LAND VALUATION

- Intro
- Units of Comparison
- Valuing Land
- Sales Ratio / Mass Appraisal of Land
  - Vacant vs Improved
  - Adjustments

LAND VALUATION

- LAND
  - Ground, soil & everything attached to it both by nature and by man
  - Encompasses everything from the core of the earth
  - Includes minerals, rocks, oil, gas, water or any other substance found in the earth.

LAND VALUATION

- Accurate Land Values are crucial to an effective assessment system
  - Contributes to the accuracy of improved parcels to ensure owners pay their fair share in taxes.
  - Outdated land values contribute to inefficient growth

LAND VALUATION

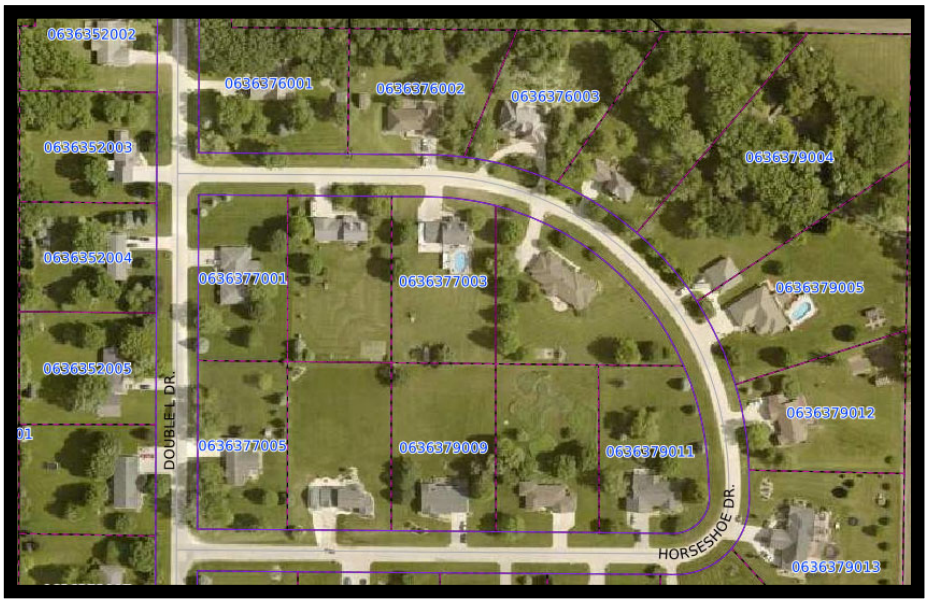
- FIVE ATTRIBUTES OF LAND
  - Supply is fixed
  - Lasting
  - Unique
  - Physically immobile
  - Has use therefore has value

LAND VALUATION

- Improvements **to** land
  - Improvements that prepare land for development
  - Streets, sidewalks, streetlights
  - Landscaping, grading, driveways, utilities
- Improvements **on** land
  - Improvements that have been constructed on the parcel
  - Structures

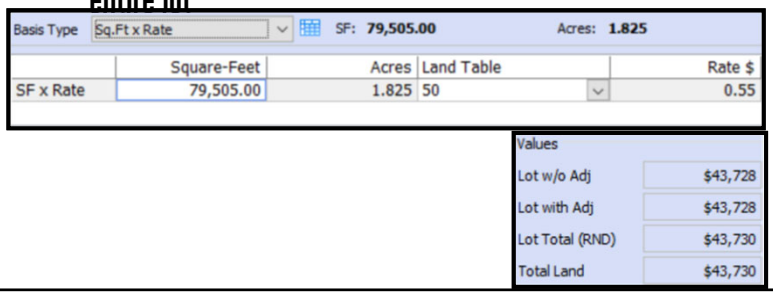
LAND VALUATION

- Excess Land
  - Land remaining after improvements are in place that can be developed later or split.
- Surplus Land
  - Land that cannot be used or sold off due to limitations of size or other physical characteristics.



LAND VALUATION

- Square Foot
  - Best used for lots with irregular shaped sites and where frontage is not a dominate factor in value.
  - Multi-Family, Commercial and small industrial sites
  - Assumes the consumer will pay the same rate for the entire lot



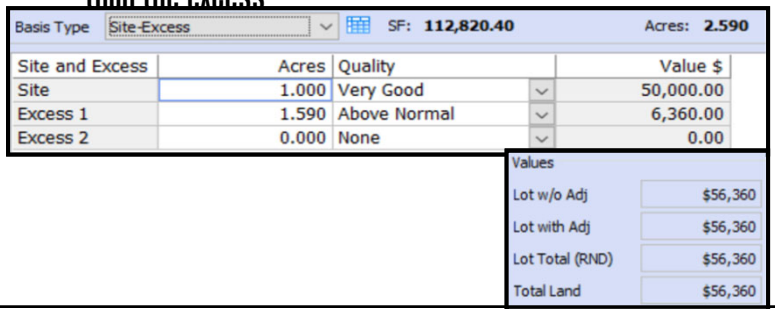
Basis Type: Sq.Ft x Rate | SF: 79,505.00 | Acres: 1.825

	Square-Feet	Acres	Land Table	Rate $
SF x Rate	79,505.00	1.825	50	0.55

Values	
Lot w/o Adj	$43,728
Lot with Adj	$43,728
Lot Total (RND)	$43,730
Total Land	$43,730

LAND VALUATION

- Site and Excess
  - Used mainly in Rural Residential land valuation.
  - Used to add value for utilities such as septic tanks, wells and electricity
  - Assumes the consumer will pay more for the first acre than the excess



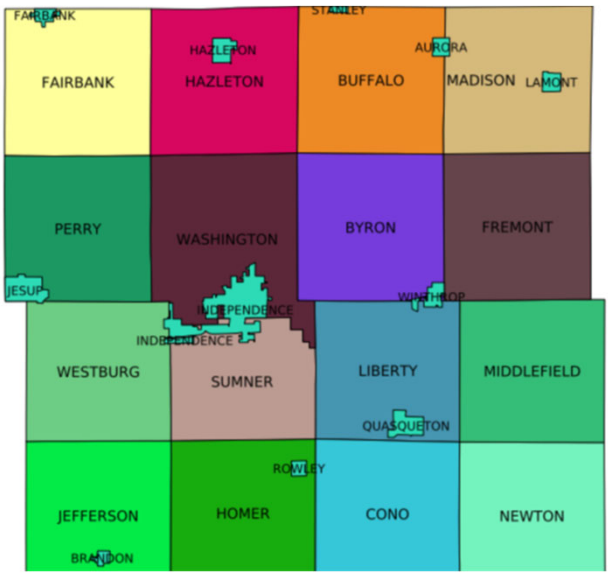
Basis Type: Site-Excess | SF: 112,820.40 | Acres: 2.590

Site and Excess	Acres	Quality	Value $
Site	1.000	Very Good	50,000.00
Excess 1	1.590	Above Normal	6,360.00
Excess 2	0.000	None	0.00

Values	
Lot w/o Adj	$56,360
Lot with Adj	$56,360
Lot Total (RND)	$56,360
Total Land	$56,360

LAND VALUATION

- Site & Excess
  - Rates can be different by Township, Paved Road vs Gravel Road, etc… . .



