	4057	5.000	0.63
	6030	55	2395800	88,395	144,612	6057	4057	5.500	0.61
	6030	60	2613600	86,202	144,612	6057	4057	6.000	0.60
	6030	65	2831400	84,232	144,612	6057	4057	6.500	0.58
	6030	70	3049200	82,449	144,612	6057	4057	7.000	0.57

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	216,358	179,150	6058	4058	0.500	1.21
	6030	10	435600	179,150	179,150	6058	4058	1.000	1.00
	6030	15	653400	160,426	179,150	6058	4058	1.500	0.90
	6030	20	871200	148,341	179,150	6058	4058	2.000	0.83
	6030	25	1089000	139,597	179,150	6058	4058	2.500	0.78
	6030	30	1306800	132,837	179,150	6058	4058	3.000	0.74
	6030	35	1524600	127,377	179,150	6058	4058	3.500	0.71
	6030	40	1742400	122,830	179,150	6058	4058	4.000	0.69
	6030	45	1960200	118,954	179,150	6058	4058	4.500	0.66
	6030	50	2178000	115,590	179,150	6058	4058	5.000	0.65
	6030	55	2395800	112,629	179,150	6058	4058	5.500	0.63
	6030	60	2613600	109,992	179,150	6058	4058	6.000	0.61
	6030	65	2831400	107,621	179,150	6058	4058	6.500	0.60
	6030	70	3049200	105,472	179,150	6058	4058	7.000	0.59

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	6030	5	217800	216,358	179,150	6059	4059	0.500	1.21
	6030	10	435600	179,150	179,150	6059	4059	1.000	1.00
	6030	15	653400	160,426	179,150	6059	4059	1.500	0.90
	6030	20	871200	148,341	179,150	6059	4059	2.000	0.83
	6030	25	1089000	139,597	179,150	6059	4059	2.500	0.78
	6030	30	1306800	132,837	179,150	6059	4059	3.000	0.74
	6030	35	1524600	127,377	179,150	6059	4059	3.500	0.71
	6030	40	1742400	122,830	179,150	6059	4059	4.000	0.69
	6030	45	1960200	118,954	179,150	6059	4059	4.500	0.66
	6030	50	2178000	115,590	179,150	6059	4059	5.000	0.65
	6030	55	2395800	112,629	179,150	6059	4059	5.500	0.63
	6030	60	2613600	109,992	179,150	6059	4059	6.000	0.61
	6030	65	2831400	107,621	179,150	6059	4059	6.500	0.60
	6030	70	3049200	105,472	179,150	6059	4059	7.000	0.59

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	6030	5	217800	216,358	179,150	6060	4060	0.500	1.21
BASE	6030	10	435600	179,150	179,150	6060	4060	1.000	1.00
	6030	15	653400	160,426	179,150	6060	4060	1.500	0.90
	6030	20	871200	148,341	179,150	6060	4060	2.000	0.83
	6030	25	1089000	139,597	179,150	6060	4060	2.500	0.78
	6030	30	1306800	132,837	179,150	6060	4060	3.000	0.74
	6030	35	1524600	127,377	179,150	6060	4060	3.500	0.71
	6030	40	1742400	122,830	179,150	6060	4060	4.000	0.69
	6030	45	1960200	118,954	179,150	6060	4060	4.500	0.66
	6030	50	2178000	115,590	179,150	6060	4060	5.000	0.65
	6030	55	2395800	112,629	179,150	6060	4060	5.500	0.63
	6030	60	2613600	109,992	179,150	6060	4060	6.000	0.61
	6030	65	2831400	107,621	179,150	6060	4060	6.500	0.60
	6030	70	3049200	105,472	179,150	6060	4060	7.000	0.59

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	20.19	14.71	8030	7020	0.250	1.37
	8010	10000	17.23	14.71	8030	7020	0.500	1.17
	8010	15000	15.71	14.71	8030	7020	0.750	1.07
BASE	8010	20000	14.71	14.71	8030	7020	1.000	1.00
	8010	25000	13.98	14.71	8030	7020	1.250	0.95
	8010	40000	12.56	14.71	8030	7020	2.000	0.85
	8010	60000	11.45	14.71	8030	7020	3.000	0.78
	8010	80000	10.72	14.71	8030	7020	4.000	0.73
	8010	100000	10.19	14.71	8030	7020	5.000	0.69
	8010	150000	9.29	14.71	8030	7020	7.500	0.63
	8010	200000	8.70	14.71	8030	7020	10.000	0.59
	8010	250000	8.26	14.71	8030	7020	12.500	0.56
	8010	350000	7.65	14.71	8030	7020	17.500	0.52
	8010	500000	7.05	14.71	8030	7020	25.000	0.48

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	20.19	14.71	8031	7021	0.250	1.37
	8010	10000	17.23	14.71	8031	7021	0.500	1.17
	8010	15000	15.71	14.71	8031	7021	0.750	1.07
BASE	8010	20000	14.71	14.71	8031	7021	1.000	1.00
	8010	25000	13.98	14.71	8031	7021	1.250	0.95
	8010	40000	12.56	14.71	8031	7021	2.000	0.85
	8010	60000	11.45	14.71	8031	7021	3.000	0.78
	8010	80000	10.72	14.71	8031	7021	4.000	0.73
	8010	100000	10.19	14.71	8031	7021	5.000	0.69
	8010	150000	9.29	14.71	8031	7021	7.500	0.63
	8010	200000	8.70	14.71	8031	7021	10.000	0.59
	8010	250000	8.26	14.71	8031	7021	12.500	0.56
	8010	350000	7.65	14.71	8031	7021	17.500	0.52
	8010	500000	7.05	14.71	8031	7021	25.000	0.48

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	20.19	14.71	8032	7022	0.250	1.37
	8010	10000	17.23	14.71	8032	7022	0.500	1.17
	8010	15000	15.71	14.71	8032	7022	0.750	1.07
BASE	8010	20000	14.71	14.71	8032	7022	1.000	1.00
	8010	25000	13.98	14.71	8032	7022	1.250	0.95
	8010	40000	12.56	14.71	8032	7022	2.000	0.85
	8010	60000	11.45	14.71	8032	7022	3.000	0.78
	8010	80000	10.72	14.71	8032	7022	4.000	0.73
	8010	100000	10.19	14.71	8032	7022	5.000	0.69
	8010	150000	9.29	14.71	8032	7022	7.500	0.63
	8010	200000	8.70	14.71	8032	7022	10.000	0.59
	8010	250000	8.26	14.71	8032	7022	12.500	0.56
	8010	350000	7.65	14.71	8032	7022	17.500	0.52
	8010	500000	7.05	14.71	8032	7022	25.000	0.48

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	20.19	14.71	8033	7023	0.250	1.37
	8010	10000	17.23	14.71	8033	7023	0.500	1.17
	8010	15000	15.71	14.71	8033	7023	0.750	1.07
BASE	8010	20000	14.71	14.71	8033	7023	1.000	1.00
	8010	25000	13.98	14.71	8033	7023	1.250	0.95
	8010	40000	12.56	14.71	8033	7023	2.000	0.85
	8010	60000	11.45	14.71	8033	7023	3.000	0.78
	8010	80000	10.72	14.71	8033	7023	4.000	0.73
	8010	100000	10.19	14.71	8033	7023	5.000	0.69
	8010	150000	9.29	14.71	8033	7023	7.500	0.63
	8010	200000	8.70	14.71	8033	7023	10.000	0.59
	8010	250000	8.26	14.71	8033	7023	12.500	0.56
	8010	350000	7.65	14.71	8033	7023	17.500	0.52
	8010	500000	7.05	14.71	8033	7023	25.000	0.48

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	20.19	14.71	8034	7024	0.250	1.37
	8010	10000	17.23	14.71	8034	7024	0.500	1.17
	8010	15000	15.71	14.71	8034	7024	0.750	1.07
BASE	8010	20000	14.71	14.71	8034	7024	1.000	1.00
	8010	25000	13.98	14.71	8034	7024	1.250	0.95
	8010	40000	12.56	14.71	8034	7024	2.000	0.85
	8010	60000	11.45	14.71	8034	7024	3.000	0.78
	8010	80000	10.72	14.71	8034	7024	4.000	0.73
	8010	100000	10.19	14.71	8034	7024	5.000	0.69
	8010	150000	9.29	14.71	8034	7024	7.500	0.63
	8010	200000	8.70	14.71	8034	7024	10.000	0.59
	8010	250000	8.26	14.71	8034	7024	12.500	0.56
	8010	350000	7.65	14.71	8034	7024	17.500	0.52
	8010	500000	7.05	14.71	8034	7024	25.000	0.48

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	10.51	6.89	8035	7025	0.250	1.53
	8010	10000	8.51	6.89	8035	7025	0.500	1.24
	8010	15000	7.52	6.89	8035	7025	0.750	1.09
BASE	8010	20000	6.89	6.89	8035	7025	1.000	1.00
	8010	25000	6.44	6.89	8035	7025	1.250	0.93
	8010	40000	5.58	6.89	8035	7025	2.000	0.81
	8010	60000	4.93	6.89	8035	7025	3.000	0.72
	8010	80000	4.51	6.89	8035	7025	4.000	0.66
	8010	100000	4.22	6.89	8035	7025	5.000	0.61
	8010	150000	3.73	6.89	8035	7025	7.500	0.54
	8010	200000	3.41	6.89	8035	7025	10.000	0.50
	8010	250000	3.19	6.89	8035	7025	12.500	0.46
	8010	350000	2.88	6.89	8035	7025	17.500	0.42
	8010	500000	2.58	6.89	8035	7025	25.000	0.37

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	11.88	8.66	8036	7026	0.250	1.37
	8010	10000	10.14	8.66	8036	7026	0.500	1.17
	8010	15000	9.24	8.66	8036	7026	0.750	1.07
BASE	8010	20000	8.66	8.66	8036	7026	1.000	1.00
	8010	25000	8.23	8.66	8036	7026	1.250	0.95
	8010	40000	7.39	8.66	8036	7026	2.000	0.85
	8010	60000	6.74	8.66	8036	7026	3.000	0.78
	8010	80000	6.31	8.66	8036	7026	4.000	0.73
	8010	100000	5.99	8.66	8036	7026	5.000	0.69
	8010	150000	5.46	8.66	8036	7026	7.500	0.63
	8010	200000	5.12	8.66	8036	7026	10.000	0.59
	8010	250000	4.86	8.66	8036	7026	12.500	0.56
	8010	350000	4.50	8.66	8036	7026	17.500	0.52
	8010	500000	4.15	8.66	8036	7026	25.000	0.48

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	8.85	5.64	8037	7027	0.250	1.57
	8010	10000	7.07	5.64	8037	7027	0.500	1.25
	8010	15000	6.19	5.64	8037	7027	0.750	1.10
BASE	8010	20000	5.64	5.64	8037	7027	1.000	1.00
	8010	25000	5.25	5.64	8037	7027	1.250	0.93
	8010	40000	4.50	5.64	8037	7027	2.000	0.80
	8010	60000	3.95	5.64	8037	7027	3.000	0.70
	8010	80000	3.59	5.64	8037	7027	4.000	0.64
	8010	100000	3.34	5.64	8037	7027	5.000	0.59
	8010	150000	2.93	5.64	8037	7027	7.500	0.52
	8010	200000	2.67	5.64	8037	7027	10.000	0.47
	8010	250000	2.48	5.64	8037	7027	12.500	0.44
	8010	350000	2.22	5.64	8037	7027	17.500	0.39
	8010	500000	1.98	5.64	8037	7027	25.000	0.35

Region 28

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	10.19	6.64	8038	7028	0.250	1.53
	8010	10000	8.23	6.64	8038	7028	0.500	1.24
	8010	15000	7.26	6.64	8038	7028	0.750	1.09
BASE	8010	20000	6.64	6.64	8038	7028	1.000	1.00
	8010	25000	6.20	6.64	8038	7028	1.250	0.93
	8010	40000	5.36	6.64	8038	7028	2.000	0.81
	8010	60000	4.73	6.64	8038	7028	3.000	0.71
	8010	80000	4.33	6.64	8038	7028	4.000	0.65
	8010	100000	4.04	6.64	8038	7028	5.000	0.61
	8010	150000	3.57	6.64	8038	7028	7.500	0.54
	8010	200000	3.26	6.64	8038	7028	10.000	0.49
	8010	250000	3.05	6.64	8038	7028	12.500	0.46
	8010	350000	2.75	6.64	8038	7028	17.500	0.41
	8010	500000	2.46	6.64	8038	7028	25.000	0.37

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	10.19	6.64	8039	7029	0.250	1.53
	8010	10000	8.23	6.64	8039	7029	0.500	1.24
	8010	15000	7.26	6.64	8039	7029	0.750	1.09
BASE	8010	20000	6.64	6.64	8039	7029	1.000	1.00
	8010	25000	6.20	6.64	8039	7029	1.250	0.93
	8010	40000	5.36	6.64	8039	7029	2.000	0.81
	8010	60000	4.73	6.64	8039	7029	3.000	0.71
	8010	80000	4.33	6.64	8039	7029	4.000	0.65
	8010	100000	4.04	6.64	8039	7029	5.000	0.61
	8010	150000	3.57	6.64	8039	7029	7.500	0.54
	8010	200000	3.26	6.64	8039	7029	10.000	0.49
	8010	250000	3.05	6.64	8039	7029	12.500	0.46
	8010	350000	2.75	6.64	8039	7029	17.500	0.41
	8010	500000	2.46	6.64	8039	7029	25.000	0.37

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	8010	5000	10.19	6.64	8040	7030	0.250	1.53
	8010	10000	8.23	6.64	8040	7030	0.500	1.24
	8010	15000	7.26	6.64	8040	7030	0.750	1.09
BASE	8010	20000	6.64	6.64	8040	7030	1.000	1.00
	8010	25000	6.20	6.64	8040	7030	1.250	0.93
	8010	40000	5.36	6.64	8040	7030	2.000	0.81
	8010	60000	4.73	6.64	8040	7030	3.000	0.71
	8010	80000	4.33	6.64	8040	7030	4.000	0.65
	8010	100000	4.04	6.64	8040	7030	5.000	0.61
	8010	150000	3.57	6.64	8040	7030	7.500	0.54
	8010	200000	3.26	6.64	8040	7030	10.000	0.49
	8010	250000	3.05	6.64	8040	7030	12.500	0.46
	8010	350000	2.75	6.64	8040	7030	17.500	0.41
	8010	500000	2.46	6.64	8040	7030	25.000	0.37

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	371,506	317,140	8050	7050	0.500	1.17
BASE	8040	10	435,600	317,140	317,140	8050	7050	1.000	1.00
	8040	15	653,400	289,104	317,140	8050	7050	1.500	0.91
	8040	20	871,200	270,729	317,140	8050	7050	2.000	0.85
	8040	25	1,089,000	257,284	317,140	8050	7050	2.500	0.81
	8040	30	1,306,800	246,796	317,140	8050	7050	3.000	0.78
	8040	35	1,524,600	238,263	317,140	8050	7050	3.500	0.75
	8040	40	1,742,400	231,110	317,140	8050	7050	4.000	0.73
	8040	45	1,960,200	224,979	317,140	8050	7050	4.500	0.71
	8040	50	2,178,000	219,633	317,140	8050	7050	5.000	0.69
	8040	55	2,395,800	214,906	317,140	8050	7050	5.500	0.68
	8040	60	2,613,600	210,680	317,140	8050	7050	6.000	0.66
	8040	65	2,831,400	206,865	317,140	8050	7050	6.500	0.65
	8040	70	3,049,200	203,395	317,140	8050	7050	7.000	0.64

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	8040	5	217800	371,506	317,140	8051	7051	0.500	1.17
BASE	8040	10	435600	317,140	317,140	8051	7051	1.000	1.00
	8040	15	653400	289,104	317,140	8051	7051	1.500	0.91
	8040	20	871200	270,729	317,140	8051	7051	2.000	0.85
	8040	25	1089000	257,284	317,140	8051	7051	2.500	0.81
	8040	30	1306800	246,796	317,140	8051	7051	3.000	0.78
	8040	35	1524600	238,263	317,140	8051	7051	3.500	0.75
	8040	40	1742400	231,110	317,140	8051	7051	4.000	0.73
	8040	45	1960200	224,979	317,140	8051	7051	4.500	0.71
	8040	50	2178000	219,633	317,140	8051	7051	5.000	0.69
	8040	55	2395800	214,906	317,140	8051	7051	5.500	0.68
	8040	60	2613600	210,680	317,140	8051	7051	6.000	0.66
	8040	65	2831400	206,865	317,140	8051	7051	6.500	0.65
	8040	70	3049200	203,395	317,140	8051	7051	7.000	0.64

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	371,506	317,140	8052	7052	0.500	1.17
	8040	10	435600	317,140	317,140	8052	7052	1.000	1.00
	8040	15	653400	289,104	317,140	8052	7052	1.500	0.91
	8040	20	871200	270,729	317,140	8052	7052	2.000	0.85
	8040	25	1089000	257,284	317,140	8052	7052	2.500	0.81
	8040	30	1306800	246,796	317,140	8052	7052	3.000	0.78
	8040	35	1524600	238,263	317,140	8052	7052	3.500	0.75
	8040	40	1742400	231,110	317,140	8052	7052	4.000	0.73
	8040	45	1960200	224,979	317,140	8052	7052	4.500	0.71
	8040	50	2178000	219,633	317,140	8052	7052	5.000	0.69
	8040	55	2395800	214,906	317,140	8052	7052	5.500	0.68
	8040	60	2613600	210,680	317,140	8052	7052	6.000	0.66
	8040	65	2831400	206,865	317,140	8052	7052	6.500	0.65
	8040	70	3049200	203,395	317,140	8052	7052	7.000	0.64

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	371,506	317,140	8053	7053	0.500	1.17
	8040	10	435600	317,140	317,140	8053	7053	1.000	1.00
	8040	15	653400	289,104	317,140	8053	7053	1.500	0.91
	8040	20	871200	270,729	317,140	8053	7053	2.000	0.85
	8040	25	1089000	257,284	317,140	8053	7053	2.500	0.81
	8040	30	1306800	246,796	317,140	8053	7053	3.000	0.78
	8040	35	1524600	238,263	317,140	8053	7053	3.500	0.75
	8040	40	1742400	231,110	317,140	8053	7053	4.000	0.73
	8040	45	1960200	224,979	317,140	8053	7053	4.500	0.71
	8040	50	2178000	219,633	317,140	8053	7053	5.000	0.69
	8040	55	2395800	214,906	317,140	8053	7053	5.500	0.68
	8040	60	2613600	210,680	317,140	8053	7053	6.000	0.66
	8040	65	2831400	206,865	317,140	8053	7053	6.500	0.65
	8040	70	3049200	203,395	317,140	8053	7053	7.000	0.64

