

# Guilford County Tax Department

## Schedule of Values, Standards and Rules

Schedule of rules, standards, and values to be used in appraising property in Guilford County for the reappraisal effective January 1, 2026.







## **Process for Adoption of SCHEDULE OF VALUES, STANDARDS, AND RULES**

The Board will consider adopting a proposed Schedule of Values, Standards, and Rules for Guilford County's 2026 reappraisal, as prescribed by North Carolina General Statute 105-317. Guilford County's next countywide reappraisal will become effective on January 1, 2026. Guilford County has approximately 222,000 separate parcels of land which, under North Carolina law, must be appraised at 100% of market value, as of the effective reappraisal date.

To that end, Guilford County staff worked for many months analyzing data derived from real estate sales, building cost data, and income and expense information from properties in the county and surrounding areas. This has resulted in the creation of the proposed Schedule of Values, Standards and Rules that will be utilized, after it is approved by the Board of Commissioners, to generate market value appraisals for all real property in Guilford County. Individuals and businesses that buy and sell real estate in the open market establish the market value. The goal of the Guilford County Tax Department is to apply the available information from the market to the properties in Guilford County.

Guilford County's proposed Schedule of Values adopts CoreLogic's "Marshall & Swift® Valuation Platform Online" (MSVPO) as the tool it is using to provide cost information and valuation of commercial and industrial improvements. MSVPO provides nationwide studies of cost data, and it is calibrated to local markets by location adjustment. It provides the most complete and accurate collection of cost data available to appraisers. It has been published for more than ninety years. The manual is copyrighted and cannot be copied, but review of this manual is available for in-person review in the tax office under the supervision of staff. No copies can be made of the manual, nor can the manual be removed from the office. MSVPO® and the Marshall & Swift® manuals are updated quarterly and will continue to be updated through January 1, 2026. This date allows the commercial values to reflect the effective date of the reappraisal.

Also included in the proposed Schedule of Values is a special schedule for appraising eligible agricultural, horticultural and forest land at its "present use" value. This statewide schedule is formulated by the N.C. Department of Revenue. Properties whose owners qualify for "present use" assessment will receive two values: a market value mandated by law and a "present use" value.

Adoption of the proposed Schedule of Values is an important step in the revaluation process. Because of its importance, the Machinery Act of North Carolina requires the Board of Commissioners to adopt it after holding a public hearing and then publicizing that it has done so. After the Schedule is adopted, property owners have 30 days to challenge the Schedule of Values by appeal to the North Carolina Property Tax Commission. In accordance with North Carolina General Statute 105-317(c), the proposed Schedule of Values will be formally presented to the Board at its September 4th, 2025, meeting and the Board of Commissioners will hold a public hearing at its October 2, 2025, meeting, during which the Board will receive comments from the public on the proposed Schedule of Values. The Schedule is available for review at the Tax Department web page; (or in the Tax Director's office on the second floor of the Independence Center at 400 West Market Street in Greensboro). Because of the copyright requirements from

CoreLogic®, the Marshall & Swift manual is only available by personal inspection at the Independence Center at 400 West Market Street in Greensboro.

Once the Board adopts the Schedule of Values, a notice must be posted stating that the Schedule of Values has been adopted and that property owners have 30 days from the date of the first publication to challenge the Schedule of Values by appeal to the North Carolina Property Tax Commission on grounds that the Schedule of Values does not adhere to the appropriate statutory valuation standard (that it will produce values that are too high, too low, or inconsistent). The North Carolina Property Tax Commission has the power to order the Board of Commissioners to revise the Schedule of Values if they do not adhere to the statutory valuation standard. The North Carolina Property Tax Commission's decision may be appealed to the North Carolina Court of Appeals. Assuming October 16, 2025, adoption, property owners will have until Monday, November 17, 2025, to challenge the Schedule of Values.

**CALENDAR OF EVENTS**

DATE	DESCRIPTION
September 4, 2025	Present Schedule of Values to the Board of Commissioners.
September 4, 2025	Advertise on county website that the Schedule of Values is open for public review on the tax department website and in the offices of the Guilford County Tax Assessor until November 17, 2025.
October 2, 2025	Public Hearing during the regularly Scheduled Board meeting.
October 16, 2025	Date the Board of Commissioners will Consider adoption of the Schedule of Values.
October 17, 2025	Advertise on the county webpage that the Schedule of Values has been adopted by The Board of Commissioners and if anyone wishes to take exception with them and appeal to the NC Property Tax Commission (in Raleigh, NC) they must do so in writing by November 17, 2025.
November 17, 2025	Last date Schedule of Values can be challenged.

## Advertisements

**Advertisement #1** – To be posted with the notice of the Board of County Commissioners meeting for October 2, 2025.

NOTICE OF PUBLIC HEARING

PROPOSED SCHEDULE OF VALUES

GUILFORD COUNTY 2026 PROPERTY TAX REVALUATION

The Guilford County Board of Commissioners will hold a **PUBLIC HEARING** on Thursday, October 2, 2025, at 5:30 p.m., in the Commissioners Meeting Room, Old Guilford County Courthouse, 301 West Market Street, Greensboro, North Carolina.

The purpose of the **PUBLIC HEARING** is to solicit public comments on the proposed Schedules, Standards and Rules to be used for the Guilford County 2026 Property Tax Reappraisal

A copy of the proposed schedules, standards and rules will be available for public inspection in the County Tax Director's Office located in the Independence Center at 400 West Market Street, 2<sup>nd</sup> floor, Greensboro. The portion of the proposed schedule of values That is not subject to copyright will also be posted on the Tax Department Webpage.

**Advertisement #2** – To be posted on County Website October 17, 2025, until November 17, 2025.

## PUBLIC NOTICE

On October 16, 2025, the Guilford County Board of Commissioners adopted a Schedule of Values, Standards and Rules to be used for the Guilford County 2026 Property Tax Reappraisal

Anyone choosing to challenge the validity of these schedules, standards and rules by appealing to the North Carolina Property Tax Commission, must do so in writing by November 17, 2025. The mailing address is NC Property Tax Commission, P.O. Box 871, Raleigh, NC 27602. For more information, please contact the Guilford County Tax Department at 336-641-4749.

## GUILFORD COUNTY BOARD OF COMMISSIONERS

Melvin “Skip” Alston, Board Chair, J. Carlvena Foster, Vice-Chair, Katie “Kay” S. Cashion, Carly Cooke, Frankie T. Jones, Jr., Mary Beth Murphy, Alan Perdue, Pat Tillman, Brandon Gray-Hill.

Approved

---

Date

## GUILFORD COUNTY BOARD OF COMMISSIONERS

Signed \_\_\_\_\_

Chairman, Board of Commissioners



## ACKNOWLEDGEMENTS

The Guilford County Assessor's Office gratefully acknowledges the following organizations and corporations for their assistance in preparation for this manual:

International Association of Assessing Officers

The Appraisal Foundation

North Carolina Department of Revenue

Alamance County Tax Office

Forsyth County Tax Office

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## STATUTORY REQUIREMENTS

G S 105-286. Time for general reappraisal of Real Property.

(a) Octennial Plan. - Each county must reappraise all real property in accordance with the provisions of G.S. 105-283 and G.S. 105-317 as of January 1 of the year set out in the following schedule and every eighth year thereafter, unless the county is required to advance the date under subdivision (2) of this section or chooses to advance the date under subdivision (3) of this section.

(1) Schedule of Initial Reappraisals. Division One – 1972: ---Guilford ...

(2) Mandatory Advancement. - A county whose population is 75,000 or greater according to the most recent annual population estimates certified to the Secretary by the State Budget Officer must conduct a reappraisal of real property when the county's sales assessment ratio determined under G.S. 105-289(h) is less than .85 or greater than 1.15, as indicated on the notice the county receives under G.S. 105-284. A reappraisal required under this subdivision must become effective no later than January 1 of the earlier of the following years:

a. The third year following the year the county received the notice.

### **G S 105-283. Uniform appraisal standards.**

All property, real and personal, shall as far as practicable be appraised or valued at its true value in money. When used in this Subchapter, the words "true value" shall be interpreted as meaning market value, that is, the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used. For the purposes of this section, the acquisition of an interest in land by an entity having the power of eminent domain with respect to the interest acquired shall not be considered competent evidence of the true value in money of comparable land.

G S 105-317. Appraisal of real property; adoption of schedules, standards, and rules.

(a) Whenever any real property is appraised, it shall be the duty of the persons making appraisals:

(1) In determining the true value of land, to consider as to each tract, parcel, or lot separately listed at least its advantages and disadvantages as to location; zoning; quality of soil; waterpower; water privileges; dedication as a nature preserve; conservation or preservation agreements; mineral, quarry, or other valuable deposits; fertility; adaptability for agricultural, timber-producing, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value except growing crops of a seasonal or annual nature.

(2) In determining the true value of a building or other improvement, to consider at least its location; type of construction; age; replacement cost; cost; adaptability for



residence, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value.

(3) To appraise partially completed buildings in accordance with the degree of completion on January 1.

(b) In preparation for each revaluation of real property required by G.S. 105-286, it shall be the duty of the assessor to see that:

(1) Uniform schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value are prepared and are sufficiently detailed to enable those making appraisals to adhere to them in appraising real property.

(2) Repealed by Session Laws 1981, c. 678, s. 1.

(3) A separate property record be prepared for each tract, parcel, lot, or group of contiguous lots, which record shall show the information required for compliance with the provisions of G.S. 105-309 insofar as they deal with real property, as well as that required by this section. (The purpose of this subdivision is to require that individual property records be maintained in sufficient detail to enable property owners to ascertain the method, rules, and standards of value by which property is appraised.)

(4) The property characteristics considered in appraising each lot, parcel, tract, building, structure and improvement, in accordance with the schedules of values, standards, and rules, be accurately recorded on the appropriate property record.

(5) Upon the request of the owner, the board of equalization and review, or the board of county commissioners, any particular lot, parcel, tract, building, structure or improvement be actually visited and observed to verify the accuracy of property characteristics on record for that property.

(6) Each lot, parcel, tract, building, structure and improvement be separately appraised by a competent appraiser, either one appointed under the provisions of G.S. 105-296 or one employed under the provisions of G.S. 105-299.

(7) Notice is given in writing to the owner that he is entitled to have an actual visitation and observation of his property to verify the accuracy of property characteristics on record for that property.

(c) The values, standards, and rules required by subdivision (b)(1) shall be reviewed and approved by the board of county commissioners before January 1 of the year they are applied. The board of county commissioners may approve the schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value either separately or simultaneously. Notice of the receipt and adoption by the board of county commissioners of either or both the true value and present-use value schedules, standards, and rules, and notice of a property owner's right to comment on and contest the schedules, standards, and rules shall be given as follows:

(1) The assessor shall submit the proposed schedules, standards, and rules to the board of county commissioners not less than 21 days before the meeting at which they will be considered by the board. On the same day that they are submitted to the board for its consideration, the assessor shall file a copy of the proposed schedules, standards, and rules in his office where they shall remain available for public inspection.