SITE

Area	Excellent	Very Good	Above Normal	Normal	Below Normal	Poor	Very Poor
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.05	37800.00	31750.00	25650.00	19550.00	12700.00	8750.00	5850.00
0.10	39000.00	32700.00	26400.00	20100.00	13100.00	9100.00	6050.00
0.15	40150.00	33650.00	27150.00	20650.00	13500.00	9400.00	6300.00
0.20	41300.00	34600.00	27900.00	21200.00	13850.00	9750.00	6500.00
0.25	42500.00	35600.00	28700.00	21750.00	14250.00	10050.00	6700.00
0.30	43650.00	36550.00	29450.00	22300.00	14650.00	10400.00	6950.00
0.35	44850.00	37500.00	30200.00	22850.00	15000.00	10750.00	7150.00
0.40	46000.00	38450.00	30950.00	23400.00	15400.00	11050.00	7400.00
0.45	47150.00	39450.00	31700.00	23950.00	15800.00	11400.00	7600.00
0.50	48350.00	40400.00	32450.00	24500.00	16150.00	11700.00	7800.00
0.55	49500.00	41350.00	33200.00	25050.00	16550.00	12050.00	8050.00
0.60	50650.00	42300.00	33950.00	25600.00	16950.00	12400.00	8250.00
0.65	51850.00	43300.00	34750.00	26150.00	17350.00	12700.00	8500.00
0.70	53000.00	44250.00	35500.00	26700.00	17700.00	13050.00	8700.00
0.75	54200.00	45200.00	36250.00	27250.00	18100.00	13350.00	8900.00
0.80	55350.00	46150.00	37000.00	27800.00	18500.00	13700.00	9150.00
0.85	56500.00	47150.00	37750.00	28350.00	18850.00	14050.00	9350.00
0.90	57700.00	48100.00	38500.00	28900.00	19250.00	14350.00	9600.00
0.95	58850.00	49050.00	39250.00	29450.00	19650.00	14700.00	9800.00
1.00	60000.00	50000.00	40000.00	30000.00	20000.00	15000.00	10000.00
1.00	60000.00	50000.00	40000.00	30000.00	20000.00	15000.00	10000.00
1.00	60000.00	50000.00	40000.00	30000.00	20000.00	15000.00	10000.00
1.00	60000.00	50000.00	40000.00	30000.00	20000.00	15000.00	10000.00

EXCESS

Area	Excellent	Very Good	Above Normal	Normal	Below Normal	Poor	Very Poor
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.02	100.00	90.00	80.00	70.00	60.00	50.00	40.00
0.04	200.00	180.00	160.00	140.00	120.00	100.00	80.00
0.06	300.00	270.00	240.00	210.00	180.00	150.00	120.00
0.08	400.00	360.00	320.00	280.00	240.00	200.00	160.00
0.10	500.00	450.00	400.00	350.00	300.00	250.00	200.00
0.12	600.00	540.00	480.00	420.00	360.00	300.00	240.00
0.14	700.00	630.00	560.00	490.00	420.00	350.00	280.00
0.16	800.00	720.00	640.00	560.00	480.00	400.00	320.00
0.18	900.00	810.00	720.00	630.00	540.00	450.00	360.00
0.20	1000.00	900.00	800.00	700.00	600.00	500.00	400.00
0.22	1100.00	990.00	880.00	770.00	660.00	550.00	440.00
0.24	1200.00	1080.00	960.00	840.00	720.00	600.00	480.00
0.26	1300.00	1170.00	1040.00	910.00	780.00	650.00	520.00
0.28	1400.00	1260.00	1120.00	980.00	840.00	700.00	560.00
0.30	1500.00	1350.00	1200.00	1050.00	900.00	750.00	600.00
0.32	1600.00	1440.00	1280.00	1120.00	960.00	800.00	640.00
0.34	1700.00	1530.00	1360.00	1190.00	1020.00	850.00	680.00
0.36	1800.00	1620.00	1440.00	1260.00	1080.00	900.00	720.00
0.38	1900.00	1710.00	1520.00	1330.00	1140.00	950.00	760.00
0.40	2000.00	1800.00	1600.00	1400.00	1200.00	1000.00	800.00
0.42	2100.00	1890.00	1680.00	1470.00	1260.00	1050.00	840.00
0.44	2200.00	1980.00	1760.00	1540.00	1320.00	1100.00	880.00
0.46	2300.00	2070.00	1840.00	1610.00	1380.00	1150.00	920.00
0.48	2400.00	2160.00	1920.00	1680.00	1440.00	1200.00	960.00
0.50	2500.00	2250.00	2000.00	1750.00	1500.00	1250.00	1000.00


GOLF COURSE BLVD.
19th AVE NW
1A 939 1st ST. W


10122100005
10122100006
10122100017
10122100007
CH W35 QUASQUETON DIAGONAL BLVD.
10122100018

LAND VALUATION

- Acre X Rate
  - Acre X Rate is best used when valuing large parcels. These can be Industrial sites, large retail

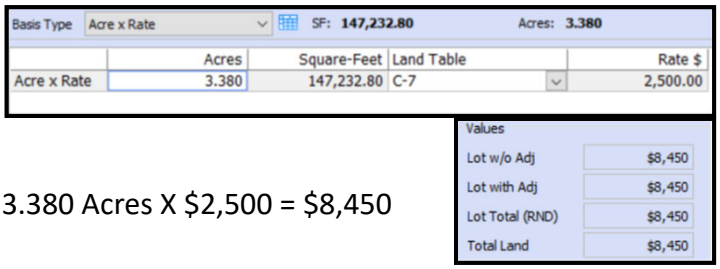
LAND VALUATION

- Acre X Rate
  - Set standards for your office to consistently value based on Acre X Rate vs SF X Rate.
  - Greater than 1 Acre use Acre X Rate?
  - Less than 1 Acre use SF X Rate?