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	371,506	317,140	8054	7054	0.500	1.17
	8040	10	435600	317,140	317,140	8054	7054	1.000	1.00
	8040	15	653400	289,104	317,140	8054	7054	1.500	0.91
	8040	20	871200	270,729	317,140	8054	7054	2.000	0.85
	8040	25	1089000	257,284	317,140	8054	7054	2.500	0.81
	8040	30	1306800	246,796	317,140	8054	7054	3.000	0.78
	8040	35	1524600	238,263	317,140	8054	7054	3.500	0.75
	8040	40	1742400	231,110	317,140	8054	7054	4.000	0.73
	8040	45	1960200	224,979	317,140	8054	7054	4.500	0.71
	8040	50	2178000	219,633	317,140	8054	7054	5.000	0.69
	8040	55	2395800	214,906	317,140	8054	7054	5.500	0.68
	8040	60	2613600	210,680	317,140	8054	7054	6.000	0.66
	8040	65	2831400	206,865	317,140	8054	7054	6.500	0.65
	8040	70	3049200	203,395	317,140	8054	7054	7.000	0.64

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	144,902	117,301	8055	7055	0.500	1.24
	8040	10	435,600	117,301	117,301	8055	7055	1.000	1.00
	8040	15	653,400	103,661	117,301	8055	7055	1.500	0.88
	8040	20	871,200	94,957	117,301	8055	7055	2.000	0.81
	8040	25	1,089,000	88,712	117,301	8055	7055	2.500	0.76
	8040	30	1,306,800	83,915	117,301	8055	7055	3.000	0.72
	8040	35	1,524,600	80,063	117,301	8055	7055	3.500	0.68
	8040	40	1,742,400	76,869	117,301	8055	7055	4.000	0.66
	8040	45	1,960,200	74,158	117,301	8055	7055	4.500	0.63
	8040	50	2,178,000	71,814	117,301	8055	7055	5.000	0.61
	8040	55	2,395,800	69,757	117,301	8055	7055	5.500	0.59
	8040	60	2,613,600	67,931	117,301	8055	7055	6.000	0.58
	8040	65	2,831,400	66,293	117,301	8055	7055	6.500	0.57
	8040	70	3,049,200	64,812	117,301	8055	7055	7.000	0.55

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	103,321	82,060	8056	7056	0.500	1.26
	8040	10	435600	82,060	82,060	8056	7056	1.000	1.00
	8040	15	653400	71,713	82,060	8056	7056	1.500	0.87
	8040	20	871200	65,174	82,060	8056	7056	2.000	0.79
	8040	25	1089000	60,515	82,060	8056	7056	2.500	0.74
	8040	30	1306800	56,956	82,060	8056	7056	3.000	0.69
	8040	35	1524600	54,112	82,060	8056	7056	3.500	0.66
	8040	40	1742400	51,763	82,060	8056	7056	4.000	0.63
	8040	45	1960200	49,775	82,060	8056	7056	4.500	0.61
	8040	50	2178000	48,062	82,060	8056	7056	5.000	0.59
	8040	55	2395800	46,564	82,060	8056	7056	5.500	0.57
	8040	60	2613600	45,236	82,060	8056	7056	6.000	0.55
	8040	65	2831400	44,049	82,060	8056	7056	6.500	0.54
	8040	70	3049200	42,977	82,060	8056	7056	7.000	0.52

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	113,075	90,265	8057	7057	0.500	1.25
	8040	10	435600	90,265	90,265	8057	7057	1.000	1.00
	8040	15	653400	79,119	90,265	8057	7057	1.500	0.88
	8040	20	871200	72,056	90,265	8057	7057	2.000	0.80
	8040	25	1089000	67,015	90,265	8057	7057	2.500	0.74
	8040	30	1306800	63,158	90,265	8057	7057	3.000	0.70
	8040	35	1524600	60,072	90,265	8057	7057	3.500	0.67
	8040	40	1742400	57,520	90,265	8057	7057	4.000	0.64
	8040	45	1960200	55,360	90,265	8057	7057	4.500	0.61
	8040	50	2178000	53,496	90,265	8057	7057	5.000	0.59
	8040	55	2395800	51,864	90,265	8057	7057	5.500	0.57
	8040	60	2613600	50,418	90,265	8057	7057	6.000	0.56
	8040	65	2831400	49,123	90,265	8057	7057	6.500	0.54
	8040	70	3049200	47,954	90,265	8057	7057	7.000	0.53

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	138,488	111,822	8058	7058	0.500	1.24
	8040	10	435600	111,822	111,822	8058	7058	1.000	1.00
	8040	15	653400	98,672	111,822	8058	7058	1.500	0.88
	8040	20	871200	90,291	111,822	8058	7058	2.000	0.81
	8040	25	1089000	84,284	111,822	8058	7058	2.500	0.75
	8040	30	1306800	79,673	111,822	8058	7058	3.000	0.71
	8040	35	1524600	75,972	111,822	8058	7058	3.500	0.68
	8040	40	1742400	72,906	111,822	8058	7058	4.000	0.65
	8040	45	1960200	70,304	111,822	8058	7058	4.500	0.63
	8040	50	2178000	68,055	111,822	8058	7058	5.000	0.61
	8040	55	2395800	66,083	111,822	8058	7058	5.500	0.59
	8040	60	2613600	64,332	111,822	8058	7058	6.000	0.58
	8040	65	2831400	62,763	111,822	8058	7058	6.500	0.56
	8040	70	3049200	61,344	111,822	8058	7058	7.000	0.55

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	138,488	111,822	8059	7059	0.500	1.24
	8040	10	435600	111,822	111,822	8059	7059	1.000	1.00
	8040	15	653400	98,672	111,822	8059	7059	1.500	0.88
	8040	20	871200	90,291	111,822	8059	7059	2.000	0.81
	8040	25	1089000	84,284	111,822	8059	7059	2.500	0.75
	8040	30	1306800	79,673	111,822	8059	7059	3.000	0.71
	8040	35	1524600	75,972	111,822	8059	7059	3.500	0.68
	8040	40	1742400	72,906	111,822	8059	7059	4.000	0.65
	8040	45	1960200	70,304	111,822	8059	7059	4.500	0.63
	8040	50	2178000	68,055	111,822	8059	7059	5.000	0.61
	8040	55	2395800	66,083	111,822	8059	7059	5.500	0.59
	8040	60	2613600	64,332	111,822	8059	7059	6.000	0.58
	8040	65	2831400	62,763	111,822	8059	7059	6.500	0.56
	8040	70	3049200	61,344	111,822	8059	7059	7.000	0.55

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	8040	5	217800	138,488	111,822	8060	7060	0.500	1.24
	8040	10	435600	111,822	111,822	8060	7060	1.000	1.00
	8040	15	653400	98,672	111,822	8060	7060	1.500	0.88
	8040	20	871200	90,291	111,822	8060	7060	2.000	0.81
	8040	25	1089000	84,284	111,822	8060	7060	2.500	0.75
	8040	30	1306800	79,673	111,822	8060	7060	3.000	0.71
	8040	35	1524600	75,972	111,822	8060	7060	3.500	0.68
	8040	40	1742400	72,906	111,822	8060	7060	4.000	0.65
	8040	45	1960200	70,304	111,822	8060	7060	4.500	0.63
	8040	50	2178000	68,055	111,822	8060	7060	5.000	0.61
	8040	55	2395800	66,083	111,822	8060	7060	5.500	0.59
	8040	60	2613600	64,332	111,822	8060	7060	6.000	0.58
	8040	65	2831400	62,763	111,822	8060	7060	6.500	0.56
	8040	70	3049200	61,344	111,822	8060	7060	7.000	0.55

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	15.31	10.67	2120	2120	0.250	1.44
	2100	10000	12.78	10.67	2120	2120	0.500	1.20
	2100	15000	11.50	10.67	2120	2120	0.750	1.08
BASE	2100	20000	10.67	10.67	2120	2120	1.000	1.00
	2100	25000	10.07	10.67	2120	2120	1.250	0.94
	2100	40000	8.91	10.67	2120	2120	2.000	0.83
	2100	60000	8.01	10.67	2120	2120	3.000	0.75
	2100	80000	7.43	10.67	2120	2120	4.000	0.70
	2100	100000	7.01	10.67	2120	2120	5.000	0.66
	2100	150000	6.31	10.67	2120	2120	7.500	0.59
	2100	200000	5.85	10.67	2120	2120	10.000	0.55
	2100	250000	5.52	10.67	2120	2120	12.500	0.52
	2100	350000	5.06	10.67	2120	2120	17.500	0.47
	2100	500000	4.61	10.67	2120	2120	25.000	0.43

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	15.31	10.67	2121	2121	0.250	1.44
	2100	10000	12.78	10.67	2121	2121	0.500	1.20
	2100	15000	11.50	10.67	2121	2121	0.750	1.08
BASE	2100	20000	10.67	10.67	2121	2121	1.000	1.00
	2100	25000	10.07	10.67	2121	2121	1.250	0.94
	2100	40000	8.91	10.67	2121	2121	2.000	0.83
	2100	60000	8.01	10.67	2121	2121	3.000	0.75
	2100	80000	7.43	10.67	2121	2121	4.000	0.70
	2100	100000	7.01	10.67	2121	2121	5.000	0.66
	2100	150000	6.31	10.67	2121	2121	7.500	0.59
	2100	200000	5.85	10.67	2121	2121	10.000	0.55
	2100	250000	5.52	10.67	2121	2121	12.500	0.52
	2100	350000	5.06	10.67	2121	2121	17.500	0.47
	2100	500000	4.61	10.67	2121	2121	25.000	0.43

Region 22

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	15.31	10.67	2122	2122	0.250	1.44
	2100	10000	12.78	10.67	2122	2122	0.500	1.20
	2100	15000	11.50	10.67	2122	2122	0.750	1.08
BASE	2100	20000	10.67	10.67	2122	2122	1.000	1.00
	2100	25000	10.07	10.67	2122	2122	1.250	0.94
	2100	40000	8.91	10.67	2122	2122	2.000	0.83
	2100	60000	8.01	10.67	2122	2122	3.000	0.75
	2100	80000	7.43	10.67	2122	2122	4.000	0.70
	2100	100000	7.01	10.67	2122	2122	5.000	0.66
	2100	150000	6.31	10.67	2122	2122	7.500	0.59
	2100	200000	5.85	10.67	2122	2122	10.000	0.55
	2100	250000	5.52	10.67	2122	2122	12.500	0.52
	2100	350000	5.06	10.67	2122	2122	17.500	0.47
	2100	500000	4.61	10.67	2122	2122	25.000	0.43

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	15.31	10.67	2123	2123	0.250	1.44
	2100	10000	12.78	10.67	2123	2123	0.500	1.20
	2100	15000	11.50	10.67	2123	2123	0.750	1.08
BASE	2100	20000	10.67	10.67	2123	2123	1.000	1.00
	2100	25000	10.07	10.67	2123	2123	1.250	0.94
	2100	40000	8.91	10.67	2123	2123	2.000	0.83
	2100	60000	8.01	10.67	2123	2123	3.000	0.75
	2100	80000	7.43	10.67	2123	2123	4.000	0.70
	2100	100000	7.01	10.67	2123	2123	5.000	0.66
	2100	150000	6.31	10.67	2123	2123	7.500	0.59
	2100	200000	5.85	10.67	2123	2123	10.000	0.55
	2100	250000	5.52	10.67	2123	2123	12.500	0.52
	2100	350000	5.06	10.67	2123	2123	17.500	0.47
	2100	500000	4.61	10.67	2123	2123	25.000	0.43

Region 24

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	15.31	10.67	2124	2124	0.250	1.44
	2100	10000	12.78	10.67	2124	2124	0.500	1.20
	2100	15000	11.50	10.67	2124	2124	0.750	1.08
BASE	2100	20000	10.67	10.67	2124	2124	1.000	1.00
	2100	25000	10.07	10.67	2124	2124	1.250	0.94
	2100	40000	8.91	10.67	2124	2124	2.000	0.83
	2100	60000	8.01	10.67	2124	2124	3.000	0.75
	2100	80000	7.43	10.67	2124	2124	4.000	0.70
	2100	100000	7.01	10.67	2124	2124	5.000	0.66
	2100	150000	6.31	10.67	2124	2124	7.500	0.59
	2100	200000	5.85	10.67	2124	2124	10.000	0.55
	2100	250000	5.52	10.67	2124	2124	12.500	0.52
	2100	350000	5.06	10.67	2124	2124	17.500	0.47
	2100	500000	4.61	10.67	2124	2124	25.000	0.43

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	7.98	5.00	2125	2125	0.250	1.60
	2100	10000	6.31	5.00	2125	2125	0.500	1.26
	2100	15000	5.51	5.00	2125	2125	0.750	1.10
BASE	2100	20000	5.00	5.00	2125	2125	1.000	1.00
	2100	25000	4.63	5.00	2125	2125	1.250	0.93
	2100	40000	3.96	5.00	2125	2125	2.000	0.79
	2100	60000	3.45	5.00	2125	2125	3.000	0.69
	2100	80000	3.13	5.00	2125	2125	4.000	0.63
	2100	100000	2.90	5.00	2125	2125	5.000	0.58
	2100	150000	2.53	5.00	2125	2125	7.500	0.51
	2100	200000	2.30	5.00	2125	2125	10.000	0.46
	2100	250000	2.13	5.00	2125	2125	12.500	0.43
	2100	350000	1.90	5.00	2125	2125	17.500	0.38
	2100	500000	1.69	5.00	2125	2125	25.000	0.34

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	6.31	3.80	2126	2126	0.250	1.66
	2100	10000	4.90	3.80	2126	2126	0.500	1.29
	2100	15000	4.23	3.80	2126	2126	0.750	1.11
BASE	2100	20000	3.80	3.80	2126	2126	1.000	1.00
	2100	25000	3.51	3.80	2126	2126	1.250	0.92
	2100	40000	2.95	3.80	2126	2126	2.000	0.78
	2100	60000	2.55	3.80	2126	2126	3.000	0.67
	2100	80000	2.29	3.80	2126	2126	4.000	0.60
	2100	100000	2.12	3.80	2126	2126	5.000	0.56
	2100	150000	1.82	3.80	2126	2126	7.500	0.48
	2100	200000	1.64	3.80	2126	2126	10.000	0.43
	2100	250000	1.51	3.80	2126	2126	12.500	0.40
	2100	350000	1.34	3.80	2126	2126	17.500	0.35
	2100	500000	1.18	3.80	2126	2126	25.000	0.31

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	6.72	4.09	2127	2127	0.250	1.64
	2100	10000	5.24	4.09	2127	2127	0.500	1.28
	2100	15000	4.53	4.09	2127	2127	0.750	1.11
BASE	2100	20000	4.09	4.09	2127	2127	1.000	1.00
	2100	25000	3.78	4.09	2127	2127	1.250	0.92
	2100	40000	3.19	4.09	2127	2127	2.000	0.78
	2100	60000	2.76	4.09	2127	2127	3.000	0.68
	2100	80000	2.49	4.09	2127	2127	4.000	0.61
	2100	100000	2.30	4.09	2127	2127	5.000	0.56
	2100	150000	1.99	4.09	2127	2127	7.500	0.49
	2100	200000	1.80	4.09	2127	2127	10.000	0.44
	2100	250000	1.66	4.09	2127	2127	12.500	0.41
	2100	350000	1.47	4.09	2127	2127	17.500	0.36
	2100	500000	1.29	4.09	2127	2127	25.000	0.32

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	7.73	4.82	2128	2128	0.250	1.60
	2100	10000	6.10	4.82	2128	2128	0.500	1.27
	2100	15000	5.31	4.82	2128	2128	0.750	1.10
BASE	2100	20000	4.82	4.82	2128	2128	1.000	1.00
	2100	25000	4.46	4.82	2128	2128	1.250	0.93
	2100	40000	3.80	4.82	2128	2128	2.000	0.79
	2100	60000	3.31	4.82	2128	2128	3.000	0.69
	2100	80000	3.00	4.82	2128	2128	4.000	0.62
	2100	100000	2.78	4.82	2128	2128	5.000	0.58
	2100	150000	2.42	4.82	2128	2128	7.500	0.50
	2100	200000	2.20	4.82	2128	2128	10.000	0.46
	2100	250000	2.04	4.82	2128	2128	12.500	0.42
	2100	350000	1.82	4.82	2128	2128	17.500	0.38
	2100	500000	1.61	4.82	2128	2128	25.000	0.33

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	7.73	4.82	2129	2129	0.250	1.60
	2100	10000	6.10	4.82	2129	2129	0.500	1.27
	2100	15000	5.31	4.82	2129	2129	0.750	1.10
BASE	2100	20000	4.82	4.82	2129	2129	1.000	1.00
	2100	25000	4.46	4.82	2129	2129	1.250	0.93
	2100	40000	3.80	4.82	2129	2129	2.000	0.79
	2100	60000	3.31	4.82	2129	2129	3.000	0.69
	2100	80000	3.00	4.82	2129	2129	4.000	0.62
	2100	100000	2.78	4.82	2129	2129	5.000	0.58
	2100	150000	2.42	4.82	2129	2129	7.500	0.50
	2100	200000	2.20	4.82	2129	2129	10.000	0.46
	2100	250000	2.04	4.82	2129	2129	12.500	0.42
	2100	350000	1.82	4.82	2129	2129	17.500	0.38
	2100	500000	1.61	4.82	2129	2129	25.000	0.33

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2100	5000	7.73	4.82	2130	2130	0.250	1.60
	2100	10000	6.10	4.82	2130	2130	0.500	1.27
	2100	15000	5.31	4.82	2130	2130	0.750	1.10
BASE	2100	20000	4.82	4.82	2130	2130	1.000	1.00
	2100	25000	4.46	4.82	2130	2130	1.250	0.93
	2100	40000	3.80	4.82	2130	2130	2.000	0.79
	2100	60000	3.31	4.82	2130	2130	3.000	0.69
	2100	80000	3.00	4.82	2130	2130	4.000	0.62
	2100	100000	2.78	4.82	2130	2130	5.000	0.58
	2100	150000	2.42	4.82	2130	2130	7.500	0.50
	2100	200000	2.20	4.82	2130	2130	10.000	0.46
	2100	250000	2.04	4.82	2130	2130	12.500	0.42
	2100	350000	1.82	4.82	2130	2130	17.500	0.38
	2100	500000	1.61	4.82	2130	2130	25.000	0.33

Regional Acre Models for Apartment Property 4 to 19 Units

Region 20

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217,800	249,390	208,163	2150	2150	0.500	1.20
BASE	2150	10	435,600	208,163	208,163	2150	2150	1.000	1.00
	2150	15	653,400	187,283	208,163	2150	2150	1.500	0.90
	2150	20	871,200	173,751	208,163	2150	2150	2.000	0.83
	2150	25	1,089,000	163,932	208,163	2150	2150	2.500	0.79
	2150	30	1,306,800	156,322	208,163	2150	2150	3.000	0.75
	2150	35	1,524,600	150,165	208,163	2150	2150	3.500	0.72
	2150	40	1,742,400	145,027	208,163	2150	2150	4.000	0.70
	2150	45	1,960,200	140,642	208,163	2150	2150	4.500	0.68
	2150	50	2,178,000	136,832	208,163	2150	2150	5.000	0.66
	2150	55	2,395,800	133,474	208,163	2150	2150	5.500	0.64
	2150	60	2,613,600	130,480	208,163	2150	2150	6.000	0.63
	2150	65	2,831,400	127,786	208,163	2150	2150	6.500	0.61
	2150	70	3,049,200	125,341	208,163	2150	2150	7.000	0.60

