

- 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

TABLE 1 Multiplier Control Table

			Quality Grades																	
	BLDGD TYPE	CODE	Low	Fair	Avg	Good	VG	Excl	Excp I	Excp II	Excp III	Excp IV	Excp V	Excp VI						
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	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	9	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
1	1	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	1	12	1	1	1	1	1	1	1.2	1.44	1.73	2.07	2.49	2.98	1	1	1	1	1	

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

Rows 2 through 8 should not be used in Vermont

Row House tables are never updated

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

Example Land Schedule

Acres	Bulk Schedule		
	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
100	300,000		
	--	1,000	200,000
200	400,000		
	--	1,000	200,000
300	500,000		

Acres	Residual Schedule		
	Value	Multiplier	Constant
1	7,500		
	--	7,500	0
8	60,000		
	--	3,125	35,000
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 Acre		20,000	25,000
	0.10	27,000	
	0.20	29,000	
	0.30	31,000	
	0.40	33,000	
	0.50	35,000	
	0.60	37,000	
	0.70	39,000	
	0.80	41,000	
	0.90	43,000	

Example Land Schedule
Total Schedule

Acres	Value	\$/Acre	Acres	Value	\$/Acre
1	45,000	45,000	51	251,000	4,922
2	65,000	32,500	52	252,000	4,846
3	72,500	24,167	53	253,000	4,774
4	80,000	20,000	54	254,000	4,704
5	87,500	17,500	55	255,000	4,636
6	95,000	15,833	56	256,000	4,571
7	102,500	14,643	57	257,000	4,509
8	110,000	13,750	58	258,000	4,448
9	117,500	13,056	59	259,000	4,390
10	125,000	12,500	60	260,000	4,333
11	128,125	11,648	61	261,000	4,279
12	131,250	10,938	62	262,000	4,226
13	134,375	10,337	63	263,000	4,175
14	137,500	9,821	64	264,000	4,125
15	140,625	9,375	65	265,000	4,077
16	143,750	8,984	66	266,000	4,030
17	146,875	8,640	67	267,000	3,985
18	150,000	8,333	68	268,000	3,941
19	153,125	8,059	69	269,000	3,899
20	156,250	7,813	70	270,000	3,857
21	159,375	7,589	71	271,000	3,817
22	162,500	7,386	72	272,000	3,778
23	165,625	7,201	73	273,000	3,740
24	168,750	7,031	74	274,000	3,703
25	171,875	6,875	75	275,000	3,667
26	175,000	6,731	76	276,000	3,632
27	178,125	6,597	77	277,000	3,597
28	181,250	6,473	78	278,000	3,564
29	184,375	6,358	79	279,000	3,532
30	187,500	6,250	80	280,000	3,500
31	190,625	6,149	81	281,000	3,469
32	193,750	6,055	82	282,000	3,439
33	196,875	5,966	83	283,000	3,410
34	200,000	5,882	84	284,000	3,381
35	203,125	5,804	85	285,000	3,353
36	206,250	5,729	86	286,000	3,326
37	209,375	5,659	87	287,000	3,299
38	212,500	5,592	88	288,000	3,273
39	215,625	5,529	89	289,000	3,247
40	218,750	5,469	90	290,000	3,222
41	221,875	5,412	91	291,000	3,198
42	225,000	5,357	92	292,000	3,174
43	228,125	5,305	93	293,000	3,151
44	231,250	5,256	94	294,000	3,128
45	234,375	5,208	95	295,000	3,105
46	237,500	5,163	96	296,000	3,083
47	240,625	5,120	97	297,000	3,062
48	243,750	5,078	98	298,000	3,041
49	246,875	5,038	99	299,000	3,020
50	250,000	5,000	100	300,000	3,000

Acres	Value	\$/Acre
101	301,000	2,980
102	302,000	2,961
103	303,000	2,942
104	304,000	2,923
105	305,000	2,905
106	306,000	2,887
107	307,000	2,869
108	308,000	2,852
109	309,000	2,835
110	310,000	2,818
111	311,000	2,802
112	312,000	2,786
113	313,000	2,770
114	314,000	2,754
115	315,000	2,739
116	316,000	2,724
117	317,000	2,709
118	318,000	2,695
119	319,000	2,681
120	320,000	2,667
121	321,000	2,653
122	322,000	2,639
123	323,000	2,626
124	324,000	2,613
125	325,000	2,600
126	326,000	2,587
127	327,000	2,575
128	328,000	2,563
129	329,000	2,550
130	330,000	2,538
131	331,000	2,527
132	332,000	2,515
133	333,000	2,504
134	334,000	2,493
135	335,000	2,481
136	336,000	2,471
137	337,000	2,460
138	338,000	2,449
139	339,000	2,439
140	340,000	2,429
141	341,000	2,418
142	342,000	2,408
143	343,000	2,399
144	344,000	2,389
145	345,000	2,379
146	346,000	2,370
147	347,000	2,361
148	348,000	2,351
149	349,000	2,342
150	350,000	2,333

Acres	Value	\$/Acre
151	351,000	2,325
152	352,000	2,316
153	353,000	2,307
154	354,000	2,299
155	355,000	2,290
156	356,000	2,282
157	357,000	2,274
158	358,000	2,266
159	359,000	2,258
160	360,000	2,250
161	361,000	2,242
162	362,000	2,235
163	363,000	2,227
164	364,000	2,220
165	365,000	2,212
166	366,000	2,205
167	367,000	2,198
168	368,000	2,190
169	369,000	2,183
170	370,000	2,176
171	371,000	2,170
172	372,000	2,163
173	373,000	2,156
174	374,000	2,149
175	375,000	2,143
176	376,000	2,136
177	377,000	2,130
178	378,000	2,124
179	379,000	2,117
180	380,000	2,111
181	381,000	2,105
182	382,000	2,099
183	383,000	2,093
184	384,000	2,087
185	385,000	2,081
186	386,000	2,075
187	387,000	2,070
188	388,000	2,064
189	389,000	2,058
190	390,000	2,053
191	391,000	2,047
192	392,000	2,042
193	393,000	2,036
194	394,000	2,031
195	395,000	2,026
196	396,000	2,020
197	397,000	2,015
198	398,000	2,010
199	399,000	2,005
200	400,000	2,000

