

**CAMA Cost Tables**  
Multiplier Control Table  
Depreciation Tables  
Land Valuation Tables



## NEMRC CAMA 2015 Cost Changes

- 2015 Tables are 7% higher than 2014
- Added RCN and RCNLD as stored values
- Added Multi Section MHO rates
- Add Base Year Table
- Corrected calculation error in Camps
- Added Camp Depreciation Table

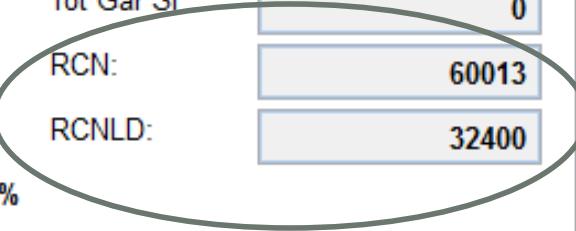
## NEMRC CAMA 2015 Cost Changes

**Parcel Information**

Parcel ID	13030112000	Owner Name	Camp Test	Owner Name2					
Owner Address	656 RTE 17	City	BRISTOL	State	VT	ZipCode	05443	Status	A
Parcel	History	Land/OB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Valuation	Picture	Note	
Porch ID:	1	Skirting LF:		Story Multi:					
Porch Area:	100	Garage ID:	1	Total Prch V:	4213				
Floor:	3	Gar/Shd Type:	0	Tot Porch SF:	100				
Wall:	2	Area:		Tot Gar SF:	0				
Roof:	3	Siding:	0	RCN:	60013				
Ceiling:	2	Floor:	0	RCNLD:	32400				
Manuf Width:		Finish:	0	%					
Manuf Length:		Finish SF:							
Tipouts SF:		Cpt Roof:	0						
Skirting:	0	# Unit Multi:							

**Buttons:**

- Add
- Delete
- SKETCH
- ?



## NEMRC Cost Tables

Itemized Property Costs Sample Town					
From Table: MAIN Section 1		Record # 748			
Property ID: 1234-004	Span #: 354-109-10761	Last Inspected:	/ /	Cost Update: 02/14/2016	
Owner(s): ENTER DATA 4	Sale Price: 0	Book:	Validity: No Data		
Address: 12 SPIDER WEB ROAD	Sale Date: / /	Page:			
City/St/Zip: LEICESTER VT 05602	Bldg Type: Mobile	Quality: 3.00	AVERAGE		
Location: 12 SPIDER WEB ROAD	Style: 1 Story	Frame: Studded			
Description: LAND	Area: 1800	Yr Built: 2005	Eff Age: 11		
Tax Map #:	# Rms: 6	# Bedrm: 3	# Ktchns: 1		
	# 1/2 Bath: 0	# Baths: 2			
Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
MH 45 X 40	VnlSide	100.00		44.89	
<b>ADJUSTMENTS</b>					
Roof #1:	CompShg	100.00			
Subfloor	Slab/Pad			3.05	
Floor cover #1:	Allowance	100.00		2.75	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
<b>ADJUSTED BASE COST</b>		1,800.00		50.69	91,242
<b>ADDITIONAL FEATURES</b>					
Fixtures (beyond allowance of 7)		1.00	685.00		685
Roughins (beyond allowance of 1)			260.00		
Tipouts		100.00	91.86		9,186
Porch #1:	WoodDck/NoWall/NoRoo	120.00	19.71		2,365
Foundation	MH C Peri	170.00	11.60		1,972
Skirting	Average	170.00	10.70		1,819
Garage/Shed #1:	Carport/No Data/No	240.00	18.18		4,363
<b>Subtotal</b>					111,632
Local multiplier	1.00				
Current multiplier	1.00				
<b>REPLACEMENT COST NEW</b>					111,632
Condition	Average	Percent			
Physical depreciation		18.00		-20,094	
Functional depreciation					
Economic depreciation					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					91,500

## NEMRC CAMA 2015 Cost Changes

### **Camp Schedule uses Low Cost Residential Tables**

- Corrected for 2013 Tables M&S Manual - No 1.5 story Tables.
- Previously, 1 story camps and 1.5 story camps used same rates.
- Corrected for 2015 Tables factor calculation error – Less than Average.
- Added Camp depreciation Table.
- Camp schedule does not go below 400 SQFT.

## NEMRC CAMA 2015 Cost Changes

Grade	500 SQFT		Current Multiplier	
	Wall Type 4	Wall Type 6	0.2	0.17
2.00	71.69	72.03	0.90	0.84
2.10			0.92	0.86
2.20			0.94	0.87
2.25	75.67	76.03	0.95	0.88
2.30			0.96	0.89
2.40			0.98	0.91
2.50	79.66	80.03	1.00	0.93
2.60			1.02	0.94
2.70			1.04	0.96
2.75	83.64	84.03	1.05	0.97
2.80			1.06	0.98
2.90			1.08	0.99
<b>3.00</b>	<b>79.66</b>	<b>80.03</b>		

Formula for Camp Grade < 3

Grade(.2) + .5 = Multiplier

Multiplier adjusts the 3.0 table lookup.

- Local Tables
- Tables Not Updated by Cost Table Update
  - Developed for each Town



- Localized Cost Tables

- Table 1 - Multiplier Control Table
- Table 40 - Depreciation
- Table 43 - Land Valuation
- Table 44 - Land Square Foot Valuation
- Table 45 - Lake Front Foot Valuation
- Table 49 - Site Improvements Value
- Table 50 - Neighborhood Factor Table
- Table 61 - Base Year (2015)

- Additional Local Tables

- Table 57 - Woodland Valuation Schedule
- Table 58 - Crop Land Valuation Schedule
- Table 59 - Pasture Land Valuation Schedule
- Table 60 - Other Land Valuation Schedule

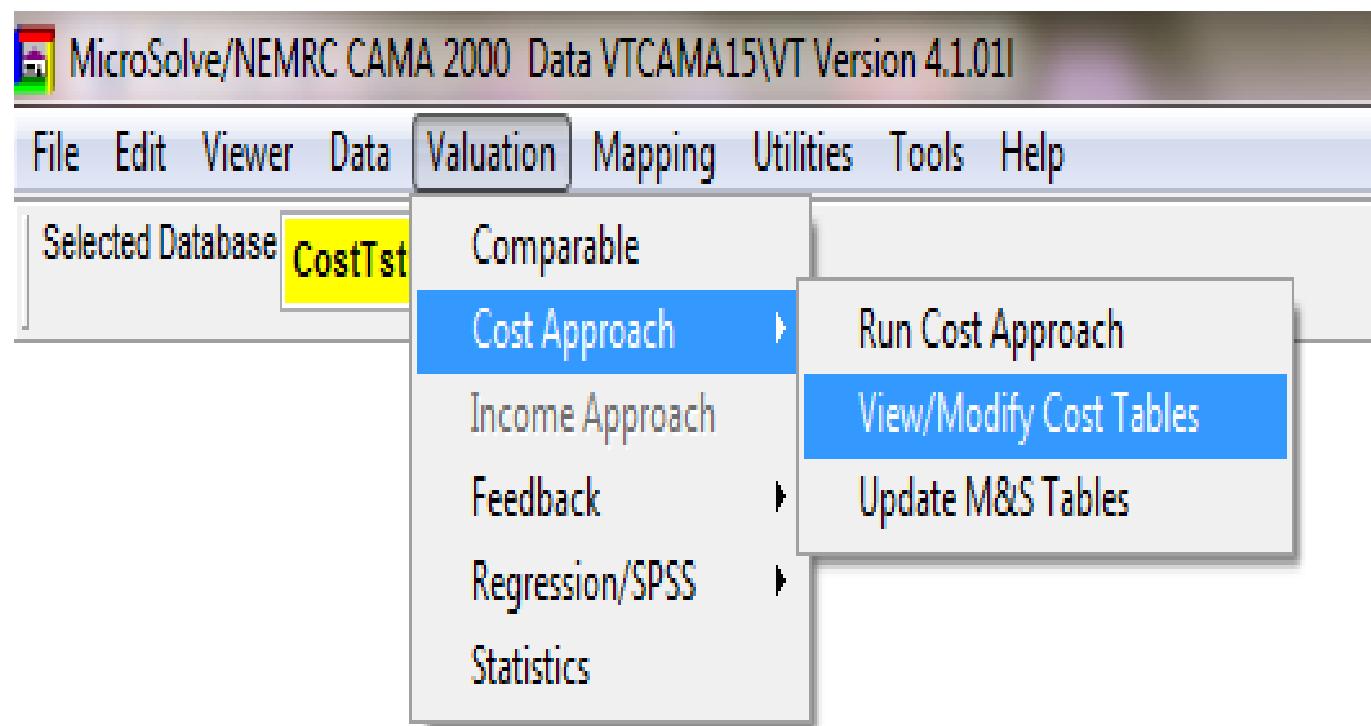
The following describes the tables that are loaded from the Stocking Program.