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	249,390	208,163	2151	2151	0.500	1.20
BASE	2150	10	435600	208,163	208,163	2151	2151	1.000	1.00
	2150	15	653400	187,283	208,163	2151	2151	1.500	0.90
	2150	20	871200	173,751	208,163	2151	2151	2.000	0.83
	2150	25	1089000	163,932	208,163	2151	2151	2.500	0.79
	2150	30	1306800	156,322	208,163	2151	2151	3.000	0.75
	2150	35	1524600	150,165	208,163	2151	2151	3.500	0.72
	2150	40	1742400	145,027	208,163	2151	2151	4.000	0.70
	2150	45	1960200	140,642	208,163	2151	2151	4.500	0.68
	2150	50	2178000	136,832	208,163	2151	2151	5.000	0.66
	2150	55	2395800	133,474	208,163	2151	2151	5.500	0.64
	2150	60	2613600	130,480	208,163	2151	2151	6.000	0.63
	2150	65	2831400	127,786	208,163	2151	2151	6.500	0.61
	2150	70	3049200	125,341	208,163	2151	2151	7.000	0.60

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	249,390	208,163	2152	2152	0.500	1.20
BASE	2150	10	435600	208,163	208,163	2152	2152	1.000	1.00
	2150	15	653400	187,283	208,163	2152	2152	1.500	0.90
	2150	20	871200	173,751	208,163	2152	2152	2.000	0.83
	2150	25	1089000	163,932	208,163	2152	2152	2.500	0.79
	2150	30	1306800	156,322	208,163	2152	2152	3.000	0.75
	2150	35	1524600	150,165	208,163	2152	2152	3.500	0.72
	2150	40	1742400	145,027	208,163	2152	2152	4.000	0.70
	2150	45	1960200	140,642	208,163	2152	2152	4.500	0.68
	2150	50	2178000	136,832	208,163	2152	2152	5.000	0.66
	2150	55	2395800	133,474	208,163	2152	2152	5.500	0.64
	2150	60	2613600	130,480	208,163	2152	2152	6.000	0.63
	2150	65	2831400	127,786	208,163	2152	2152	6.500	0.61
	2150	70	3049200	125,341	208,163	2152	2152	7.000	0.60

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2150	5	217800	249,390	208,163	2153	2153	0.500	1.20
BASE	2150	10	435600	208,163	208,163	2153	2153	1.000	1.00
	2150	15	653400	187,283	208,163	2153	2153	1.500	0.90
	2150	20	871200	173,751	208,163	2153	2153	2.000	0.83
	2150	25	1089000	163,932	208,163	2153	2153	2.500	0.79
	2150	30	1306800	156,322	208,163	2153	2153	3.000	0.75
	2150	35	1524600	150,165	208,163	2153	2153	3.500	0.72
	2150	40	1742400	145,027	208,163	2153	2153	4.000	0.70
	2150	45	1960200	140,642	208,163	2153	2153	4.500	0.68
	2150	50	2178000	136,832	208,163	2153	2153	5.000	0.66
	2150	55	2395800	133,474	208,163	2153	2153	5.500	0.64
	2150	60	2613600	130,480	208,163	2153	2153	6.000	0.63
	2150	65	2831400	127,786	208,163	2153	2153	6.500	0.61
	2150	70	3049200	125,341	208,163	2153	2153	7.000	0.60

Region 24

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	249,390	208,163	2154	2154	0.500	1.20
	2150	10	435600	208,163	208,163	2154	2154	1.000	1.00
	2150	15	653400	187,283	208,163	2154	2154	1.500	0.90
	2150	20	871200	173,751	208,163	2154	2154	2.000	0.83
	2150	25	1089000	163,932	208,163	2154	2154	2.500	0.79
	2150	30	1306800	156,322	208,163	2154	2154	3.000	0.75
	2150	35	1524600	150,165	208,163	2154	2154	3.500	0.72
	2150	40	1742400	145,027	208,163	2154	2154	4.000	0.70
	2150	45	1960200	140,642	208,163	2154	2154	4.500	0.68
	2150	50	2178000	136,832	208,163	2154	2154	5.000	0.66
	2150	55	2395800	133,474	208,163	2154	2154	5.500	0.64
	2150	60	2613600	130,480	208,163	2154	2154	6.000	0.63
	2150	65	2831400	127,786	208,163	2154	2154	6.500	0.61
	2150	70	3049200	125,341	208,163	2154	2154	7.000	0.60

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	97,272	76,993	2155	2155	0.500	1.26
	2150	10	435600	76,993	76,993	2155	2155	1.000	1.00
	2150	15	653400	67,152	76,993	2155	2155	1.500	0.87
	2150	20	871200	60,942	76,993	2155	2155	2.000	0.79
	2150	25	1089000	56,524	76,993	2155	2155	2.500	0.73
	2150	30	1306800	53,153	76,993	2155	2155	3.000	0.69
	2150	35	1524600	50,460	76,993	2155	2155	3.500	0.66
	2150	40	1742400	48,237	76,993	2155	2155	4.000	0.63
	2150	45	1960200	46,359	76,993	2155	2155	4.500	0.60
	2150	50	2178000	44,740	76,993	2155	2155	5.000	0.58
	2150	55	2395800	43,325	76,993	2155	2155	5.500	0.56
	2150	60	2613600	42,072	76,993	2155	2155	6.000	0.55
	2150	65	2831400	40,951	76,993	2155	2155	6.500	0.53
	2150	70	3049200	39,940	76,993	2155	2155	7.000	0.52

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	69,359	53,862	2156	2156	0.500	1.29
	2150	10	435600	53,862	53,862	2156	2156	1.000	1.00
	2150	15	653400	46,456	53,862	2156	2156	1.500	0.86
	2150	20	871200	41,828	53,862	2156	2156	2.000	0.78
	2150	25	1089000	38,558	53,862	2156	2156	2.500	0.72
	2150	30	1306800	36,077	53,862	2156	2156	3.000	0.67
	2150	35	1524600	34,104	53,862	2156	2156	3.500	0.63
	2150	40	1742400	32,482	53,862	2156	2156	4.000	0.60
	2150	45	1960200	31,116	53,862	2156	2156	4.500	0.58
	2150	50	2178000	29,943	53,862	2156	2156	5.000	0.56
	2150	55	2395800	28,920	53,862	2156	2156	5.500	0.54
	2150	60	2613600	28,016	53,862	2156	2156	6.000	0.52
	2150	65	2831400	27,210	53,862	2156	2156	6.500	0.51
	2150	70	3049200	26,484	53,862	2156	2156	7.000	0.49

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	75,907	59,248	2157	2157	0.500	1.28
	2150	10	435600	59,248	59,248	2157	2157	1.000	1.00
	2150	15	653400	51,253	59,248	2157	2157	1.500	0.87
	2150	20	871200	46,245	59,248	2157	2157	2.000	0.78
	2150	25	1089000	42,699	59,248	2157	2157	2.500	0.72
	2150	30	1306800	40,005	59,248	2157	2157	3.000	0.68
	2150	35	1524600	37,860	59,248	2157	2157	3.500	0.64
	2150	40	1742400	36,095	59,248	2157	2157	4.000	0.61
	2150	45	1960200	34,607	59,248	2157	2157	4.500	0.58
	2150	50	2178000	33,328	59,248	2157	2157	5.000	0.56
	2150	55	2395800	32,212	59,248	2157	2157	5.500	0.54
	2150	60	2613600	31,225	59,248	2157	2157	6.000	0.53
	2150	65	2831400	30,344	59,248	2157	2157	6.500	0.51
	2150	70	3049200	29,551	59,248	2157	2157	7.000	0.50

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	92,966	73,398	2158	2158	0.500	1.27
	2150	10	435600	73,398	73,398	2158	2158	1.000	1.00
	2150	15	653400	63,920	73,398	2158	2158	1.500	0.87
	2150	20	871200	57,948	73,398	2158	2158	2.000	0.79
	2150	25	1089000	53,702	73,398	2158	2158	2.500	0.73
	2150	30	1306800	50,466	73,398	2158	2158	3.000	0.69
	2150	35	1524600	47,881	73,398	2158	2158	3.500	0.65
	2150	40	1742400	45,750	73,398	2158	2158	4.000	0.62
	2150	45	1960200	43,949	73,398	2158	2158	4.500	0.60
	2150	50	2178000	42,398	73,398	2158	2158	5.000	0.58
	2150	55	2395800	41,043	73,398	2158	2158	5.500	0.56
	2150	60	2613600	39,843	73,398	2158	2158	6.000	0.54
	2150	65	2831400	38,770	73,398	2158	2158	6.500	0.53
	2150	70	3049200	37,803	73,398	2158	2158	7.000	0.52

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	92,966	73,398	2159	2159	0.500	1.27
	2150	10	435600	73,398	73,398	2159	2159	1.000	1.00
	2150	15	653400	63,920	73,398	2159	2159	1.500	0.87
	2150	20	871200	57,948	73,398	2159	2159	2.000	0.79
	2150	25	1089000	53,702	73,398	2159	2159	2.500	0.73
	2150	30	1306800	50,466	73,398	2159	2159	3.000	0.69
	2150	35	1524600	47,881	73,398	2159	2159	3.500	0.65
	2150	40	1742400	45,750	73,398	2159	2159	4.000	0.62
	2150	45	1960200	43,949	73,398	2159	2159	4.500	0.60
	2150	50	2178000	42,398	73,398	2159	2159	5.000	0.58
	2150	55	2395800	41,043	73,398	2159	2159	5.500	0.56
	2150	60	2613600	39,843	73,398	2159	2159	6.000	0.54
	2150	65	2831400	38,770	73,398	2159	2159	6.500	0.53
	2150	70	3049200	37,803	73,398	2159	2159	7.000	0.52

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2150	5	217800	92,966	73,398	2160	2160	0.500	1.27
	2150	10	435600	73,398	73,398	2160	2160	1.000	1.00
	2150	15	653400	63,920	73,398	2160	2160	1.500	0.87
	2150	20	871200	57,948	73,398	2160	2160	2.000	0.79
	2150	25	1089000	53,702	73,398	2160	2160	2.500	0.73
	2150	30	1306800	50,466	73,398	2160	2160	3.000	0.69
	2150	35	1524600	47,881	73,398	2160	2160	3.500	0.65
	2150	40	1742400	45,750	73,398	2160	2160	4.000	0.62
	2150	45	1960200	43,949	73,398	2160	2160	4.500	0.60
	2150	50	2178000	42,398	73,398	2160	2160	5.000	0.58
	2150	55	2395800	41,043	73,398	2160	2160	5.500	0.56
	2150	60	2613600	39,843	73,398	2160	2160	6.000	0.54
	2150	65	2831400	38,770	73,398	2160	2160	6.500	0.53
	2150	70	3049200	37,803	73,398	2160	2160	7.000	0.52

Regional Square Foot Models for Apartment Property 20 to 99 Units

Region 20

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
BASE	2200	5000	27.50	21.07	2220	2220	0.250	1.30
	2200	10000	24.07	21.07	2220	2220	0.500	1.14
	2200	15000	22.27	21.07	2220	2220	0.750	1.06
	2200	20000	21.07	21.07	2220	2220	1.000	1.00
	2200	25000	20.19	21.07	2220	2220	1.250	0.96
	2200	40000	18.45	21.07	2220	2220	2.000	0.88
	2200	60000	17.07	21.07	2220	2220	3.000	0.81
	2200	80000	16.15	21.07	2220	2220	4.000	0.77
	2200	100000	15.47	21.07	2220	2220	5.000	0.73
	2200	150000	14.31	21.07	2220	2220	7.500	0.68
	2200	200000	13.54	21.07	2220	2220	10.000	0.64
	2200	250000	12.98	21.07	2220	2220	12.500	0.62
	2200	350000	12.16	21.07	2220	2220	17.500	0.58
	2200	500000	11.36	21.07	2220	2220	25.000	0.54

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
BASE	2200	5000	27.50	21.07	2221	2221	0.250	1.30
	2200	10000	24.07	21.07	2221	2221	0.500	1.14
	2200	15000	22.27	21.07	2221	2221	0.750	1.06
	2200	20000	21.07	21.07	2221	2221	1.000	1.00
	2200	25000	20.19	21.07	2221	2221	1.250	0.96
	2200	40000	18.45	21.07	2221	2221	2.000	0.88
	2200	60000	17.07	21.07	2221	2221	3.000	0.81
	2200	80000	16.15	21.07	2221	2221	4.000	0.77
	2200	100000	15.47	21.07	2221	2221	5.000	0.73
	2200	150000	14.31	21.07	2221	2221	7.500	0.68
	2200	200000	13.54	21.07	2221	2221	10.000	0.64
	2200	250000	12.98	21.07	2221	2221	12.500	0.62
	2200	350000	12.16	21.07	2221	2221	17.500	0.58
	2200	500000	11.36	21.07	2221	2221	25.000	0.54

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	27.50	21.07	2222	2222	0.250	1.30
	2200	10000	24.07	21.07	2222	2222	0.500	1.14
	2200	15000	22.27	21.07	2222	2222	0.750	1.06
BASE	2200	20000	21.07	21.07	2222	2222	1.000	1.00
	2200	25000	20.19	21.07	2222	2222	1.250	0.96
	2200	40000	18.45	21.07	2222	2222	2.000	0.88
	2200	60000	17.07	21.07	2222	2222	3.000	0.81
	2200	80000	16.15	21.07	2222	2222	4.000	0.77
	2200	100000	15.47	21.07	2222	2222	5.000	0.73
	2200	150000	14.31	21.07	2222	2222	7.500	0.68
	2200	200000	13.54	21.07	2222	2222	10.000	0.64
	2200	250000	12.98	21.07	2222	2222	12.500	0.62
	2200	350000	12.16	21.07	2222	2222	17.500	0.58
	2200	500000	11.36	21.07	2222	2222	25.000	0.54

Region 23

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	27.50	21.07	2223	2223	0.250	1.30
	2200	10000	24.07	21.07	2223	2223	0.500	1.14
	2200	15000	22.27	21.07	2223	2223	0.750	1.06
BASE	2200	20000	21.07	21.07	2223	2223	1.000	1.00
	2200	25000	20.19	21.07	2223	2223	1.250	0.96
	2200	40000	18.45	21.07	2223	2223	2.000	0.88
	2200	60000	17.07	21.07	2223	2223	3.000	0.81
	2200	80000	16.15	21.07	2223	2223	4.000	0.77
	2200	100000	15.47	21.07	2223	2223	5.000	0.73
	2200	150000	14.31	21.07	2223	2223	7.500	0.68
	2200	200000	13.54	21.07	2223	2223	10.000	0.64
	2200	250000	12.98	21.07	2223	2223	12.500	0.62
	2200	350000	12.16	21.07	2223	2223	17.500	0.58
	2200	500000	11.36	21.07	2223	2223	25.000	0.54

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	27.50	21.07	2224	2224	0.250	1.30
	2200	10000	24.07	21.07	2224	2224	0.500	1.14
	2200	15000	22.27	21.07	2224	2224	0.750	1.06
BASE	2200	20000	21.07	21.07	2224	2224	1.000	1.00
	2200	25000	20.19	21.07	2224	2224	1.250	0.96
	2200	40000	18.45	21.07	2224	2224	2.000	0.88
	2200	60000	17.07	21.07	2224	2224	3.000	0.81
	2200	80000	16.15	21.07	2224	2224	4.000	0.77
	2200	100000	15.47	21.07	2224	2224	5.000	0.73
	2200	150000	14.31	21.07	2224	2224	7.500	0.68
	2200	200000	13.54	21.07	2224	2224	10.000	0.64
	2200	250000	12.98	21.07	2224	2224	12.500	0.62
	2200	350000	12.16	21.07	2224	2224	17.500	0.58
	2200	500000	11.36	21.07	2224	2224	25.000	0.54

Region 25

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	14.32	9.87	2225	2225	0.250	1.45
	2200	10000	11.89	9.87	2225	2225	0.500	1.20
	2200	15000	10.66	9.87	2225	2225	0.750	1.08
BASE	2200	20000	9.87	9.87	2225	2225	1.000	1.00
	2200	25000	9.29	9.87	2225	2225	1.250	0.94
	2200	40000	8.19	9.87	2225	2225	2.000	0.83
	2200	60000	7.35	9.87	2225	2225	3.000	0.74
	2200	80000	6.80	9.87	2225	2225	4.000	0.69
	2200	100000	6.41	9.87	2225	2225	5.000	0.65
	2200	150000	5.74	9.87	2225	2225	7.500	0.58
	2200	200000	5.32	9.87	2225	2225	10.000	0.54
	2200	250000	5.01	9.87	2225	2225	12.500	0.51
	2200	350000	4.58	9.87	2225	2225	17.500	0.46
	2200	500000	4.16	9.87	2225	2225	25.000	0.42

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	11.33	7.51	2226	2226	0.250	1.51
	2200	10000	9.23	7.51	2226	2226	0.500	1.23
	2200	15000	8.18	7.51	2226	2226	0.750	1.09
BASE	2200	20000	7.51	7.51	2226	2226	1.000	1.00
	2200	25000	7.03	7.51	2226	2226	1.250	0.94
	2200	40000	6.12	7.51	2226	2226	2.000	0.81
	2200	60000	5.43	7.51	2226	2226	3.000	0.72
	2200	80000	4.98	7.51	2226	2226	4.000	0.66
	2200	100000	4.67	7.51	2226	2226	5.000	0.62
	2200	150000	4.14	7.51	2226	2226	7.500	0.55
	2200	200000	3.80	7.51	2226	2226	10.000	0.51
	2200	250000	3.56	7.51	2226	2226	12.500	0.47
	2200	350000	3.22	7.51	2226	2226	17.500	0.43
	2200	500000	2.90	7.51	2226	2226	25.000	0.39

Region 27

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	12.06	8.08	2227	2227	0.250	1.49
	2200	10000	9.87	8.08	2227	2227	0.500	1.22
	2200	15000	8.78	8.08	2227	2227	0.750	1.09
BASE	2200	20000	8.08	8.08	2227	2227	1.000	1.00
	2200	25000	7.58	8.08	2227	2227	1.250	0.94
	2200	40000	6.62	8.08	2227	2227	2.000	0.82
	2200	60000	5.88	8.08	2227	2227	3.000	0.73
	2200	80000	5.42	8.08	2227	2227	4.000	0.67
	2200	100000	5.08	8.08	2227	2227	5.000	0.63
	2200	150000	4.52	8.08	2227	2227	7.500	0.56
	2200	200000	4.16	8.08	2227	2227	10.000	0.51
	2200	250000	3.90	8.08	2227	2227	12.500	0.48
	2200	350000	3.54	8.08	2227	2227	17.500	0.44
	2200	500000	3.19	8.08	2227	2227	25.000	0.39

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	13.88	9.52	2228	2228	0.250	1.46
	2200	10000	11.49	9.52	2228	2228	0.500	1.21
	2200	15000	10.29	9.52	2228	2228	0.750	1.08
BASE	2200	20000	9.52	9.52	2228	2228	1.000	1.00
	2200	25000	8.95	9.52	2228	2228	1.250	0.94
	2200	40000	7.88	9.52	2228	2228	2.000	0.83
	2200	60000	7.06	9.52	2228	2228	3.000	0.74
	2200	80000	6.52	9.52	2228	2228	4.000	0.69
	2200	100000	6.14	9.52	2228	2228	5.000	0.65
	2200	150000	5.50	9.52	2228	2228	7.500	0.58
	2200	200000	5.08	9.52	2228	2228	10.000	0.53
	2200	250000	4.78	9.52	2228	2228	12.500	0.50
	2200	350000	4.37	9.52	2228	2228	17.500	0.46
	2200	500000	3.96	9.52	2228	2228	25.000	0.42