- (2) Upon receipt of the proposed schedules, standards, and rules, the board of commissioners shall publish a statement in a newspaper having general circulation in the county stating:
- a. That the proposed schedules, standards, and rules to be used in appraising real property in the county have been submitted to the board of county commissioners and are available for public inspection in the assessor's office; and
  - b. The time and place of a public hearing on the proposed schedules, standards, and rules that shall be held by the board of county commissioners at least seven days before adopting the final schedules, standards, and rules.
- (3) When the board of county commissioners approves the final schedules, standards, and rules, it shall issue an order adopting them. Notice of this order shall be published once a week for four successive weeks in a newspaper having general circulation in the county, with the last publication being not less than seven days before the last day for challenging the validity of the schedules, standards, and rules by appeal to the Property Tax Commission. The notice shall state:
- a. That the schedules, standards, and rules to be used in the next scheduled reappraisal of real property in the county have been adopted and are open to examination in the office of the assessor; and
  - b. That a property owner who asserts that the schedules, standards, and rules are invalid may except to the order and appeal therefrom to the Property Tax Commission within 30 days of the date when the notice of the order adopting the schedules, standards, and rules was first published.
- (d) Before the board of county commissioners adopts the schedules of values, standards, and rules, the assessor may collect data needed to apply the schedules, standards, and rules to each parcel in the county

G S 105-309. What the abstract shall contain.

(c) Each tract, parcel, or lot of real property owned or controlled in the county shall be listed in accordance with the following instructions:

- (1) Real property not divided into lots shall be described by giving:
  - a. The township in which located.
  - b. The total number of acres in the tract, or, if smaller than one acre, the dimensions of the parcel.
  - c. The tract name (if any), the names of at least two adjoining landowners, a reference to the tract's designation on any map maintained in the office of the assessor or on file in the office of the register of deeds, or some other description sufficient to identify and locate the property by parol testimony.
  - d. If applicable, the number of acres of:
    1. Cleared land;
    2. Woods and timberland;

3. Land containing mineral or quarry deposits;
    4. Land susceptible of development for waterpower; 5. Wasteland.
  - e. The portion of the tract or parcel located within the boundaries of any municipality.
- (2) Real property divided into lots shall be described by giving:
  - a. The township in which located.
  - b. The dimensions of the lot.
  - c. The location of the lot, including its street number (if any).
  - d. The lot's designation on any map maintained in the office of the assessor or on file in the office of the register of deeds, or some description sufficient to identify and locate the property by parol testimony.
  - e. The portion of the lot located within the boundaries of any municipality.
- (3) In conjunction with the listing of any real property under subdivisions (c)(1) and (c)(2), above, there shall be given a short description of any buildings and other improvements thereon that belong to the owner of the land.
- (4) Buildings and other improvements having a value in excess of one hundred dollars (\$100.00) that have been acquired, begun, erected, damaged, or destroyed since the time of the last appraisal of property shall be described.
- (5) If some person other than the owner of a tract, parcel, or lot shall own any building or other improvements thereon or separate rights (such as mineral, quarry, timber, waterpower, or other rights) therein, that fact shall be specified on the abstract on which the land is listed, together with the name and address of the owner of the buildings, other improvements, or rights.
  - a. Buildings, other improvements, and separate rights owned by a taxpayer with respect to the lands of another shall be listed separately and identified so as to indicate the name of the owner thereof and the tract, parcel, or lot on which the buildings or other improvements are situated or to which the separate rights appertain.
  - b. In accordance with the provisions of G.S. 105-302(c)(11), buildings or other improvements or separate rights owned by a taxpayer with respect to the lands of another may be listed either in the name of the owner of the buildings, other improvements, or rights, or in the name of the owner of the land.

G S 105-302. In whose name real property is to be listed.

(c)(11) When land is owned by one party and improvements thereon or special rights (such as mineral, timber, quarry, waterpower, or similar rights) therein are owned by another party, the parties shall list their interests separately unless, in accordance with contractual relations between them, both the land and the improvements and special rights are listed in the name of the owner of the land.

G S 105-296. Powers and duties of assessor.

(b) Within budgeted appropriations, he shall employ listers, appraisers, and clerical assistants necessary to carry out the listing, appraisal, assessing, and billing functions required by law. The assessor may allocate responsibility among such employees by territory, by subject matter, or on

any other reasonable basis. Each person employed by the assessor as a real property appraiser or personal property appraiser shall during the first year of employment and at least every other year thereafter attend a course of instruction in his area of work. At the end of the first year of their employment, such persons shall also achieve a passing score on a comprehensive examination in property tax administration conducted by the Department of Revenue.

#### G S 105-299. Employment of experts.

The board of county commissioners may employ appraisal firms, mapping firms or other persons or firms having expertise in one or more of the duties of the assessor to assist him or her in the performance of such duties. The county may make available to such persons any information it has that will facilitate the performance of a contract entered into pursuant to this section. Persons receiving such information shall be subject to the provisions of G.S. 105-289(e) and G.S. 105-259 regarding the use and disclosure of information provided to them by the county. Any person employed by an appraisal firm whose duties include the appraisal of property for the county shall be required to demonstrate that he or she is qualified to carry out such duties by achieving a passing grade on a comprehensive examination in the appraisal of property administered by the Department of Revenue. In the employment of such firms, primary consideration shall be given to the firms registered with the Department of Revenue pursuant to the provisions of G.S. 105-289(i). A copy of the specifications to be submitted to potential bidders and a copy of the proposed contract may be sent by the board to the Department of Revenue for review before the invitation or acceptance of any bids. Contracts for the employment of such firms or persons shall be deemed to be contracts for personal services and shall not be subject to the provisions of Article 8, Chapter 143, of the General Statutes.

Note 1: The Machinery Act of North Carolina is an integral part of these Uniform Schedules of Value, Standards, and Rules. All applicable statutes not recited in this text are included by reference.

#### Note 2: The International Association of Assessing Officers

IAAO assessment standards represent a consensus in the assessing profession and have been adopted by the Board of Directors of IAAO. The objective of IAAO standards is to provide a systematic means for assessing officers to improve and standardize the operation of their offices. IAAO standards are advisory in nature and the use of, or compliance with, such standards is voluntary. If any portion of these standards is found to be in conflict with national, state, or provincial laws, such laws shall govern. Ethical and/or professional requirements within the jurisdiction may also take precedence over technical standards. – February 2022

This Schedule of Values is created for the purpose of improving fairness and equity in the distribution for all taxpayers. Because tax assessment involves mass appraisal techniques rather

than individual “Fee” type appraisals, the process relies on statistical measures to provide evidence of the success of the work.

Ratio Studies provide the best individual measure to determine the quality of a reappraisal based on the overall approach.

The recommended standards for the sales ratio are published in the IAAO Standard on Ratio Studies and is available at [Standard\\_on\\_Ratio\\_Studies.pdf](#)

These standards are produced by the IAAO are considered a part of the Schedule by reference.

## INTRODUCTION

### REAL AND PERSONAL PROPERTY

#### **G.S. 105-273. Definitions.**

“Real property,” “real estate,” and “land” mean not only the land itself, but also buildings, structures, improvements, and permanent fixtures thereon, and all rights and privileges belonging or in any wise appertaining to the property

Thus, what is not *real property* may be defined as *personal property*. The following list of real and personal property items, though not comprehensive or complete, may help clarify the distinction. It should be noted that the following list is to supply guidance for typical situations. When extraordinary levels of improvement exist, above what is normally found in the specifications of a particular property type, the extra items or amounts may be classified as personal property. Such extraordinary items or costs would not normally be included in standardized real estate improvement cost tables.

As of the year 2003 the following was added to the above Statute in regard to manufactured homes:

“These terms also mean a manufactured home as defined in GS 143-143.9(6) if it is a residential structure; has the moving hitch, wheels, and axles removed; and is placed upon a permanent foundation either on land owned by the owner of the manufactured home or land in which the owner of the manufactured home has a leasehold interest pursuant to a lease with a primary term of at least 20 years--“

The following table provides definitions for types of properties commonly found in the County.

## 2026 SOV REAL/PERSONAL

ITEM	Property Type	Real Property	Personal Property
1	Acoustical fire resistant drapes & curtains		X
2	Air Conditioning -- building air conditioning	X	
3	Air Conditioning -- In Wall Heating and Cooling package. -- Hotel/Motel	COMM	X
4	Appliances RES/Apt Free Standing -- Stove, Refrigerator, Dishwasher...		X
5	Appliances RES/Apt Built-in -- microwave, dishwasher, disposal...	X	
6	Asphalt plants -- batch mix, etc., Moveable		X
7	ATM -- All Equipment and Housing Structure		X
8	Auto exhaust systems -- built-in floor		X
9	Auto exhaust systems -- flexible tube type		X
10	Awnings	METAL	CANVAS
11	Balers -- paper, cardboard, etc.		X
12	Banks -- Closed circuit TV		X
13	Banks -- Currency lockers		X
14	Banks -- Drive through canopies	X	
15	Banks -- Drive through windows	X	
16	Banks -- Inner gates		X
17	Banks -- Night Depository	X	
18	Banks -- Pneumatic tube systems		X
19	Banks -- Safe Deposit Boxes		X
20	Banks -- Teller lockers		X
21	Banks -- Teller service area		X
22	Banks -- Teller service system		X
23	Banks -- Vault doors		X
24	Banks -- Vaults	X	
25	Bar and bar equipment		X
26	Boiler -- for service of building	X	
27	Boiler -- primarily for process		X

ITEM	Property Type	Real Property	Personal Property
28	Booths		X
29	Bowling alley lanes		X
30	Brewery, Distillery, Winery Equipment		X
31	Broadcasting Equipment		X
32	Buildout -- leasehold Improvements		X
33	Bulk Barns		X
34	Cabinets	RES	X
35	Canopies -- Attached to buildings	X	
36	Canopies -- Fabric, Vinyl, Plastic		X
37	Canopies -- Free Standing	X	
38	Canopies -- Fueling Station	X	
39	Canopies -- Lights for		X
40	Canopies -- Signs, advertising, and decorative panels		X
41	Car Wash -- all equipment		X
42	Catwalk for equipment		X
43	Ceiling fans -- if part of a leasehold improvement		X
44	Cellular Equipment Building -- at cell site		X
45	Cellular Equipment -- Fences at cell site		X
46	Chandeliers', -- as part of a leasehold improvement		X
47	Cold storage -- "built-in" cold storage rooms	X	
48	Cold storage -- refrigeration equipment		X
49	Compressed air systems		X
50	Computer Room -- Extra Capacity Air Conditioning		X
51	Computer Room -- Raised Floor		X
52	Computer Room -- Special Wiring		X
53	Computer Room -- Halo extinguishing systems		X
54	Computers		X
55	Concrete plant electronic mixing		X
56	Control systems -- electronic		X
57	Conveyor systems		X
58	Conveyor systems Overhead		X
59	Cooking equipment restaurant, etc.		X
60	Coolers Super Market all type		X
61	Coolers -- walk-in -- not built-in		X
62	Coolers -- walk-in		X
63	Cooling towers -- primarily used for building	X	