#### Stocking Program Tables

Table	Description	Table	Description
1	<b>Multiplier Control Table</b>	40	<b>Depreciation</b>
2	Single, Low Quality	41	TH Porch/Balcony
3	Single, Fair Quality	42	Row House Porch
4	Single, Average Quality	43	Site/Acre Land Rates
5	Single, Good Quality	44	Square Foot Land Rates
6	Single, Very Good Quality	45	Frontage and Depth Rates
7	Single, Excellent Quality	46	Outbuildings
8	Multiple Resident Rates	47	MH,Fnd,SKt,CPT,Str
9	TH and Duplex End	48	MH Porches
10	TH and Duplex Inside	49	Site Improvements
11	Row House End	50	Neighborhood Code Factors
12	Row House Inside	57	Woodland Land Rates
13	Row House Detached	58	Cropland Land Rates
14	Mho Base Rates	59	Pasture Land Rates
15	Cabins and Tropical Houses	60	Other Land Rates
16	Siding Adjustments		
17	Roof Adj Single Family		
18	Roof Adj Other		
19	Subfloor Adjustments		
20	Flooring Adjustments		
21	Plaster/Energy/Fnd Adj		
22	Heating Adjustments		
23	Plumbing Adjustments		
24	Built In Appliances		
25	Dormer Adjustments		
26	Single Family Basements		
27	Single Family Porches		
28	Attached Garage		
29	Detached Garage		
30	Built In Garage		
31	Floor Insulation Adjustment		
32	Mult/Resident Basement Adj		
33	TH End Bsmt Adjustment		
34	TH Inside Bsmt Adjustment		
35	Plaster/Energy/Fnd Adj (Multi)		
36	Fireplaces		
38	Mult. Residential Garages		
39	TH Garages		

Tables in Blue are not updated

Tables in Red are Town Specific



Update Cost Tables

List / Description      Cost Table      Add Page(s)      Excel Table Link

Table Description: Multiplier Control Table

Table Number: 1

Verify Table Structure

Categorical (If Any)

Description	Multiplier Control Table	0
Pages	Frame	0
Rows	Special lookup	0
Columns	Quality & building	0

Verify All Table Structures

## Local Multiplier

Table	Page	Row	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	1	1	1	1	1	1.05	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	3	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	4	4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	5	5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	6	6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	7	7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	8	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	9	9	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	10	10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	11	11	1	1	1	1	1	1	1.2	1.44	1.73	2.07	2.49	2.98	1	1	1	1
1	1	12	12	1	1	1	1	1	1	1.2	1.44	1.73	2.07	2.49	2.98	1	1	1	1

## Current Multiplier

Table	Page	Row	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	3	1	1	1	1	0.94	1	1	1	1	1	1	1	1	1	1	1	1	
1	3	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	3	3	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	3	4	4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	3	5	5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	3	6	6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	3	7	7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	3	8	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	3	9	9	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	3	10	10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	3	11	11	1	1	1	1	1	1	1.2	1.4	1.73	2.07	2.49	2.98	1	1	1	1
1	3	12	12	1	1	1	1	1	1	1.2	1.4	1.73	2.07	2.49	2.98	1	1	1	1

TABLE 1 Multiplier Control Table

Table	Page	Row	BLDG TYPE	CODE	Quality Grades												13	14	15	16
					Low	Fair	Avg	Good	VG	Excl	Excp I	Excp II	Excp III	Excp IV	Excp V	Excp VI				
1	1	1	Residential	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	2	Multi Family	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	3	Muti Senior	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	4	TH End	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	5	TH Inside	4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	6	Row End	5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	7	Row Inside	6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	8	Row Detached	7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	9	Mobile Homes	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	10	Camps	9	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	11	Exceptional	10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1	12		11	1	1	1	1	1	1	1.2	1.44	1.73	2.07	2.49	2.98		1	1	1
				12	1	1	1	1	1	1	1.2	1.44	1.73	2.07	2.49	2.98		1	1	1

Table 1 is the Multiplier Control Table (Time/Location)

Page 1	Frame - Local
Page 2	Masonry - Local
Page 3	Frame - Current
Page 4	Masonry - Current

Rows 2 through 8 should not be used in Vermont

Row House tables are never updated

## NEMRC COST TABLES

From Table: MAIN Section 1		Itemized Property Costs SAMPLE TOWN		Record # 745	
<b>Property ID:</b> 1234-001		<b>Span #:</b> 354-109-10758		<b>Last Inspected:</b> / /	
<b>Owner(s):</b> ENTER DATA 1		<b>Sale Price:</b> 0	<b>Book:</b>	<b>Cost Update:</b> 02/11/2016	
<b>Address:</b> 1234 MAIN STREET		<b>Sale Date:</b> / /	<b>Page:</b>	<b>Validity:</b> No Data	
<b>City/St/Zip:</b> SOMEWHERE VT 05640		<b>Bldg Type:</b> Single	<b>Quality:</b> 3.00	<b>AVERAGE</b>	
<b>Location:</b> 0		<b>Style:</b> 1 Story	<b>Frame:</b>	<b>Studded</b>	
<b>Description:</b> EXAMPLE OF DATA		<b>Area:</b> 1152	<b>Yr Built:</b> 0	<b>Eff Age:</b> 15	
<b>Tax Map #:</b>		<b># Rms:</b> 6	<b># Bedrm:</b> 3	<b># Ktchns:</b> 1	
		<b># 1/2 Bath:</b> 1	<b># Baths:</b> 1		
Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	Wd Sidng / Ht=8	100.00		90.18	
<b>ADJUSTMENTS</b>					
Roof #1:	Comp Shg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		3.93	
Heat/cooling #1:	No Data	100.00		-3.67	
Energy Adjustment	Average				
<b>ADJUSTED BASE COST</b>		1,152.00		90.44	104,186
<b>ADDITIONAL FEATURES</b>					
Fixtures (beyond allowance of 8)		-1.00		1,360.00	-1,360
Roughins (beyond allowance of 1)				55.00	
Fireplaces	1 Story / Single			3,650.00	3,650
Porch #1:	Wood Dck/No Wall/No Roo	1.00		19.65	2,515
Basement	Conc 8"	128.00		20.47	23,581
Finished Basement	Minimal	1,152.00		7.44	3,720
Garage/Shed #1:	A/1S/Plywood/No	500.00		24.51	14,118
<b>Subtotal</b>		576.00			150,410
Local multiplier		1.05			
Current multiplier		0.94			
<b>REPLACEMENT COST NEW</b>					148,455
<b>Condition</b>	Average	Percent			
Physical depreciation		15.00			-22,268
Functional depreciation					
Economic depreciation					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					126,200
<b>LAND PRICES</b>	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		65,000
AC Other	10.00	1.00	1.00		66,300
<b>Total</b>	12.00				131,300
<b>SITE IMPROVEMENTS</b>	Hsite/Hstd	Quantity	Quality		
Water	y/y	Typical	Average		5,000
Sewer	y/y	Typical	Average		10,000
Ponds	y/y	Typical	Average		5,000
Landscape	y/y	Typical	Average		3,000
<b>Total</b>					23,000
<b>OUTBUILDINGS</b>	Hsite/Hstd	% Good	Size	Rate.	Extras
Equip bldg	y/y	50	200	10.63	2,100
Barn, GP	y/y	30	1000	6.83	6,800
Mat sheltr	y/y	25	600	2.21	1,300
DGS 1S	y/y	75	600	22.68	13,600

## NEMRC COST TABLES

Itemized Property Costs Sample Town						
From Table: MAIN Section 2		Record # 745				
Property ID: 1234-001	Span #: 354-109-10758	Last Inspected: / /	Cost Update: 02/11/2016			
Owner(s): ENTER DATA 1		Sale Price: 0	Book:	Validity: No Data		
Address: 1234 MAIN STREET		Sale Date: / /	Page:			
City/St/Zip: SOMEWHERE VT 05640		Bdg Type: Mobile	Quality: 3.00	AVERAGE		
Location: 0		Style: 1 Story	Frame: Studded			
Description:EXAMPLE OF DATA		Area: 924	Yr Built: 2000	Eff Age: 10		
Tax Map #:		# Rms: 6	# Bedrm: 3	# Ktchns: 1		
		# 1/2 Bath: 0	# Baths: 2			
Item	Description	Percent	Quantity	Unit Cost	Total	
<b>BASE COST</b>						
MH 14 X 66	VnlSide	100.00		43.82		
<b>ADJUSTMENTS</b>						
Roof #1:	Metal-Chn	100.00				
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		2.75		
Heat/cooling #1:	ForcAir	100.00				
Energy Adjustment	Average					
<b>ADJUSTED BASE COST</b>		924.00	46.57	43,030		
<b>ADDITIONAL FEATURES</b>						
Fixtures (beyond allowance of 7)			1.00	685.00	685	
Roughins (beyond allowance of 1)				260.00		
Features #1:	Gas Fireplace		1.00	1,500.00	1,500	
Foundation	MH Pier		160.00			
<b>Subtotal</b>					45,215	
Local multiplier		1.00				
Current multiplier		1.00				
<b>REPLACEMENT COST NEW</b>					45,215	
Condition	Average	Percent				
Physical depreciation		20.00			-9,043	
Functional depreciation						
Economic depreciation						
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					36,200	
<b>TOTAL PROPERTY VALUE</b>					362,500	
<b>NOTES</b>		HOUSESITE VALUE : .		260,000		
		HOMESTEAD VALUE : .		326,300		

# Depreciation - Table 40

Page 1 Residential

Page 2 Mobile Homes

Page 3 Camps (2015)