Region 29

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	13.88	9.52	2229	2229	0.250	1.46
	2200	10000	11.49	9.52	2229	2229	0.500	1.21
	2200	15000	10.29	9.52	2229	2229	0.750	1.08
BASE	2200	20000	9.52	9.52	2229	2229	1.000	1.00
	2200	25000	8.95	9.52	2229	2229	1.250	0.94
	2200	40000	7.88	9.52	2229	2229	2.000	0.83
	2200	60000	7.06	9.52	2229	2229	3.000	0.74
	2200	80000	6.52	9.52	2229	2229	4.000	0.69
	2200	100000	6.14	9.52	2229	2229	5.000	0.65
	2200	150000	5.50	9.52	2229	2229	7.500	0.58
	2200	200000	5.08	9.52	2229	2229	10.000	0.53
	2200	250000	4.78	9.52	2229	2229	12.500	0.50
	2200	350000	4.37	9.52	2229	2229	17.500	0.46
	2200	500000	3.96	9.52	2229	2229	25.000	0.42

Region 30

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2200	5000	13.88	9.52	2230	2230	0.250	1.46
	2200	10000	11.49	9.52	2230	2230	0.500	1.21
	2200	15000	10.29	9.52	2230	2230	0.750	1.08
BASE	2200	20000	9.52	9.52	2230	2230	1.000	1.00
	2200	25000	8.95	9.52	2230	2230	1.250	0.94
	2200	40000	7.88	9.52	2230	2230	2.000	0.83
	2200	60000	7.06	9.52	2230	2230	3.000	0.74
	2200	80000	6.52	9.52	2230	2230	4.000	0.69
	2200	100000	6.14	9.52	2230	2230	5.000	0.65
	2200	150000	5.50	9.52	2230	2230	7.500	0.58
	2200	200000	5.08	9.52	2230	2230	10.000	0.53
	2200	250000	4.78	9.52	2230	2230	12.500	0.50
	2200	350000	4.37	9.52	2230	2230	17.500	0.46
	2200	500000	3.96	9.52	2230	2230	25.000	0.42

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	580,400	508,087	2260	2260	0.500	1.14
BASE	2250	10	435,600	508,087	508,087	2260	2260	1.000	1.00
	2250	15	653,400	470,039	508,087	2260	2260	1.500	0.93
	2250	20	871,200	444,784	508,087	2260	2260	2.000	0.88
	2250	25	1,089,000	426,133	508,087	2260	2260	2.500	0.84
	2250	30	1,306,800	411,477	508,087	2260	2260	3.000	0.81
	2250	35	1,524,600	399,479	508,087	2260	2260	3.500	0.79
	2250	40	1,742,400	389,368	508,087	2260	2260	4.000	0.77
	2250	45	1,960,200	380,663	508,087	2260	2260	4.500	0.75
	2250	50	2,178,000	373,041	508,087	2260	2260	5.000	0.73
	2250	55	2,395,800	366,278	508,087	2260	2260	5.500	0.72
	2250	60	2,613,600	360,211	508,087	2260	2260	6.000	0.71
	2250	65	2,831,400	354,718	508,087	2260	2260	6.500	0.70
	2250	70	3,049,200	349,707	508,087	2260	2260	7.000	0.69

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	580,400	508,087	2261	2261	0.500	1.14
BASE	2250	10	435600	508,087	508,087	2261	2261	1.000	1.00
	2250	15	653400	470,039	508,087	2261	2261	1.500	0.93
	2250	20	871200	444,784	508,087	2261	2261	2.000	0.88
	2250	25	1089000	426,133	508,087	2261	2261	2.500	0.84
	2250	30	1306800	411,477	508,087	2261	2261	3.000	0.81
	2250	35	1524600	399,479	508,087	2261	2261	3.500	0.79
	2250	40	1742400	389,368	508,087	2261	2261	4.000	0.77
	2250	45	1960200	380,663	508,087	2261	2261	4.500	0.75
	2250	50	2178000	373,041	508,087	2261	2261	5.000	0.73
	2250	55	2395800	366,278	508,087	2261	2261	5.500	0.72
	2250	60	2613600	360,211	508,087	2261	2261	6.000	0.71
	2250	65	2831400	354,718	508,087	2261	2261	6.500	0.70
	2250	70	3049200	349,707	508,087	2261	2261	7.000	0.69

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	580,400	508,087	2262	2262	0.500	1.14
	2250	10	435600	508,087	508,087	2262	2262	1.000	1.00
	2250	15	653400	470,039	508,087	2262	2262	1.500	0.93
	2250	20	871200	444,784	508,087	2262	2262	2.000	0.88
	2250	25	1089000	426,133	508,087	2262	2262	2.500	0.84
	2250	30	1306800	411,477	508,087	2262	2262	3.000	0.81
	2250	35	1524600	399,479	508,087	2262	2262	3.500	0.79
	2250	40	1742400	389,368	508,087	2262	2262	4.000	0.77
	2250	45	1960200	380,663	508,087	2262	2262	4.500	0.75
	2250	50	2178000	373,041	508,087	2262	2262	5.000	0.73
	2250	55	2395800	366,278	508,087	2262	2262	5.500	0.72
	2250	60	2613600	360,211	508,087	2262	2262	6.000	0.71
	2250	65	2831400	354,718	508,087	2262	2262	6.500	0.70
	2250	70	3049200	349,707	508,087	2262	2262	7.000	0.69

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2250	5	217800	580,400	508,087	2263	2263	0.500	1.14
	2250	10	435600	508,087	508,087	2263	2263	1.000	1.00
	2250	15	653400	470,039	508,087	2263	2263	1.500	0.93
	2250	20	871200	444,784	508,087	2263	2263	2.000	0.88
	2250	25	1089000	426,133	508,087	2263	2263	2.500	0.84
	2250	30	1306800	411,477	508,087	2263	2263	3.000	0.81
	2250	35	1524600	399,479	508,087	2263	2263	3.500	0.79
	2250	40	1742400	389,368	508,087	2263	2263	4.000	0.77
	2250	45	1960200	380,663	508,087	2263	2263	4.500	0.75
	2250	50	2178000	373,041	508,087	2263	2263	5.000	0.73
	2250	55	2395800	366,278	508,087	2263	2263	5.500	0.72
	2250	60	2613600	360,211	508,087	2263	2263	6.000	0.71
	2250	65	2831400	354,718	508,087	2263	2263	6.500	0.70
	2250	70	3049200	349,707	508,087	2263	2263	7.000	0.69

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	580,400	508,087	2264	2264	0.500	1.14
	2250	10	435600	508,087	508,087	2264	2264	1.000	1.00
	2250	15	653400	470,039	508,087	2264	2264	1.500	0.93
	2250	20	871200	444,784	508,087	2264	2264	2.000	0.88
	2250	25	1089000	426,133	508,087	2264	2264	2.500	0.84
	2250	30	1306800	411,477	508,087	2264	2264	3.000	0.81
	2250	35	1524600	399,479	508,087	2264	2264	3.500	0.79
	2250	40	1742400	389,368	508,087	2264	2264	4.000	0.77
	2250	45	1960200	380,663	508,087	2264	2264	4.500	0.75
	2250	50	2178000	373,041	508,087	2264	2264	5.000	0.73
	2250	55	2395800	366,278	508,087	2264	2264	5.500	0.72
	2250	60	2613600	360,211	508,087	2264	2264	6.000	0.71
	2250	65	2831400	354,718	508,087	2264	2264	6.500	0.70
	2250	70	3049200	349,707	508,087	2264	2264	7.000	0.69

Region 25

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	226,379	187,927	2265	2265	0.500	1.20
BASE	2250	10	435600	187,927	187,927	2265	2265	1.000	1.00
	2250	15	653400	168,537	187,927	2265	2265	1.500	0.90
	2250	20	871200	156,006	187,927	2265	2265	2.000	0.83
	2250	25	1089000	146,931	187,927	2265	2265	2.500	0.78
	2250	30	1306800	139,910	187,927	2265	2265	3.000	0.74
	2250	35	1524600	134,236	187,927	2265	2265	3.500	0.71
	2250	40	1742400	129,507	187,927	2265	2265	4.000	0.69
	2250	45	1960200	125,475	187,927	2265	2265	4.500	0.67
	2250	50	2178000	121,974	187,927	2265	2265	5.000	0.65
	2250	55	2395800	118,891	187,927	2265	2265	5.500	0.63
	2250	60	2613600	116,145	187,927	2265	2265	6.000	0.62
	2250	65	2831400	113,675	187,927	2265	2265	6.500	0.60
	2250	70	3049200	111,435	187,927	2265	2265	7.000	0.59

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	161,417	131,468	2266	2266	0.500	1.23
BASE	2250	10	435600	131,468	131,468	2266	2266	1.000	1.00
	2250	15	653400	116,595	131,468	2266	2266	1.500	0.89
	2250	20	871200	107,075	131,468	2266	2266	2.000	0.81
	2250	25	1089000	100,229	131,468	2266	2266	2.500	0.76
	2250	30	1306800	94,962	131,468	2266	2266	3.000	0.72
	2250	35	1524600	90,725	131,468	2266	2266	3.500	0.69
	2250	40	1742400	87,208	131,468	2266	2266	4.000	0.66
	2250	45	1960200	84,219	131,468	2266	2266	4.500	0.64
	2250	50	2178000	81,633	131,468	2266	2266	5.000	0.62
	2250	55	2395800	79,361	131,468	2266	2266	5.500	0.60
	2250	60	2613600	77,343	131,468	2266	2266	6.000	0.59
	2250	65	2831400	75,531	131,468	2266	2266	6.500	0.57
	2250	70	3049200	73,892	131,468	2266	2266	7.000	0.56

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	176,655	144,612	2267	2267	0.500	1.22
BASE	2250	10	435600	144,612	144,612	2267	2267	1.000	1.00
	2250	15	653400	128,635	144,612	2267	2267	1.500	0.89
	2250	20	871200	118,382	144,612	2267	2267	2.000	0.82
	2250	25	1089000	110,995	144,612	2267	2267	2.500	0.77
	2250	30	1306800	105,302	144,612	2267	2267	3.000	0.73
	2250	35	1524600	100,718	144,612	2267	2267	3.500	0.70
	2250	40	1742400	96,909	144,612	2267	2267	4.000	0.67
	2250	45	1960200	93,668	144,612	2267	2267	4.500	0.65
	2250	50	2178000	90,862	144,612	2267	2267	5.000	0.63
	2250	55	2395800	88,395	144,612	2267	2267	5.500	0.61
	2250	60	2613600	86,202	144,612	2267	2267	6.000	0.60
	2250	65	2831400	84,232	144,612	2267	2267	6.500	0.58
	2250	70	3049200	82,449	144,612	2267	2267	7.000	0.57

Region 28

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	216,358	179,150	2268	2268	0.500	1.21
BASE	2250	10	435600	179,150	179,150	2268	2268	1.000	1.00
	2250	15	653400	160,426	179,150	2268	2268	1.500	0.90
	2250	20	871200	148,341	179,150	2268	2268	2.000	0.83
	2250	25	1089000	139,597	179,150	2268	2268	2.500	0.78
	2250	30	1306800	132,837	179,150	2268	2268	3.000	0.74
	2250	35	1524600	127,377	179,150	2268	2268	3.500	0.71
	2250	40	1742400	122,830	179,150	2268	2268	4.000	0.69
	2250	45	1960200	118,954	179,150	2268	2268	4.500	0.66
	2250	50	2178000	115,590	179,150	2268	2268	5.000	0.65
	2250	55	2395800	112,629	179,150	2268	2268	5.500	0.63
	2250	60	2613600	109,992	179,150	2268	2268	6.000	0.61
	2250	65	2831400	107,621	179,150	2268	2268	6.500	0.60
	2250	70	3049200	105,472	179,150	2268	2268	7.000	0.59

Region 29

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	216,358	179,150	2269	2269	0.500	1.21
BASE	2250	10	435600	179,150	179,150	2269	2269	1.000	1.00
	2250	15	653400	160,426	179,150	2269	2269	1.500	0.90
	2250	20	871200	148,341	179,150	2269	2269	2.000	0.83
	2250	25	1089000	139,597	179,150	2269	2269	2.500	0.78
	2250	30	1306800	132,837	179,150	2269	2269	3.000	0.74
	2250	35	1524600	127,377	179,150	2269	2269	3.500	0.71
	2250	40	1742400	122,830	179,150	2269	2269	4.000	0.69
	2250	45	1960200	118,954	179,150	2269	2269	4.500	0.66
	2250	50	2178000	115,590	179,150	2269	2269	5.000	0.65
	2250	55	2395800	112,629	179,150	2269	2269	5.500	0.63
	2250	60	2613600	109,992	179,150	2269	2269	6.000	0.61
	2250	65	2831400	107,621	179,150	2269	2269	6.500	0.60
	2250	70	3049200	105,472	179,150	2269	2269	7.000	0.59

Region 30

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
	2250	5	217800	216,358	179,150	2270	2270	0.500	1.21
BASE	2250	10	435600	179,150	179,150	2270	2270	1.000	1.00
	2250	15	653400	160,426	179,150	2270	2270	1.500	0.90
	2250	20	871200	148,341	179,150	2270	2270	2.000	0.83
	2250	25	1089000	139,597	179,150	2270	2270	2.500	0.78
	2250	30	1306800	132,837	179,150	2270	2270	3.000	0.74
	2250	35	1524600	127,377	179,150	2270	2270	3.500	0.71
	2250	40	1742400	122,830	179,150	2270	2270	4.000	0.69
	2250	45	1960200	118,954	179,150	2270	2270	4.500	0.66
	2250	50	2178000	115,590	179,150	2270	2270	5.000	0.65
	2250	55	2395800	112,629	179,150	2270	2270	5.500	0.63
	2250	60	2613600	109,992	179,150	2270	2270	6.000	0.61
	2250	65	2831400	107,621	179,150	2270	2270	6.500	0.60
	2250	70	3049200	105,472	179,150	2270	2270	7.000	0.59

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	40.51	33.07	2320	2320	0.250	1.23
	2300	10000	36.60	33.07	2320	2320	0.500	1.11
	2300	15000	34.49	33.07	2320	2320	0.750	1.04
BASE	2300	20000	33.07	33.07	2320	2320	1.000	1.00
	2300	25000	32.01	33.07	2320	2320	1.250	0.97
	2300	40000	29.88	33.07	2320	2320	2.000	0.90
	2300	60000	28.15	33.07	2320	2320	3.000	0.85
	2300	80000	26.99	33.07	2320	2320	4.000	0.82
	2300	100000	26.12	33.07	2320	2320	5.000	0.79
	2300	150000	24.62	33.07	2320	2320	7.500	0.74
	2300	200000	23.60	33.07	2320	2320	10.000	0.71
	2300	250000	22.84	33.07	2320	2320	12.500	0.69
	2300	350000	21.74	33.07	2320	2320	17.500	0.66
	2300	500000	20.64	33.07	2320	2320	25.000	0.62

Region 21

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	40.51	33.07	2321	2321	0.250	1.23
	2300	10000	36.60	33.07	2321	2321	0.500	1.11
	2300	15000	34.49	33.07	2321	2321	0.750	1.04
BASE	2300	20000	33.07	33.07	2321	2321	1.000	1.00
	2300	25000	32.01	33.07	2321	2321	1.250	0.97
	2300	40000	29.88	33.07	2321	2321	2.000	0.90
	2300	60000	28.15	33.07	2321	2321	3.000	0.85
	2300	80000	26.99	33.07	2321	2321	4.000	0.82
	2300	100000	26.12	33.07	2321	2321	5.000	0.79
	2300	150000	24.62	33.07	2321	2321	7.500	0.74
	2300	200000	23.60	33.07	2321	2321	10.000	0.71
	2300	250000	22.84	33.07	2321	2321	12.500	0.69
	2300	350000	21.74	33.07	2321	2321	17.500	0.66
	2300	500000	20.64	33.07	2321	2321	25.000	0.62

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	40.51	33.07	2322	2322	0.250	1.23
	2300	10000	36.60	33.07	2322	2322	0.500	1.11
	2300	15000	34.49	33.07	2322	2322	0.750	1.04
BASE	2300	20000	33.07	33.07	2322	2322	1.000	1.00
	2300	25000	32.01	33.07	2322	2322	1.250	0.97
	2300	40000	29.88	33.07	2322	2322	2.000	0.90
	2300	60000	28.15	33.07	2322	2322	3.000	0.85
	2300	80000	26.99	33.07	2322	2322	4.000	0.82
	2300	100000	26.12	33.07	2322	2322	5.000	0.79
	2300	150000	24.62	33.07	2322	2322	7.500	0.74
	2300	200000	23.60	33.07	2322	2322	10.000	0.71
	2300	250000	22.84	33.07	2322	2322	12.500	0.69
	2300	350000	21.74	33.07	2322	2322	17.500	0.66
	2300	500000	20.64	33.07	2322	2322	25.000	0.62

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	40.51	33.07	2323	2323	0.250	1.23
	2300	10000	36.60	33.07	2323	2323	0.500	1.11
	2300	15000	34.49	33.07	2323	2323	0.750	1.04
BASE	2300	20000	33.07	33.07	2323	2323	1.000	1.00
	2300	25000	32.01	33.07	2323	2323	1.250	0.97
	2300	40000	29.88	33.07	2323	2323	2.000	0.90
	2300	60000	28.15	33.07	2323	2323	3.000	0.85
	2300	80000	26.99	33.07	2323	2323	4.000	0.82
	2300	100000	26.12	33.07	2323	2323	5.000	0.79
	2300	150000	24.62	33.07	2323	2323	7.500	0.74
	2300	200000	23.60	33.07	2323	2323	10.000	0.71
	2300	250000	22.84	33.07	2323	2323	12.500	0.69
	2300	350000	21.74	33.07	2323	2323	17.500	0.66
	2300	500000	20.64	33.07	2323	2323	25.000	0.62

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	40.51	33.07	2324	2324	0.250	1.23
	2300	10000	36.60	33.07	2324	2324	0.500	1.11
	2300	15000	34.49	33.07	2324	2324	0.750	1.04
BASE	2300	20000	33.07	33.07	2324	2324	1.000	1.00
	2300	25000	32.01	33.07	2324	2324	1.250	0.97
	2300	40000	29.88	33.07	2324	2324	2.000	0.90
	2300	60000	28.15	33.07	2324	2324	3.000	0.85
	2300	80000	26.99	33.07	2324	2324	4.000	0.82
	2300	100000	26.12	33.07	2324	2324	5.000	0.79
	2300	150000	24.62	33.07	2324	2324	7.500	0.74
	2300	200000	23.60	33.07	2324	2324	10.000	0.71
	2300	250000	22.84	33.07	2324	2324	12.500	0.69
	2300	350000	21.74	33.07	2324	2324	17.500	0.66
	2300	500000	20.64	33.07	2324	2324	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
	2300	5000	21.10	15.49	2325	2325	0.250	1.36
	2300	10000	18.08	15.49	2325	2325	0.500	1.17
	2300	15000	16.51	15.49	2325	2325	0.750	1.07
BASE	2300	20000	15.49	15.49	2325	2325	1.000	1.00
	2300	25000	14.73	15.49	2325	2325	1.250	0.95
	2300	40000	13.27	15.49	2325	2325	2.000	0.86
	2300	60000	12.12	15.49	2325	2325	3.000	0.78
	2300	80000	11.37	15.49	2325	2325	4.000	0.73
	2300	100000	10.82	15.49	2325	2325	5.000	0.70
	2300	150000	9.88	15.49	2325	2325	7.500	0.64
	2300	200000	9.27	15.49	2325	2325	10.000	0.60
	2300	250000	8.82	15.49	2325	2325	12.500	0.57
	2300	350000	8.18	15.49	2325	2325	17.500	0.53
	2300	500000	7.55	15.49	2325	2325	25.000	0.49