NEMRC

Example Land Schedule
Residual Schedule

Acres	Value	\$/Acre	Acres	Value	\$/Acre
1	7,500	7,500	51	188,000	3,686
2	15,000	7,500	52	189,000	3,635
3	22,500	7,500	53	190,000	3,585
4	30,000	7,500	54	191,000	3,537
5	37,500	7,500	55	192,000	3,491
6	45,000	7,500	56	193,000	3,446
7	52,500	7,500	57	194,000	3,404
8	60,000	7,500	58	195,000	3,362
9	63,125	7,014	59	196,000	3,322
10	66,250	6,625	60	197,000	3,283
11	69,375	6,307	61	198,000	3,246
12	72,500	6,042	62	199,000	3,210
13	75,625	5,817	63	200,000	3,175
14	78,750	5,625	64	201,000	3,141
15	81,875	5,458	65	202,000	3,108
16	85,000	5,313	66	203,000	3,076
17	88,125	5,184	67	204,000	3,045
18	91,250	5,069	68	205,000	3,015
19	94,375	4,967	69	206,000	2,986
20	97,500	4,875	70	207,000	2,957
21	100,625	4,792	71	208,000	2,930
22	103,750	4,716	72	209,000	2,903
23	106,875	4,647	73	210,000	2,877
24	110,000	4,583	74	211,000	2,851
25	113,125	4,525	75	212,000	2,827
26	116,250	4,471	76	213,000	2,803
27	119,375	4,421	77	214,000	2,779
28	122,500	4,375	78	215,000	2,756
29	125,625	4,332	79	216,000	2,734
30	128,750	4,292	80	217,000	2,713
31	131,875	4,254	81	218,000	2,691
32	135,000	4,219	82	219,000	2,671
33	138,125	4,186	83	220,000	2,651
34	141,250	4,154	84	221,000	2,631
35	144,375	4,125	85	222,000	2,612
36	147,500	4,097	86	223,000	2,593
37	150,625	4,071	87	224,000	2,575
38	153,750	4,046	88	225,000	2,557
39	156,875	4,022	89	226,000	2,539
40	160,000	4,000	90	227,000	2,522
41	163,125	3,979	91	228,000	2,505
42	166,250	3,958	92	229,000	2,489
43	169,375	3,939	93	230,000	2,473
44	172,500	3,920	94	231,000	2,457
45	175,625	3,903	95	232,000	2,442
46	178,750	3,886	96	233,000	2,427
47	181,875	3,870	97	234,000	2,412
48	185,000	3,854	98	235,000	2,398
49	186,000	3,796	99	236,000	2,384
50	187,000	3,740	100	237,000	2,370

NEMRC

Acres	Value	\$/Acre
101	238,000	2,356
102	239,000	2,343
103	240,000	2,330
104	241,000	2,317
105	242,000	2,305
106	243,000	2,292
107	244,000	2,280
108	245,000	2,269
109	246,000	2,257
110	247,000	2,245
111	248,000	2,234
112	249,000	2,223
113	250,000	2,212
114	251,000	2,202
115	252,000	2,191
116	253,000	2,181
117	254,000	2,171
118	255,000	2,161
119	256,000	2,151
120	257,000	2,142
121	258,000	2,132
122	259,000	2,123
123	260,000	2,114
124	261,000	2,105
125	262,000	2,096
126	263,000	2,087
127	264,000	2,079
128	265,000	2,070
129	266,000	2,062
130	267,000	2,054
131	268,000	2,046
132	269,000	2,038
133	270,000	2,030
134	271,000	2,022
135	272,000	2,015
136	273,000	2,007
137	274,000	2,000
138	275,000	1,993
139	276,000	1,986
140	277,000	1,979
141	278,000	1,972
142	279,000	1,965
143	280,000	1,958
144	281,000	1,951
145	282,000	1,945
146	283,000	1,938
147	284,000	1,932
148	285,000	1,926
149	286,000	1,919
150	287,000	1,913

Acres	Value	\$/Acre
151	288,000	1,907
152	289,000	1,901
153	290,000	1,895
154	291,000	1,890
155	292,000	1,884
156	293,000	1,878
157	294,000	1,873
158	295,000	1,867
159	296,000	1,862
160	297,000	1,856
161	298,000	1,851
162	299,000	1,846
163	300,000	1,840
164	301,000	1,835
165	302,000	1,830
166	303,000	1,825
167	304,000	1,820
168	305,000	1,815
169	306,000	1,811
170	307,000	1,806
171	308,000	1,801
172	309,000	1,797
173	310,000	1,792
174	311,000	1,787
175	312,000	1,783
176	313,000	1,778
177	314,000	1,774
178	315,000	1,770
179	316,000	1,765
180	317,000	1,761
181	318,000	1,757
182	319,000	1,753
183	320,000	1,749
184	321,000	1,745
185	322,000	1,741
186	323,000	1,737
187	324,000	1,733
188	325,000	1,729
189	326,000	1,725
190	327,000	1,721
191	328,000	1,717
192	329,000	1,714
193	330,000	1,710
194	331,000	1,706
195	332,000	1,703
196	333,000	1,699
197	334,000	1,695
198	335,000	1,692
199	336,000	1,688
200	337,000	1,685