0730300047


1009276026
1009276019
1009276005
1009276027
1009276016
ENTERPRISE DR.
1009276021
1009405001
1009401005

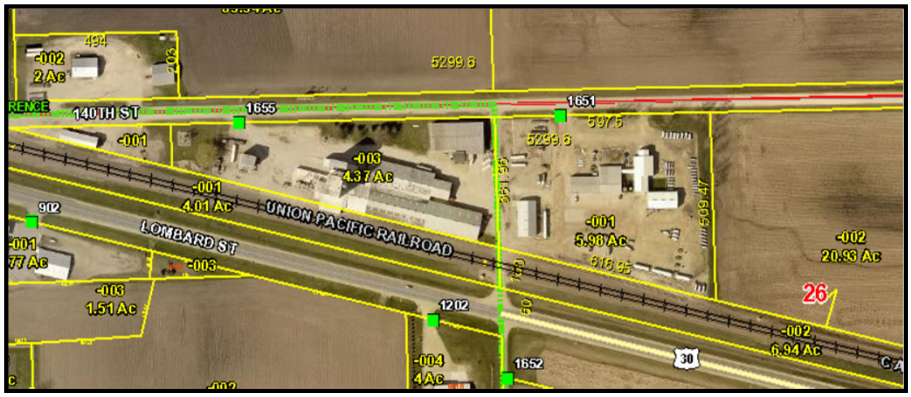
LAND VALUATION



3.380 Acres X $2,500 = $8,450

LAND VALUATION

- Site
  - The Site method is used when the marketplace does not indicate a significant difference in lot value even when there is a difference in lot size.


140TH ST
1655
1651
-002
2 Ac
-001
-003
4.37 Ac
-001
4.01 Ac
UNION PACIFIC RAILROAD
LOMBARD ST
902
-003
1.51 Ac
1202
-004
4 Ac
1652
-001
5.98 Ac
-002
20.93 Ac
26
-002
6.94 Ac
30


ROCK'S

LAND CONVERSION CHART

If more than one land unit of comparison is used in an area, the following chart should be used to maintain equity.

10,000/AC	=	$0.25/S.F.	=	$50/F.F.
12,500/AC	=	$0.30/S.F.	=	$60/F.F.
15,000/AC	=	$0.40/S.F.	=	$75/F.F.
20,000/AC	=	$0.50/S.F.	=	$100/F.F.
25,000/AC	=	$0.60/S.F.	=	$125/F.F.
30,000/AC	=	$0.75/S.F.	=	$150/F.F.
40,000/AC	=	$1.00/S.F.	=	$200/F.F.
50,000/AC	=	$1.25/S.F.	=	$250/F.F.
60,000/AC	=	$1.50/S.F.	=	$300/F.F.
75,000/AC	=	$1.75/S.F.	=	$350/F.F.
80,000/AC	=	$2.00/S.F.	=	$400/F.F.
100,000/AC	=	$2.50/S.F.	=	$500/F.F.
125,000/AC	=	$3.00/S.F.	=	$600/F.F.
150,000/AC	=	$3.50/S.F.	=	$700/F.F.
175,000/AC	=	$4.00/S.F.	=	$800/F.F.
200,000/AC	=	$5.00/S.F.	=	$900/F.F.
225,000/AC	=	$5.50/S.F.	=	$1,000/F.F.
250,000/AC	=	$6.00/S.F.	=	$1,100/F.F.
275,000/AC	=	$6.50/S.F.	=	$1,200/F.F.

300,000/AC	=	$7.00/S.F.	=	$1,300/F.F.
350,000/AC	=	$8.00/S.F.	=	$1,600/F.F.
400,000/AC	=	$10.00/S.F.	=	$1,800/F.F.
450,000/AC	=	$11.00/S.F.	=	$2,000/F.F.
500,000/AC	=	$12.00/S.F.	=	$2,500/F.F.
600,000/AC	=	$15.00/S.F.	=	$3,000/F.F.
800,000/AC	=	$20.00/S.F.	=	$4,000/F.F.

LAND VALUATION

- Front Foot
  - Useful in Residential where lots are more uniform.
  - Downtown Commercial
  - Assumes the frontage of a lot is worth more than the rear
  - Used in Mass Appraisal to establish Uniformity

LAND VALUATION

- The Front is the distance along a street (by address), river, lake or golf course
- If an address isn't given on an improved or vacant lot and it is the corner, front the lot on the **shortest side**, unless there are notes that state to the contrary. (Could vary by jurisdiction)

LAND VALUATION

- Front Foot pricing procedure
  - Determine proper depth chart
  - Establish front foot prices
  - Lot Size
  - Pricing
  - Adjustment factors

LAND VALUATION

- Determining Proper Depth Charts
  - Depth charts are selected based on the most common depth within the City or County. If the "original town" was laid-off in 150' deep lots then you would chose the 150' depth chart.
  - Selecting the appropriate chart is not due to value but in the calculation process
  - The more lots that can be calculated at 100% the better
  - Depth charts can be different per map areas
  - It is best to keep charts as consistent as possible

LAND DEPTH CHART

150' STANDARD DEPTH

FEET	PERCENT	FEET	PERCENT
1	1	65	63
2	2	66	64
3	3	67 - 68	65
4	5	69	66
5	6	70 - 71	67
6	7	72	68
7	8	73 - 74	69
8	9	75	70
9	10	76 - 77	71
10	11	78	72
11	13	79 - 80	73
12	14	81	74
13	15	82 - 83	75
14	16	84 - 85	76
15	17	86	77
16	18	87 - 88	78
17	19	89 - 90	79
18	20	91	80
19	21	92 - 93	81
20	22	94 - 95	82
21	24	96 - 97	83
22	25	98 - 99	84
23	26	100 - 101	85
24	27	102 - 104	86
25	28	105 - 106	87
26	29	107 - 108	88
27	30	109 - 111	89
28	31	112 - 114	90
29	32	115 - 117	91
30	33	118 - 120	92
31	34	121 - 123	93
32	35	124 - 126	94
33	36	127 - 129	95
34	37	130 - 133	96
35	38	134 - 138	97
36	39	139 - 142	98
37	40	143 - 147	99
38 - 39	41	148 - 153	100
40	42	154 - 158	101
41	43	159 - 163	102
42	44	164 - 168	103
43	45	169 - 173	104
44	46	174 - 179	105
45	47	180 - 184	106
46	48	185 - 190	107
47 - 48	49	191 - 197	108
49	50	198 - 205	109
50	51	206 - 213	110
51	52	214 - 220	111
52	53	221 - 229	112
53 - 54	54	230 - 238	113
55	55	239 - 248	114
56	56	249 - 258	115
57	57	259 - 268	116
58 - 59	58	269 - 285	117
60	59	286 - 300	118
61	60		

LAND VALUATION

Basis Type: Front Foot | SF: **7,650.00** | Acres: **0.176**

Front Foot	Frontage	Rear	Side 1	Side 2	Rear Lot	Adj FF	D Factor	EFF	Land Table	Rate $
Main Lot	51.00	51.00	150.00	150.00	0.00	51.00	1.00	51.00	R-40	40.00
Sub Lot2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00
Sub Lot3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00
Sub Lot4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00