Region 26

	FLAG	Sq. Feet	Sq. Ft. Value	Base Rate	Rate Group	Sq Ft Adj Group	Size Adj Ratio	S.F. Adj Factor
	2300	5000	16.69	11.79	2326	2326	0.250	1.42
	2300	10000	14.03	11.79	2326	2326	0.500	1.19
	2300	15000	12.67	11.79	2326	2326	0.750	1.07
BASE	2300	20000	11.79	11.79	2326	2326	1.000	1.00
	2300	25000	11.15	11.79	2326	2326	1.250	0.95
	2300	40000	9.91	11.79	2326	2326	2.000	0.84
	2300	60000	8.95	11.79	2326	2326	3.000	0.76
	2300	80000	8.33	11.79	2326	2326	4.000	0.71
	2300	100000	7.88	11.79	2326	2326	5.000	0.67
	2300	150000	7.12	11.79	2326	2326	7.500	0.60
	2300	200000	6.62	11.79	2326	2326	10.000	0.56
	2300	250000	6.26	11.79	2326	2326	12.500	0.53
	2300	350000	5.76	11.79	2326	2326	17.500	0.49
	2300	500000	5.26	11.79	2326	2326	25.000	0.45

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	17.77	12.68	2327	2327	0.250	1.40
	2300	10000	15.01	12.68	2327	2327	0.500	1.18
	2300	15000	13.60	12.68	2327	2327	0.750	1.07
BASE	2300	20000	12.68	12.68	2327	2327	1.000	1.00
	2300	25000	12.01	12.68	2327	2327	1.250	0.95
	2300	40000	10.71	12.68	2327	2327	2.000	0.84
	2300	60000	9.71	12.68	2327	2327	3.000	0.77
	2300	80000	9.05	12.68	2327	2327	4.000	0.71
	2300	100000	8.57	12.68	2327	2327	5.000	0.68
	2300	150000	7.77	12.68	2327	2327	7.500	0.61
	2300	200000	7.24	12.68	2327	2327	10.000	0.57
	2300	250000	6.86	12.68	2327	2327	12.500	0.54
	2300	350000	6.32	12.68	2327	2327	17.500	0.50
	2300	500000	5.80	12.68	2327	2327	25.000	0.46

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	20.45	14.93	2328	2328	0.250	1.37
	2300	10000	17.47	14.93	2328	2328	0.500	1.17
	2300	15000	15.94	14.93	2328	2328	0.750	1.07
BASE	2300	20000	14.93	14.93	2328	2328	1.000	1.00
	2300	25000	14.20	14.93	2328	2328	1.250	0.95
	2300	40000	12.76	14.93	2328	2328	2.000	0.85
	2300	60000	11.64	14.93	2328	2328	3.000	0.78
	2300	80000	10.90	14.93	2328	2328	4.000	0.73
	2300	100000	10.37	14.93	2328	2328	5.000	0.69
	2300	150000	9.46	14.93	2328	2328	7.500	0.63
	2300	200000	8.86	14.93	2328	2328	10.000	0.59
	2300	250000	8.42	14.93	2328	2328	12.500	0.56
	2300	350000	7.80	14.93	2328	2328	17.500	0.52
	2300	500000	7.20	14.93	2328	2328	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
	2300	5000	20.45	14.93	2329	2329	0.250	1.37
	2300	10000	17.47	14.93	2329	2329	0.500	1.17
	2300	15000	15.94	14.93	2329	2329	0.750	1.07
BASE	2300	20000	14.93	14.93	2329	2329	1.000	1.00
	2300	25000	14.20	14.93	2329	2329	1.250	0.95
	2300	40000	12.76	14.93	2329	2329	2.000	0.85
	2300	60000	11.64	14.93	2329	2329	3.000	0.78
	2300	80000	10.90	14.93	2329	2329	4.000	0.73
	2300	100000	10.37	14.93	2329	2329	5.000	0.69
	2300	150000	9.46	14.93	2329	2329	7.500	0.63
	2300	200000	8.86	14.93	2329	2329	10.000	0.59
	2300	250000	8.42	14.93	2329	2329	12.500	0.56
	2300	350000	7.80	14.93	2329	2329	17.500	0.52
	2300	500000	7.20	14.93	2329	2329	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
	2300	5000	20.45	14.93	2330	2330	0.250	1.37
	2300	10000	17.47	14.93	2330	2330	0.500	1.17
	2300	15000	15.94	14.93	2330	2330	0.750	1.07
BASE	2300	20000	14.93	14.93	2330	2330	1.000	1.00
	2300	25000	14.20	14.93	2330	2330	1.250	0.95
	2300	40000	12.76	14.93	2330	2330	2.000	0.85
	2300	60000	11.64	14.93	2330	2330	3.000	0.78
	2300	80000	10.90	14.93	2330	2330	4.000	0.73
	2300	100000	10.37	14.93	2330	2330	5.000	0.69
	2300	150000	9.46	14.93	2330	2330	7.500	0.63
	2300	200000	8.86	14.93	2330	2330	10.000	0.59
	2300	250000	8.42	14.93	2330	2330	12.500	0.56
	2300	350000	7.80	14.93	2330	2330	17.500	0.52
	2300	500000	7.20	14.93	2330	2330	25.000	0.48

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	1,015,355	917,331	2360	2360	0.500	1.11
BASE	2350	10	435,600	917,331	917,331	2360	2360	1.000	1.00
	2350	15	653,400	864,439	917,331	2360	2360	1.500	0.94
	2350	20	871,200	828,771	917,331	2360	2360	2.000	0.90
	2350	25	1,089,000	802,122	917,331	2360	2360	2.500	0.87
	2350	30	1,306,800	780,985	917,331	2360	2360	3.000	0.85
	2350	35	1,524,600	763,550	917,331	2360	2360	3.500	0.83
	2350	40	1,742,400	748,761	917,331	2360	2360	4.000	0.82
	2350	45	1,960,200	735,955	917,331	2360	2360	4.500	0.80
	2350	50	2,178,000	724,685	917,331	2360	2360	5.000	0.79
	2350	55	2,395,800	714,638	917,331	2360	2360	5.500	0.78
	2350	60	2,613,600	705,589	917,331	2360	2360	6.000	0.77
	2350	65	2,831,400	697,365	917,331	2360	2360	6.500	0.76
	2350	70	3,049,200	689,836	917,331	2360	2360	7.000	0.75

Region 21

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	1,015,355	917,331	2361	2361	0.500	1.11
	2350	10	435600	917,331	917,331	2361	2361	1.000	1.00
	2350	15	653400	864,439	917,331	2361	2361	1.500	0.94
	2350	20	871200	828,771	917,331	2361	2361	2.000	0.90
	2350	25	1089000	802,122	917,331	2361	2361	2.500	0.87
	2350	30	1306800	780,985	917,331	2361	2361	3.000	0.85
	2350	35	1524600	763,550	917,331	2361	2361	3.500	0.83
	2350	40	1742400	748,761	917,331	2361	2361	4.000	0.82
	2350	45	1960200	735,955	917,331	2361	2361	4.500	0.80
	2350	50	2178000	724,685	917,331	2361	2361	5.000	0.79
	2350	55	2395800	714,638	917,331	2361	2361	5.500	0.78
	2350	60	2613600	705,589	917,331	2361	2361	6.000	0.77
	2350	65	2831400	697,365	917,331	2361	2361	6.500	0.76
	2350	70	3049200	689,836	917,331	2361	2361	7.000	0.75

Region 22

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	1,015,355	917,331	2362	2362	0.500	1.11
	2350	10	435600	917,331	917,331	2362	2362	1.000	1.00
	2350	15	653400	864,439	917,331	2362	2362	1.500	0.94
	2350	20	871200	828,771	917,331	2362	2362	2.000	0.90
	2350	25	1089000	802,122	917,331	2362	2362	2.500	0.87
	2350	30	1306800	780,985	917,331	2362	2362	3.000	0.85
	2350	35	1524600	763,550	917,331	2362	2362	3.500	0.83
	2350	40	1742400	748,761	917,331	2362	2362	4.000	0.82
	2350	45	1960200	735,955	917,331	2362	2362	4.500	0.80
	2350	50	2178000	724,685	917,331	2362	2362	5.000	0.79
	2350	55	2395800	714,638	917,331	2362	2362	5.500	0.78
	2350	60	2613600	705,589	917,331	2362	2362	6.000	0.77
	2350	65	2831400	697,365	917,331	2362	2362	6.500	0.76
	2350	70	3049200	689,836	917,331	2362	2362	7.000	0.75

Region 23

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	1,015,355	917,331	2363	2363	0.500	1.11
	2350	10	435600	917,331	917,331	2363	2363	1.000	1.00
	2350	15	653400	864,439	917,331	2363	2363	1.500	0.94
	2350	20	871200	828,771	917,331	2363	2363	2.000	0.90
	2350	25	1089000	802,122	917,331	2363	2363	2.500	0.87
	2350	30	1306800	780,985	917,331	2363	2363	3.000	0.85
	2350	35	1524600	763,550	917,331	2363	2363	3.500	0.83
	2350	40	1742400	748,761	917,331	2363	2363	4.000	0.82
	2350	45	1960200	735,955	917,331	2363	2363	4.500	0.80
	2350	50	2178000	724,685	917,331	2363	2363	5.000	0.79
	2350	55	2395800	714,638	917,331	2363	2363	5.500	0.78
	2350	60	2613600	705,589	917,331	2363	2363	6.000	0.77
	2350	65	2831400	697,365	917,331	2363	2363	6.500	0.76
	2350	70	3049200	689,836	917,331	2363	2363	7.000	0.75

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	1,015,355	917,331	2364	2364	0.500	1.11
	2350	10	435600	917,331	917,331	2364	2364	1.000	1.00
	2350	15	653400	864,439	917,331	2364	2364	1.500	0.94
	2350	20	871200	828,771	917,331	2364	2364	2.000	0.90
	2350	25	1089000	802,122	917,331	2364	2364	2.500	0.87
	2350	30	1306800	780,985	917,331	2364	2364	3.000	0.85
	2350	35	1524600	763,550	917,331	2364	2364	3.500	0.83
	2350	40	1742400	748,761	917,331	2364	2364	4.000	0.82
	2350	45	1960200	735,955	917,331	2364	2364	4.500	0.80
	2350	50	2178000	724,685	917,331	2364	2364	5.000	0.79
	2350	55	2395800	714,638	917,331	2364	2364	5.500	0.78
	2350	60	2613600	705,589	917,331	2364	2364	6.000	0.77
	2350	65	2831400	697,365	917,331	2364	2364	6.500	0.76
	2350	70	3049200	689,836	917,331	2364	2364	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	2350	5	217800	396,029	339,294	2365	2365	0.500	1.17
	2350	10	435600	339,294	339,294	2365	2365	1.000	1.00
	2350	15	653400	309,953	339,294	2365	2365	1.500	0.91
	2350	20	871200	290,688	339,294	2365	2365	2.000	0.86
	2350	25	1089000	276,573	339,294	2365	2365	2.500	0.82
	2350	30	1306800	265,550	339,294	2365	2365	3.000	0.78
	2350	35	1524600	256,574	339,294	2365	2365	3.500	0.76
	2350	40	1742400	249,044	339,294	2365	2365	4.000	0.73
	2350	45	1960200	242,586	339,294	2365	2365	4.500	0.71
	2350	50	2178000	236,951	339,294	2365	2365	5.000	0.70
	2350	55	2395800	231,967	339,294	2365	2365	5.500	0.68
	2350	60	2613600	227,508	339,294	2365	2365	6.000	0.67
	2350	65	2831400	223,482	339,294	2365	2365	6.500	0.66
	2350	70	3049200	219,818	339,294	2365	2365	7.000	0.65

Region 26

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	282,384	237,360	2366	2366	0.500	1.19
	2350	10	435600	237,360	237,360	2366	2366	1.000	1.00
	2350	15	653400	214,428	237,360	2366	2366	1.500	0.90
	2350	20	871200	199,514	237,360	2366	2366	2.000	0.84
	2350	25	1089000	188,664	237,360	2366	2366	2.500	0.79
	2350	30	1306800	180,238	237,360	2366	2366	3.000	0.76
	2350	35	1524600	173,409	237,360	2366	2366	3.500	0.73
	2350	40	1742400	167,703	237,360	2366	2366	4.000	0.71
	2350	45	1960200	162,825	237,360	2366	2366	4.500	0.69
	2350	50	2178000	158,583	237,360	2366	2366	5.000	0.67
	2350	55	2395800	154,840	237,360	2366	2366	5.500	0.65
	2350	60	2613600	151,500	237,360	2366	2366	6.000	0.64
	2350	65	2831400	148,492	237,360	2366	2366	6.500	0.63
	2350	70	3049200	145,760	237,360	2366	2366	7.000	0.61

Region 27

	FLAG	Acres	Sq Ft	Per Acre	Base Rate	Rate Group	Acre Adj Group	Size Adj Ratio	Acre Adj Factor
BASE	2350	5	217800	309,042	261,092	2367	2367	0.500	1.18
	2350	10	435600	261,092	261,092	2367	2367	1.000	1.00
	2350	15	653400	236,570	261,092	2367	2367	1.500	0.91
	2350	20	871200	220,582	261,092	2367	2367	2.000	0.84
	2350	25	1089000	208,928	261,092	2367	2367	2.500	0.80
	2350	30	1306800	199,865	261,092	2367	2367	3.000	0.77
	2350	35	1524600	192,509	261,092	2367	2367	3.500	0.74
	2350	40	1742400	186,357	261,092	2367	2367	4.000	0.71
	2350	45	1960200	181,093	261,092	2367	2367	4.500	0.69
	2350	50	2178000	176,511	261,092	2367	2367	5.000	0.68
	2350	55	2395800	172,466	261,092	2367	2367	5.500	0.66
	2350	60	2613600	168,854	261,092	2367	2367	6.000	0.65
	2350	65	2831400	165,598	261,092	2367	2367	6.500	0.63
	2350	70	3049200	162,640	261,092	2367	2367	7.000	0.62

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	378,498	323,448	2368	2368	0.500	1.17
	2350	10	435600	323,448	323,448	2368	2368	1.000	1.00
	2350	15	653400	295,037	323,448	2368	2368	1.500	0.91
	2350	20	871200	276,405	323,448	2368	2368	2.000	0.85
	2350	25	1089000	262,767	323,448	2368	2368	2.500	0.81
	2350	30	1306800	252,126	323,448	2368	2368	3.000	0.78
	2350	35	1524600	243,465	323,448	2368	2368	3.500	0.75
	2350	40	1742400	236,204	323,448	2368	2368	4.000	0.73
	2350	45	1960200	229,979	323,448	2368	2368	4.500	0.71
	2350	50	2178000	224,550	323,448	2368	2368	5.000	0.69
	2350	55	2395800	219,749	323,448	2368	2368	5.500	0.68
	2350	60	2613600	215,456	323,448	2368	2368	6.000	0.67
	2350	65	2831400	211,580	323,448	2368	2368	6.500	0.65
	2350	70	3049200	208,055	323,448	2368	2368	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	2350	5	217800	378,498	323,448	2369	2369	0.500	1.17
	2350	10	435600	323,448	323,448	2369	2369	1.000	1.00
	2350	15	653400	295,037	323,448	2369	2369	1.500	0.91
	2350	20	871200	276,405	323,448	2369	2369	2.000	0.85
	2350	25	1089000	262,767	323,448	2369	2369	2.500	0.81
	2350	30	1306800	252,126	323,448	2369	2369	3.000	0.78
	2350	35	1524600	243,465	323,448	2369	2369	3.500	0.75
	2350	40	1742400	236,204	323,448	2369	2369	4.000	0.73
	2350	45	1960200	229,979	323,448	2369	2369	4.500	0.71
	2350	50	2178000	224,550	323,448	2369	2369	5.000	0.69
	2350	55	2395800	219,749	323,448	2369	2369	5.500	0.68
	2350	60	2613600	215,456	323,448	2369	2369	6.000	0.67
	2350	65	2831400	211,580	323,448	2369	2369	6.500	0.65
	2350	70	3049200	208,055	323,448	2369	2369	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	2350	5	217800	378,498	323,448	2370	2370	0.500	1.17
	2350	10	435600	323,448	323,448	2370	2370	1.000	1.00
	2350	15	653400	295,037	323,448	2370	2370	1.500	0.91
	2350	20	871200	276,405	323,448	2370	2370	2.000	0.85
	2350	25	1089000	262,767	323,448	2370	2370	2.500	0.81
	2350	30	1306800	252,126	323,448	2370	2370	3.000	0.78
	2350	35	1524600	243,465	323,448	2370	2370	3.500	0.75
	2350	40	1742400	236,204	323,448	2370	2370	4.000	0.73
	2350	45	1960200	229,979	323,448	2370	2370	4.500	0.71
	2350	50	2178000	224,550	323,448	2370	2370	5.000	0.69
	2350	55	2395800	219,749	323,448	2370	2370	5.500	0.68
	2350	60	2613600	215,456	323,448	2370	2370	6.000	0.67
	2350	65	2831400	211,580	323,448	2370	2370	6.500	0.65
	2350	70	3049200	208,055	323,448	2370	2370	7.000	0.64