ITEM	Property Type	Real Property	Personal Property
64	Cooling towers -- primarily used in manufacturing		X
65	Counters/reception areas attached		X
66	Counters/reception areas movable		X
67	Cranes All Elements		X
68	Cubicles/Partitions		X
69	Dairy processing plants -- all process items		X
70	Dance Floors		X
71	Design Costs -- interior, leasehold, or equipment...		X
72	Diagnostic Center Equipment -- Automotive		X
73	Display cases		X
74	Dock levelers	X	
75	Drinking Fountains		X
76	Drive-thru	X	
77	Drones		X
78	Drying systems -- special heating for process		X
79	Dumpsters		X
80	Dust catchers, control systems, etc.		X
81	Electric Vehicle Chargers, Residential and Commercial		X
82	Electronic control systems -- weighing, mixing, etc.		X
83	Elevators	X	
84	Escalators	X	
85	Environmental Equipment		X
86	Fans -- Freestanding		X
87	Fast Food Restaurant Drive-thru windows	X	
88	Fencing -- Inside buildings		X
89	Fencing -- Outside Buildings	X	
90	Fire alarm systems	X	
91	Fire Suppression -- Building related	X	
92	Fire Suppression -- Process related		X
93	First Aid Stations -- Includes eye wash, full washing stations, and contamination cleaning stations.		X
94	Flagpole		X
95	Floor Coverings -- *Floor finishes that are permanently attached to the structure are considered real with the exception of show rooms where the flooring is likely to be removed for specific shows. Decorative and functional rugs and carpets that are on top of the floors are personal property.	X*	X

ITEM	Property Type	Real Property	Personal Property
96	Floor Coverings, Leasehold Improvement -- *Floor finishes that are permanently attached to the structure are considered real with the exception of show rooms where the flooring is likely to be removed for specific shows. Decorative and functional rugs and carpets that are on top of the floors are personal property.	X*	X
97	Floors, raised -- computer room		X
98	Food Truck -- Equipment		X
99	Foundations for machinery and equipment		X
100	Fountains		X
101	Furnaces -- steel mill process, etc. foundry		X
102	Furniture & Fixtures		X
103	Fueling Equipment -- pumps and piping		X
104	Fueling Equipment -- Canopies Bolt in	X	
105	Fueling Equipment -- Underground Tanks		X
106	Gates & Security Equipment for Fencing (includes manual and automated gate arms and code scanners.		X
107	Generators		X
108	Grain bins, not permanently attached to realty		X
109	Grease Traps		X
110	Greenhouses benches, heating system, exhaust fans, irrigation systems, etc.		X
111	Greenhouses --Bow or PVC piping construction with a pliable covering of plastic or woven materials. Covering may be clear, woven, or for diffusion.		X
112	Greenhouses -- Permanently affixed using a more traditional type of construction and using hard clear panels for the exterior. Panels may be polycarbonate, fiberglass or other hard composites.	X	
113	HVAC, building	X	
114	HVAC, process		X
115	Hoppers—Metal bin type		X
116	Hospital systems -- oxygen, equipment		X
117	Humidifiers, process		X
118	Incinerators -- moveable, metal type		X
119	Industrial piping, process		X
120	Irrigation equipment moveable		X
121	Irrigation equipment under ground		X
122	Kiln heating system		X

ITEM	Property Type	Real Property	Personal Property
123	Kilns -- metal tunnel, moveable		X
124	Kiosk		X
125	Kitchen Equipment -- Food Services		X
126	Lagoons and settlement ponds	X	
127	Laundry Bins		X
128	Law Libraries		X
129	Lifts -- other than elevator		X
130	Lighting -- Yard Lighting	X	
131	Lighting -- Over and above standard lighting, Specialty		X
132	Mezzanine -- Structurally attached to the building	X	
133	Mezzanine Free-standing or bolt in.		X
134	Material handling -- cranes, lifts, hoists, etc.		X
135	Milk handling -- milking, cooling, piping		X
136	Millwork -- Leasehold improvement		X
137	Mineral rights	X	
138	Mirrors other than bathrooms		X
139	Mixers		X
140	Molds		X
141	Murals		X
142	Oil company equipment -- pumps, supplies, etc.		X
143	Ovens -- food processing		X
144	Package and labeling equipment		X
145	Paint / Wall Coverings -- Leaseholds	X	
146	Paging systems		X
147	Paint spray booths		X
148	Paving	X	
149	Piping systems -- process piping		X
150	Playground equipment		X
151	Plumbing for building	X	
152	Plumbing for process		X
153	Pneumatic tube systems		X
154	Portable buildings -- greenhouse, construction, etc.	RES	COMM
155	Poultry equipment -- Feeders and water		X
156	Poultry equipment -- Heaters, fans, vents etc.		X
157	Poultry equipment -- Metal pen and gates		X
158	Power generator systems -- auxiliary emergence, etc.		X
159	Power wiring for process		X

ITEM	Property Type	Real Property	Personal Property
160	Process Piping		X
161	Process-related leasehold improvements		X
162	Public address systems -- intercom, music, etc.		X
163	Railroad sidings -- other than railroad-owned	X	
164	Refrigerators in leased apartments		X
165	Refrigeration systems -- compressors, etc.		X
166	Restaurant -- Fans		X
167	Restaurant -- Furniture and seating packages		X
168	Restaurant -- Hoods		X
169	Restaurant -- Kitchen equipment		X
170	Restaurant -- Kitchen Water Heater		X
171	Restaurant -- Sinks		X
172	Restaurant -- Vent		X
173	Rock Crusher		X
174	Roll-Up Door	X	
175	Room Dividers and Partitions		X
176	Safes -- Self-standing		X
177	Safes -- Wall		X
178	Safes -- Vault	X	
179	Safes -- Doors		X
180	Satellite Dishes -- Commercial use		X
181	Scale Houses -- Not portable	X	
182	Scales -- Inground or above ground		X
183	Screens, Movie - drive-in outdoor theater	X	
184	Screens, Movie - indoor theater		X
185	Seats -- Theaters -- does not include the structure		X
186	Seats, Folding or molded -- Outdoor Venues and Sporting Arenas -- does not include the structure.		X
187	Seats, Extruded or Planked -- Outdoor Venues and Sporting Arenas -- does not include the structure.	X	
188	Security Huts -- This is a free standing security bldg. for personnel.	X	
189	Security Systems -- This includes all electronic fire, security, and warning systems as well as the contents of the Security Hut.		X
190	Service station equipment -- canopies -- Bolt-in	X	
191	Service station equipment -- lifts and other equipment		X
192	Service station equipment -- pumps & underground plumbing		X

ITEM	Property Type	Real Property	Personal Property
193	Service station equipment -- underground tanks		X
194	Sheds non-portable	X	
195	Shelving -- bolted or freestanding		X
196	Showroom Improvements		X
197	Signs -- attached		X
198	Signs -- freestanding		X
199	Silo		X
200	Sinks -- Bathroom	X	
201	Sinks -- Kitchen - Residential	RES	COMM
202	Software, Canned -- Capitalized		X
203	Solar Equipment -- photovoltaic & Solar Thermal		X
204	Solar Equipment -- used to heat and cool building	X	
205	Solar Farm -- -- electricity generation equipment		X
206	Sound Systems		X
207	Speakers -- built-in		X
208	Speakers -- freestanding		X
209	Specialty Booths -- unless built-in		X
210	Specialty Flooring -- for process		X
211	Specialty Lighting -- for process		X
212	Spray Booths		X
213	Sprinkler System -- attached to product racks		X
214	Sprinkler System -- fire protection	X	
215	Sprinkler System -- for process		X
216	Store Fronts *		X
217	Stove, Hood		X
218	Stove, Range -- in leased apartment or rental homes		X
219	Swimming pools -- above ground		X
220	Swimming pools -- in ground	X	
221	Switchboard -- motel, hotel, office, etc.		X
222	Swine Operations -- Farrowing Crates and Equipment		X
223	Swine Operations -- waterers and feeders		X
224	Swine Operations -- metal pens and gates		X
225	Swine Operations -- nursery equipment		X
226	Swine Operations -- fans, vents, heaters, etc.		X
227	Tanks -- above ground		X
228	Tanks -- permanently attached to the building	X	

ITEM	Property Type	Real Property	Personal Property
229	Tanks -- manufacturing, process, etc.		X
230	Tanks, Fuel -- service station underground petroleum		X
231	Towers -- CATV		X
232	Towers -- cellular telephone		X
233	Towers -- microwave		X
234	Towers -- radio		X
235	Towers -- TV		X
236	Transformer banks		X
237	Tunnels -- unless process system	X	
238	Upfits -- Leasehold Improvements		X
239	Upfits -- Structural/Building	X	
240	Utility systems -- building improvements		X
241	Utility systems --buildings for private use		X
242	Vacuum system -- process		X
243	Vent fans -- freestanding		X
244	Vent fans -- built-in	X	
245	Ventilation systems -- building improvement	X	
246	Ventilation systems -- manufacturing, process		X
247	Walk-in-coolers -- portable or prefabricated, etc.		X
248	Walls -- partitions, portable		X
249	Washer & Dryer, rental units not included in the living space.		X
250	Water coolers		X
251	Water heater for bldg.	X	
252	Water heater for process		X
253	Water lines - for process above or below ground		X
254	Water tanks -- process equipment		X
255	Wells	X	
256	Wells -- pumps, motor equipment	X	
257	Wells, irrigation for nursery-- pumps, motor equipment		X
258	Wiring -- power wiring for machinery and equipment -- standard for bldg.	X	
259	Wiring -- power wiring for machinery and equipment -- process		X
258	Intangible Property*		X

<p>*All intangible personal property, other than leasehold interests in exempted real property and not otherwise excluded, is exempt from North Carolina property tax. -- Sec. 105-275(31, G.S. Owners of intangible personal property are not required to file applications for the exclusion.</p>		
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*(This list is thorough but not exhaustive. Properties that are not specifically covered in this schedule will be assigned by the Guilford County tax staff based on the guidelines provided by the North Carolina General Statutes and the NCDOR.*

## **APPRAISAL THEORY**

An appraisal is nothing more than an opinion of value. This does not imply, however, that one opinion is necessarily as good as another; there are valid and accurate appraisals, and there are invalid and inaccurate appraisals. The validity of an appraisal can be measured against the supporting evidence from which it was derived, and its accuracy against that very thing it is supposed to predict - the actual behavior of the market. Each is fully contingent upon the ability of the appraiser to record adequate data and to interpret that data into an indication of value.

Appraising real property, like the solving of any problem, is an exercise in reasoning. It is a discipline, and like any discipline, it is founded on fundamental economic and social principles. From these principles evolve certain premises which, when applied to the valuation of property, serve to explain the reaction of the market. This section concerns itself with those concepts and principles basic to the property valuation process. One cannot overstate the necessity of having a workable understanding of them.

## **THE BUNDLE OF RIGHTS**

Real estate and real property are often used interchangeably. Generally speaking, real estate pertains to the land or fixed improvements to the land such as structures and other appurtenances, whereas real property encompasses all the interests, benefits and rights enjoyed by the ownership of the real estate.