Values	
Lot w/o Adj	$2,040
Lot with Adj	$2,040
Lot Total (RND)	$2,040
Total Land	$2,040

EFF 51.00 X $40.00 = $2040

LAND VALUATION

Front Foot	Frontage	Rear	Side 1	Side 2	Rear Lot	Adj FF	D Factor	EFF	Land Table	Rate $
Main Lot	52.00	52.00	140.00	140.00	0.00	52.00	0.98	50.96	R-100	100.00
Sub Lot2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00
Sub Lot3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00
Sub Lot4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00

Values	
Lot w/o Adj	$5,096
Lot with Adj	$5,096
Lot Total (RND)	$5,100
Total Land	$5,100

Because the lot is less than 150’ deep a Depth Factor of .98 is used

52’ frontage X .98 = 50.96 EFF
50.96 EFF X $100 = $5,096

LAND VALUATION

Front Foot	Frontage	Rear	Side 1	Side 2	Rear Lot	Adj FF	D Factor	EFF	Land Table	Rate $
Main Lot	52.00	52.00	182.00	182.00	0.00	52.00	1.06	55.12	R-100	100.00
Sub Lot2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00
Sub Lot3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00
Sub Lot4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00

Values	
Lot w/o Adj	$5,512
Lot with Adj	$5,512
Lot Total (RND)	$5,510
Total Land	$5,510

Because the lot is greater than 150’ deep a Depth Factor of 1.06 is used

52’ frontage X 1.06 = 55.12 EFF
55.12 EFF X $100 = $5,512

LAND VALUATION

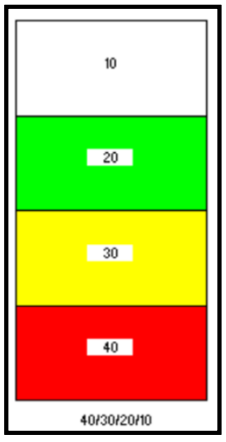
- A common argument against Front Foot valuation is that a consumer may actually be paying for the backyard or the rear of the lot or that the consumer is paying the same price for the entire lot equally.
- Without Access from the **Front** the consumer wouldn’t be able to use the rear lot.
- For Mass Appraisal purposes, Front Foot is more equitable.

FRONT FOOT LOT SIZING

- Nearly all lots can be made to fall into two configurations
  - Rectangles
  - Triangles
- You may exchange *rear land* for *rear land* and *front land* for *front land*

LAND VALUATION

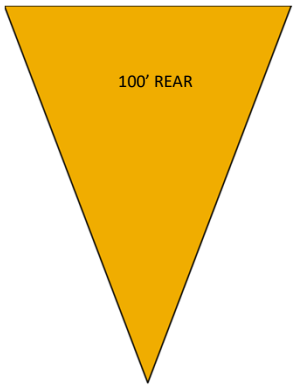
- Nearly all lots can be made to fall into two configurations
  - Rectangles
  - Triangles



LAND VALUATION

- Front Foot Pricing uses **two** theories
  - 1/3 - 2/3 Rule
  - If the front measurement of a lot is larger then the rear measurement you use the 2/3 rule.
  - If the rear measurement of a lot is larger then the front measurement of a lot then you use the 1/3 rule.
  - This is also known as the 35-65 rule.
  - Simply a Mathematical formula to arrive at "frontage figured"

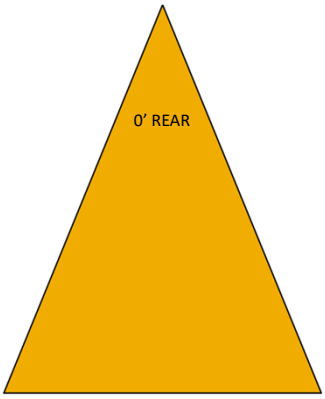
1/3 EXAMPLE



0' FRONTAGE

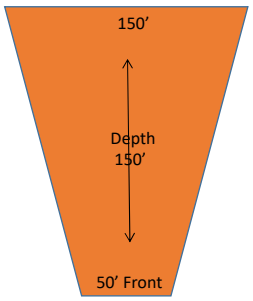
100 – 0 = 100
100' X .333 = 33.3'
33.33 + 0 = 33.3 Frontage Figured

2/3 EXAMPLE



100' FRONTAGE

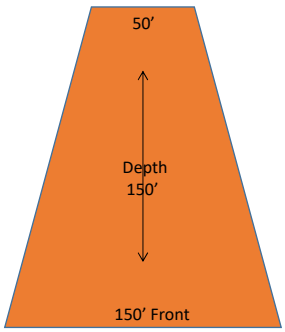
100 – 0 = 100
100' X .666 = 66.6'
66.6 + 0 = 66.6 Frontage Figured



150 – 50 = 100 * .333 = 33.33
50 + 33.33 = 83.33 Adj. FF

Basis Type: Front Foot SF: **15,000.00** Acres: **0.344**

Front Foot	Frontage	Rear	Side 1	Side 2	Rear Lot	Adj FF	D Factor	EFF	Land Table	Rate $
Main Lot	50.00	150.00	150.00	150.00	0.00	83.33	1.00	83.33	R-40	40.00
Sub Lot2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00
Sub Lot3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00
Sub Lot4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00



150 – 50 = 100 * .666 = 66.6
50 + 66.6 = 116.6 Adj. FF

Basis Type: Front Foot SF: **15,000.00** Acres: **0.344**

Front Foot	Frontage	Rear	Side 1	Side 2	Rear Lot	Adj FF	D Factor	EFF	Land Table	Rate $
Main Lot	150.00	50.00	150.00	150.00	0.00	116.67	1.00	116.67	R-40	40.00
Sub Lot2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00
Sub Lot3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00
Sub Lot4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO VALUE	0.00

LOT SIZING TRIAGULAR SHAPED LOTS

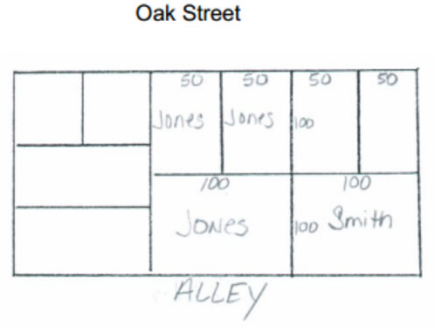
- We must use the 1/3 2/3 rule to calculate the Frontage or the Rear
- The "2/3 rule" applies when the front is greater than the rear. Whereas the "1/3 rule" applies when the rear is greater than the front.
- The 1/3 2/3 rule would apply to the difference between the front measurements and the rear measurement and the result would be added to the smaller measurement.