Regional Square Foot Models for Multi-family Property

Region 20

	FLAG	SQ.FEET	SQ.FT. VALUE	BASE RATE	RATE GROUP	SQFT ADJ GROUP	SIZE ADJ RATIO	SF ADJ FACTOR
BASE	1900	4000	19.65	6.86	1920	1920	0.333	2.86
	1900	6000	13.33	6.86	1920	1920	0.500	1.94
	1900	8000	10.12	6.86	1920	1920	0.667	1.47
	1900	10000	8.17	6.86	1920	1920	0.833	1.19
	1900	12000	6.86	6.86	1920	1920	1.000	1.00
	1900	14000	5.92	6.86	1920	1920	1.167	0.86
	1900	16000	5.21	6.86	1920	1920	1.333	0.76
	1900	18000	4.65	6.86	1920	1920	1.500	0.68
	1900	20000	4.20	6.86	1920	1920	1.667	0.61
	1900	22000	3.84	6.86	1920	1920	1.833	0.56
	1900	24000	3.53	6.86	1920	1920	2.000	0.51
	1900	26000	3.27	6.86	1920	1920	2.167	0.48
	1900	28000	3.04	6.86	1920	1920	2.333	0.44
	1900	30000	2.85	6.86	1920	1920	2.500	0.42
	1900	32000	2.68	6.86	1920	1920	2.667	0.39
	1900	34000	2.53	6.86	1920	1920	2.833	0.37
	1900	36000	2.39	6.86	1920	1920	3.000	0.35
	1900	38000	2.27	6.86	1920	1920	3.167	0.33
	1900	40000	2.16	6.86	1920	1920	3.333	0.31
	1900	42000	2.06	6.86	1920	1920	3.500	0.30
	1900	44000	1.97	6.86	1920	1920	3.667	0.29
	1900	46000	1.89	6.86	1920	1920	3.833	0.28
	1900	48000	1.81	6.86	1920	1920	4.000	0.26
	1900	50000	1.74	6.86	1920	1920	4.167	0.25
	1900	52000	1.68	6.86	1920	1920	4.333	0.24
	1900	54000	1.62	6.86	1920	1920	4.500	0.24
	1900	56000	1.56	6.86	1920	1920	4.667	0.23
	1900	58000	1.51	6.86	1920	1920	4.833	0.22
	1900	60000	1.46	6.86	1920	1920	5.000	0.21
	1900	62000	1.42	6.86	1920	1920	5.167	0.21
	1900	64000	1.38	6.86	1920	1920	5.333	0.20
	1900	66000	1.34	6.86	1920	1920	5.500	0.19
	1900	68000	1.30	6.86	1920	1920	5.667	0.19
	1900	70000	1.26	6.86	1920	1920	5.833	0.18
	1900	72000	1.23	6.86	1920	1920	6.000	0.18
	1900	74000	1.20	6.86	1920	1920	6.167	0.17
	1900	76000	1.17	6.86	1920	1920	6.333	0.17
	1900	78000	1.14	6.86	1920	1920	6.500	0.17
	1900	80000	1.11	6.86	1920	1920	6.667	0.16
	1900	82000	1.08	6.86	1920	1920	6.833	0.16
	1900	84000	1.06	6.86	1920	1920	7.000	0.15
	1900	86000	1.04	6.86	1920	1920	7.167	0.15
	1900	88000	1.01	6.86	1920	1920	7.333	0.15
	1900	90000	0.99	6.86	1920	1920	7.500	0.14
	1900	92000	0.97	6.86	1920	1920	7.667	0.14
	1900	94000	0.95	6.86	1920	1920	7.833	0.14
	1900	96000	0.93	6.86	1920	1920	8.000	0.14

Region 21

	FLAG	SQ.FEET	SQ.FT. VA	BASE RATE	RATE GRO	SQFT ADJ	SIZE ADJ	RSF ADJ	FACTOR
	1900	4000	19.65	6.86	1921	1921	0.333	2.86	
	1900	6000	13.33	6.86	1921	1921	0.500	1.94	
	1900	8000	10.12	6.86	1921	1921	0.667	1.47	
	1900	10000	8.17	6.86	1921	1921	0.833	1.19	
BASE	1900	12000	6.86	6.86	1921	1921	1.000	1.00	
	1900	14000	5.92	6.86	1921	1921	1.167	0.86	
	1900	16000	5.21	6.86	1921	1921	1.333	0.76	
	1900	18000	4.65	6.86	1921	1921	1.500	0.68	
	1900	20000	4.20	6.86	1921	1921	1.667	0.61	
	1900	22000	3.84	6.86	1921	1921	1.833	0.56	
	1900	24000	3.53	6.86	1921	1921	2.000	0.51	
	1900	26000	3.27	6.86	1921	1921	2.167	0.48	
	1900	28000	3.04	6.86	1921	1921	2.333	0.44	
	1900	30000	2.85	6.86	1921	1921	2.500	0.42	
	1900	32000	2.68	6.86	1921	1921	2.667	0.39	
	1900	34000	2.53	6.86	1921	1921	2.833	0.37	
	1900	36000	2.39	6.86	1921	1921	3.000	0.35	
	1900	38000	2.27	6.86	1921	1921	3.167	0.33	
	1900	40000	2.16	6.86	1921	1921	3.333	0.31	
	1900	42000	2.06	6.86	1921	1921	3.500	0.30	
	1900	44000	1.97	6.86	1921	1921	3.667	0.29	
	1900	46000	1.89	6.86	1921	1921	3.833	0.28	
	1900	48000	1.81	6.86	1921	1921	4.000	0.26	
	1900	50000	1.74	6.86	1921	1921	4.167	0.25	
	1900	52000	1.68	6.86	1921	1921	4.333	0.24	
	1900	54000	1.62	6.86	1921	1921	4.500	0.24	
	1900	56000	1.56	6.86	1921	1921	4.667	0.23	
	1900	58000	1.51	6.86	1921	1921	4.833	0.22	
	1900	60000	1.46	6.86	1921	1921	5.000	0.21	
	1900	62000	1.42	6.86	1921	1921	5.167	0.21	
	1900	64000	1.38	6.86	1921	1921	5.333	0.20	
	1900	66000	1.34	6.86	1921	1921	5.500	0.19	
	1900	68000	1.30	6.86	1921	1921	5.667	0.19	
	1900	70000	1.26	6.86	1921	1921	5.833	0.18	
	1900	72000	1.23	6.86	1921	1921	6.000	0.18	
	1900	74000	1.20	6.86	1921	1921	6.167	0.17	
	1900	76000	1.17	6.86	1921	1921	6.333	0.17	
	1900	78000	1.14	6.86	1921	1921	6.500	0.17	
	1900	80000	1.11	6.86	1921	1921	6.667	0.16	
	1900	82000	1.08	6.86	1921	1921	6.833	0.16	
	1900	84000	1.06	6.86	1921	1921	7.000	0.15	
	1900	86000	1.04	6.86	1921	1921	7.167	0.15	
	1900	88000	1.01	6.86	1921	1921	7.333	0.15	
	1900	90000	0.99	6.86	1921	1921	7.500	0.14	
	1900	92000	0.97	6.86	1921	1921	7.667	0.14	
	1900	94000	0.95	6.86	1921	1921	7.833	0.14	
	1900	96000	0.93	6.86	1921	1921	8.000	0.14	

Region 22

	FLAG	SQ.FEET	SQ.FT. VA	BASE RATE	RATE GRO	SQFT ADJ	SIZE ADJ	RSF ADJ	FACTOR
	1900	4000	17.49	6.11	1922	1922	0.333		2.86
	1900	6000	11.86	6.11	1922	1922	0.500		1.94
	1900	8000	9.01	6.11	1922	1922	0.667		1.47
	1900	10000	7.27	6.11	1922	1922	0.833		1.19
BASE	1900	12000	6.11	6.11	1922	1922	1.000		1.00
	1900	14000	5.27	6.11	1922	1922	1.167		0.86
	1900	16000	4.63	6.11	1922	1922	1.333		0.76
	1900	18000	4.14	6.11	1922	1922	1.500		0.68
	1900	20000	3.74	6.11	1922	1922	1.667		0.61
	1900	22000	3.41	6.11	1922	1922	1.833		0.56
	1900	24000	3.14	6.11	1922	1922	2.000		0.51
	1900	26000	2.91	6.11	1922	1922	2.167		0.48
	1900	28000	2.71	6.11	1922	1922	2.333		0.44
	1900	30000	2.53	6.11	1922	1922	2.500		0.41
	1900	32000	2.38	6.11	1922	1922	2.667		0.39
	1900	34000	2.25	6.11	1922	1922	2.833		0.37
	1900	36000	2.13	6.11	1922	1922	3.000		0.35
	1900	38000	2.02	6.11	1922	1922	3.167		0.33
	1900	40000	1.92	6.11	1922	1922	3.333		0.31
	1900	42000	1.83	6.11	1922	1922	3.500		0.30
	1900	44000	1.75	6.11	1922	1922	3.667		0.29
	1900	46000	1.68	6.11	1922	1922	3.833		0.27
	1900	48000	1.61	6.11	1922	1922	4.000		0.26
	1900	50000	1.55	6.11	1922	1922	4.167		0.25
	1900	52000	1.49	6.11	1922	1922	4.333		0.24
	1900	54000	1.44	6.11	1922	1922	4.500		0.24
	1900	56000	1.39	6.11	1922	1922	4.667		0.23
	1900	58000	1.35	6.11	1922	1922	4.833		0.22
	1900	60000	1.3	6.11	1922	1922	5.000		0.21
	1900	62000	1.26	6.11	1922	1922	5.167		0.21
	1900	64000	1.22	6.11	1922	1922	5.333		0.20
	1900	66000	1.19	6.11	1922	1922	5.500		0.19
	1900	68000	1.15	6.11	1922	1922	5.667		0.19
	1900	70000	1.12	6.11	1922	1922	5.833		0.18
	1900	72000	1.09	6.11	1922	1922	6.000		0.18
	1900	74000	1.06	6.11	1922	1922	6.167		0.17
	1900	76000	1.04	6.11	1922	1922	6.333		0.17
	1900	78000	1.01	6.11	1922	1922	6.500		0.17
	1900	80000	0.99	6.11	1922	1922	6.667		0.16
	1900	82000	0.96	6.11	1922	1922	6.833		0.16
	1900	84000	0.94	6.11	1922	1922	7.000		0.15
	1900	86000	0.92	6.11	1922	1922	7.167		0.15
	1900	88000	0.9	6.11	1922	1922	7.333		0.15
	1900	90000	0.88	6.11	1922	1922	7.500		0.14
	1900	92000	0.86	6.11	1922	1922	7.667		0.14
	1900	94000	0.85	6.11	1922	1922	7.833		0.14
	1900	96000	0.83	6.11	1922	1922	8.000		0.14

Region 23

	FLAG	SQ.FEET	SQ.FT. VA	BASE RATE	RATE GRO	SQFT ADJ	SIZE ADJ	RSF ADJ	FACTOR
	1900	4000	18.51	6.46	1923	1923	0.333		2.87
	1900	6000	12.56	6.46	1923	1923	0.500		1.94
	1900	8000	9.53	6.46	1923	1923	0.667		1.48
	1900	10000	7.7	6.46	1923	1923	0.833		1.19
BASE	1900	12000	6.46	6.46	1923	1923	1.000		1.00
	1900	14000	5.57	6.46	1923	1923	1.167		0.86
	1900	16000	4.9	6.46	1923	1923	1.333		0.76
	1900	18000	4.38	6.46	1923	1923	1.500		0.68
	1900	20000	3.96	6.46	1923	1923	1.667		0.61
	1900	22000	3.61	6.46	1923	1923	1.833		0.56
	1900	24000	3.32	6.46	1923	1923	2.000		0.51
	1900	26000	3.08	6.46	1923	1923	2.167		0.48
	1900	28000	2.87	6.46	1923	1923	2.333		0.44
	1900	30000	2.68	6.46	1923	1923	2.500		0.41
	1900	32000	2.52	6.46	1923	1923	2.667		0.39
	1900	34000	2.38	6.46	1923	1923	2.833		0.37
	1900	36000	2.25	6.46	1923	1923	3.000		0.35
	1900	38000	2.14	6.46	1923	1923	3.167		0.33
	1900	40000	2.04	6.46	1923	1923	3.333		0.32
	1900	42000	1.94	6.46	1923	1923	3.500		0.30
	1900	44000	1.86	6.46	1923	1923	3.667		0.29
	1900	46000	1.78	6.46	1923	1923	3.833		0.28
	1900	48000	1.71	6.46	1923	1923	4.000		0.26
	1900	50000	1.64	6.46	1923	1923	4.167		0.25
	1900	52000	1.58	6.46	1923	1923	4.333		0.24
	1900	54000	1.53	6.46	1923	1923	4.500		0.24
	1900	56000	1.47	6.46	1923	1923	4.667		0.23
	1900	58000	1.42	6.46	1923	1923	4.833		0.22
	1900	60000	1.38	6.46	1923	1923	5.000		0.21
	1900	62000	1.34	6.46	1923	1923	5.167		0.21
	1900	64000	1.3	6.46	1923	1923	5.333		0.20
	1900	66000	1.26	6.46	1923	1923	5.500		0.20
	1900	68000	1.22	6.46	1923	1923	5.667		0.19
	1900	70000	1.19	6.46	1923	1923	5.833		0.18
	1900	72000	1.16	6.46	1923	1923	6.000		0.18
	1900	74000	1.13	6.46	1923	1923	6.167		0.17
	1900	76000	1.1	6.46	1923	1923	6.333		0.17
	1900	78000	1.07	6.46	1923	1923	6.500		0.17
	1900	80000	1.05	6.46	1923	1923	6.667		0.16
	1900	82000	1.02	6.46	1923	1923	6.833		0.16
	1900	84000	1	6.46	1923	1923	7.000		0.15
	1900	86000	0.98	6.46	1923	1923	7.167		0.15
	1900	88000	0.95	6.46	1923	1923	7.333		0.15
	1900	90000	0.93	6.46	1923	1923	7.500		0.14
	1900	92000	0.91	6.46	1923	1923	7.667		0.14
	1900	94000	0.9	6.46	1923	1923	7.833		0.14
	1900	96000	0.88	6.46	1923	1923	8.000		0.14

Region 24

	FLAG	SQ.FEET	SQ.FT. VA	BASE RATE	RATE GRO	SQFT ADJ	SIZE ADJ	RSF ADJ	FACTOR
	1900	4000	19.65	6.86	1924	1924	0.333	2.86	
	1900	6000	13.33	6.86	1924	1924	0.500	1.94	
	1900	8000	10.12	6.86	1924	1924	0.667	1.47	
	1900	10000	8.17	6.86	1924	1924	0.833	1.19	
BASE	1900	12000	6.86	6.86	1924	1924	1.000	1.00	
	1900	14000	5.92	6.86	1924	1924	1.167	0.86	
	1900	16000	5.21	6.86	1924	1924	1.333	0.76	
	1900	18000	4.65	6.86	1924	1924	1.500	0.68	
	1900	20000	4.20	6.86	1924	1924	1.667	0.61	
	1900	22000	3.84	6.86	1924	1924	1.833	0.56	
	1900	24000	3.53	6.86	1924	1924	2.000	0.51	
	1900	26000	3.27	6.86	1924	1924	2.167	0.48	
	1900	28000	3.04	6.86	1924	1924	2.333	0.44	
	1900	30000	2.85	6.86	1924	1924	2.500	0.42	
	1900	32000	2.68	6.86	1924	1924	2.667	0.39	
	1900	34000	2.53	6.86	1924	1924	2.833	0.37	
	1900	36000	2.39	6.86	1924	1924	3.000	0.35	
	1900	38000	2.27	6.86	1924	1924	3.167	0.33	
	1900	40000	2.16	6.86	1924	1924	3.333	0.31	
	1900	42000	2.06	6.86	1924	1924	3.500	0.30	
	1900	44000	1.97	6.86	1924	1924	3.667	0.29	
	1900	46000	1.89	6.86	1924	1924	3.833	0.28	
	1900	48000	1.81	6.86	1924	1924	4.000	0.26	
	1900	50000	1.74	6.86	1924	1924	4.167	0.25	
	1900	52000	1.68	6.86	1924	1924	4.333	0.24	
	1900	54000	1.62	6.86	1924	1924	4.500	0.24	
	1900	56000	1.56	6.86	1924	1924	4.667	0.23	
	1900	58000	1.51	6.86	1924	1924	4.833	0.22	
	1900	60000	1.46	6.86	1924	1924	5.000	0.21	
	1900	62000	1.42	6.86	1924	1924	5.167	0.21	
	1900	64000	1.38	6.86	1924	1924	5.333	0.20	
	1900	66000	1.34	6.86	1924	1924	5.500	0.19	
	1900	68000	1.30	6.86	1924	1924	5.667	0.19	
	1900	70000	1.26	6.86	1924	1924	5.833	0.18	
	1900	72000	1.23	6.86	1924	1924	6.000	0.18	
	1900	74000	1.20	6.86	1924	1924	6.167	0.17	
	1900	76000	1.17	6.86	1924	1924	6.333	0.17	
	1900	78000	1.14	6.86	1924	1924	6.500	0.17	
	1900	80000	1.11	6.86	1924	1924	6.667	0.16	
	1900	82000	1.08	6.86	1924	1924	6.833	0.16	
	1900	84000	1.06	6.86	1924	1924	7.000	0.15	
	1900	86000	1.04	6.86	1924	1924	7.167	0.15	
	1900	88000	1.01	6.86	1924	1924	7.333	0.15	
	1900	90000	0.99	6.86	1924	1924	7.500	0.14	
	1900	92000	0.97	6.86	1924	1924	7.667	0.14	
	1900	94000	0.95	6.86	1924	1924	7.833	0.14	
	1900	96000	0.93	6.86	1924	1924	8.000	0.14	

Region 25

	FLAG	SQ.FEET	SQ.FT. VA	BASE RATE	RATE GRO	SQFT ADJ	SIZE ADJ	R SF ADJ	FACTOR
	1900	4000	17.01	5.94	1925	1925	0.333		2.86
	1900	6000	11.54	5.94	1925	1925	0.500		1.94
	1900	8000	8.76	5.94	1925	1925	0.667		1.47
	1900	10000	7.08	5.94	1925	1925	0.833		1.19
BASE	1900	12000	5.94	5.94	1925	1925	1.000		1.00
	1900	14000	5.13	5.94	1925	1925	1.167		0.86
	1900	16000	4.51	5.94	1925	1925	1.333		0.76
	1900	18000	4.03	5.94	1925	1925	1.500		0.68
	1900	20000	3.64	5.94	1925	1925	1.667		0.61
	1900	22000	3.32	5.94	1925	1925	1.833		0.56
	1900	24000	3.06	5.94	1925	1925	2.000		0.52
	1900	26000	2.83	5.94	1925	1925	2.167		0.48
	1900	28000	2.64	5.94	1925	1925	2.333		0.44
	1900	30000	2.47	5.94	1925	1925	2.500		0.42
	1900	32000	2.32	5.94	1925	1925	2.667		0.39
	1900	34000	2.19	5.94	1925	1925	2.833		0.37
	1900	36000	2.07	5.94	1925	1925	3.000		0.35
	1900	38000	1.97	5.94	1925	1925	3.167		0.33
	1900	40000	1.87	5.94	1925	1925	3.333		0.31
	1900	42000	1.79	5.94	1925	1925	3.500		0.30
	1900	44000	1.71	5.94	1925	1925	3.667		0.29
	1900	46000	1.64	5.94	1925	1925	3.833		0.28
	1900	48000	1.57	5.94	1925	1925	4.000		0.26
	1900	50000	1.51	5.94	1925	1925	4.167		0.25
	1900	52000	1.45	5.94	1925	1925	4.333		0.24
	1900	54000	1.4	5.94	1925	1925	4.500		0.24
	1900	56000	1.35	5.94	1925	1925	4.667		0.23
	1900	58000	1.31	5.94	1925	1925	4.833		0.22
	1900	60000	1.27	5.94	1925	1925	5.000		0.21
	1900	62000	1.23	5.94	1925	1925	5.167		0.21
	1900	64000	1.19	5.94	1925	1925	5.333		0.20
	1900	66000	1.16	5.94	1925	1925	5.500		0.20
	1900	68000	1.12	5.94	1925	1925	5.667		0.19
	1900	70000	1.09	5.94	1925	1925	5.833		0.18
	1900	72000	1.06	5.94	1925	1925	6.000		0.18
	1900	74000	1.04	5.94	1925	1925	6.167		0.18
	1900	76000	1.01	5.94	1925	1925	6.333		0.17
	1900	78000	0.98	5.94	1925	1925	6.500		0.16
	1900	80000	0.96	5.94	1925	1925	6.667		0.16
	1900	82000	0.94	5.94	1925	1925	6.833		0.16
	1900	84000	0.92	5.94	1925	1925	7.000		0.15
	1900	86000	0.9	5.94	1925	1925	7.167		0.15
	1900	88000	0.88	5.94	1925	1925	7.333		0.15
	1900	90000	0.86	5.94	1925	1925	7.500		0.14
	1900	92000	0.84	5.94	1925	1925	7.667		0.14
	1900	94000	0.82	5.94	1925	1925	7.833		0.14
	1900	96000	0.81	5.94	1925	1925	8.000		0.14