Table	Page	Row	0	1	2	3	4	5	6	7	8	9
40	1	1	1	15	9	3	0	0	0	0	0	0
40	1	2	2	16	12	9	5	1	0	0	0	0
40	1	3	3	17	14	10	7	3	0	0	0	0
40	1	4	4	18	15	11	8	4	1	0	0	0
40	1	5	5	19	16	12	9	5	2	1	0	0
40	1	6	6	20	17	13	10	6	3	2	1	0
40	1	7	7	21	18	14	11	7	4	3	2	0
40	1	8	8	23	19	15	12	8	5	4	3	1
40	1	9	9	24	20	16	13	9	6	5	4	2
40	1	10	10	25	21	17	14	10	7	6	5	3
40	1	11	11	26	22	18	15	11	8	7	5	3
40	1	12	12	27	23	19	16	12	9	8	6	4
40	1	13	13	28	24	20	17	13	10	9	6	4
40	1	14	14	29	25	21	18	14	11	10	7	5
40	1	15	15	30	26	23	19	15	12	10	7	5
40	1	16	16	31	27	23	19	15	12	10	7	5
40	1	17	17	32	28	24	20	16	13	11	8	6
40	1	18	18	33	29	25	20	16	13	11	8	6
40	1	19	19	34	30	26	21	17	14	11	8	6
40	1	20	20	35	31	26	22	17	14	12	9	7
40	1	21	21	36	32	27	22	18	15	12	9	7
40	1	22	22	37	33	28	23	18	15	12	9	7
40	1	23	23	39	34	28	23	18	15	12	9	7
40	1	24	24	40	34	29	24	19	16	13	10	8
40	1	25	25	41	35	30	25	19	16	13	10	8
40	1	26	26	42	36	31	25	20	16	13	10	8
40	1	27	27	43	37	31	26	20	17	13	10	8
40	1	28	28	44	38	32	26	21	17	14	11	9
40	1	29	29	45	39	33	27	21	17	14	11	9
40	1	30	30	45	39	33	27	21	18	14	11	9
..	..	..	..	..	..	..	..	..	..	..	..	..

Table	Page	Row	0	1	2	3	4	5	6	7	8	9
40	2	1	1	5	4	3	2	1	0	0	0	0
40	2	2	2	8	7	5	4	3	2	1	0	0
40	2	3	3	12	10	8	6	5	4	3	1	1
40	2	4	4	16	13	10	8	6	5	4	2	1
40	2	5	5	20	16	13	10	8	6	4	3	2
40	2	6	6	24	20	15	12	9	7	5	3	2
40	2	7	7	28	23	18	14	11	9	6	4	3
40	2	8	8	32	26	20	16	12	10	8	5	3
40	2	9	9	36	29	23	18	14	12	10	8	6
40	2	10	10	40	33	25	21	16	14	12	10	8
40	2	11	11	44	36	28	23	18	16	14	12	10
40	2	12	12	48	39	30	26	21	18	16	14	12
40	2	13	13	52	42	33	28	23	20	18	16	14
40	2	14	14	56	46	35	30	25	22	20	18	16
40	2	15	15	60	49	38	33	28	25	22	20	18
40	2	16	16	64	52	40	36	32	28	24	22	20
40	2	17	17	68	55	43	38	34	30	26	24	22
40	2	18	18	72	59	45	41	36	32	28	26	24
40	2	19	19	76	62	48	43	38	34	30	28	26
40	2	20	20	80	65	50	45	40	38	32	30	28
40	2	21	21	84	68	53	47	42	40	34	32	30
40	2	22	22	88	72	55	50	44	42	36	34	32
40	2	23	23	92	75	58	52	46	44	38	36	34
40	2	24	24	96	78	60	54	48	46	40	38	36
40	2	25	25	100	84	63	56	50	48	42	40	38
40	2	26	26	0	87	65	59	52	50	44	42	40
40	2	27	27	0	90	68	61	54	52	46	44	42
40	2	28	28	0	93	70	63	56	54	48	46	44
40	2	29	29	0	96	73	65	58	56	50	48	46
40	2	30	30	0	99	75	68	60	58	52	50	48

Table	Page	Row	0	1	2	3	4	5	6	7	8	9
40	3	1	1	19	11	4	0	0	0	0	0	0
40	3	2	2	20	15	11	6	1	0	0	0	0
40	3	3	3	21	18	13	9	4	0	0	0	0
40	3	4	4	23	19	14	10	5	1	0	0	0
40	3	5	5	24	20	15	11	6	3	1	0	0
40	3	6	6	25	21	16	13	8	4	3	1	0
40	3	7	7	26	23	18	14	9	5	4	3	0
40	3	8	8	29	24	19	15	10	6	5	4	1
40	3	9	9	30	25	20	16	11	8	6	5	3
40	3	10	10	31	26	21	18	13	9	8	6	4
40	3	11	11	33	28	23	19	14	10	9	6	4
40	3	12	12	34	29	24	20	15	11	10	8	5
40	3	13	13	35	30	25	21	16	13	11	8	5
40	3	14	14	36	31	26	23	18	14	13	9	6
40	3	15	15	38	33	29	24	19	15	13	9	6
40	3	16	16	39	34	29	24	19	15	13	9	6
40	3	17	17	40	35	30	25	20	16	14	10	8
40	3	18	18	41	36	31	25	20	16	14	10	8
40	3	19	19	43	38	33	26	21	18	14	10	8
40	3	20	20	44	39	33	28	21	18	15	11	9
40	3	21	21	45	40	34	28	23	19	15	11	9
40	3	22	22	46	41	35	29	23	19	15	11	9
40	3	23	23	49	43	35	29	23	19	15	11	9
40	3	24	24	50	43	36	30	24	20	16	13	10
40	3	25	25	51	44	38	31	24	20	16	13	10
40	3	26	26	53	45	39	31	25	20	16	13	10
40	3	27	27	54	46	39	33	25	21	16	13	10
40	3	28	28	55	48	40	33	26	21	18	14	11
40	3	29	29	56	49	41	34	26	21	18	14	11
40	3	30	30	56	49	41	34	26	23	18	14	11

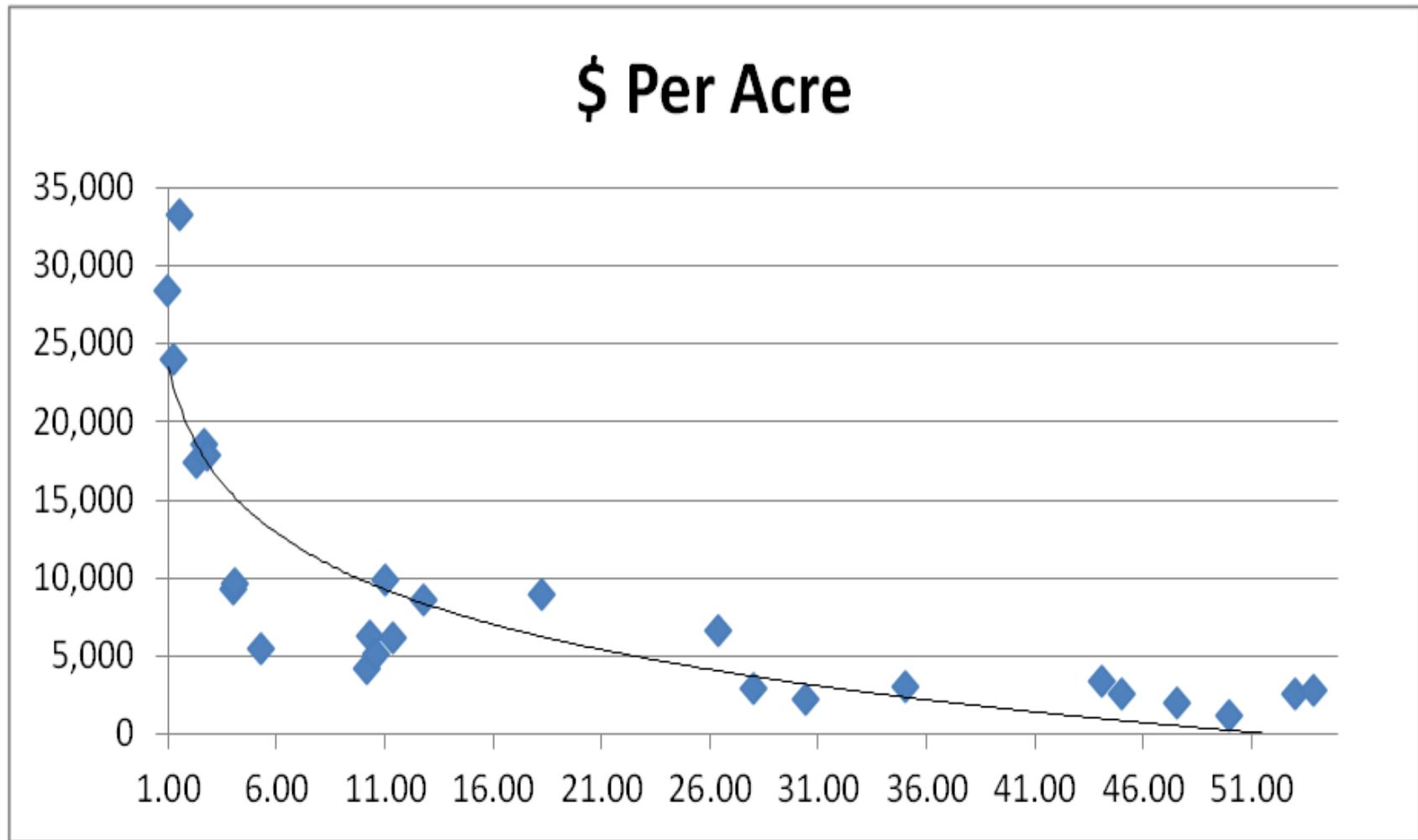
## Land Schedules

Table 43

## Land Calculations



## Land Only Sales Orange County



## Land Schedules

- Series of Linear Functions
- Proxy to Natural Curve
- Establish Values of Benchmark Points
- Input into Table 43 - Land Valuation Table