LOT SIZING

- Rear Land
  - Rear land is when a parcel does not actually have street frontage because of a property owned by another between it and the street.
    - Rear land by access if another adjoining lot has the same owner.
    - Rear land according to address
    - Otherwise, rear land from the closest street

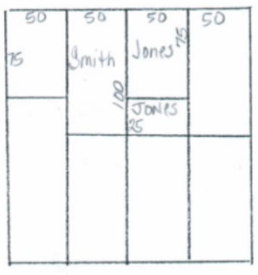
LOT SIZING

- You may have rear land if the lots are not contiguous.



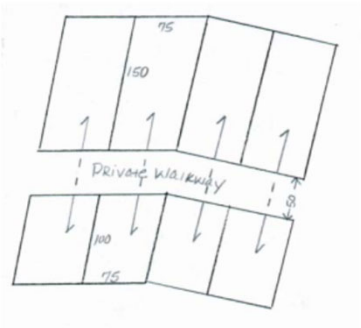
The parcel for "Jones" is on a separate parcel.
Lot size will be: F = 100 D = 100 RL =100. Front off Oak Street.

LOT SIZING



Lot size for "Jones": F=50 D=25 RL=75.
Mr. Jones two lots can be no more valuable than Mr. Smith's lot of 50 x 100.

LOT SIZING



Lot size will be: F=75 D=150 and F=75 D=100 RL=200.

LAND VALUATION

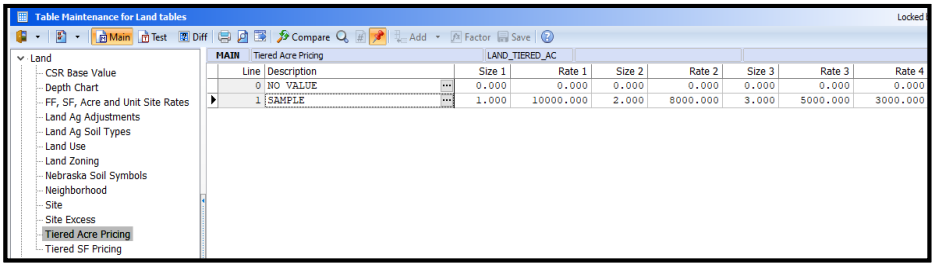
- For assessment/mass appraisal purposes land should be valued as if improved
- Therefore unimproved adjustment factors should be determined and applied to unimproved land.

LAND VALUATION

- Determining and unimproved adjustment factor
- From the Analyzed Unit Cost section of the Vanguard Manual find costs for typical improvements made to land.

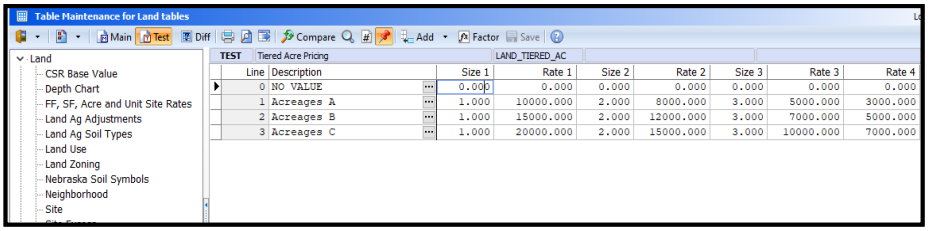
LAND VALUATION

- Tiered Land
  - Tiered land was added to create an easy way to enter and change pricing to land based on SF and Acre pricing/rates



LAND VALUATION

- You must first set up your table
- Example:



LAND VALUATION

- To change these values, we simply change the table. This will affect all land using this pricing.
- With any table change we must change in Test then copy Test to Main and run a Reval. This recalculates the parcel value with the new table entry.

ADJUSTMENTS TO LAND

ADJUSTMENTS TO LAND

- Unimproved/Vacancy
- Excess
- Shape
  - Can affect the Utility
- Topography
- Economic?
- Other

ADJUSTMENTS TO LAND

- What is the cost to improve land.

LAND VALUATION

TYPICAL LOT IS 75X150	
GRADING & TOPSOIL ($0.21/SF)	$2,363
TREES (2@ $100.00/EACH)	$200
SHRUBS (3@ $25.00/EACH)	$75
SEEDING ($.02/SF)	$225
TOTAL IMPROVED SITE COST	$2,863
ROUNDED	$3,000

LAND VALUATION

- Land values for the improved sites in this subdivision should be the sale price of unimproved sites plus the site improvement costs. If the vacant sites are selling for $15,000 per lot the land value for the subdivision should be $18,000. ($15,000 + $3,000)
- The adjustment for unimproved lots in this subdivision should be 15%
  - $3,000 / $18,000 = 16.66%

LAND VALUATION

- Regardless of which unit of comparison being used the unimproved adjustment factor would remain at 15%.

- Keep in mind costs to land can vary greatly.
- They can vary by city/town or even by subdivision within a city/town.
- Some higher quality neighborhoods could also have more landscaping
- Some soil types can influence how buildable a lot can be

VACANCY RATES (Based on $50 / FF Vacancy Factor)	
FRONT FOOT PRICE	**VACANCY RATE TO BE USED**
60	85%
75	65%
100	50%
125	40%
150	35%
175	30%
200	25%
225	20%
250	20%
275	20%
300	15%
325	15%
350	15%

375	15%
400	10%
425	10%
450	10%
475	10%
500	10%
525	10%
550	10%
575	10%
600	10%

EXCESS

- Example Excess Frontage
- Standard Lot = 66 foot of frontage
- Actual Lot is 100 foot of frontage.
- 100 – 66 = 34
- 34 ÷ 2 = 17
- 17 ÷ 100 = .17 or 17%
- Try to have adjustments end in zero or five.

SHAPE

- When do you adjust?
  - Does the shape affect the Utility of the lot?
  - What other issues would affect the value of a lot?