Real property ownership involves the Bundle of Rights Theory which asserts that the owner has the right to enter it, use it, sell it, lease it, give it away, or do none of the above, as he/she so chooses. The law guarantees these rights, but they are subject to certain governmental and private restrictions.

The Governmental restrictions are found in its power to:

- Tax property
- (Eminent Domain) take property by condemnation for the benefit of the public, providing that just compensation is made to the owner

- Police property by enforcing any regulations deemed necessary to promote the safety, health, morals and general welfare of the public
- (Escheat) provide for the reversion of ownership to the state in cases where a competent heir to the property cannot be ascertained

Private restrictions imposed upon property are often in the form of agreements incorporated into the deed. The deed also spells out precisely which rights of the total bundle of rights the buyer is acquiring.

Since value is related to each of these rights, the appraiser should know precisely which rights are involved in his appraisal.

Appraisals for Ad Valorem tax purposes generally assume the property is owned in "Fee Simple," meaning that the total bundle of rights is considered to be intact.

## **THE NATURE AND MEANING OF VALUE**

An appraisal is an opinion or estimate of value. The concept of value is basic to the appraisal process and calls for a thorough understanding. The American Institute of Real Estate Appraisers' Appraisal Terminology Handbook, 1981 edition, offers the following definitions of value:

"The measure of value is the amount (for example, of money) which the potential purchaser probably will pay for possession of the thing desired."

"The ratio of exchange of one commodity for another, for example, one bushel of wheat in terms of a given number of bushels of corn; thus the value of one thing may be expressed in terms of another thing. Money is the common denominator by which value is measured."

"It is the power of acquiring commodities in exchange, generally with a comparison of utilities - the utility of the commodity parted with (money) and that of the commodity acquired in the exchange (property)."

"Value depends upon the relation of an object to unsatisfied needs; that is, supply and demand."

"Value is the present worth of future benefits arising out of ownership to typical users and investors."

With these definitions, one can see that value is not an intrinsic characteristic of the commodity itself. On the contrary, value is determined by people, created by desire, modified by varying degrees of desire and reduced by lack of desire. Throughout the definitions a relationship between the purchase and the commodity (property) is implied; this relationship is "value". A purchaser desires a property because it is a useful commodity in that it has utility. Utility is a prerequisite to value, but utility standing alone does not sufficiently cause value. If a great supply of a useful commodity exists, as for example air, needs would be automatically satisfied, desire would not be aroused, and therefore value would not be created.



Therefore, besides having utility, to effectively arouse desire, the commodity must also be scarce.

One additional factor is necessary to complete the value equation - the ability to become a buyer. A translation must be made of desire into a unit of exchange; a buyer must have purchasing power. The relationship is now complete -the commodity has utility and is relatively scarce, it arouses desire, and the buyer is able to satisfy that desire by trading for it-value is created. The question is how much value and herein lays the job of the appraiser.

Numerous definitions of value have been offered, some simple and some complex. It would seem though that any valid definition of value would necessarily embody the elements of utility, desire, scarcity and purchasing power. Furthermore, the concept of value very rarely stands alone. Instead, it is generally prefixed by a descriptive term that serves to relate it to a specific appraisal purpose or activity such as "loan value". Since appraisals are made for a variety of reasons, it is important for the appraiser to clarify the specific purpose for the appraisal and the type of value that he seeks to estimate.

For Ad Valorem Tax purposes, the value sought is generally market value. The descriptive term "market" indicates the activity of buyers and sellers. Market Value is the justifiable price, or that price at which an informed and intelligent buyer, fully aware of the existence of competing properties, and not being compelled to act, would be justified in paying for a particular property.

## **VALUE IN USE AS OPPOSED TO VALUE IN EXCHANGE**

We have stated that there are a number of qualifying distinctions made in reference to the meaning of value. One of the most common and probably the most important relative to the purpose of this manual is the distinction between value in use and value in exchange. We have defined market value as a justifiable price which buyers, in general, will pay in the market. The question arises then as to the value of property which, by nature of its special and highly unique design, is useful to the present owner, but relatively less useful to buyers in the market. One can readily see that such a property's utility value may differ greatly from its potential sales price. It is even possible that no market for such a property exists. Such a property is said to have value in use, which refers to the actual value of a commodity to a specific person, as opposed to value in exchange, which aligns itself with market value, referring to the dollar-value of a commodity to buyers in general.

## **PRICE, COST AND VALUE**

Another key distinction is the difference between price, cost and value. The price is simply what is being asked for by the seller. This price may be in line with market value, or it may be unrealistically high or low. Property is said to be overpriced or underpriced when price does not correspond to value.

Likewise, the cost is simply what was paid for the property. Cost indicates that there was a buyer willing to pay what the seller was asking, but this is no guarantee of value. Perhaps the

price was too high, but the buyer was naïve and was willing to pay it, resulting in a cost that does not reflect value. Perhaps the price was too low because the seller was uninformed and the buyer gladly paid it, resulting in a cost that does not reflect value. Once again, we must not confuse cost with value.

This difference between cost and value has led to the axiom, “one sale does not make a market.” A market is the whole universe of property offered for sale (prices), buyers offering to purchase (offers), and agreements to sell property (costs). Within this market, a trend emerges in prices, offers, and costs. These costs (individual sales), when taken as a whole, indicate true market value. Individual sales most commonly follow this market trend; however, outliers will exist that are both higher and lower than what is typical to the market. When reviewing a single sale, in isolation of the larger universe of properties that have sold, it is impossible to know if that sale is in line with the market trend or an outlier. Thus, all that a single sale tells us is cost, not value. Value arises when the many sales from the market are taken together to determine an average, typical and likely amount for which the property could be sold.

## **THE PRINCIPLE OF SUPPLY AND DEMAND**

Among the forces which constantly operate to influence supply and demand are population growth, new techniques in transportation, purchasing power, price levels, wage rates, taxation, governmental controls, and scarcity. A sudden population growth in an area would create an increase in demand for housing. If the demand increased at a higher rate than the supply, this could soon be a scarcity of housing. If the demand was backed up by purchasing power, rentals and sale prices would tend to increase and ultimately reach a level which would tend to stimulate more builders to compete for the potential profits and thus serve to increase the supply toward the level of demand. As the supply is increased demand would begin to taper off. This would cause rentals and sale prices to level off. When builders, due to increases in labor and material rates, are no longer able to build cheaply enough to meet the new level of prices and rents, competition would tend to taper off and supply would level off. The cycle is then complete.

Balance occurs when reasonable competition serves to coordinate supply with demand. When competition continues unchecked to produce a volume that exceeds the demand, the net returns to investors are no longer adequate to pay all the costs of ownership, resulting in loss rather than profit and consequently, a decline in values.

A community may well support two shopping centers, but the addition of a third shopping center may increase the supply to excess. If this occurs, one of two effects are caused; either the net dollar return to all the shopping centers will be reduced below that level necessary to support the investment, or one of the shopping centers will flourish at the others' expense.

## **THE PRINCIPLE OF HIGHEST AND BEST USE**

The highest and best use for a property is that use which will produce the highest net return to the land for a given period of time within the limits of those uses which are legally permissible, physically possible, and financially feasible.

On a community-wide basis, the major determining factor in the highest and best use is the maximum quantity of land that can be devoted to a specific use and still yield a satisfactory return. Once a suitable basic use has been chosen for a specific property, each increment of capital investment to the existing or planned improvement will increase the net return to the land only up to a certain point; after this point is reached; the net return to the land begins to diminish. This is the point at which the land is at its highest and best use.

For example, in planning a high-rise office building, each additional upper floor represents an extra capital expenditure that must yield a certain return to the investor. This return will be dependent upon the levels of economic rent that the market will bear at the time. An optimum number of floors can be calculated above which the income yield requirements of additional expenditures will no longer be satisfactorily met. This, notwithstanding the possibility of other more particular considerations, should determine the number of stories of the building.

Detailed analysis of this type is rarely thrust upon the property tax appraiser. Generally, the tax appraiser will find the most prudent course of action is to consider the present use, transitions in zoning changes and use, and follow development rather than anticipate it.

## **THE PRINCIPLE OF CHANGE**

The impact of change on the value of real property manifests itself in the life cycle of a neighborhood. The cycle is characterized by three stages of evolution: the development and growth evidenced by improving values; the leveling off stage evidenced by static values; and finally, the stage of infiltration of decay evidenced by declining values.

The highest and best use today is not necessarily the highest and best use tomorrow. The highest and best use of the land often lies in a succession of uses. A declining single-family residential neighborhood may be ripe for multi-family, commercial or industrial development. Whether it is or not depends upon the relationship of present or anticipated future demand with existing supply.

In estimating value, the appraiser is obligated to reasonably anticipate the future benefits, as well as the present benefits derived from ownership and to evaluate the property in light of the quality, quantity, and duration of these benefits based on actual data as opposed to speculative or potential benefits that may or may not occur.

## **THE PRINCIPLE OF SUBSTITUTION**

Value is created by the marketplace. It is the function of translating demand into a commodity of exchange. When the benefits and advantages derived from two properties are equal, the lowest priced property receives the greatest demand, and rightfully so. The informed buyer

is not justified in paying anything more for a property than it would cost to acquire an equally desirable property. That is to say that the value of a property is established as that amount for which equally desirable comparable properties are bought and sold in the market. Herein lies an approach to value and the basis of the valuation process.

## **THE PRINCIPLE OF ANTICIPATION**

Value is not solely reflective of the present benefits of the property assessed, but also comprehends the future benefits expected to be derived from the property. As such, an income stream expected to continue for a number of years, or an anticipated future change of highest-and-best use are considered when making a buying or selling decision in the present. The present worth of future benefits should be reflected in the valuation. Note that it is not the actual benefit that is eventually realized but the anticipation or expectation of that benefit that creates present value.

## **THE PRINCIPLE OF BALANCE**

The principle of balance may be applied to individual property, to a neighborhood, or to the larger community. This principle states that the maximum return (or value) is achieved when all value factors are in balance, proportional, and complementary to one another. This is related to the principle of increasing and decreasing returns.

Applied to an individual property, this would indicate that the greatest value will be achieved when the improvement is proportionate to the land, and the quality, size and type of improvement components are proportionate and complementary to one another. For example, a two-bedroom house with a three-car garage would be disproportionate and out of balance. A retail center with insufficient land to provide adequate parking for the improvements would be disproportionate and out of balance.

Applied to a neighborhood, this would indicate that the greatest value will be achieved when the various improvements throughout the neighborhood are proportionate and complementary. A large, well-maintained, high-quality home surrounded by small, poorly maintained, low-quality homes is out of balance and will not be as valuable as if surrounded by similar size and quality homes. A gas station/used tire center placed in the middle of a residential development is not complementary and will tend to reduce values.