Formula for Linear Function

$$a X + b = \text{Value}$$

$$(\text{Acres} * \text{Rate}) + \text{Constant} = \text{Value}$$

## Example Land Schedule

Acres	Bulk Schedule			< 1 Acre	20,000	25,000
	Value	Multiplier	Constant			
1	45,000	--	20,000	25,000		
2	65,000	--	7,500	50,000		
10	125,000	--	3,125	93,750		
50	250,000	--	1,000	200,000	0.10	27,000
100	300,000	--	1,000	200,000	0.20	29,000
200	400,000	--	1,000	200,000	0.30	31,000
300	500,000	--	1,000	200,000	0.40	33,000
					0.50	35,000
Acres	Residual Schedule			0.60	37,000	39,000
	Value	Multiplier	Constant			
1	7,500	--	7,500	0	0.80	41,000
8	60,000	--	3,125	35,000	0.90	43,000
48	185,000	--	1,000	137,000		
98	235,000	--	1,000	137,000		
198	335,000	--	1,000	137,000		
298	435,000	--	1,000	137,000		

# Land Schedule Calculation Report

Sample Town

02/14/2016

09:47:35

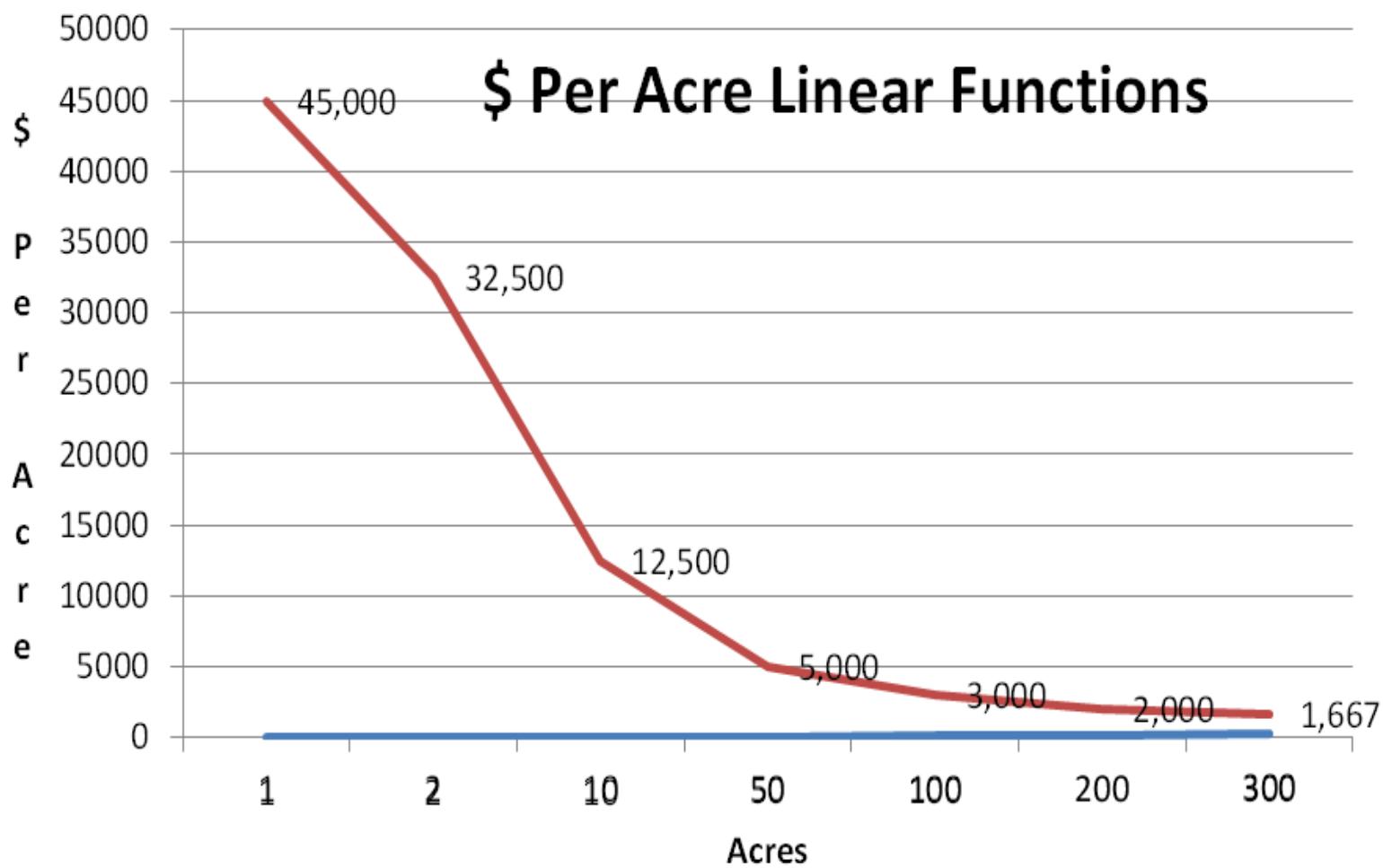
Acres	Rate	SITE VALUE			BULK VALUE				
		Constant	Total Value	Value/Acre	Acres	Rate	Constant	Total Value	Value/Acre
0.00 *	0.0	+ 0	= 0	0	0 * 0.0	+ 0	= 0	0	0
0.01 *	0.0	+ 25000	= 25000	2500000	0 * 7500.0	+ 0	= 0	0	0
0.10 *	0.0	+ 27000	= 27000	270000	0 * 7500.0	+ 0	= 0	0	0
0.20 *	0.0	+ 29000	= 29000	145000	0 * 7500.0	+ 0	= 0	0	0
0.30 *	0.0	+ 31000	= 31000	103333	0 * 7500.0	+ 0	= 0	0	0
0.40 *	0.0	+ 33000	= 33000	82500	0 * 7500.0	+ 0	= 0	0	0
0.50 *	0.0	+ 35000	= 35000	70000	0 * 7500.0	+ 0	= 0	0	0
0.60 *	0.0	+ 37000	= 37000	61667	0 * 7500.0	+ 0	= 0	0	0
0.70 *	0.0	+ 39000	= 39000	55714	0 * 7500.0	+ 0	= 0	0	0
0.80 *	0.0	+ 41000	= 41000	51250	0 * 7500.0	+ 0	= 0	0	0
0.90 *	0.0	+ 43000	= 43000	47778	0 * 7500.0	+ 0	= 0	0	0
1.00 * 20000.0	+ 25000	= 45000	45000	0	0 * 7500.0	+ 0	= 0	0	0
2.00 * 7500.0	+ 50000	= 65000	32500	0.00 * 7500.0	+ 0	= 0	0	0	0
3.00 * 7500.0	+ 50000	= 72501	24167	1.00 * 7500.0	+ 0	= 7500	7500	7500	
10.00 * 3125.0	+ 93750	= 125000	12500	8.00 * 3125.0	+ 35000	= 60000	7500	7500	
50.00 * 1000.0	+ 200000	= 250000	5000	48.00 * 1000.0	+ 137000	= 184992	3854	3854	
100.0 * 1000.0	+ 200000	= 300000	3000	98.00 * 1000.0	+ 137000	= 235004	2398	2398	
200.0 * 1000.0	+ 200000	= 400000	2000	198.0 * 1000.0	+ 137000	= 335016	1692	1692	
300.0 * 1000.0	+ 200000	= 500100	1667	298.0 * 1458.2	+ 0	= 434484	1458	1458	
301.0 * 1664.5	+ 0	= 500864	1664	299.0 * 1458.2	+ 0	= 435942	1458	1458	
10000 * 1664.5	+ 0	= 16640000	1664	9998 * 1458.2	+ 0	= 14577084	1458	1458	

**Land Schedule Report**

02/14/2016

09:49:06

SITE or TOTAL VALUE			BULK VALUE			
	Acres	Value/Acre		Acres	Value/Acre	
Benchmark	0.01	2500000	25000	0	7500	0
Benchmark	0.10	270000	27000	0	7500	0
Benchmark	0.20	145000	29000	0	7500	0
Benchmark	0.30	103333	31000	0	7500	0
Benchmark	0.40	82500	33000	0	7500	0
Benchmark	0.50	70000	35000	0	7500	0
Benchmark	0.60	61667	37000	0	7500	0
Benchmark	0.70	55714	39000	0	7500	0
Benchmark	0.80	51250	41000	0	7500	0
Benchmark	0.90	47778	43000	0	7500	0
Benchmark	1.00	45000	45000	0	7500	0
Benchmark	2.00	32500	65000	0.00	7500	0
	3.00	24167	72500	1.00	7500	7500
	4.00	20000	80000	2.00	7500	15000
	5.00	17500	87500	3.00	7500	22500
	6.00	15833	95000	4.00	7500	30000
	7.00	14643	102500	5.00	7500	37500
	8.00	13750	110000	6.00	7500	45000
	9.00	13056	117500	7.00	7500	52500
Benchmark	10.00	12500	125000	8.00	7500	60000
	11.00	11648	128125	9.00	7014	63125
	12.00	10938	131250	10.00	6625	66250
	13.00	10337	134375	11.00	6307	69375
	14.00	9821	137500	12.00	6042	72500
	15.00	9375	140625	13.00	5817	75625
	16.00	8984	143750	14.00	5625	78750
	17.00	8640	146875	15.00	5458	81875
	18.00	8333	150000	16.00	5313	85000
	19.00	8059	153125	17.00	5184	88125
	20.00	7813	156250	18.00	5069	91250