Region 26

	FLAG	SQ.FEET	SQ.FT. VA	BASE RATE	RATE GRO	SQFT ADJ	SIZE ADJ	RSF ADJ	FACTOR
	1900	4000	12.38	4.32	1926	1926	0.333		2.87
	1900	6000	8.4	4.32	1926	1926	0.500		1.94
	1900	8000	6.37	4.32	1926	1926	0.667		1.47
	1900	10000	5.15	4.32	1926	1926	0.833		1.19
BASE	1900	12000	4.32	4.32	1926	1926	1.000		1.00
	1900	14000	3.73	4.32	1926	1926	1.167		0.86
	1900	16000	3.28	4.32	1926	1926	1.333		0.76
	1900	18000	2.93	4.32	1926	1926	1.500		0.68
	1900	20000	2.65	4.32	1926	1926	1.667		0.61
	1900	22000	2.42	4.32	1926	1926	1.833		0.56
	1900	24000	2.22	4.32	1926	1926	2.000		0.51
	1900	26000	2.06	4.32	1926	1926	2.167		0.48
	1900	28000	1.92	4.32	1926	1926	2.333		0.44
	1900	30000	1.79	4.32	1926	1926	2.500		0.41
	1900	32000	1.69	4.32	1926	1926	2.667		0.39
	1900	34000	1.59	4.32	1926	1926	2.833		0.37
	1900	36000	1.51	4.32	1926	1926	3.000		0.35
	1900	38000	1.43	4.32	1926	1926	3.167		0.33
	1900	40000	1.36	4.32	1926	1926	3.333		0.31
	1900	42000	1.3	4.32	1926	1926	3.500		0.30
	1900	44000	1.24	4.32	1926	1926	3.667		0.29
	1900	46000	1.19	4.32	1926	1926	3.833		0.28
	1900	48000	1.14	4.32	1926	1926	4.000		0.26
	1900	50000	1.1	4.32	1926	1926	4.167		0.25
	1900	52000	1.06	4.32	1926	1926	4.333		0.25
	1900	54000	1.02	4.32	1926	1926	4.500		0.24
	1900	56000	0.99	4.32	1926	1926	4.667		0.23
	1900	58000	0.95	4.32	1926	1926	4.833		0.22
	1900	60000	0.92	4.32	1926	1926	5.000		0.21
	1900	62000	0.89	4.32	1926	1926	5.167		0.21
	1900	64000	0.87	4.32	1926	1926	5.333		0.20
	1900	66000	0.84	4.32	1926	1926	5.500		0.19
	1900	68000	0.82	4.32	1926	1926	5.667		0.19
	1900	70000	0.8	4.32	1926	1926	5.833		0.19
	1900	72000	0.77	4.32	1926	1926	6.000		0.18
	1900	74000	0.75	4.32	1926	1926	6.167		0.17
	1900	76000	0.73	4.32	1926	1926	6.333		0.17
	1900	78000	0.72	4.32	1926	1926	6.500		0.17
	1900	80000	0.7	4.32	1926	1926	6.667		0.16
	1900	82000	0.68	4.32	1926	1926	6.833		0.16
	1900	84000	0.67	4.32	1926	1926	7.000		0.16
	1900	86000	0.65	4.32	1926	1926	7.167		0.15
	1900	88000	0.64	4.32	1926	1926	7.333		0.15
	1900	90000	0.62	4.32	1926	1926	7.500		0.14
	1900	92000	0.61	4.32	1926	1926	7.667		0.14
	1900	94000	0.6	4.32	1926	1926	7.833		0.14
	1900	96000	0.59	4.32	1926	1926	8.000		0.14

Region 27

	FLAG	SQ.FEET	SQ.FT. VA	BASE RATE	RATE GRO	SQFT ADJ	SIZE ADJ	RSF ADJ	FACTOR
	1900	4000	12.93	4.51	1927	1927	0.333		2.87
	1900	6000	8.77	4.51	1927	1927	0.500		1.94
	1900	8000	6.66	4.51	1927	1927	0.667		1.48
	1900	10000	5.38	4.51	1927	1927	0.833		1.19
BASE	1900	12000	4.51	4.51	1927	1927	1.000		1.00
	1900	14000	3.89	4.51	1927	1927	1.167		0.86
	1900	16000	3.43	4.51	1927	1927	1.333		0.76
	1900	18000	3.06	4.51	1927	1927	1.500		0.68
	1900	20000	2.77	4.51	1927	1927	1.667		0.61
	1900	22000	2.52	4.51	1927	1927	1.833		0.56
	1900	24000	2.32	4.51	1927	1927	2.000		0.51
	1900	26000	2.15	4.51	1927	1927	2.167		0.48
	1900	28000	2	4.51	1927	1927	2.333		0.44
	1900	30000	1.87	4.51	1927	1927	2.500		0.41
	1900	32000	1.76	4.51	1927	1927	2.667		0.39
	1900	34000	1.66	4.51	1927	1927	2.833		0.37
	1900	36000	1.57	4.51	1927	1927	3.000		0.35
	1900	38000	1.49	4.51	1927	1927	3.167		0.33
	1900	40000	1.42	4.51	1927	1927	3.333		0.31
	1900	42000	1.36	4.51	1927	1927	3.500		0.30
	1900	44000	1.3	4.51	1927	1927	3.667		0.29
	1900	46000	1.24	4.51	1927	1927	3.833		0.27
	1900	48000	1.19	4.51	1927	1927	4.000		0.26
	1900	50000	1.15	4.51	1927	1927	4.167		0.25
	1900	52000	1.1	4.51	1927	1927	4.333		0.24
	1900	54000	1.07	4.51	1927	1927	4.500		0.24
	1900	56000	1.03	4.51	1927	1927	4.667		0.23
	1900	58000	0.99	4.51	1927	1927	4.833		0.22
	1900	60000	0.96	4.51	1927	1927	5.000		0.21
	1900	62000	0.93	4.51	1927	1927	5.167		0.21
	1900	64000	0.91	4.51	1927	1927	5.333		0.20
	1900	66000	0.88	4.51	1927	1927	5.500		0.20
	1900	68000	0.85	4.51	1927	1927	5.667		0.19
	1900	70000	0.83	4.51	1927	1927	5.833		0.18
	1900	72000	0.81	4.51	1927	1927	6.000		0.18
	1900	74000	0.79	4.51	1927	1927	6.167		0.18
	1900	76000	0.77	4.51	1927	1927	6.333		0.17
	1900	78000	0.75	4.51	1927	1927	6.500		0.17
	1900	80000	0.73	4.51	1927	1927	6.667		0.16
	1900	82000	0.71	4.51	1927	1927	6.833		0.16
	1900	84000	0.7	4.51	1927	1927	7.000		0.16
	1900	86000	0.68	4.51	1927	1927	7.167		0.15
	1900	88000	0.67	4.51	1927	1927	7.333		0.15
	1900	90000	0.65	4.51	1927	1927	7.500		0.14
	1900	92000	0.64	4.51	1927	1927	7.667		0.14
	1900	94000	0.63	4.51	1927	1927	7.833		0.14
	1900	96000	0.61	4.51	1927	1927	8.000		0.14

Region 28

	FLAG	SQ.FEET	SQ.FT. VA	BASE RATE	RATE GRO	SQFT ADJ	SIZE ADJ	RSF ADJ	FACTOR
	1900	4000	19.65	6.86	1928	1928	0.333		2.86
	1900	6000	13.33	6.86	1928	1928	0.500		1.94
	1900	8000	10.12	6.86	1928	1928	0.667		1.47
	1900	10000	8.17	6.86	1928	1928	0.833		1.19
BASE	1900	12000	6.86	6.86	1928	1928	1.000		1.00
	1900	14000	5.92	6.86	1928	1928	1.167		0.86
	1900	16000	5.21	6.86	1928	1928	1.333		0.76
	1900	18000	4.65	6.86	1928	1928	1.500		0.68
	1900	20000	4.20	6.86	1928	1928	1.667		0.61
	1900	22000	3.84	6.86	1928	1928	1.833		0.56
	1900	24000	3.53	6.86	1928	1928	2.000		0.51
	1900	26000	3.27	6.86	1928	1928	2.167		0.48
	1900	28000	3.04	6.86	1928	1928	2.333		0.44
	1900	30000	2.85	6.86	1928	1928	2.500		0.42
	1900	32000	2.68	6.86	1928	1928	2.667		0.39
	1900	34000	2.53	6.86	1928	1928	2.833		0.37
	1900	36000	2.39	6.86	1928	1928	3.000		0.35
	1900	38000	2.27	6.86	1928	1928	3.167		0.33
	1900	40000	2.16	6.86	1928	1928	3.333		0.31
	1900	42000	2.06	6.86	1928	1928	3.500		0.30
	1900	44000	1.97	6.86	1928	1928	3.667		0.29
	1900	46000	1.89	6.86	1928	1928	3.833		0.28
	1900	48000	1.81	6.86	1928	1928	4.000		0.26
	1900	50000	1.74	6.86	1928	1928	4.167		0.25
	1900	52000	1.68	6.86	1928	1928	4.333		0.24
	1900	54000	1.62	6.86	1928	1928	4.500		0.24
	1900	56000	1.56	6.86	1928	1928	4.667		0.23
	1900	58000	1.51	6.86	1928	1928	4.833		0.22
	1900	60000	1.46	6.86	1928	1928	5.000		0.21
	1900	62000	1.42	6.86	1928	1928	5.167		0.21
	1900	64000	1.38	6.86	1928	1928	5.333		0.20
	1900	66000	1.34	6.86	1928	1928	5.500		0.19
	1900	68000	1.30	6.86	1928	1928	5.667		0.19
	1900	70000	1.26	6.86	1928	1928	5.833		0.18
	1900	72000	1.23	6.86	1928	1928	6.000		0.18
	1900	74000	1.20	6.86	1928	1928	6.167		0.17
	1900	76000	1.17	6.86	1928	1928	6.333		0.17
	1900	78000	1.14	6.86	1928	1928	6.500		0.17
	1900	80000	1.11	6.86	1928	1928	6.667		0.16
	1900	82000	1.08	6.86	1928	1928	6.833		0.16
	1900	84000	1.06	6.86	1928	1928	7.000		0.15
	1900	86000	1.04	6.86	1928	1928	7.167		0.15
	1900	88000	1.01	6.86	1928	1928	7.333		0.15
	1900	90000	0.99	6.86	1928	1928	7.500		0.14
	1900	92000	0.97	6.86	1928	1928	7.667		0.14
	1900	94000	0.95	6.86	1928	1928	7.833		0.14
	1900	96000	0.93	6.86	1928	1928	8.000		0.14

Region 29

	FLAG	SQ.FEET	SQ.FT. VA	BASE RATE	RATE GRO	SQFT ADJ	SIZE ADJ	R SF ADJ	FACTOR
	1900	4000	19.65	6.86	1929	1929	0.333		2.86
	1900	6000	13.33	6.86	1929	1929	0.500		1.94
	1900	8000	10.12	6.86	1929	1929	0.667		1.47
	1900	10000	8.17	6.86	1929	1929	0.833		1.19
BASE	1900	12000	6.86	6.86	1929	1929	1.000		1.00
	1900	14000	5.92	6.86	1929	1929	1.167		0.86
	1900	16000	5.21	6.86	1929	1929	1.333		0.76
	1900	18000	4.65	6.86	1929	1929	1.500		0.68
	1900	20000	4.20	6.86	1929	1929	1.667		0.61
	1900	22000	3.84	6.86	1929	1929	1.833		0.56
	1900	24000	3.53	6.86	1929	1929	2.000		0.51
	1900	26000	3.27	6.86	1929	1929	2.167		0.48
	1900	28000	3.04	6.86	1929	1929	2.333		0.44
	1900	30000	2.85	6.86	1929	1929	2.500		0.42
	1900	32000	2.68	6.86	1929	1929	2.667		0.39
	1900	34000	2.53	6.86	1929	1929	2.833		0.37
	1900	36000	2.39	6.86	1929	1929	3.000		0.35
	1900	38000	2.27	6.86	1929	1929	3.167		0.33
	1900	40000	2.16	6.86	1929	1929	3.333		0.31
	1900	42000	2.06	6.86	1929	1929	3.500		0.30
	1900	44000	1.97	6.86	1929	1929	3.667		0.29
	1900	46000	1.89	6.86	1929	1929	3.833		0.28
	1900	48000	1.81	6.86	1929	1929	4.000		0.26
	1900	50000	1.74	6.86	1929	1929	4.167		0.25
	1900	52000	1.68	6.86	1929	1929	4.333		0.24
	1900	54000	1.62	6.86	1929	1929	4.500		0.24
	1900	56000	1.56	6.86	1929	1929	4.667		0.23
	1900	58000	1.51	6.86	1929	1929	4.833		0.22
	1900	60000	1.46	6.86	1929	1929	5.000		0.21
	1900	62000	1.42	6.86	1929	1929	5.167		0.21
	1900	64000	1.38	6.86	1929	1929	5.333		0.20
	1900	66000	1.34	6.86	1929	1929	5.500		0.19
	1900	68000	1.30	6.86	1929	1929	5.667		0.19
	1900	70000	1.26	6.86	1929	1929	5.833		0.18
	1900	72000	1.23	6.86	1929	1929	6.000		0.18
	1900	74000	1.20	6.86	1929	1929	6.167		0.17
	1900	76000	1.17	6.86	1929	1929	6.333		0.17
	1900	78000	1.14	6.86	1929	1929	6.500		0.17
	1900	80000	1.11	6.86	1929	1929	6.667		0.16
	1900	82000	1.08	6.86	1929	1929	6.833		0.16
	1900	84000	1.06	6.86	1929	1929	7.000		0.15
	1900	86000	1.04	6.86	1929	1929	7.167		0.15
	1900	88000	1.01	6.86	1929	1929	7.333		0.15
	1900	90000	0.99	6.86	1929	1929	7.500		0.14
	1900	92000	0.97	6.86	1929	1929	7.667		0.14
	1900	94000	0.95	6.86	1929	1929	7.833		0.14
	1900	96000	0.93	6.86	1929	1929	8.000		0.14

Region 30

	FLAG	SQ.FEET	SQ.FT. VALU	BASE RATE	RATE GRO	SQFT ADJ	SIZE ADJ	RSF ADJ	FACTOR
	1900	4000	13.75	4.8	1930	1930	0.333		2.86
	1900	6000	9.33	4.8	1930	1930	0.500		1.94
	1900	8000	7.08	4.8	1930	1930	0.667		1.48
	1900	10000	5.72	4.8	1930	1930	0.833		1.19
BASE	1900	12000	4.80	4.8	1930	1930	1.000		1.00
	1900	14000	4.14	4.8	1930	1930	1.167		0.86
	1900	16000	3.64	4.8	1930	1930	1.333		0.76
	1900	18000	3.26	4.8	1930	1930	1.500		0.68
	1900	20000	2.94	4.8	1930	1930	1.667		0.61
	1900	22000	2.69	4.8	1930	1930	1.833		0.56
	1900	24000	2.47	4.8	1930	1930	2.000		0.51
	1900	26000	2.29	4.8	1930	1930	2.167		0.48
	1900	28000	2.13	4.8	1930	1930	2.333		0.44
	1900	30000	1.99	4.8	1930	1930	2.500		0.41
	1900	32000	1.87	4.8	1930	1930	2.667		0.39
	1900	34000	1.77	4.8	1930	1930	2.833		0.37
	1900	36000	1.67	4.8	1930	1930	3.000		0.35
	1900	38000	1.59	4.8	1930	1930	3.167		0.33
	1900	40000	1.51	4.8	1930	1930	3.333		0.31
	1900	42000	1.44	4.8	1930	1930	3.500		0.30
	1900	44000	1.38	4.8	1930	1930	3.667		0.29
	1900	46000	1.32	4.8	1930	1930	3.833		0.28
	1900	48000	1.27	4.8	1930	1930	4.000		0.26
	1900	50000	1.22	4.8	1930	1930	4.167		0.25
	1900	52000	1.18	4.8	1930	1930	4.333		0.25
	1900	54000	1.13	4.8	1930	1930	4.500		0.24
	1900	56000	1.09	4.8	1930	1930	4.667		0.23
	1900	58000	1.06	4.8	1930	1930	4.833		0.22
	1900	60000	1.02	4.8	1930	1930	5.000		0.21
	1900	62000	0.99	4.8	1930	1930	5.167		0.21
	1900	64000	0.96	4.8	1930	1930	5.333		0.20
	1900	66000	0.93	4.8	1930	1930	5.500		0.19
	1900	68000	0.91	4.8	1930	1930	5.667		0.19
	1900	70000	0.88	4.8	1930	1930	5.833		0.18
	1900	72000	0.86	4.8	1930	1930	6.000		0.18
	1900	74000	0.84	4.8	1930	1930	6.167		0.18
	1900	76000	0.82	4.8	1930	1930	6.333		0.17
	1900	78000	0.8	4.8	1930	1930	6.500		0.17
	1900	80000	0.78	4.8	1930	1930	6.667		0.16
	1900	82000	0.76	4.8	1930	1930	6.833		0.16
	1900	84000	0.74	4.8	1930	1930	7.000		0.15
	1900	86000	0.72	4.8	1930	1930	7.167		0.15
	1900	88000	0.71	4.8	1930	1930	7.333		0.15
	1900	90000	0.69	4.8	1930	1930	7.500		0.14
	1900	92000	0.68	4.8	1930	1930	7.667		0.14
	1900	94000	0.67	4.8	1930	1930	7.833		0.14
	1900	96000	0.65	4.8	1930	1930	8.000		0.14

Regional Acre Models for Multi-family Property

Region 20

	FLAG	ACRES	SQFT	Price	PER ACRE	BASE RATE	RATE GROUP	ACRE ADJ	GRO	SIZE ADJ	R	ACRE ADJ	FACTOR
	1930	1	43,560	86,719	86,719	18,439	9120	1920	0.200				4.70
	1930	2.5	108,900	89,837	35,935	18,439	9120	1920	0.500				1.95
BASE	1930	5	217,800	92,196	18,439	18,439	9120	1920	1.000				1.00
	1930	7.5	326,700	93,578	12,477	18,439	9120	1920	1.500				0.68
	1930	10	435,600	94,555	9,456	18,439	9120	1920	2.000				0.51
	1930	12.5	544,500	95,317	7,625	18,439	9120	1920	2.500				0.41
	1930	15	653,400	95,937	6,396	18,439	9120	1920	3.000				0.35
	1930	17.5	762,300	96,461	5,512	18,439	9120	1920	3.500				0.30
	1930	20	871,200	96,917	4,846	18,439	9120	1920	4.000				0.26