Applied to a larger community, this would indicate that the greatest value will be achieved when the various uses of land are proportionate and complementary. For example, residential neighborhoods supported by grocery stores and other retail, gas stations, dining, employment centers, schools, medical services, connecting infrastructure, etc. Should any of these uses become disproportionate or be located in ways that are not complementary, value may be diminished.

## **THE PRINCIPLE OF COMPETITION**

The existence of economic profit drives competition. When a certain endeavor proves to be more profitable than average, market participants are drawn to participate in it to secure these

excess profits. This increase in supply decreases the unit price of the good or service and profits begin to fall. As profits continue to drop below equilibrium, there is an economic disincentive to continue production and market participants begin to exit the market for more profitable activities.

The principle of competition is related to the principle of supply and demand and states that an increase in market competition results in decreased prices while decreased market competition results in increased prices, all other factors held constant. Thus, when a certain type of property becomes oversaturated within a market, excess competition will result in a reduced value. Conversely, when a certain type of property becomes scarce within a market, value will tend to increase.

## **THE PRINCIPLE OF CONFORMITY**

The principle of conformity is a special case of the principle of balance and related to the principles of progression and regression. It states that the value of property is influenced by its surroundings. Property which generally conforms to its surroundings (being of a similar type, age, quality, condition, etc.) tends to be favored by the market while property which is out of conformity may be penalized.

## **THE PRINCIPLE OF CONSISTENT USE**

The principle of consistent use states that the land and improvements must be valued according to the same use. Land valued according to one use with improvements valued according to another (inconsistent) use is a logical inconsistency which will result in an irrational value conclusion. For example, land valued according to current zoning with a commercial use which still supports a non-conforming residential structure must also value the structure according to the commercial use (which may call for the structure's demolition). Should the structure be valued according to its non-conforming residential use, the land must be valued according to this residential use as well. The use that yields the greater return is the highest and best use and reflects the true market value of the property.

## **THE PRINCIPLE OF CONTRIBUTION**

The principle of contribution states that the value of a component of a property is determined by its contribution to the value of the whole property. Thus, an improvement may cost \$10,000 but only increase the value of the property by \$7,000. Likewise, an improvement may cost \$10,000 but increase the value of the property by \$15,000. It is the increase in the total value of the property and not the cost of the improvement that determines value.

## **THE PRINCIPLE OF INCREASING AND DECREASING RETURNS**

The principle of increasing and decreasing returns states that increased investment to expand the scale of an improvement will result in an increased return on investment, but only up to a point. Beyond that point, diminished marginal returns occur, in which additional units of production result in a falling return on investment.

For example, an investor purchases a property at foreclosure for \$50,000, invests \$5,000 to “freshen it up” and is now able to sell the property for \$65,000 (18% profit). That same investor could have spent \$15,000 on moderate renovations and sold for \$80,000 (23% profit). The investor could also have spent \$30,000 in extensive renovations and sold for \$95,000 (19% profit). In this example, investing more results in an increasing return up to \$15,000 of renovation. Beyond this point, additional investment results in a decreasing return.

## THE PRINCIPLES OF PROGRESSION AND REGRESSION

The principle of progression states that a lower value improvement surrounded by higher value improvements will experience increased value by association. Thus, a home that would normally bring \$120,000 located in a neighborhood of homes which typically sell for \$180,000 might be able to bring \$140,000.

The principle of regression states that a high valued improvement surrounded by lower valued improvements will experience decreased value by association. Thus, a home that would normally bring \$120,000 located in a neighborhood of homes which typically sell for \$70,000 might only bring \$105,000.

## THE PRINCIPLE OF SURPLUS PRODUCTIVITY

The principle of surplus productivity states that the income produced from a given property, less the costs of labor, management, and capital, equals the income attributed to the land. As a result, land value is heavily influenced by the cost of labor, management and capital.

# REAL PROPERTY

## TRADITIONAL APPROACHES TO VALUE

In the preceding paragraphs, it has been stated that value is an elusive item that occurs in many different forms, and that the forces and influences which combine to create, sustain, or destroy value are numerous and varied. It is the appraiser's function to define the type of value sought, to compile and to analyze all related data, and giving due consideration to all the factors which may influence the value, to process and translate that data into a final opinion or *estimate of value*. This he must do for each property he/she is to appraise.

The processing of this data into a conclusion of value generally takes the form of three recognized approaches to value: The Cost Approach, the Sales Comparison Approach and the Income Approach. Underlying each of the approaches is the principle that the justifiable price of a property is no more than the cost of acquiring and/or reproducing an equally desirable substitute property. The use of one or all three approaches in the valuation of a property is determined by the quantity, quality, and accuracy of the data available to the appraiser.

The *COST APPROACH* involves making an estimate of the depreciated cost of reproducing or replacing the building and site improvements. *Reproduction Cost* refers to the cost at a given point in time of reproducing a replica property, whereas *Replacement Cost* refers to the cost of producing improvements of equal utility. Depreciation is deducted from this cost new for loss



in value caused by physical deterioration, and functional or economic obsolescence. To this, depreciated cost is then added the estimated value of the land, resulting in an indication of value derived by the Cost Approach.

The significance of the Cost Approach lies in its extent of application-it is the one approach that can be used on all types of construction. It is a starting point for appraisers, and therefore it is a very effective “yardstick” in any equalization program for Ad Valorem taxes. Its widest application is in the appraisal of properties where the lack of adequate market and income data preclude the reasonable application of the other traditional approaches.

The *SALES COMPARISON APPROACH* involves the compiling of sales and offerings of properties that are comparable to the property being appraised. These sales and offerings are then adjusted for any dissimilarity, and a value range obtained by comparison of said properties. The approach is reliable to the extent that the properties are comparable, and the appraiser's judgment of proper adjustments is sound. The procedure for using this approach is essentially the same for all types of property with the only difference being the elements of comparison.

The significance of this approach lies in its ability to produce estimates of value, which directly reflect the attitude of the market. Its application is contingent upon the availability of comparable sales, and therefore finds its widest range in the appraisal of vacant land and residential properties.

The *INCOME APPROACH* measures the present worth of the future benefits of a property by the capitalization of the net income stream over the remaining economic life of the property. The approach involves making an estimate of the “effective gross income” of a property, derived by deducing the appropriate vacant and collection losses from its estimated economic rent, as evidenced by the yield of comparable properties. From this figure is deducted applicable operating expenses, the cost of insurance, and reserve allowances for replacements resulting in an estimate of net income, which may then be capitalized into an indication of value.

The approach obviously has its basic application in the appraisals of properties universally bought and sold on their ability to generate and maintain a stream of income for their owners. The effectiveness of the approach lies in the appraiser's ability to relate to the changing economic environment and to analyze income yields in terms of their relative quality and durability.

### **APPLYING THE COST APPROACH**

If the highest and best use of a property is its present use, a valid indication of value may be derived by estimating the value of the land, and adding the land value to the depreciated value of the structures on the land; the resulting equation being:

		Estimated Land Value	
+		Estimated Replacement New	Cost
-		Estimated Depreciated Value	
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=		Indicated Value	Property

Since estimating the land value is covered in a separate section, this section will address itself to the two remaining elements, Replacement Cost and Depreciation.

## REPLACEMENT COST

Replacement Cost is the current cost of producing an improvement of equal utility to the subject property; it may or may not be the cost of reproducing a replica property. The distinction being drawn is one between Replacement Cost, which refers to a substitute property of equal utility, as opposed to Reproduction Cost, which refers to a substitute replica property. In a particular situation the two concepts may be interchangeable, but they are not necessarily so. They both, however, have application in the Cost Approach to value, the difference being reconciled in the consideration of depreciation allowances.

In actual practice, outside of a few historic type communities in this country, developers and builders, for obvious economic reasons, replace buildings, not reproduce them. It logically follows that if an appraiser's job is to measure the actions of knowledgeable persons in the marketplace, the use of proper replacement costs should provide an accurate point of beginning in the valuation of most improvements.

The replacement cost includes the total cost of construction incurred by the builder whether preliminary to, during the course of, or after completion of the construction of a particular building. Among these are material, labor, all subcontracts, builders' overhead and profit, architectural and engineering fees, consultation fees, survey and permit fees, legal fees, taxes, insurance, and the cost of interim financing.

## ESTIMATING REPLACEMENT COST

There are various methods that may be employed to estimate replacement cost new. The methods widely used in the appraisal field are the quantity-survey method, the unit-in-place or component part-in-place method, and the model method.



The Quantity-Survey Method involves a detailed itemized estimate of the quantities of various materials used, labor and equipment requirements, architect and engineering fees, contractor's overhead and profit, and other related costs. This method is primarily employed by contractors and cost estimators for bidding and budgetary purposes and is much too laborious and costly to be effective in everyday appraisal work, especially in the mass appraisal field. The method, however, does have its place in that it is used to develop certain unit-in-place costs which can be more readily applied to estimating for appraisal purposes.

The Unit-in-Place Method is employed by establishing in-place cost estimates (including material, labor, overhead and profit) for various structural components. The prices established for the specified components are related to their most common units of measurement such as cost per yard of excavation, cost per lineal foot of footings, and cost per square foot of floor covering.

The unit prices can then be multiplied by the respective quantities of each as they are found in the composition of the subject building to derive the whole dollar component cost, the sum of which is equal to the estimated cost of the entire building, providing of course, that due consideration is given to all other indirect costs which may be applicable. The component part-in-place method of using basic units can also be extended to establish prices for larger components in-place such as complete structural floors (including the finish flooring, sub-floor, joists and framing) which are likely to occur repeatedly in a number of buildings.

The Model Method is still a further extension, in that unit-in-place costs are used to develop base unit square foot or cubic foot costs for total specified representative structures in place, which may then serve as "models" to derive the base unit cost of comparable structures to be appraised. The base unit cost of the model most representative of the subject building is applied to the subject building and appropriate tables of additions and deductions are used to adjust the base cost of the subject building to account for any significant variations between it and the model.

Developed and applied properly, these pricing techniques will assist the appraiser in arriving at valid and accurate estimates of replacement cost new as of a given time. The cost generally represents the upper limit of value of a structure. The difference between its replacement cost new and its present value is depreciation. The final step in completing the Cost Approach then is to estimate the amount of depreciation and deduct the said amount from the replacement cost new.

## **DEPRECIATION**

Simply stated, depreciation can be defined as "a loss in value from all causes." As applied to real estate, it represents the loss in value between market value and the sum of the replacement cost new of the improvements plus the land value as of a given time. The causes for the loss in value may be divided into three broad

classifications: Physical Deterioration, Functional Obsolescence, and Economic Obsolescence.

Physical Deterioration pertains to the wearing out of the various building components, referring to both short-life and long-life terms, through the action of the elements, age, and use. The condition may be considered either “curable” or “incurable”, depending upon whether it may or may not be practical and economically feasible to cure the deficiency by repair and replacement.

Functional Obsolescence is a condition caused by either inadequacies or over-adequacies in design, style, composition, or arrangement inherent to the structure itself, which tends to lessen its usefulness. Like physical deterioration, the condition may be considered either curable or incurable. Some of the more common examples of functional obsolescence are excessive wall and ceiling heights, excessive structural construction, surplus capacity, ineffective layouts, and inadequate building services.