30 Acres Value = 187,500  
 2 Acre Site = 65,000 + 28 Acre Residual = 122,500

Example Land Schedule  
 Bulk Schedule

Acres	Value	\$/Acre
1	45,000	45,000
2	65,000	32,500
3	72,500	24,167
4	80,000	20,000
5	87,500	17,500
6	95,000	15,833
7	102,500	14,643
8	110,000	13,750
9	117,500	13,056
10	125,000	12,500
11	128,125	11,648
12	131,250	10,938
13	134,375	10,337
14	137,500	9,821
15	140,625	9,375
16	143,750	8,984
17	146,875	8,640
18	150,000	8,333
19	153,125	8,059
20	156,250	7,813
21	159,375	7,589
22	162,500	7,386
23	165,625	7,201
24	168,750	7,031
25	171,875	6,875
26	175,000	6,731
27	178,125	6,597
28	181,250	6,473
29	184,375	6,358
30	187,500	6,250

Example Land Schedule  
 Residual Schedule

Acres	Value	\$/Acre
1	7,500	7,500
2	15,000	7,500
3	22,500	7,500
4	30,000	7,500
5	37,500	7,500
6	45,000	7,500
7	52,500	7,500
8	60,000	7,500
9	63,125	7,014
10	66,250	6,625
11	69,375	6,307
12	72,500	6,042
13	75,625	5,817
14	78,750	5,625
15	81,875	5,458
16	85,000	5,313
17	88,125	5,184
18	91,250	5,069
19	94,375	4,967
20	97,500	4,875
21	100,625	4,792
22	103,750	4,716
23	106,875	4,647
24	110,000	4,583
25	113,125	4,525
26	116,250	4,471
27	119,375	4,421
28	122,500	4,375
29	125,625	4,332
30	128,750	4,292

# Land Valuation - Table 43

Update Cost Tables

List / Description      Cost Table      Add Page(s)      Excel Table Link

Table Description	Site/Acre Land Rates	▼
Table Number	43	▼
Verify Table Structure		
Categorical (If Any)		
Description	Site/Acre Land Rates	0
Pages	Neighborhood	0
Rows	Acres	0
Columns	Value/Constant	0
Verify All Table Structures		

**Update Cost Tables**

List / Description		Cost Table		Add Page(s)		Excel Table Link		
Table #	43	Site/Acre Land Rates				Neighborhood	1	▼
Rownum	Acres	1.00	2.00	3.00	4.00	col05	col06	col07
5	0.50	20000.00	25000.00	7500.00	0.00	0.00	0.00	0.00
6	0.60	20000.00	25000.00	7500.00	0.00	0.00	0.00	0.00
7	0.70	20000.00	25000.00	7500.00	0.00	0.00	0.00	0.00
8	0.80	20000.00	25000.00	7500.00	0.00	0.00	0.00	0.00
9	0.90	20000.00	25000.00	7500.00	0.00	0.00	0.00	0.00
10	1.00	20000.00	25000.00	7500.00	0.00	0.00	0.00	0.00
11	2.00	7500.00	50000.00	7500.00	0.00	0.00	0.00	0.00
12	3.00	7500.00	50000.00	7500.00	0.00	0.00	0.00	0.00
13	8.00	7500.00	50000.00	3125.00	35000.00	0.00	0.00	0.00
14	10.00	3125.00	93750.00	3125.00	35000.00	0.00	0.00	0.00
15	23.00	3125.00	93750.00	3125.00	35000.00	0.00	0.00	0.00
16	25.00	3125.00	93750.00	3125.00	35000.00	0.00	0.00	0.00
17	48.00	3125.00	93750.00	1000.00	137000.00	0.00	0.00	0.00
18	50.00	1000.00	200000.00	1000.00	137000.00	0.00	0.00	0.00

**Benchmark Values**

Acres	Rate	Constant
1	20000	25000
2	7500	50000
10	3125	93750
50	1000	200000

## NEMRC Cost Tables

Table	Page	Row	Acres	Site/Total Rate Constant		Residual Rate Constant	
				0	1	2	3
43	1	1	0.01	20000	25000	7500	0
43	1	2	0.2	20000	25000	7500	0
43	1	3	0.3	20000	25000	7500	0
43	1	4	0.4	20000	25000	7500	0
43	1	5	0.5	20000	25000	7500	0
43	1	6	0.6	20000	25000	7500	0
43	1	7	0.7	20000	25000	7500	0
43	1	8	0.8	20000	25000	7500	0
43	1	9	0.9	20000	25000	7500	0
43	1	10	1	20000	25000	7500	0
43	1	11	2	7500	50000	7500	0
43	1	12	3	7500	50000	7500	0
43	1	13	8	7500	50000	3125	35000
43	1	14	10	3125	93750	3125	35000
43	1	15	23	3125	93750	3125	35000
43	1	16	25	3125	93750	3125	35000
43	1	17	48	3125	93750	1000	137000
43	1	18	50	1000	200000	1000	137000
43	1	19	98	1000	200000	1000	137000
43	1	20	100	1000	200000	1000	137000
43	1	21	198	1000	200000	1000	137000
43	1	22	200	1000	200000	1000	137000
43	1	23	10000	1000	200000	1000	137000

Total Acres = 30  
 2 Acre Site  
 28 Acres Residual

### Site Value Calculation Column 1 and 2

		0	1	2	3	4	
43	1	10	1	20000	25000	7500	0
43	1	11	2	7500	50000	7500	0

$$\begin{aligned} 2 \text{ Acres} &= 2(7,500) + 50,000 \\ &= 15,000 + 50,000 = 65,000 \end{aligned}$$

### Residual Value Calculation Column 3 and 4

		0	1	2	3	4	
43	1	16	25	3125	93750	3125	35000
43	1	17	48	3125	93750	1000	137000

28 Acres between 25 and 48 – Uses 25 Benchmark

$$\begin{aligned} 28 \text{ Acres} &= 28(3,125) + 35,000 \\ &= 87,500 + 35,000 = 122,500 \end{aligned}$$

Total Land Value = 65,000 + 122,500 = 187,500

## Using the Land Schedule Formula

- Question 1 ?
- Use the Land Schedule Formula to determine the value of 80 Acres of Total Land?
  
- Question 2 ?
- What is the value of 2 acres of non site (residual) land?

## Using the Land Schedule Formula

- Question 1 ?
- Use the Land Schedule Formula to determine the value of 80 Acres of Total Land?

$$(80 * 1,000) + 200,000 = 280,000$$

- Question 2 ?
- What is the value of 2 acres of non site (residual) land?

$$(2 * 7,500) + 0 = 15,000$$

## Total Acres Value

Itemized Property Costs					
From Table: MAIN Section 1		Sample Town		Record # 749	
Property ID: 1234-005		Span #: 354-109-10762		Last Inspected: / /	Cost Update: 02/12/2016
Owner(s): ENTER LAND		Sale Price: 0	Book:	Validity: No Data	
Address: 120 N 75 W EVERGREEN		Sale Date: / /	Page:		
City/St/Zip: BRIDGETON IN 47872		Bldg Type: No Data	Quality: 0.00		
Location: 0		Style: No Data	Frame: No Data		
Description:		Area: 0	Yr Built: 0	Eff Age: 0	
Tax Map #:		# Rms: 0	# Bedrm: 0	# Kitchens: 0	
		# 1/2 Bath: 0	# Baths: 0		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
AC Total	30.00	1.00	1.00		187,500
Total	30.00				187,500
TOTAL PROPERTY VALUE					187,500
NOTES					

Land ID:	1	▼	
Calc Method:	2	▼	Acreage
Land Type:	6	▼	Total
Area:	30.00		
Grade:	1.00		

# Site and Residual Value

Itemized Property Costs					
From Table: MAIN Section 1		Sample Town		Record # 749	
Property ID: 1234-005		Span #: 354-109-10762		Last Inspected: / /	Cost Update: 02/12/2016
Owner(s): ENTER LAND		Sale Price: 0	Book:	Validity: No Data	
Address: 120 N 75 W EVERGREEN		Sale Date: / /	Page:		
City/St/Zip: BRIDGETON IN 47872		Bldg Type: No Data	Quality: 0.00		
Location: 0		Style: No Data	Frame: No Data		
Description:		Area: 0	Yr Built: 0	Eff Age: 0	
Tax Map #:		# Rms: 0	# Bedrm: 0	# Ktchns: 0	
		# 1/2 Bath: 0	# Baths: 0		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		65,000
AC Other	28.00	1.00	1.00		122,500
Total	30.00				187,500
TOTAL PROPERTY VALUE					187,500
NOTES					

Land ID:	1	▼
Calc Method:	1	▼ Site
Land Type:	1	▼ Bldg Lot
Area:		2.00
Grade:		1.00

Land ID:	2	▼
Calc Method:	2	▼ Acreage
Land Type:	5	▼ Other
Area:		28.00
Grade:		1.00