Region 21

	FLAG	ACRES	SQFT	Price	PER ACRE	BASE RATE	RATE GRO	ACRE ADJ	SIZE ADJ	RA	ACRE ADJ	FACTOR
	1930	1	43560	86,719	86,719	18439	9121	1921	0.200			4.70
	1930	2.5	108900	89,837	35,935	18439	9121	1921	0.500			1.95
BASE	1930	5	217800	92,196	18,439	18439	9121	1921	1.000			1.00
	1930	7.5	326700	93,578	12,477	18439	9121	1921	1.500			0.68
	1930	10	435600	94,555	9,456	18439	9121	1921	2.000			0.51
	1930	12.5	544500	95,317	7,625	18439	9121	1921	2.500			0.41
	1930	15	653400	95,937	6,396	18439	9121	1921	3.000			0.35
	1930	17.5	762300	96,461	5,512	18439	9121	1921	3.500			0.30
	1930	20	871200	96,917	4,846	18439	9121	1921	4.000			0.26

Region 22

	FLAG	ACRES	SQFT	Price	PER ACRE	BASE RATE	RATE GRO	ACRE ADJ	SIZE ADJ	R	ACRE ADJ	FACTOR
	1930	1	43560	82,719	82,719	17519	9122	1922	0.200			4.72
	1930	2.5	108900	85,494	34,198	17519	9122	1922	0.500			1.95
BASE	1930	5	217800	87,593	17,519	17519	9122	1922	1.000			1.00
	1930	7.5	326700	88,823	11,843	17519	9122	1922	1.500			0.68
	1930	10	435600	89,693	8,969	17519	9122	1922	2.000			0.51
	1930	12.5	544500	90,371	7,230	17519	9122	1922	2.500			0.41
	1930	15	653400	90,923	6,062	17519	9122	1922	3.000			0.35
	1930	17.5	762300	91,389	5,222	17519	9122	1922	3.500			0.30
	1930	20	871200	91,795	4,590	17519	9122	1922	4.000			0.26

Region 23

	FLAG	ACRES	SQFT	Price	PER ACRE	BASE RATE	RATE GRO	ACRE ADJ	SIZE ADJ	RACRE ADJ	FACTOR
	1930	1	43560	84,610	84,610	17954	9123	1923	0.200		4.71
	1930	2.5	108900	87,547	35,019	17954	9123	1923	0.500		1.95
BASE	1930	5	217800	89,769	17,954	17954	9123	1923	1.000		1.00
	1930	7.5	326700	91,071	12,143	17954	9123	1923	1.500		0.68
	1930	10	435600	91,991	9,199	17954	9123	1923	2.000		0.51
	1930	12.5	544500	92,709	7,417	17954	9123	1923	2.500		0.41
	1930	15	653400	93,293	6,220	17954	9123	1923	3.000		0.35
	1930	17.5	762300	93,787	5,359	17954	9123	1923	3.500		0.30
	1930	20	871200	94,216	4,711	17954	9123	1923	4.000		0.26

Region 24

	FLAG	ACRES	SQFT	Price	PER ACRE	BASE RATE	RATE GRO	ACRE ADJ	SIZE ADJ	RACRE ADJ	FACTOR
	1930	1	43560	86,719	86,719	18439	9124	1924	0.200		4.70
	1930	2.5	108900	89,837	35,935	18439	9124	1924	0.500		1.95
BASE	1930	5	217800	92,196	18,439	18439	9124	1924	1.000		1.00
	1930	7.5	326700	93,578	12,477	18439	9124	1924	1.500		0.68
	1930	10	435600	94,555	9,456	18439	9124	1924	2.000		0.51
	1930	12.5	544500	95,317	7,625	18439	9124	1924	2.500		0.41
	1930	15	653400	95,937	6,396	18439	9124	1924	3.000		0.35
	1930	17.5	762300	96,461	5,512	18439	9124	1924	3.500		0.30
	1930	20	871200	96,917	4,846	18439	9124	1924	4.000		0.26

Region 25

	FLAG	ACRES	SQFT	Price	PER ACRE	BASE RATE	RATE GRO	ACRE ADJ	SIZE ADJ	RACRE ADJ	FACTOR
	1930	1	43560	81,846	81,846	17318	9125	1925	0.200		4.73
	1930	2.5	108900	84,546	33,818	17318	9125	1925	0.500		1.95
BASE	1930	5	217800	86,589	17,318	17318	9125	1925	1.000		1.00
	1930	7.5	326700	87,786	11,705	17318	9125	1925	1.500		0.68
	1930	10	435600	88,632	8,863	17318	9125	1925	2.000		0.51
	1930	12.5	544500	89,292	7,143	17318	9125	1925	2.500		0.41
	1930	15	653400	89,829	5,989	17318	9125	1925	3.000		0.35
	1930	17.5	762300	90,283	5,159	17318	9125	1925	3.500		0.30
	1930	20	871200	90,678	4,534	17318	9125	1925	4.000		0.26

Region 26

	FLAG	ACRES	SQFT	Price	PER ACRE	BASE RATE	RATE GRO	ACRE ADJ	SIZE ADJ	R ACRE ADJ	FACTOR
	1930	1	43560	73,265	73,265	15343	9126	1926	0.200		4.78
	1930	2.5	108900	75,229	30,092	15343	9126	1926	0.500		1.96
BASE	1930	5	217800	76,715	15,343	15343	9126	1926	1.000		1.00
	1930	7.5	326700	77,586	10,345	15343	9126	1926	1.500		0.67
	1930	10	435600	78,201	7,820	15343	9126	1926	2.000		0.51
	1930	12.5	544500	78,682	6,295	15343	9126	1926	2.500		0.41
	1930	15	653400	79,072	5,271	15343	9126	1926	3.000		0.34
	1930	17.5	762300	79,402	4,537	15343	9126	1926	3.500		0.30
	1930	20	871200	79,690	3,985	15343	9126	1926	4.000		0.26

Region 27

	FLAG	ACRES	SQFT	Price	PER ACRE	BASE RATE	RATE GRO	ACRE ADJ	SIZE ADJ	R ACRE ADJ	FACTOR
	1930	1	43560	74,283	74,283	15577	9127	1927	0.200		4.77
	1930	2.5	108900	76,335	30,534	15577	9127	1927	0.500		1.96
BASE	1930	5	217800	77,887	15,577	15577	9127	1927	1.000		1.00
	1930	7.5	326700	78,796	10,506	15577	9127	1927	1.500		0.67
	1930	10	435600	79,439	7,944	15577	9127	1927	2.000		0.51
	1930	12.5	544500	79,941	6,395	15577	9127	1927	2.500		0.41
	1930	15	653400	80,348	5,357	15577	9127	1927	3.000		0.34
	1930	17.5	762300	80,693	4,611	15577	9127	1927	3.500		0.30
	1930	20	871200	80,993	4,050	15577	9127	1927	4.000		0.26

Region 28

	FLAG	ACRES	SQFT	Price	PER ACRE	BASE RATE	RATE GRO	ACRE ADJ	SIZE ADJ	R ACRE ADJ	FACTOR
	1930	1	43560	86,719	86,719	18439	9128	1928	0.200		4.70
	1930	2.5	108900	89,837	35,935	18439	9128	1928	0.500		1.95
BASE	1930	5	217800	92,196	18,439	18439	9128	1928	1.000		1.00
	1930	7.5	326700	93,578	12,477	18439	9128	1928	1.500		0.68
	1930	10	435600	94,555	9,456	18439	9128	1928	2.000		0.51
	1930	12.5	544500	95,317	7,625	18439	9128	1928	2.500		0.41
	1930	15	653400	95,937	6,396	18439	9128	1928	3.000		0.35
	1930	17.5	762300	96,461	5,512	18439	9128	1928	3.500		0.30
		20	871200	96,917	4,846	18439	9128	1928	4.000		0.26

Region 29

	FLAG	ACRES	SQFT	Price	PER ACRE	BASE RATE	ADJ RATE	GRO ACRE	ADJ SIZE	ADJ R ACRE	ADJ FACTOR
	1930	1	43560	86,719	86,719	18439	9129	1929	0.200		4.70
	1930	2.5	108900	89,837	35,935	18439	9129	1929	0.500		1.95
BASE	1930	5	217800	92,196	18,439	18439	9129	1929	1.000		1.00
	1930	7.5	326700	93,578	12,477	18439	9129	1929	1.500		0.68
	1930	10	435600	94,555	9,456	18439	9129	1929	2.000		0.51
	1930	12.5	544500	95,317	7,625	18439	9129	1929	2.500		0.41
	1930	15	653400	95,937	6,396	18439	9129	1929	3.000		0.35
	1930	17.5	762300	96,461	5,512	18439	9129	1929	3.500		0.30
	1930	20	871200	96,917	4,846	18439	9129	1929	4.000		0.26

Region 30

	FLAG	ACRES	SQFT	Price	PER ACRE	BASE RATE	ADJ RATE	GRO ACRE	ADJ SIZE	ADJ R ACRE	ADJ FACTOR
	1930	1	43560	75,810	75,810	15929	9130	1930	0.200		4.76
	1930	2.5	108900	77,993	31,197	15929	9130	1930	0.500		1.96
BASE	1930	5	217800	79,644	15,929	15929	9130	1930	1.000		1.00
	1930	7.5	326700	80,611	10,748	15929	9130	1930	1.500		0.67
	1930	10	435600	81,295	8,130	15929	9130	1930	2.000		0.51
	1930	12.5	544500	81,829	6,546	15929	9130	1930	2.500		0.41
	1930	15	653400	82,263	5,484	15929	9130	1930	3.000		0.34
	1930	17.5	762300	82,630	4,722	15929	9130	1930	3.500		0.30
	1930	20	871200	82,949	4,147	15929	9130	1930	4.000		0.26

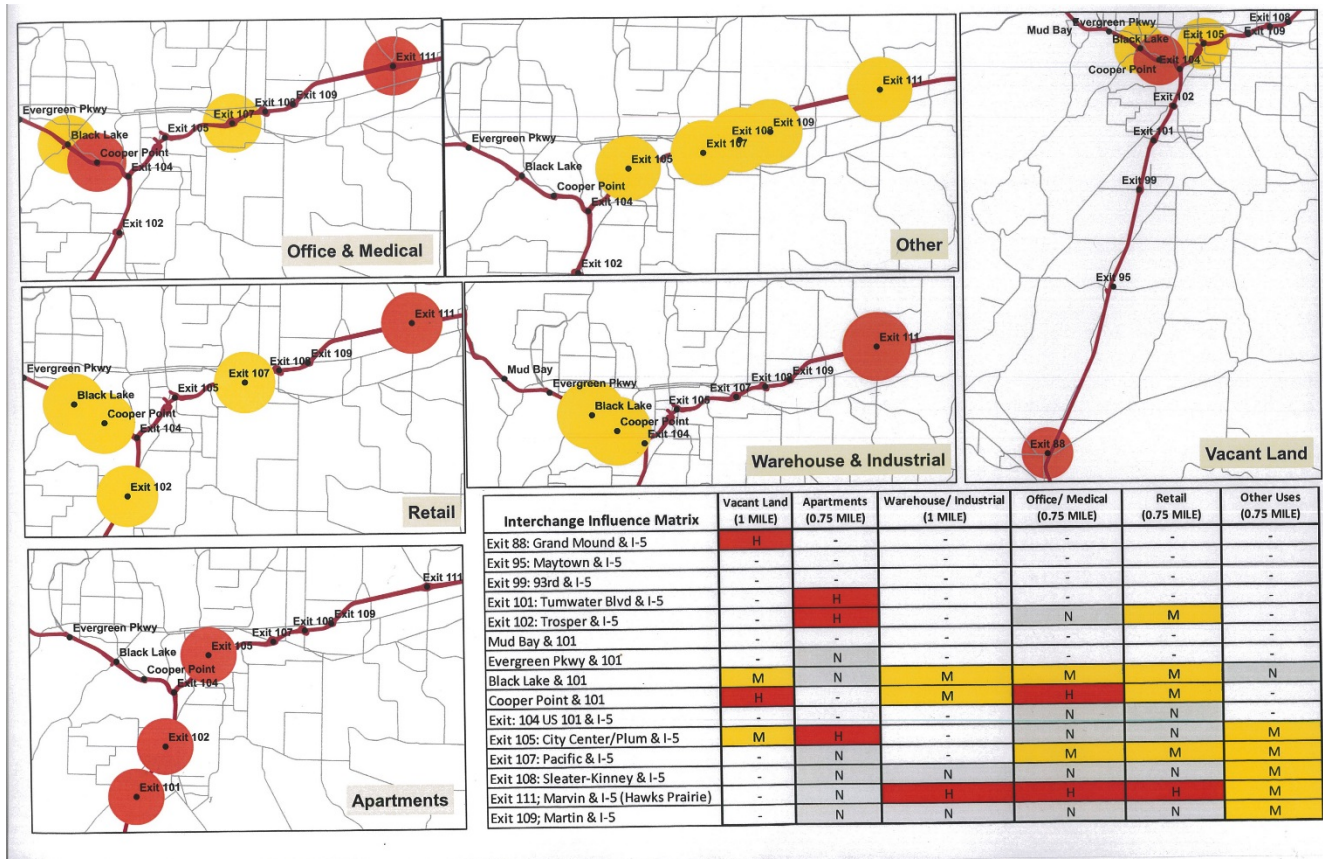
The following are the adjustment factors for the significant land influences in the Commercial model. Use for the following land flags: 2100, 2200, 2300, 4010 5010, 5830, 6000, 8010, 2150, 2250, 2350, 4040, 5040, 5860, 6030 and 8040. Parks Grade use for the following land flags 1510, 1520 and 1580.

INFLUENCE	DESCRIPTION	ADJUSTMENT AMOUNT
TRAFFIC-HT BASE	High Traffic	
LN_MT	Moderate Traffic	85
LN_LT	Light Traffic	80
EXPOSURE-AE BASE	Average Exposure	
LN_PE	Poor Exposure	75
LN_FE	Fair Exposure	80
LN_GE	Good Exposure	120
ACCESS-AA BASE	Average Access	
LN_PA	Poor Access	70
LN_FA	Fair Access	90
LN_GA	Good Access	130
SITE IMPROVEMENTS-FS BASE	Full Site Improvements	
LN_NS	No Site Improvements	70
LN_PS	Partial Site Improvements	80
INTERSTATE INFLUENCES		
LN_MINT	Moderate Interchange	120
LN_HINT	High Interchange	130
PARK GRADE - AV BASE	Average Park	
LN_FR	Fair Park	70
LN_GD	Good Park	130
WETLANDS		
LN_WETL	Wetland low	80
LN_WETM	Wetland Medium	70
LN_WETH	Wetland High	40
VIEW		
LN_LV	Limited View	105
LN_GV	Good View	110
VV	Very Good View	115
EV	Excellent View	120
OTHER		

LN_AT	Anchor Tenant
LN_BL	Back Lot
LN_HEX	Heavy Exit
LN_MEX	Moderate Exit
LN_CO	Condo
LN_CT	Contiguous
LN_EL	Excess Land
LN_RC	Res in Commercial Zone
LN_SP	Shape
LN_ST	Steep Topo
LN_OC	Olympia Core
LN_CN	Contamination
LN_CW	Central Waterfront
LN_GO	Gopher Present
LN_RS	Restrictions
LN_EC	Economic
LN_UN	Unbuildable

	process of collecting
120	
105	
70	
VARIES	
VARIES	
VARIES	
VARIES	70 DEFAULT
VARIES	75 DEFAULT
125	
VARIES	50 DEFAULT
150	
VARIES	PROPERTY SPECIFIC
VARIES	
VARIES	50 DEFAULT
VARIES	20 DEFAULT

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:

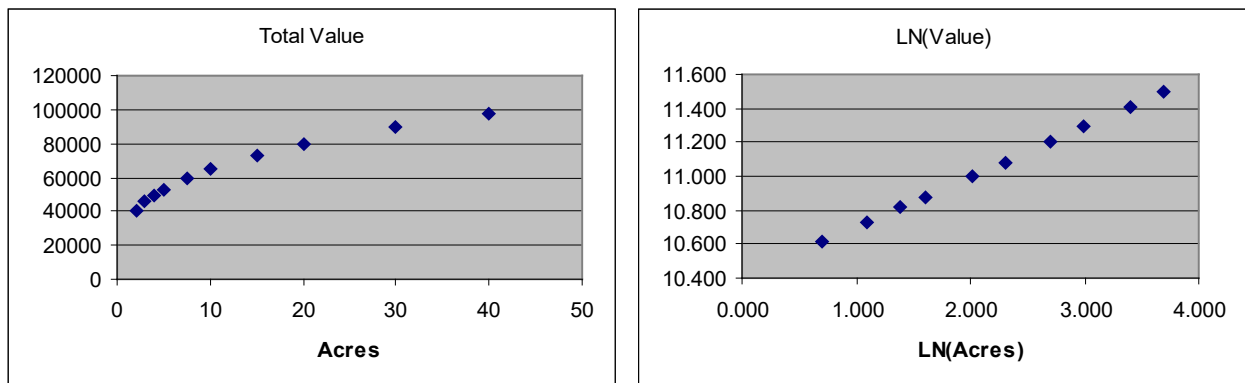
- Data definitions and standards have been developed to ensure our data is as complete and accurate as possible.
- A procedure has been established to ensure sales are properly verified.
- Annual training is conducted to remind appraisers of the standard that have been developed.

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.

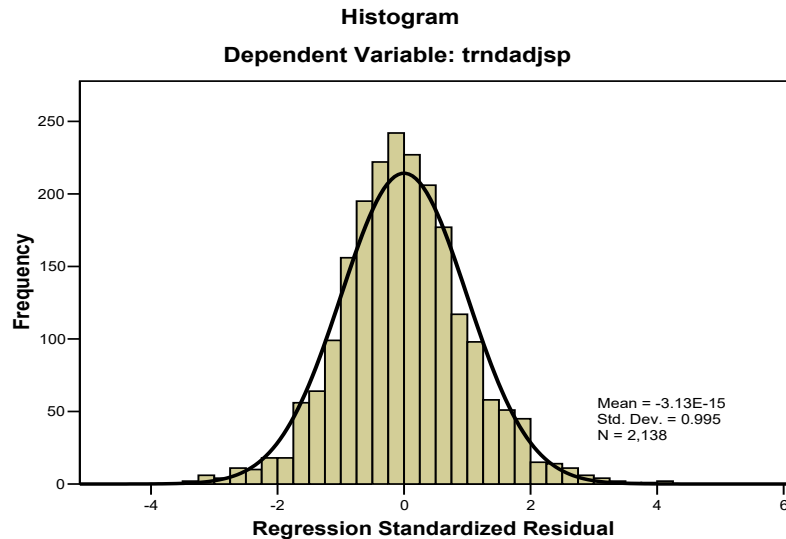
No Correlation between Independent Variables:

- 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.