Economic Obsolescence is a condition caused by factors extraneous to the property itself, such as changes in population characteristics and economic trends, encroachment of inharmonious land uses, excessive taxes, and governmental restrictions. The condition is generally incurable in that the causes lie outside the property owner's realm of control.

## **ESTIMATING DEPRECIATION**

An estimate of depreciation represents an opinion of the appraiser as to the degree that the present and future appeal of a property has been diminished by deterioration and obsolescence. Of the three estimates necessary to the cost approach, it is the one most difficult to make. The accuracy of the estimate will be a product of the appraiser's experience in recognizing the symptoms of deterioration and obsolescence and the ability to exercise sound judgment in equating all observations to the proper monetary allowance to be deducted from the replacement cost new. There are several acceptable methods that may be employed:

Physical deterioration and/or functional obsolescence can be measured by observing and comparing the physical condition and/or functional deficiencies of the subject property as of a given time with either an actual or hypothetical, comparable, new and properly planned structure.

Curable physical deterioration and functional obsolescence can be measured by estimating the cost of restoring each item of depreciation to a physical condition as good as new or estimating the cost of eliminating the functional deficiency.

Functional and economic obsolescence can be measured by capitalizing the estimated loss in rental due to the structural deficiency, or lack of market demand.

Total accrued depreciation may be estimated by first estimating the total useful life of a structure and then translating its present condition, desirability, and usefulness into an effective age (rather than an actual age) which would represent that portion of its total life (percentage) which has been used up.

Total accrued depreciation may also be estimated by deriving the amount of depreciation recognized by purchasers as evidenced in the prices paid for property in the marketplace; the loss of value being the difference between the cost of replacing the structure now and its actual selling price (total property selling price less the estimated value of the land).

### **APPLYING THE SALES COMPARISON APPROACH**

An indication of the value of a property can be derived through analysis of the selling prices of comparable properties. The use of this technique, often referred to as the “sales comparison approach” or “market approach”, involves the selection of a sufficient number of valid comparable sales and the adjustment of each sale to the subject property to account for variations in time, location, site and structural characteristics.

## SELECTING VALID COMPARABLES

Since market value has been defined as the price which an informed and intelligent buyer, fully aware of the existence of competing properties and not being compelled to act is justified in paying for a particular property, it follows that if market value is to be derived from analyzing comparable sales, that the sales must represent valid “arms-length” transactions. Due consideration must be given to the conditions and circumstances of each sale before selecting the sales for analysis. Some examples of sales that do not normally reflect valid market conditions are as follows:

### CODE REASONS FOR REJECTION:

- A. The transaction includes the conveyance of two (2) or more parcels.
- B. Sales for which the improvements sold are not included in the tax assessment or the assessment included improvements built after the sale.
- C. Deed shows \$6.00\* or less in revenue stamps. \*Transaction is for \$3,000 or less.
- D. The date the deed was made, entered or notarized is outside the dates of the study period.  
(The study period runs from January 1 to December 31.)
- E. The transaction is between relatives or related businesses.
- F. The grantor is only conveying an undivided or fractional interest to the grantee.
- G. The deed reserves until the grantor, a life estate or some other interest.
- H. The deed reserves unto the grantor the possession of, or lease of, the property for specified period following the sale.
- I. One or both of the parties involved in the transaction is governmental, a public utility, lending institution, or relocation firm.
- J. The deed conveys a cemetery lot or other tax-exempt property.
- K. One or both of the parties involved in the transaction is a church, school, lodge, or some other educational organization.

- M. The deed indicates that the property conveyed is situated in more than one county.
- N. The transaction is for minerals, timber, etc. or the rights to mine or cut same.
- O. The transaction includes the conveyance of personal property, and the value of such is not specified  
separate from the real property value in the deed.
- P. The transaction is the result of a forced sale or auction. (Includes items 1 & 2 Below)
- Q. Transaction made by the use of a Contract for Deed, the agreement for which is executed and sale  
actually made prior to the study.
- R. The transaction involves the trade or exchange of real property.
- S. The transaction is for real property, which cannot be clearly identified on the county tax records.
- T. Non-General Warranty Deed
- X. Other (An explanation must be provided when this code is used.)

In addition to selecting valid market transactions, it is equally important to select properties that are truly comparable to the property under assessment. For instance, sales involving both real property and personal property or chattels may not be used unless the sale can be adjusted to reflect only the real property transaction, nor can sales of non-operating or deficient industrial plants be validly compared with operating plants. The comparable sales and subject properties must exhibit the same use, and the site and structural characteristics must exhibit an acceptable degree of comparability.

## **PROCESSING COMPARABLE SALES**

All comparable sales must be adjusted to the subject property to account for variations in time and location. The other major elements of comparison will differ depending upon the type of property being appraised. In selecting these elements, the appraiser must consider the same factors that influence prospective buyers of particular types of properties.

The typical homebuyer is interested in the property's capacity to provide the family with a place to live. A primary concern is with the living area, utility area, number of rooms, number of baths, age, structural quality and condition, and the presence of a modern kitchen and recreational conveniences of the house. Equally important is the location and neighborhood,

including the proximity to and the quality of schools, public transportation, and recreational and shopping facilities.

In addition to the residential amenities, the buyer of agricultural property is primarily interested in the productive capacity of the land, the accessibility to the marketplace, and the condition and functional utility of the farm buildings and structures on the land.

The typical buyer of commercial property, including warehouses and certain light industrial plants, is primarily concerned with its capability to produce revenue. Of special interest will be the age, design and structural quality and condition of the improvements, the parking facilities, and the location relative to transportation, labor markets and trade centers.

In applying the sales comparison approach to commercial/industrial property, the appraiser will generally find it difficult to locate a sufficient number of comparable sales, especially of properties that are truly comparable in their entirety. It will, therefore, generally be necessary to select smaller units of comparison such as price per square foot, per unit, per room, etc. In doing so, great care must be exercised in selecting a unit of comparison that represents a logical common denominator for the properties being compared. A unit of comparison that is commonly used and proven to be fairly effective is the Gross Rent Multiplier, generally referred to as G.R.M., which is derived from dividing the gross annual income into the sales price. Using such units of comparison enables the appraiser to compare two properties that are similar in use and structural features but differ significantly in size and other characteristics.

Having selected the major factors of comparison, it remains for the appraiser to adjust each of the factors to the subject property. In comparing the site, adjustments for size, location, accessibility, and site improvements must be made. In comparing the structures, adjustments for size, quality, design, condition, and significant structural and mechanical components also must be made. The adjusted selling prices of the comparable properties will establish a range in value in which the value of the subject property will fall. Further analysis of the factors should enable the appraiser to narrow the range down to the value level that is most applicable to the subject property.

## **APPLYING THE INCOME APPROACH**

### **INTRODUCTION**

The market value of income producing property is no more than the amount of investment required to produce a comparably desirable return; and since the market can be analyzed in order to determine the net return actually anticipated by investors, it follows that the value of income producing property can be derived from the income which it is capable of producing. What is involved is an estimate of income through the collection and analysis of available economic data, the development of a property capitalization rate, and the processing of the net income into an indication of value by employing one or more of the acceptable capitalization methods and techniques.

## **THE PRINCIPLES OF CAPITALIZATION**

Capitalization is the process for converting the net income produced by property into an indication of value. Through the years of appraisal history, a number of procedures have been recognized and employed by appraisal authorities in determining the value of real estate by the income approach. Although present-day practice recommends only certain methods, we will at least touch on the other approaches to value - even though they may not be accepted in today's appraisal scene because they do not accurately reflect the current market conditions.

## **EXPLORING THE RENTAL MARKET**

The starting point for the appraiser is an investigation of current economic rent in a specific area in order to establish a sound basis for estimating the gross income that should be returned from competitive properties. The appraiser must make a distinction between economic rent (the rent which property is normally expected to produce on the open market) and control rent (the rent which property is actually realizing at the time of the appraisal due to lease terms established sometime in the past).

The first step then is to obtain specific income and expense data on properties that best typify normal market activity. This data is necessary to develop local guidelines for establishing the economic rent and related expenses for various types of properties.

The next step is to similarly collect income and expense data on individual properties, and to evaluate the data against the established guidelines. The collection of income and expense data (I & E) is an essential phase in the valuation of commercial properties. The appraiser is primarily concerned with the potential earning power of the property. The objective is to estimate its expected net income. Income and Expense Statements of past years are valuable only to the extent that they serve this end. The statements must not only be complete and accurate, but must also stand the test of market validity. Consideration of the following factors should assist the appraiser in evaluating the income and expense (I & E) data in order to arrive at an accurate and realistic estimate of net income.

## **QUESTIONS RELATING TO INCOME DATA**

A. Was the reported income produced entirely by the subject property? Very often the rent will include an amount attributable to one or more additional parcels of real estate. In this case, it would be necessary to obtain the proper allocations of rent.

B. Was the income attributable to the subject property as it physically existed at the time of the appraisal, or did the appraisal include the value of leasehold improvements and remodeling for which the tenant paid in addition to rent? If so, it may be necessary to adjust the income to reflect economic rent.

C. Does the reported income represent a full year's return? It is often advisable to obtain both monthly and annual amounts as verification.

D. Does the income reflect current economic rent? Is either part or all of the income predicated on old leases? If so, what are the provisions for renewal options and rates?

E. Does the reported income reflect 100% occupancy? What percentage of occupancy does it reflect? Is this percentage typical of this type of property, or is it due to special non-recurring causes?

F. Does the income include rentals for all marketable space? Does it include an allowance for space, if any, which is either owner or manager occupied? Is the allowance realistic?

G. Is the income attributable directly to the real estate and conventional amenities? Is some of the income derived from furnishings and appliances? If so, it will be necessary to adjust the income or make provisions for reserves to eventually replace them, whichever local custom dictates.

H. In many properties, an actual rental does not exist because the real estate is owner occupied. In this event it is necessary to obtain other information to provide a basis to estimate economic rent. The information required pertains to the business operation using the property. Proper analysis of the annual operating statements of the business, including gross sales or receipts, can provide an accurate estimate of economic rent. Information requirements for a few of the more common property uses are as follows:

Retail Stores	The annual net gross sales. (Gross sales less returned merchandise).
Hotels and Motels	The annual operating statement of the business. If retail or office space is leased in these properties, obtain the actual rent paid.
Theaters	The annual gross receipts (including admissions and concessions) and seating capacity.
Automobile Parking	The annual gross receipts.

**I. Is the property to be appraised appropriate for the income approach?**

One of the major benefits of using the income approach to estimate value is that the income, expenses, and rates reveal occurrences of physical or economic depreciation and obsolescence in the property. In the post-Covid world of today, there is more pressure on income producing



properties, especially offices, to compete in a smaller market. This can exaggerate the impact on the value of a property when there are differences in condition.

According to REAL ESTATE APPRAISAL TERMINOLOGY Second Edition:

**Functional Obsolescence** – Impairment of functional capacity or efficiency, Functional obsolescence reflects the loss in value brought about by such factors as defects, deficiencies, or superadequacies, that affect the property item itself or its relation with other items comprising a larger property. The inability of a structure to perform adequately the function for which it is currently employed.