- Multiple Land Segments

**Parcel Information**

Parcel ID	1234-005	Owner Name
Owner Address	120 N 75 W EVERGREEN	
Parcel	History	Land/OB
Land ID:	1	
Calc Method:	1 Site	
Land Type:	1 Bldg Lot	
Area:	2.00	
Grade:	1.00	
Frontage:	0	
Depth:	0	
Rate:		
S-Imp ID:	1	
Type:	0	No Data

**Land ID:** 1

Calc Method:	1 Site
Land Type:	1 Bldg Lot
Area:	2.00
Grade:	1.00
Frontage:	0
Depth:	0
Rate:	

**Land ID:** 2

Calc Method:	2 Acreage
Land Type:	5 Other
Area:	28.00
Grade:	1.00
Frontage:	0
Depth:	0
Rate:	0.00

**Land ID:** 3

Calc Method:	2 Acreage
Land Type:	2 Woodland
Area:	20.00
Grade:	1.00
Frontage:	0
Depth:	0
Rate:	0.00

# Cost Report with Three Land Segments

02/13/2016

Page 1

Itemized Property Costs					
From Table: MAIN Section 1		Sample Town		Record # 749	
Property ID: 1234-005		Span #: 354-109-10762		Last Inspected: / /	Cost Update: 02/13/2016
Owner(s): ENTER LAND		Sale Price: 0	Book:	Validity: No Data	
Address: 120 N 75 W EVERGREEN		Sale Date: / /	Page:		
City/St/Zip: BRIDGETON IN 47872		Bldg Type: No Data	Quality: 0.00		
Location: 0		Style: No Data	Frame: No Data		
Description:		Area: 0	Yr Built: 0	Eff Age: 0	
Tax Map #:		# Rms: 0	# Bedrm: 0	# Ktchns: 0	
		# 1/2 Bath: 0	# Baths: 0		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		65,000
AC Other	28.00	1.00	1.00		107,900
AC Woodland	20.00	1.00	1.00		77,100
Total	50.00				250,000
TOTAL PROPERTY VALUE					250,000
NOTES	Remember Woodland before 2012 did not work correctly				

- Multiple Land Segment Calculations  
50 Acre Total

2 Acre Site     $2(7,500) + 50,000 = 65,000$

48 Acre Residual - Calculate Per Acre for All Residual

$$48(1,000) + 137,000 = 185,000$$

$$185,000 / 48 = \mathbf{3854.166}$$

$$28 (3854.166) = 107,917 \text{ or } 107,900$$

$$20 (3854.166) = 77,083 \text{ or } 77,100$$

Total Land Value =  $65,000 + 107,900 + 77,100 = 250,000$

Land in Two Bordering Towns  
 50 Total Acres with 20 Acres in Border Town  
 Grade Factor **Zero** for Land in Border Town

02/13/2016

Page 1

Itemized Property Costs					
From Table: MAIN Section 1		Sample Town		Record # 749	
Property ID: 1234-005		Span #: 354-109-10762		Last Inspected: / /	Cost Update: 02/13/2016
Owner(s): ENTER LAND		Sale Price: 0	Book:	Validity: No Data	
Address: 120 N 75 W EVERGREEN		Sale Date: / /	Page:		
City/St/Zip: BRIDGETON IN 47872		Bldg Type: No Data	Quality: 0.00		
Location: 0		Style: No Data	Frame: No Data		
Description:		Area: 0	Yr Built: 0	Eff Age: 0	
Tax Map #:		# Rms: 0	# Bedrm: 0	# Ktchns: 0	
		# 1/2 Bath: 0	# Baths: 0		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		65,000
AC Other	28.00	1.00	1.00		107,900
AC Woodland	20.00	1.00			
Total	50.00				172,900
TOTAL PROPERTY VALUE					172,900
NOTES					

Land ID:	3	
Calc Method:	2	Acreage
Land Type:	2	Woodland
Area:	20.00	
Grade:	0.00	

Land Tables Adjusted by Grade Adjustment Factor

Land Tables Adjusted by Neighborhood Code Factor



# Grade Adjustment Factors Applied to Each Land Segment

02/13/2016

Page 1

<b>Itemized Property Costs</b>					
From Table: MAIN Section 1		<b>Sample Town</b>		Record # 749	
Property ID: 1234-005		Span #: 354-109-10762		Last Inspected: / /	Cost Update: 02/13/2016
Owner(s): ENTER LAND		Sale Price: 0	Book:	Validity: No Data	
Address: 120 N 75 W EVERGREEN		Sale Date: / /	Page:		
City/St/Zip: BRIDGETON IN 47872		Bldg Type: No Data	Quality: 0.00		
Location: 0		Style: No Data	Frame: No Data		
Description:		Area: 0	Yr Built: 0	Eff Age: 0	
Tax Map #:		# Rms: 0	# Bedrm: 0	# Ktchns: 0	
		# 1/2 Bath: 0	# Baths: 0		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.25		81,300
AC Other	28.00	1.00	0.80		86,300
AC Woodland	20.00	1.00	0.50		38,500
Total	50.00				206,100
TOTAL PROPERTY VALUE					206,100
NOTES					

## Land Grading Guidelines

### Bulk Land Grading

Landlocked Wood Land	.25 - .4
WoodLand	.4 - .7
Bulk Land	.5 - 1.25

### Improved Parcel Grading

Less Than Average                    .4 - .9  
(Wet, Below Grade, Steep, Location)

Average                              1.00  
(Typical Land)

Better Than Average                1.05 - 1.25  
(Better Location, Views, Access)

Good                                1.25 - 1.5  
(Enhancing Views and Location)

Very Good                        1.5 - 2.5  
(Exceptional Views, Desirable Location)

**Land Grading Descriptions**

<b>Description</b>	<b>Grades</b>
Parcels or portions located in Flood Plain	.4
Portions of land restricted by major power line easement	.4
Portions of land that are in a ravine or are steep	.4 - .6
Parcels that are low and/or wet	.5 - .7
Land located on Class 4 roads with no power	.5 - .7
Parcels with limited utility Parcels where there is not an actual two acre site.	.5 - .8
Portions of land that have a steep incline	.6 - .8
Parcels with limited or difficult access.	.6 - .8
Parcels with right of way through the housesite	.9
Parcels with shared driveways	.9
Typical Lot	1.0
Parcels or portions that are open and flat	1.05 - 1.25
View Influences	
Less than Average	.7 - .9
Average	1.0
Better Than Average	1.05 - 1.25
Enhancing	1.25 - 1.5
Good	1.5 - 1.75
Spectacular	2.0
Parcel with Privacy and Views	1.5 - 2.0
Commercial Properties	1.0 - 5.0

These are general grading guidelines. Multiple characteristics may require the appraiser to take multiple factors into consideration and adjust accordingly.

# Neighborhood Factor Table - Table 50

**Update Cost Tables**

List / Description	Cost Table	Add Page(s)	Excel Table Link
Table Description	Neighborhood Factors		
Table Number	50	Verify Table Structure	
Description	Neighborhood Factors	Categorical (If Any)	0
Pages		0	
Rows	Neighborhoods	0	
Columns	FF\$/MWh	0	
<input type="button" value="Verify All Table Structures"/>			

**Update Cost Tables**

List / Description	Cost Table	Add Page(s)	Excel Table Link						
Table # 50 Neighborhood Factors 1									
Rownum	Neighbor	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00
0	0.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	0.00
1	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00
2	2.00	0.00	0.90	0.00	0.00	0.00	0.00	0.00	0.00
3	3.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00
4	4.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00
5	5.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00
6	6.00	0.00	1.25	0.00	0.00	0.00	0.00	0.00	0.00
7	7.00	0.00	1.50	0.00	0.00	0.00	0.00	0.00	0.00
8	8.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00
9	9.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00
10	10.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00
11	11.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00
12	12.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00

## Neighborhood 2 Factor = .9

02/13/2016

Page 1

Itemized Property Costs					
From Table: MAIN Section 1		Sample Town		Record # 749	
Property ID: 1234-005		Span #: 354-109-10762		Last Inspected: / /	Cost Update: 02/13/2016
Owner(s): ENTER LAND		Sale Price: 0	Book:	Validity: No Data	
Address: 120 N 75 W EVERGREEN		Sale Date: / /	Page:		
City/St/Zip: BRIDGETON IN 47872		Bldg Type: No Data	Quality: 0.00		
Location: 0		Style: No Data	Frame: No Data		
Description:		Area: 0	Yr Built: 0	Eff Age: 0	
Tax Map #:		# Rms: 0	# Bedrm: 0	# Ktchns: 0	
		# 1/2 Bath: 0	# Baths: 0		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	0.90	1.25		73,100
AC Other	28.00	0.90	0.80		77,700
AC Woodland	20.00	0.90	0.50		34,700
Total	50.00				185,500
TOTAL PROPERTY VALUE					185,500
NOTES					

**Parcel Information**

Parcel ID	1234-005	Owner Name	ENTER LAND	Owner Name2				
Owner Address	120 N 75 W EVERGREEN	City	BRIDGETC	State	IN			
				ZipCode	47872			
				Status	A			
Parcel	History	Land/OB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Valuation	Picture	Note
Land ID:	1	Quality:	0	No Data	Finish:			
Calc Method:	1 Site	Quantity:	0	No Data	Class:	0	No Data	
Land Type:	0 No Data	0			Quality:	0	No Data	
	1 Site	0			% Good:			
Area:	2 Acreage	0			Name:			
Grade:	3 Sq Ft	0			Rate:			
Frontage:	4 Frnt&Dpth	0			Add to Hsite:	0	No Data	
	5 Calculate	0			Add to Hmstd:	0	No Data	
Depth:	0	Outbld ID:	1		Silo/BarnHt:			
Rate:		Type:	0	No Data				
S-Imp ID:	1	Area/Diam:						
Type:	0 No Data	Siding:	0	No Data				
<input type="button" value="Add"/> <input type="button" value="Delete"/> <input type="button" value="SKETCH"/> <input type="button" value="?"/>								