TOPOGRAPHY

- Lay of the land

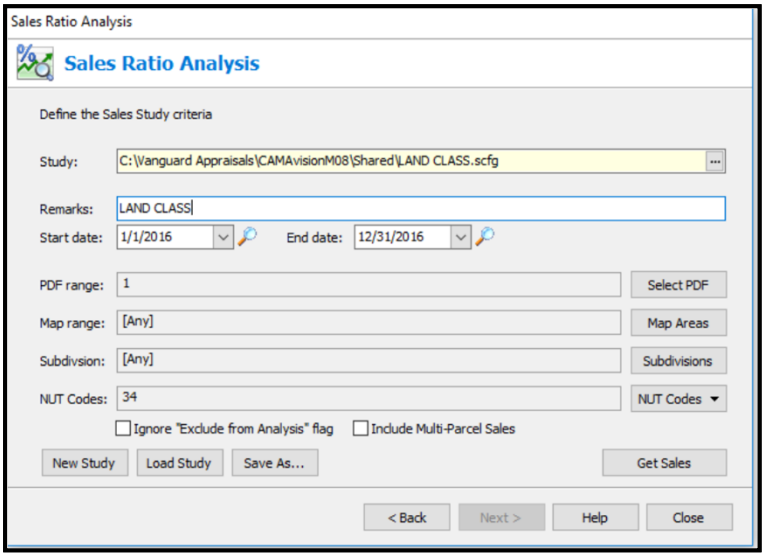
ECONOMIC

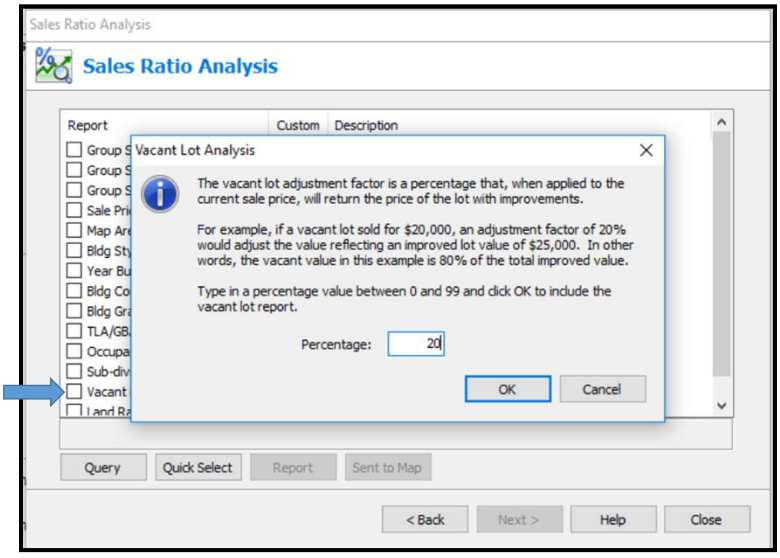
- Should land receive an economic obso?
- Why not change the Rate?

SALES RATIO/MASS APPRAISAL OF LAND

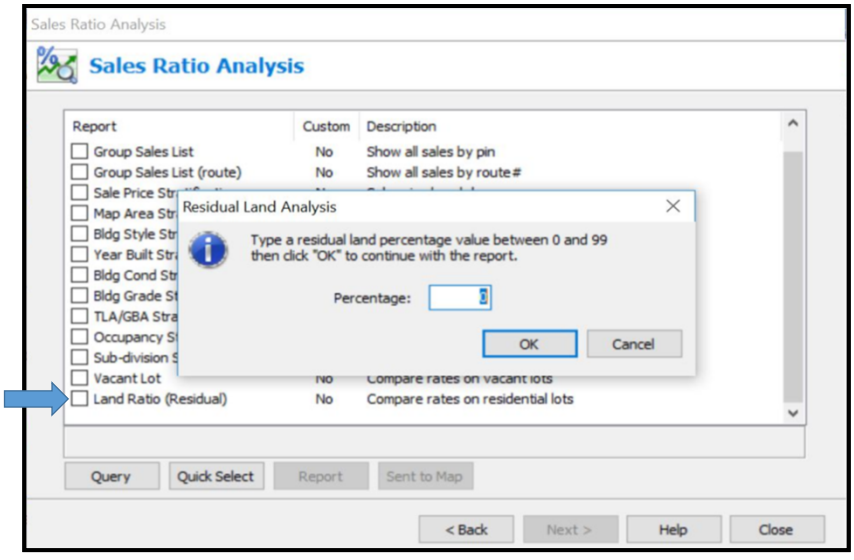
SALES RATIO OF LAND

- First we must analyze the vacant lot sales in our jurisdiction
- Second we must then use the land to building ratio to verify vacant land rates
- We must verify land types being used
- Verify land rates being used
- Make necessary changes to land rates

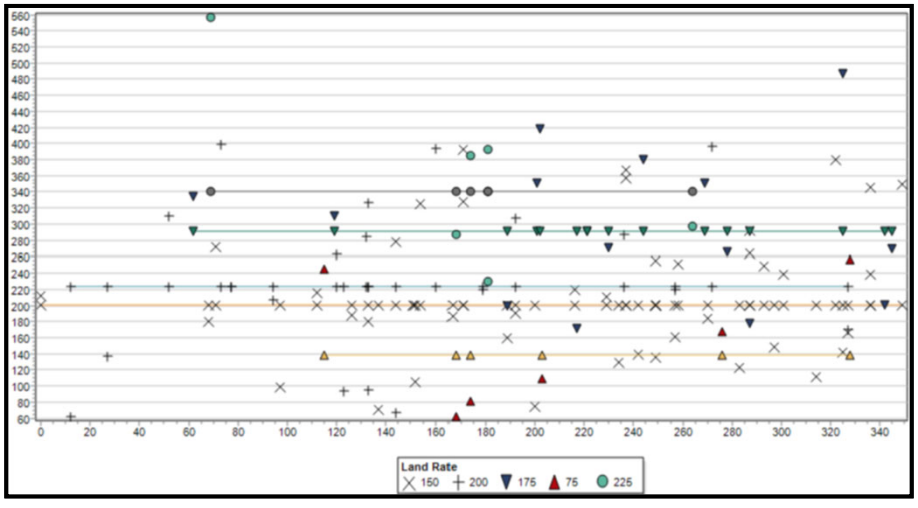

Sales Ratio Analysis
Sales Ratio Analysis
Define the Sales Study criteria
Study:
C:\Vanguard Appraisals\CAMAvisionM08\Shared\LAND CLASS.scfg
Remarks:
LAND CLASS
Start date:
1/1/2016
End date:
12/31/2016
PDF range:
1
Select PDF
Map range:
[Any]
Map Areas
Subdivsion:
[Any]
Subdivisions
NUT Codes:
34
NUT Codes
Ignore "Exclude from Analysis" flag
Include Multi-Parcel Sales
New Study
Load Study
Save As...
Get Sales
< Back
Next >
Help
Close


Sales Ratio Analysis
Sales Ratio Analysis
Report
Custom
Description
Vacant Lot Analysis
The vacant lot adjustment factor is a percentage that, when applied to the current sale price, will return the price of the lot with improvements.
For example, if a vacant lot sold for $20,000, an adjustment factor of 20% would adjust the value reflecting an improved lot value of $25,000. In other words, the vacant value in this example is 80% of the total improved value.
Type in a percentage value between 0 and 99 and click OK to include the vacant lot report.
Percentage:
20
OK
Cancel
Vacant
Query
Quick Select
Report
Sent to Map
< Back
Next >
Help
Close