**Functional Curable Obsolescence** – Functional obsolescence which may be corrected or cured when the cost of replacing the outmoded or unacceptable component is at least offset by the anticipated increase in utility, and hence ultimately in value, resulting from the replacement.

**Functional Incurable Obsolescence** – Functional obsolescence that results from structural deficiencies or superadequacies that the prudent purchaser or owner would not be justified in replacing, adding, or removing, because the cost of effecting a cure would be greater than the anticipated increase in utility resulting from the replacement, addition or removal.

In cases where functional incurable obsolescence is severe enough that it results in the inability to maintain or recruit any new tenants without redevelopment of the property, demolition of the improvement, or major investment that exceeds the current value of the property, there may not be adequate information to value the property by the income approach. If the County is aware of the condition prior to the start date of the reappraisal, it may choose to value the property by cost. If upon the timely appeal of the property that is valued by the income approach, the appellant can demonstrate that the conditions of functional incurable obsolescence and cost to repair were documented prior to the start date of the reappraisal, that the cost to repair exceeds the economic value of the improvements, and that the rentable space must be closed during the repairs, the County may change the valuation to cost. Neither the simple loss of a tenant, typical upfits for an existing or new tenant, deferred maintenance, nor poor management of a property constitutes functional incurable obsolescence.

Regardless of the valuation model used, the value cannot be less than the value of the land less demolition after considering Highest and Best Use, even if the carrying cost of the property is considered.

## **ANALYSIS OF EXPENSE DATA**

The appraiser must consider only those expenses that are applicable to the cost of ownership; that is, those expenses that are normally owner incurred. Any portion of the expenses incurred directly or indirectly by the tenant should not be considered. Each expense item must stand the test of both legitimacy and accuracy. How do they compare with the established guidelines and norms? Are they consistent with the expenses incurred by comparable properties?

Management - refers to the cost of administration. These charges should realistically reflect what a real estate management company would actually charge to manage the property. If no management fee is shown on the statement; an allowance must be made, by the appraiser. On the other hand, if excessive management charges are reported, as is often the case, the appraiser must disregard the reported charges and use an amount that he deems appropriate and consistent with comparable type properties. The cost of management bears a relationship with the risk of ownership and will generally range between 4 to 10% of the gross income.

General expenses - may include such items as the cost of services and supplies not charged to a particular category. Unemployment and F.I.C.A. taxes, Workmen's Compensation, and other employee insurance plans are usually legitimate deductions when employees are a part of the building operation.

Reimbursed expenses - refer to the cost associated with the maintenance of public or common areas of the commercial property. This expense is passed on to the tenants and should, therefore, only be considered when the amount of reimbursement is included as income.

Miscellaneous expenses - is the "catch-all" category for incidentals. This item should reflect a very nominal percentage of the income. If expenses reported seem to be excessive, the appraiser must examine the figures carefully in order to determine if they are legitimate expenses, and if so, to allocate them to their proper category.

Cleaning expenses - are legitimate charges. They are for such items as general housekeeping and maid service, and include the total cost of labor and related supplies. All or a portion of the cleaning services may be provided by outside firms working on a "contract" basis. Cleaning expenses vary considerably and are particularly significant in operations such as offices and hotels. "Rule of thumb" norms for various operations are made available through national management associations. The appraiser should have little difficulty in establishing local guidelines.

Utilities - are generally legitimate expenses and if reported accurately, need very little reconstruction by the appraiser, other than to determine if the charges are consistent with comparable properties. Local utility companies can provide the appraiser with definite guidelines.

Heat and Air Conditioning - costs are often reported separately and in addition to utilities. The expenses would include the cost of fuel other than the above-mentioned utilities, and may include, especially in large installations, the cost of related supplies, inspection fees, and maintenance charges. These are generally legitimate costs, and the same precautions prescribed for "utilities" are in order.

Elevator expenses - including the cost of repairs and services, are legitimate deductions, and are generally handled through service contracts. These fees can generally be regarded as fairly stable annual recurring expenses.

Decorating and minor alterations - are necessary to maintain the income stream of many commercial properties. In this respect they are legitimate expenses. However, careful scrutiny of these figures is required. Owners tend to include the cost of major alterations and remodeling which are, in fact, capital expenditures, and as such are not legitimate operating expenses.

Repairs and Maintenance - expenses reported for any given year, are not necessarily a true indication of the average or typical annual expense for these items. For example, a statement could reflect a substantial expenditure for a specific year (possibly because the roof was replaced and/or several items of deferred maintenance were corrected); yet the statement for the following year may indicate that repairs and maintenance charges were practically nil. It is necessary for the appraiser to either obtain complete economic history on each property in order to make a proper judgment as to the average annual expense for these items, or include a proper allowance based on norms for the type and age of the improvements to cover annual expenses. Since it is neither possible nor practical to obtain enough economic history on every property, the latter method is generally used and the amounts reported for repairs and maintenance are then estimated by the appraiser.

Insurance - Caution must be used in accepting insurance expense figures. Cost shown may be for more than one year, or may be for blanket policies including more than one building. It is generally more effective for the appraiser to establish his own guidelines for insurance. He must also be careful to include only items applicable to the real estate. Fire extended coverage and owner's liability are the main insurance expense items. Separate coverage on special component parts of the buildings, such as elevators and plate glass, are also legitimate expenses.

Real Estate Taxes - In making appraisals for tax purposes, the appraiser must exclude the actual amount reported for real estate taxes. Since future taxes will be based on his appraised value, the appraiser must express the taxes as a factor of the estimated value. This can be done, by including an additional percentage in the capitalization rate to account for real estate taxes.

Depreciation - The figure shown for depreciation on an operating statement is a "bookkeeping figure" which the owner uses for Internal Revenue purposes and should not be considered in the income approach. This reflects a tax advantage that is one of the benefits of ownership.

Interest - Although interest is considered a legitimate expense, it is always included in the Capitalization Rate. Most property is appraised as if it were "free and clear"; however, the appraiser does consider the interest of a current mortgage in the Capitalization Rate build-up.

Land Rent - When appraising for real estate tax purposes, only the sum of the leasehold and the leased fee is usually considered. Land rent is not deducted as an expense. Considered separately, rent from a ground lease would be an expense to the leasehold interest and an income to the leased fee. However, if land were rented from another property to supply additional parking for example, that land rent would be an allowable expense.

It is obvious that there are some expense items encountered on operating statements that the appraiser should not consider as allowable. This is because he is interested in legitimate cash expenses only. Income statements are usually designed for income tax purposes where credit can be taken for borrowing costs and theoretical depreciation losses.

It is virtually impossible and certainly not always practical to obtain a complete economic history on every commercial property being appraised. On many properties, however, detailed economic information can be obtained through the use of Income and Expense forms. One must realistically recognize the fact that the data obtainable on some properties is definitely limited.

In most cases, the gross income and a list of the services and amenities furnished can be obtained during the data gathering operation. However, in order to insure a sound appraisal, it may be necessary to estimate the fixed and operating expenses. This is best accomplished by setting guidelines for expenses, based on a percent of Effective Gross Income or a cost per square foot of leased area. These percentages or costs will vary depending on the services supplied and the type of property.

## CAPITALIZATION METHODS

The most prominent methods of capitalization are Direct, Straight Line, Sinking Fund, and Annuity. Each of these is a valid method for capitalizing income into an indication of value. The basis for their validity lies in the action of the market, which indicates that the value of income producing property can be derived by equating the net income with the net return anticipated by informed investors. This can be expressed in terms of a simple equation:

Value = Net Income divided by Capitalization Rate

The Straight Line and Sinking Fund methods are both actual forms of Straight Capitalization, with one using Straight Line recapture and the other using Sinking Fund recapture. Both methods follow the same basic principles as Direct Capitalization, differing only in that they provide for separate capitalization rates for land and buildings; the building rate differing from the land rate in that it includes an allowance for recapture.

Straight Line Capitalization allows for “recapture” based on remaining economic life of the building - implying that at the end of that period of time, there would be a zero-improvement value. There are three fallacies in this thinking. First, the potential buyer (investor) has no intention of holding the property that long. The average investment period might be ten years. Second, the investor anticipates that at the end of that period he will either get all his money back or will make a profit. And third, is the depreciation allowance possible in connection with federal income taxes.

Depreciation allowances begin to “run out” between seven and ten years, so the advantages of owning the property are reduced considerably. A prudent owner may choose to sell the property at this point and re-invest in another property so that he may begin the depreciation cycle again and continue to take full advantage of the favorable tax laws.

For these reasons, the Straight-Line Capitalization Method does not usually follow what the market indicates.

Straight Line recapture calls for the return of investment capital in equal increments or percentage allowances spread over the estimated remaining economic life of the building.

Sinking Fund recapture calls for the return of invested capital in one lump sum at the termination of the estimated remaining economic life of the building. This is accomplished by providing for the annual return of a sufficient amount needed to invest and annually re-invest in “safe” interest-bearing accounts, such as government bonds or certificates of deposit, which will ultimately yield the entire capital investment during the course of the building's economic life.

Annuity Capitalization lends itself to the valuation of long-term leases. In this method, the appraiser determines, by the use of annuity tables, the present value of the right to receive a certain specified income over stipulated duration of the lease. In addition to the value of the income stream, the appraiser must also consider the value that the property will have once it reverts back to the owner at the termination of the lease. This reversion is valued by discounting its anticipated value against its present-day worth. The total property value then is the sum of the capitalized income stream plus the present worth of the reversion value.

## **CURRENT TECHNIQUES**

There are two methods, however, that do lend themselves to an accurate measure of market value based on potential income. These are Direct Capitalization, utilizing the Direct Comparison Method of Rate Selection, and Mortgage Equity Capitalization.

In Direct Capitalization, the appraiser determines a single “overall” capitalization rate. This is done through analysis of actual market sales of similar types of properties. He develops the net income of each property, and divides the net income by the sales price to arrive at an overall rate to provide an indication of value.

Mortgage Equity Capitalization is a form of direct capitalization with the major difference in the two approaches being the development of the overall capitalization rate.

In this method, equity yields and mortgage terms are considered influencing factors in construction of the interest rate. In addition, a plus or minus adjustment is required to compensate for anticipated depreciation or appreciation. This adjustment can be related to the recapture provisions used in other capitalization methods and techniques.

## **RESIDUAL TECHNIQUES**

It can readily be seen that any one of the factors of the Capitalization Equation ( $\text{Value} = \text{Net Income} \div \text{Capitalization Rate}$ ) can be determined if the other two factors are known. Furthermore, since the value of property is the sum of the land value plus the building value, it holds that either of these can be determined if the other is known. The uses of these mathematical formulas in capitalizing income into an indication of value are referred to as the

residual techniques, or more specifically, the property residual, the building residual, and the land residual techniques.