Calculation Methods for:  
 Site, Bulk Acreage, Square Feet, Frontage  
 and Calculate Multiple Land Types

**Parcel Information**

Parcel ID	1234-005	Owner Name	ENTER LAND	Owner Name2				
Owner Address	120 N 75 W EVERGREEN	City	BRIDGETC	State	IN			
				ZipCode	47872			
				Status	A			
Parcel	History	Land/OB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Valuation	Picture	Note
Land ID:	1	Quality:	0	No Data	Finish:			
Calc Method:	1 Site	Quantity:	0	No Data	Class:	0	No Data	
Land Type:	1 Bldg Lot	SI Name:			Quality:	0	No Data	
Area:	1 Bldg Lot	0			% Good:			
Grade:	2 Woodland	0			Name:			
Frontage:	3 Cropland	0			Rate:			
Depth:	4 Pasture	0			Add to Hsite:	0	No Data	
Rate:	5 Other	0			Add to Hmstd:	0	No Data	
S-Imp ID:	6 Total	0			Silo/BarnHt:			
Type:	7 AddlBldLot	0						
		Area/Diam:						
		Siding:	0	No Data				

**Buttons:**

- Add
- Delete
- SKETCH
- ?

- Site Building Lot Value
- Additional Building Lot Value
- Each Land Type Specific Schedule

## Example of Additional Site Value

Itemized Property Costs					
From Table: MAIN Section 1		Sample Town		Record # 749	
Property ID: 1234-005		Span #: 354-109-10762		Last Inspected: / /	Cost Update: 02/13/2016
Owner(s): ENTER LAND		Sale Price: 0		Book:	Validity: No Data
Address: 120 N 75 W EVERGREEN		Sale Date: / /		Page:	
City/St/Zip: BRIDGETON IN 47872		Bldg Type: No Data	Quality: 0.00		
Location: 0		Style: No Data	Frame: No Data		
Description:		Area: 0	Yr Built: 0	Eff Age: 0	
Tax Map #:		# Rms: 0	# Bedrm: 0	# Ktchns: 0	
		# 1/2 Bath: 0	# Baths: 0		
Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
<b>ADJUSTED BASE COST</b>					
<b>Subtotal</b>					
<b>REPLACEMENT COST NEW</b>					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.25	81,300	
AC Other	26.00	1.00	1.00	116,200	
SI AddIBldLot	2.00	1.00	0.50	32,500	
Total	30.00			230,000	
<b>TOTAL PROPERTY VALUE</b>					230,000
<b>NOTES</b>					

Recall 2 Acre Base Site Value equals  $65,000 * .5 = 32,500$

- Following Cost Report
- Multiple Land Segments Using all Types
- Mobile Home Tables for Multi Wide MHO.



## NEMRC Cost Tables

From Table: MAIN Section 1		Itemized Property Costs Sample Town			Record # 748	
Property ID: 1234-004	Span #: 354-109-10761	Last Inspected: / /			Cost Update: 02/13/2016	
Owner(s): ENTER DATA 4		Sale Price: 0	Book:		Validity:	No Data
Address: 12 SPIDER WEB ROAD		Sale Date: / /	Page:			
City/St/Zip: LEICESTER VT 05602		Bldg Type: Mobile	Quality: 3.00	AVERAGE		
Location: 12 SPIDER WEB ROAD		Style: 1 Story	Frame:	Studded		
Description: LAND		Area: 1800	Yr Built:	2005	Eff Age: 5	
Tax Map #:		# Rms: 6	# Bedrm:	3	# Ktchns: 1	
		# 1/2 Bath: 0	# Baths:	2		
Item	Description	Percent	Quantity	Unit Cost	Total	
<b>BASE COST</b>						
MH 45 X 40	VnlSide	100.00		44.89		
<b>ADJUSTMENTS</b>						
Roof #1:	CompShg	100.00				
Subfloor	Slab/Pad			3.05		
Floor cover #1:	Allowance	100.00		2.75		
Heat/cooling #1:	ForcAir	100.00				
Energy Adjustment	Average					
<b>ADJUSTED BASE COST</b>			1,800.00	50.69	91,242	
<b>ADDITIONAL FEATURES</b>						
Fixtures (beyond allowance of 7)			1.00	685.00	685	
Roughins (beyond allowance of 1)				260.00		
Tipouts			100.00	91.86	9,186	
Porch #1:	WoodDck/NoWall/NoRoo		120.00	19.71	2,365	
Foundation	MH C Peri		170.00	11.60	1,972	
Skirting	Average		170.00	10.70	1,819	
Garage/Shed #1:	Carport/No Data/No		240.00	18.18	4,363	
<b>Subtotal</b>					111,632	
Local multiplier		1.00				
Current multiplier		1.00				
<b>REPLACEMENT COST NEW</b>					111,632	
Condition	Average	Percent				
Physical depreciation		8.00			-8,931	
Functional depreciation						
Economic depreciation						
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					102,700	
<b>LAND PRICES</b>	Size	Nbhd Mult	Grade	Depth/Rate		
SI Bldg Lot	2.00	1.00	1.00		65,000	
AC Other	5.00	1.00	1.00		27,300	
SI AddIBldLot	1.41	1.00	1.00		53,200	
AC Other	10.00	1.00	1.00		54,600	
SI AddIBldLot	2.00	1.00	1.00		65,000	
CA Woodland	100.00	1.00	1.00		75,000	
FR Bldg Lot	200.00	1.00	1.00	200.00	140,400	
<b>Total</b>	121.41				480,500	
<b>TOTAL PROPERTY VALUE</b>					583,200	
<b>NOTES</b>	Multiple Land Segments with Additional Sites					



## Examples of Bad Land Schedules



## Land Schedule Calculation Report

03/23/2015  
20:00:34

SITE VALUE					BULK VALUE					
Acres	Rate	Constant	Total Value	Value/Acre	Acres	Rate	Constant	Total Value	Value/Acre	
0.00*	0.0	+	0	= 0	0	0*0.0	+	0	= 0	0
0.01*	0.0	+	8000	= 8000	800000	0* 685.7	+	0	= 0	0
0.10*	0.0	+	9000	= 9000	90000	0* 685.7	+	0	= 0	0
0.25*	0.0	+	10000	= 10000	40000	0* 685.7	+	0	= 0	0
0.50*	0.0	+	16000	= 16000	32000	0* 685.7	+	0	= 0	0
0.75*	0.0	+	19800	= 19800	26400	0* 685.7	+	0	= 0	0
1.00*	700.0	+	20600	= 21300	21300	0* 685.7	+	14	= 0	0
2.00*	700.0	+	20600	= 22000	11000	0.00* 685.7	+	14	= 0	0
3.00*	685.7	+	20643	= 22701	7567	1.00* 685.7	+	14	= 700	700
10.00*	660.0	+	20900	= 27500	2750	8.00* 660.0	+	220	= 5504	688
25.00*	660.0	+	20900	= 37400	1496	23.00* 660.0	+	220	= 15410	670
50.00*	660.0	+	20900	= 53900	1078	48.00* 660.0	+	220	= 31920	665
100.0*	869.0	+	0	= 86900	869	98.00* 869.0	+	-20262	= 64876	662
200.0*	869.0	+	0	= 173800	869	198.0* 869.0	+	-20262	= 151866	767
400.0*	869.0	+	0	= 347600	869	398.0* 869.0	+	-20262	= 325564	818
500.0*	869.0	+	0	= 434500	869	498.0* 828.4	+	0	= 412344	828
501.0*	869.0	+	0	= 435369	869	499.0* 828.4	+	0	= 413172	828
10000*	869.0	+	0	= 8690000	869	9998* 828.4	+	0	= 8278344	828

Benchmark Value Does  
Not Conform to Curve  
Negative Constant

\$ Per Acre Increases

23.00*	660.0	+	220	= 15410	670
48.00*	660.0	+	220	= 31920	665
98.00*	869.0	+	-20262	= 64876	662
198.0*	869.0	+	-20262	= 151866	767
398.0*	869.0	+	-20262	= 325564	818