PIN Route Number Address	Lot Type	Frontage Acres Sq Ft	Depth Fctr E. F. F.	Sale Date Sale $ Price Sale $ Price per Unit *Calc	Topo Obs Econ Obs Other Obs	Other $ Adjs $ Impr Value	Indicated Unit Price $ / Front Foot	$ / Sq Ft	$ / Acres
0713232010	Front Foot	97.00	1.00	12/22/2016	0	0.00	$ 297.38		
202-001-010		N/A	97.00	15,000	35				
W SLIMMER		N/A		$ 1.17 Sq Ft	0	$ 28846			
1529301004	Front Foot	149.00	0.92	7/26/2016	20	0.00	$ 170.98		
408-001-120		N/A	137.08	15,000	0				
1501 WATSON WAY		N/A		$ 1.00 Sq Ft	0	$ 23438			
1529302003	Front Foot	102.00	0.99	1/21/2016	0	0.00	$ 307.69		
408-001-180		N/A	104.61	25,750	0				
1512 WATSON WAY		N/A		$ 1.91 Sq Ft	0	$ 32188			
1529302004	Front Foot	108.00	1.04	1/4/2016	0	0.00	$ 300.48		
408-001-190		N/A	112.32	27,000	0				
1510 WATSON WAY		N/A		$ 1.68 Sq Ft	0	$ 33750			
1529302020	Front Foot	134.00	1.04	4/21/2016	0	0.00	$ 156.97		
408-001-310		N/A	139.36	17,500	0				
1410 WATSON WAY		N/A		$ 0.87 Sq Ft	0	$ 21875			
1529376002	Front Foot	83.00	1.06	7/26/2016	5	0.00	$ 195.31		
408-002-100		N/A	101.05	15,000	0				
601 NICKLAUS DR		N/A		$ 0.93 Sq Ft	0	$ 19737			
1529402002	Front Foot	120.00	1.04	7/26/2016	5	0.00	$ 158.15		
408-002-330		N/A	124.80	15,000	0				
506 NICKLAUS DR		N/A		$ 0.83 Sq Ft	0	$ 19737			
1529402009	Front Foot	110.00	1.04	4/21/2016	0	0.00	$ 349.65		
408-002-260		N/A	114.40	24,000	25				
406 NICKLAUS DR		N/A		$ 1.45 Sq Ft	0	$ 40000			



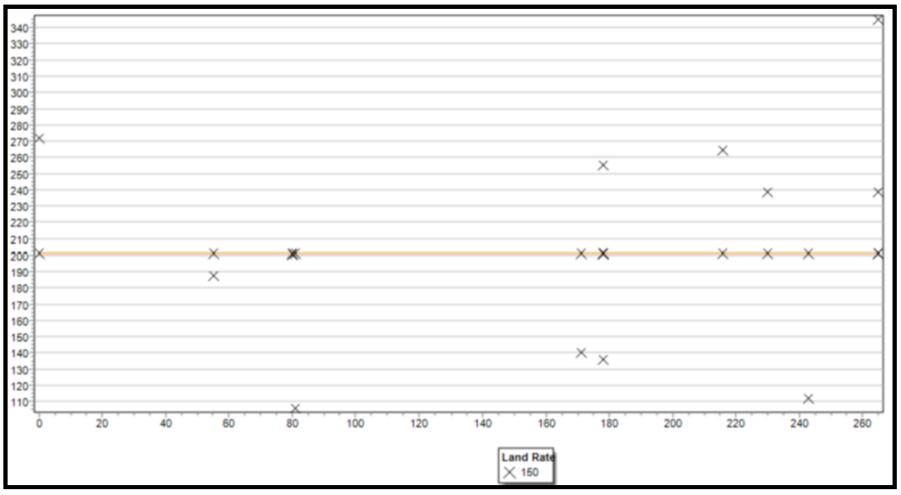
PIN Computer ID Address Deedholder or (C)ontract To	Route Number	Lot Type	Frontage Ave. Depth Depth Fctr E. F. F.	Acres Sq Ft Main Rate Test Rate	Sale Date Sale $ Price Residual	Topo Obs Econ Obs Other Obs Other $ Adjs	Impr $ Front Foot	Value $ Sq Ft	Value $ Acres
0201127016	301-002-100	Front Foot	95.00	N/A	10/21/2016	0	$ 177		
			135.00	N/A	85,000	0			
601 WILLOW DR			1.01	$175.00		0			
JASPERS, ARTHUR L & SUSAN I			95.95	$175.00	$17,000	0.00			
0201128016	301-003-210	Front Foot	75.00	N/A	8/16/2016	0	$ 292		
			140.00	N/A	111,500	0			
521 N 5TH			1.02	$175.00		0			
PARCHER, KYLE A			76.50	$175.00	$22,300	0.00			
0201128020	301-003-170	Front Foot	75.00	N/A	7/28/2016	0	$ 418		
			140.00	N/A	160,000	0			
507 N 5TH			1.02	$175.00		0			
LANDERS, KEITH & LANDERS, LINDSAY A			76.50	$175.00	$32,000	0.00			
0201152006	302-002-060	Front Foot	50.00	N/A	9/1/2016	0	$ 357		
			120.00	N/A	86,500	0			
606 N 1ST			0.97	$150.00		0			
JOHNSON, CALEY & ROTTLER, MATTHEW			48.50	$150.00	$17,300	0.00			
0201154006	302-005-050	Front Foot	50.00	N/A	10/31/2016	0	$ 149		
			109.50	N/A	35,000	0			
510 N JACKSON			0.94	$150.00		0			
UHLENHOPP, BRIAN L & WUNSCH, MELISSA ANN			47.00	$150.00	$7,000	0.00			
0201155013	302-006-080	Front Foot	100.00	N/A	12/9/2016	5	$ 239		
			120.00	N/A	110,000	0			
501 N 2ND			0.97	$125.00		0			
BILLS, RANDY M & FRITZ, VALERIE S			97.00	$125.00	$22,000	0.00			
0201159004	305-001-040	Front Foot	50.00	N/A	5/31/2016	0	$ 278		
			120.00	N/A	67,500	0			
412 N 1ST			0.97	$150.00		0			
LANGFRITZ, BRETT A REVOCABLE TRUST 1/2 INT &			48.50	$150.00	$13,500	0.00			