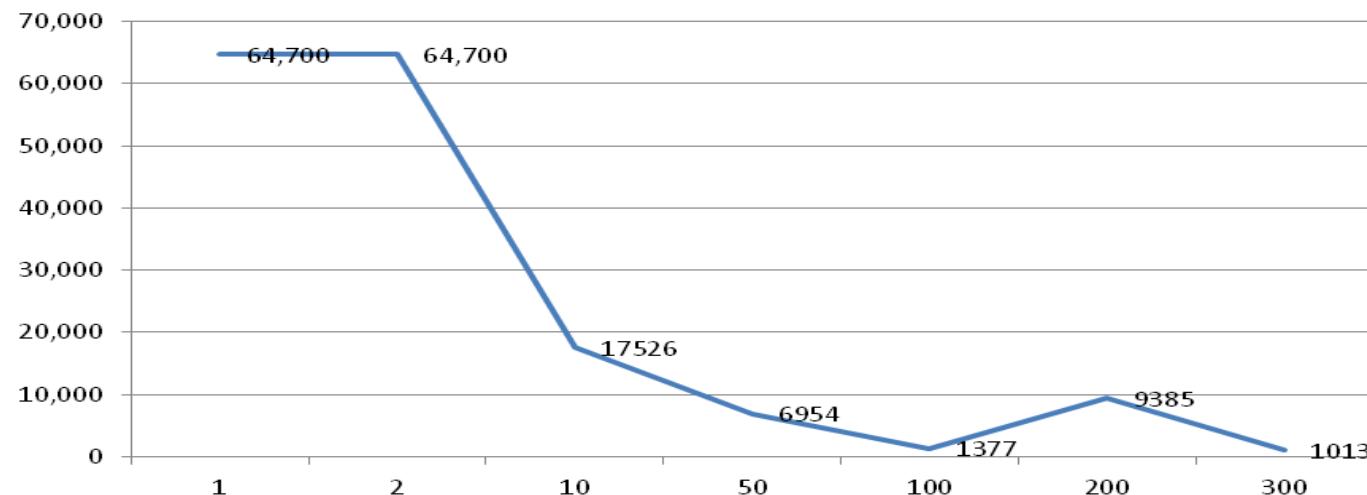
# Example of Residual Land with Negative Constant

## Land Schedule Report

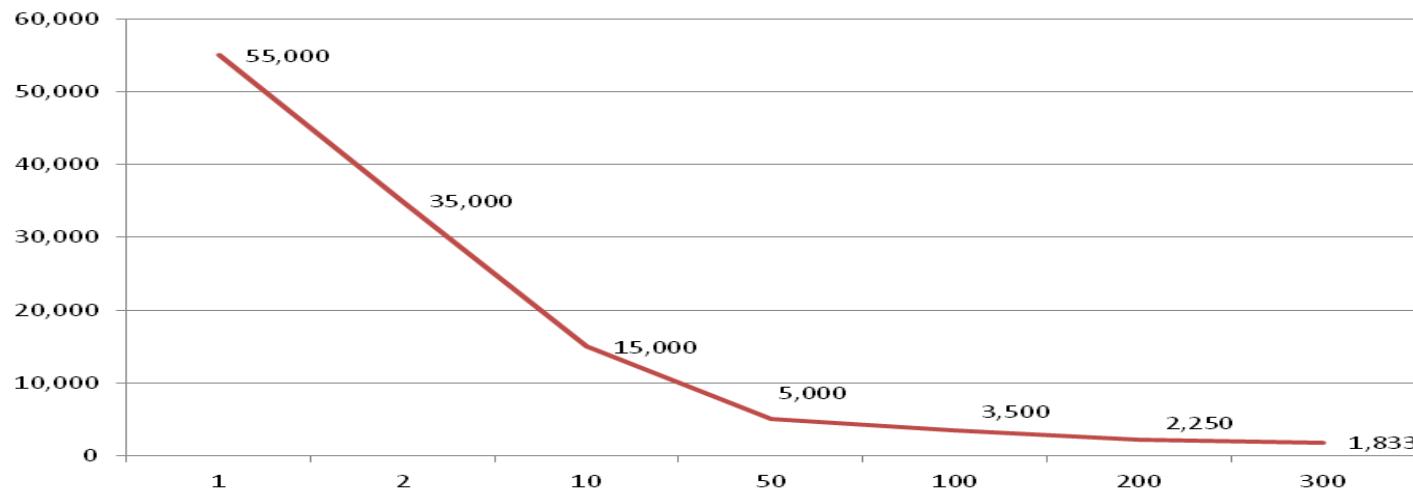
03/23/2015  
20:03:10

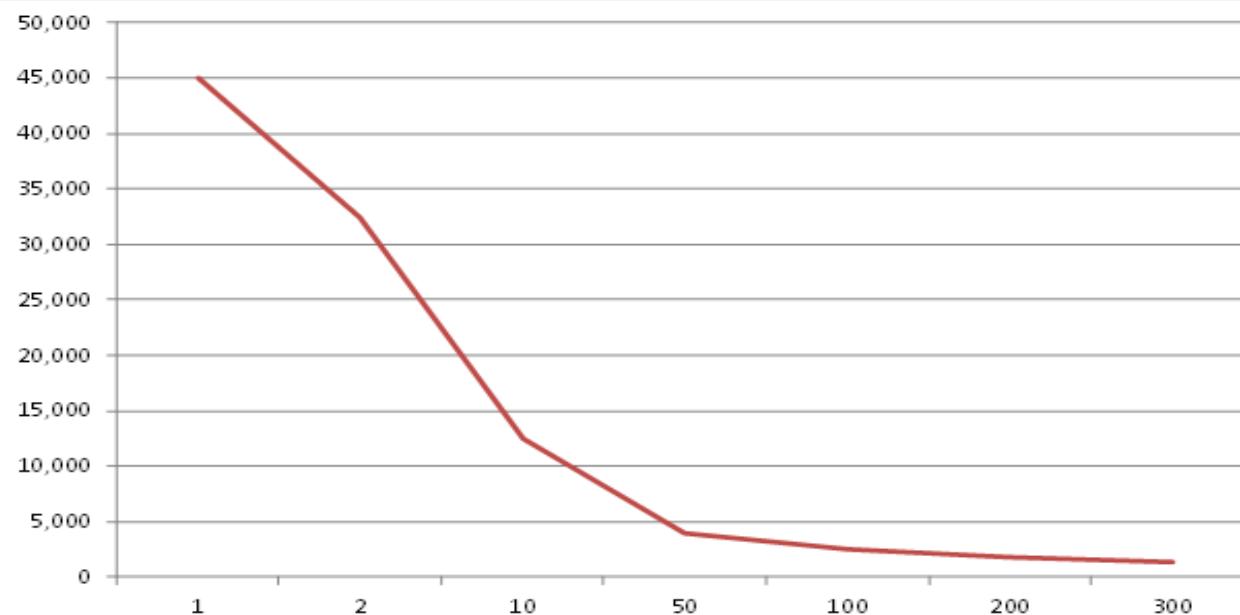
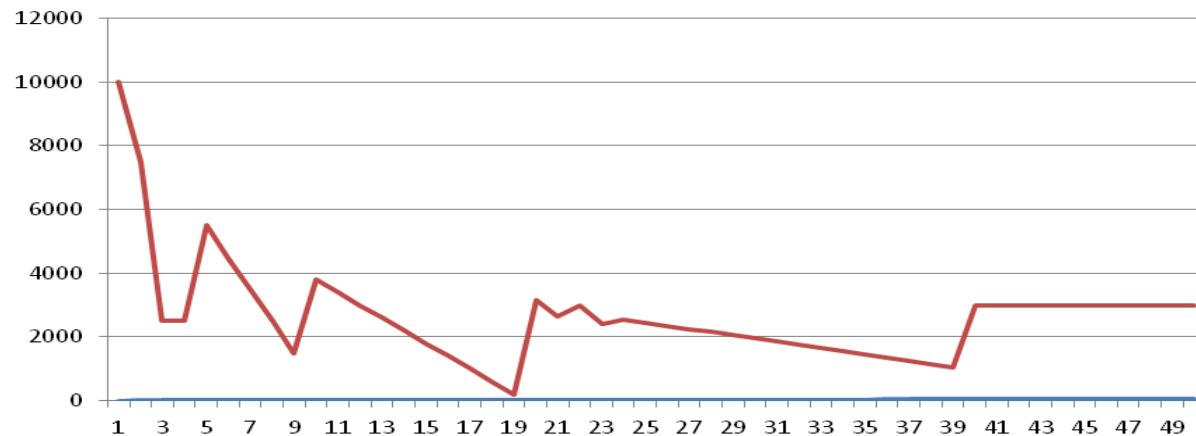
SITE or TOTAL VALUE			BULK VALUE			
Acres	Value/Acre	Value	Acres	Value/Acre	Value	
96.00	878	84260	94.00	662	62260	
97.00	875	84920	95.00	662	62920	
98.00	873	85580	96.00	662	63580	
99.00	871	86240	97.00	662	64240	
Benchmark	100.0	869	86900	98.00	662	64900
	101.0	869	87769	99.00	664	65769
	102.0	869	88638	100.0	666	66638
	103.0	869	89507	101.0	668	67507
	104.0	869	90376	102.0	670	68376
	105.0	869	91245	103.0	672	69245
	106.0	869	92114	104.0	674	70114
	107.0	869	92983	105.0	676	70983
	108.0	869	93852	106.0	678	71852
	109.0	869	94721	107.0	680	72721
	110.0	869	95590	108.0	681	73590
	111.0	869	96459	109.0	683	74459
	112.0	869	97328	110.0	685	75328
	113.0	869	98197	111.0	686	76197
	114.0	869	99066	112.0	688	77066
	115.0	869	99935	113.0	690	77935
	116.0	869	100804	114.0	691	78804
	117.0	869	101673	115.0	693	79673
	118.0	869	102542	116.0	694	80542
	119.0	869	103411	117.0	696	81411
	120.0	869	104280	118.0	697	82280
	121.0	869	105149	119.0	699	83149
	122.0	869	106018	120.0	700	84018
	123.0	869	106887	121.0	702	84888
	124.0	869	107756	122.0	703	85756
	125.0	869	108625	123.0	704	86625
	126.0	869	109494	124.0	706	87494

### Peru Old Land Schedule



### Peru Land Curve



**Putney Old Land Schedule**

# Questions ???

04/28/2014