Query Layout SQL Preview

Parcel_Number	PDF_Number	PDF_Name	Map_Number	MapName	Lot_Basis	Front_Foot1_Rate
0625204006	0	Urban Residential	0	ALLISON	1	150.00
0625205005	0	Urban Residential	0	ALLISON	1	150.00
0625205006	0	Urban Residential	0	ALLISON	1	150.00
0625205007	0	Urban Residential	0	ALLISON	1	150.00
0625205008	0	Urban Residential	0	ALLISON	1	150.00
0625206001	0	Urban Residential	0	ALLISON	1	150.00
0625206002	0	Urban Residential	0	ALLISON	1	150.00
0625206003	0	Urban Residential	0	ALLISON	1	150.00
0625206004	0	Urban Residential	0	ALLISON	1	150.00
0625206005	0	Urban Residential	0	ALLISON	1	150.00
0625206006	0	Urban Residential	0	ALLISON	1	150.00
0625206007	0	Urban Residential	0	ALLISON	1	150.00
0625206008	0	Urban Residential	0	ALLISON	1	150.00
0625206009	0	Urban Residential	0	ALLISON	1	150.00
0625207001	0	Urban Residential	0	ALLISON	1	150.00
0625207002	0	Urban Residential	0	ALLISON	1	150.00
0625207003	0	Urban Residential	0	ALLISON	1	150.00
0625207004	0	Urban Residential	0	ALLISON	1	150.00
0625207005	0	Urban Residential	0	ALLISON	1	150.00
0625208001	0	Urban Residential	0	ALLISON	1	150.00
0625208004	0	Urban Residential	0	ALLISON	1	150.00

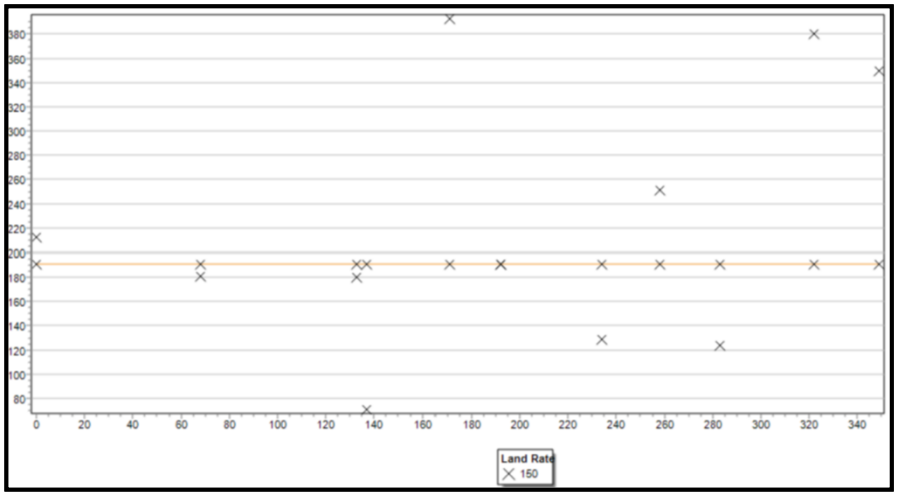
CITY OF ALLISON



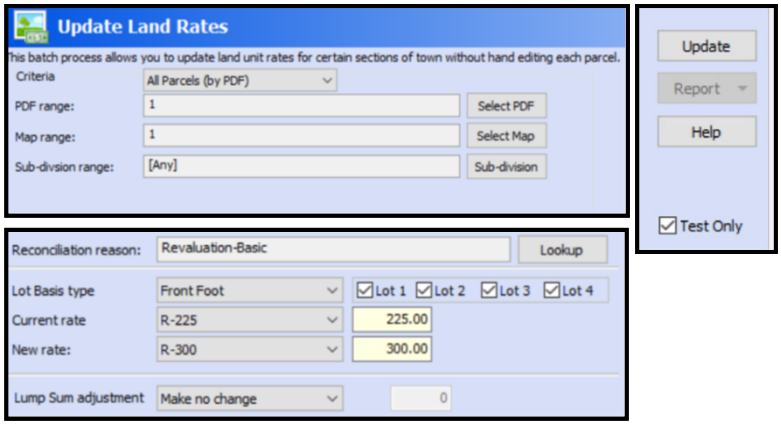
Query Layout SQL Preview

Parcel_Number	PDF_Number	PDF_Name	Map_Number	MapName	Lot_Basis	Front_Foot1_Rate
0818133009	0	Urban Residential	4	CLARKSVILLE	1	150.00
0818331010	0	Urban Residential	4	CLARKSVILLE	1	150.00
0818386002	0	Urban Residential	4	CLARKSVILLE	1	150.00
0818162006	0	Urban Residential	4	CLARKSVILLE	1	160.00
0713228003	0	Urban Residential	4	CLARKSVILLE	1	175.00
0713228004	0	Urban Residential	4	CLARKSVILLE	1	175.00
0713228007	0	Urban Residential	4	CLARKSVILLE	1	175.00
0713228009	0	Urban Residential	4	CLARKSVILLE	1	175.00
0713228010	0	Urban Residential	4	CLARKSVILLE	1	175.00
0713229006	0	Urban Residential	4	CLARKSVILLE	1	175.00
0713229012	0	Urban Residential	4	CLARKSVILLE	1	175.00
0713229013	0	Urban Residential	4	CLARKSVILLE	1	175.00
0713229016	0	Urban Residential	4	CLARKSVILLE	1	175.00
0713229018	0	Urban Residential	4	CLARKSVILLE	1	175.00

CITY OF CLARKSVILLE



UPDATE LAND



LAND UPDATE

Log [TEST MODE]

PDF	Pin	Map_Area	Subdivision	Old_Value	New_Value	Percent_Chg
1	1530156002	PARKERSBURG	[NONE]	11320	17790	57.1555
1	1530156003	PARKERSBURG	[NONE]	16980	26680	57.126
1	1530156009	PARKERSBURG	[NONE]	10290	16170	57.1429
1	1530156010	PARKERSBURG	[NONE]	7030	11050	57.1835
1	1530156015	PARKERSBURG	[NONE]	10810	16980	57.0768
1	1530157007	PARKERSBURG	[NONE]	10190	16010	57.1148
1	1530157009	PARKERSBURG	[NONE]	6790	10670	57.1429
1	1530157027	PARKERSBURG	[NONE]	10190	16010	57.1148
1	1530180010	PARKERSBURG	[NONE]	11900	18700	57.1429
1	1530180011	PARKERSBURG	[NONE]	11900	18700	57.1429
1	1530180012	PARKERSBURG	[NONE]	11900	18700	57.1429
1	1530180013	PARKERSBURG	[NONE]	11900	18700	57.1429
1	1530180014	PARKERSBURG	[NONE]	11900	18700	57.1429
1	1530180015	PARKERSBURG	[NONE]	11900	18700	57.1429
1	1530181002	PARKERSBURG	[NONE]	17350	27270	57.1758
1	1530181003	PARKERSBURG	[NONE]	16780	26370	57.1514
1	1530181004	PARKERSBURG	[NONE]	11780	18510	57.1307
1	1530181005	PARKERSBURG	[NONE]	7000	11000	57.1429

RUN COMPLETE ANALYSIS AFTER LAND IS SET CORRECTLY

- Poor land values can affect the Coefficient of Dispersion within a jurisdiction