The Property Residual Technique is an application of Direct Capitalization. In this technique, the total net income is divided by an overall capitalization rate (which provides for the return on the total investment) to arrive at an indicated value for the property. This technique has received more popular support in recent years because it closely reflects the market. With this technique, the capitalization rate may be developed by either “direct comparison” in the market or by the Mortgage Equity Method.

The Building Residual Technique requires the value of the land to be a known factor. The amount of net income required to earn an appropriate rate of return on the land investment is deducted from the total net income. The remainder of the net income (residual) is divided by the building capitalization rate (which is composed of a percentage for the return on the investment, plus a percentage for the recapture of the investment) to arrive at an indicated value for the building.

The Land Residual Technique requires the value of the building to be a known factor. The amount of net income required to provide both a proper return on and the recapture of the investment is deducted from the total net income. The remainder of the net income (residual) is then divided by the land capitalization rate (which is composed of a percentage for the return on the investment) to arrive at an indicated value for the land.

## MORTGAGE EQUITY METHOD EXAMPLE

For purposes of illustration, assume an investment financed with a 70% loan at 14.0% interest. The term of the mortgage is 20 years, paid off in level monthly payments. The total annual cost for principal and interest on such a loan can be determined by referring to the mortgage equity tables. Select the Constant Annual percent for an interest rate of 14.0% and a term of 20 years. Note that the constant is 14.92% of the amount borrowed, or .92% more than the interest rate alone.

Assume that the equity investor will not be satisfied with less than a 18% yield. The income necessary to satisfy both Lender and Equity can now be shown. The product of the percent portion and the rate equals the weighted rate. The total of each weighted rate equals the weighted average.

	PORTION	RATE	WEIGHTED RATE
Mortgage Loan (principle interest)	70%	.1492	= .1044
Equity (down payment)	30%	.18	= .0540
Weighted Average	100%		100%

Note that the “constant annual percent” is used for the rate of the loan.

Since there is a gain in equity's position through the years by the loan being paid off little by little, it is necessary to calculate the credit for "Equity Build-Up". Assume that the investor plans to hold the property for ten years. Since the mortgage is for 20 years, only a portion of the principal will be paid off and this amount must be discounted, as it won't be received for ten years. From the Table of Loan Balance and Debt Reduction, at the end of ten years for a 20-year mortgage at 14%, the figure is .199108. Consulting the sinking fund tables indicates that the discount factor for 18% and 10 years is .0425.

The credit for Equity Build-Up can now be deducted from the basic rate, thus:

.199108	X	70%	X	.0425	=	.0059
(% of loan paid in 10 yrs.)		(loan rate)		(sinking fund 18% for 10 yrs.)		
Resulting Rate	Net				=	.1525

## LAND VALUATION TECHNIQUES

In making appraisals for Ad Valorem Tax purposes, it is generally necessary to estimate separate values for the land and the improvements on the land. In actuality, the two are not separated and the final estimate of the property as a single unit must be given prime consideration. However, in arriving at that final estimate of value, aside from the requirements for property tax appraisals, there are certain other reasons for making a separate estimate of value for the land:

An estimate of land value is required in the application of the Cost Approach.

An estimate of land value is required to be deducted, from the total property sales price in order to derive indications of depreciation through market-data analysis. (Depreciation being equal to the difference between the replacement cost new of a structure and the actual price paid in the marketplace for the structure.)

As land is not a depreciable item, a separate estimate of land value is required for bookkeeping and accounting purposes; likewise, the total capitalization rate applicable to land will differ from the rate applicable to the improvements on the land.

Since land may or may not be used to its highest potential, the value of land may be completely independent of the existing improvements on the land.

Real Estate is valued in terms of its highest and best use. 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 will be true when the improvement is not an appropriate use and yet contributes to total property value in excess of the value of the site. Highest and Best Use (Highest and Most Profitable Use; Optimum Use) is that reasonable and probable use which will support the highest present value as of the date of the appraisal. Alternatively, it is the most profitable likely use to which a property can be put. It may be measured in terms of the present worth of the highest net return that the property can be expected to produce over a stipulated long run period of time. (American Institute of Real Estate Appraisers' Appraisal Terminology Handbook, 1981 edition.)

As appraisers' opinions are based on data derived from the market, it is necessary to study and adapt, if possible, procedures used by those closest to everyday transactions.

## COMPARABLE SALES METHOD

The most frequently used method in estimating the value of land is the comparable sales method in which land values are derived from analyzing the selling prices of similar sites. This method is in essence the application of the sales comparison approach to value and all the considerations pertaining thereto are equally applicable here.

The appraiser must select comparable and valid market transactions, and must weigh and give due consideration to all the factors significant to value, adjusting each to the subject property. The comparable sites must be used in the same way as is the subject property, and subjected to the same zoning regulations and restrictions. It is also preferable, whenever possible, to select comparable sales from the same or a similar neighborhood. The major adjustments will be to account for variations in time, location, and physical characteristics to include size, shape, topography, landscaping, access, as well as other factors which may significantly influence the selling price, such as the productivity of farm land.

Although it is always preferable to use sales of unimproved lots for comparison, it is not always possible to do so. Older neighborhoods are not likely to yield a sufficient number of representative sales of unimproved lots to permit a valid analysis. In such cases, in order to arrive at an estimate of land values using the comparable sales approach, it is necessary to consider improved property sales and to estimate the portion of the selling price applicable to the structure. The procedure would be to estimate the replacement cost of the buildings as of the date of sale, estimate the accrued depreciation and deduct that amount from the replacement cost resulting in the estimated selling price of the buildings, which can be deducted from the total selling price of the property to derive the portion of the selling price which can be allocated to the land. The equation is as

$$\begin{array}{r} \text{Selling Price of Property} \\ - \quad \text{Estimated Depreciated Value of Buildings} \\ \hline = \quad \text{Indication of Land Value} \end{array}$$



In some of these older neighborhoods, vacant lots will exist often as a result of fire or normal deterioration. Since the desirability as a new building site is restricted, value is generally determined by adjoining property owners who have a desire for additional land area.

In order to apply the comparable sales method, it is first necessary to establish a common unit of comparison. The units generally used in the valuation of land are price per front foot, price per square foot, price per acre, price per lot or site or home site price per apartment unit, and price per motel unit. The selection of any one particular unit depends upon the type of property being appraised... frontage or per lot value being commonly used for platted, uniform type residential lots, and square footage and acreage for larger, unplatted tracts, as well as irregularly shaped lots lacking in uniformity. Use of square footage is especially desirable in Central Business Districts where the entire lot maintains the same level of value: depth factor adjustments tend to distort this concept. Commercial arteries are also best valued on a square foot basis.

The utility of a site will vary with the frontage, width, depth, and overall area. Similarly, the unit land values should be adjusted to account for differences in size and shape between the comparable and the subject property. Since such an adjustment is generally necessary for each lot, it is beneficial that the appraiser adopts and/or develops standardized procedures for adjusting the lot size and the unit values to account for the variations. It is not uncommon for all lots within a development to market at the same price. Should data indicate this, it is necessary to make alterations or adjustments to maintain this value level. In some cases, a "site value" concept has advantages. Site value tables provide for uniform pricing of standard sized lots within homogenous neighborhoods or subdivisions. Some of the techniques commonly employed are as follows:

Standard lot sizing techniques provide for the adjustment of the frontage, width, and depth of irregular shaped lots to make the units of measurement more comparable with uniform rectangular lots. Increment and decrement adjustments can be applied to account for size differences.

Standard Depth Tables provide for the adjustment of front foot unit values to account for variations in depth from a predetermined norm.

Frontage Tables provide for the adjustment of front footage unit values to account for variations in the relative utility value of excessive or insufficient frontage as compared to a predetermined norm.

Acreage or Square Footage Tables provide for the adjustment of unit values to account for variations in the relative utility value of excessive or insufficient land sizes as compared to a predetermined norm.

During the process of adjusting the comparable sales to account for variations between them and the subject property, the appraiser must exercise great care to include all significant factors and to properly consider the impact of each of the factors upon the total value. If done properly, the adjusted selling prices of the comparable properties will establish a range in value in which the value of the subject property will fall. Further analysis of the factors should enable the appraiser to narrow the range down to the value level that is most applicable to the subject property.

## THE SOIL PRODUCTIVITY METHOD

This method involves the classification of agricultural tracts according to a productivity index and establishing corresponding unit land values either by the analysis of comparable sales or the capitalization of income yields. The method requires a great deal of data and time, and its application, for ad valorem tax purposes, is generally limited to the appraisal of predominantly agricultural jurisdictions, in which soil productivity is either the primary influence to buyers and sellers, or in which soil productivity is the legal basis for the assessment of farmland.

There is a second condition which presupposes the use of the soil productivity method: the availability of current soil maps and related data. Soil productivity refers to the capacity of a soil to produce crops. Its productive capacity is basically dependent upon the properties and characteristics inherent in the soil; the prevailing environmental and climatic conditions; and the level of management input. Since the appraiser, for tax purposes, generally is neither provided with the time nor the resources to survey, analyze, and classify the varied numbers of soils, the use of the method is solely contingent upon the availability of reliable soil maps and data compiled from scientific soil surveys. Such surveys are generally conducted and reported under the auspices of the agricultural departments at the various state universities.

Providing then, that the value of the farmland as evidenced in the market place, or as mandated by law, is directly related to its capacity to produce, and that current soil maps and related data are available, it follows that soil productivity should be given prime consideration in the valuation of farm land.

The following is a suggested procedure for establishing unit land values based upon the relative productivity of the soil.

Obtain soil maps. Soil maps prepared by soil surveyors should provide an accurate inventory of the soil resources of an area. The soil mapping units delineated on the maps provide a basis for soil-use suggestions and for crop-yield and/or soil productivity estimates.

Obtain or develop soil productivity index ratings for each soil mapping unit. Soil productivity is generally expressed in terms of yield per acre. In developing a soil productivity approach to value, it is necessary to compare the productivity of different soils and different yields. A productivity index provides the statistical means of expressing the productivity of different soils in relative units of comparison.

TABLE 1. EXAMPLE CALCULATION OF SOIL PRODUCTIVITY INDEX

CROP	(1)	(2)	(3)	(4)	(5)
	Average	Base	Relative	Acreage	Cost
	Yield	Yield	Yield	Ratio	Contribution
	(Per Acre)	(Index-100)	(1)/(2)		(3) X (4)
Corn	145 Bu	90 Bu	161%	0.55	88
Soybeans	46 Bu	30 Bu	153%	0.3	46
Wheat	56 Bu	30 Bu	186%	0.08	15
Oats	86 Bu	60 Bu	143%	0.07	10

The soil productivity Index (Sum of Crop Contribution) = 159

Rounded to the nearest multiple of 5 = 160

Table 1 shows the calculation of a productivity index for Muscatine silt loam at a high management level. The yield estimates are related to a base yield. The same base yield is used for all soils, but the crop-yield estimates and acreage ratio will vary with each soil. The acreage ratio is an expression of the percentage of the time that a particular crop is grown. Management level is held constant. Thus, the soil productivity index provides a measure of the soil contribution in crop production. Such ratings may be prepared for cropland, pasture, and timber.

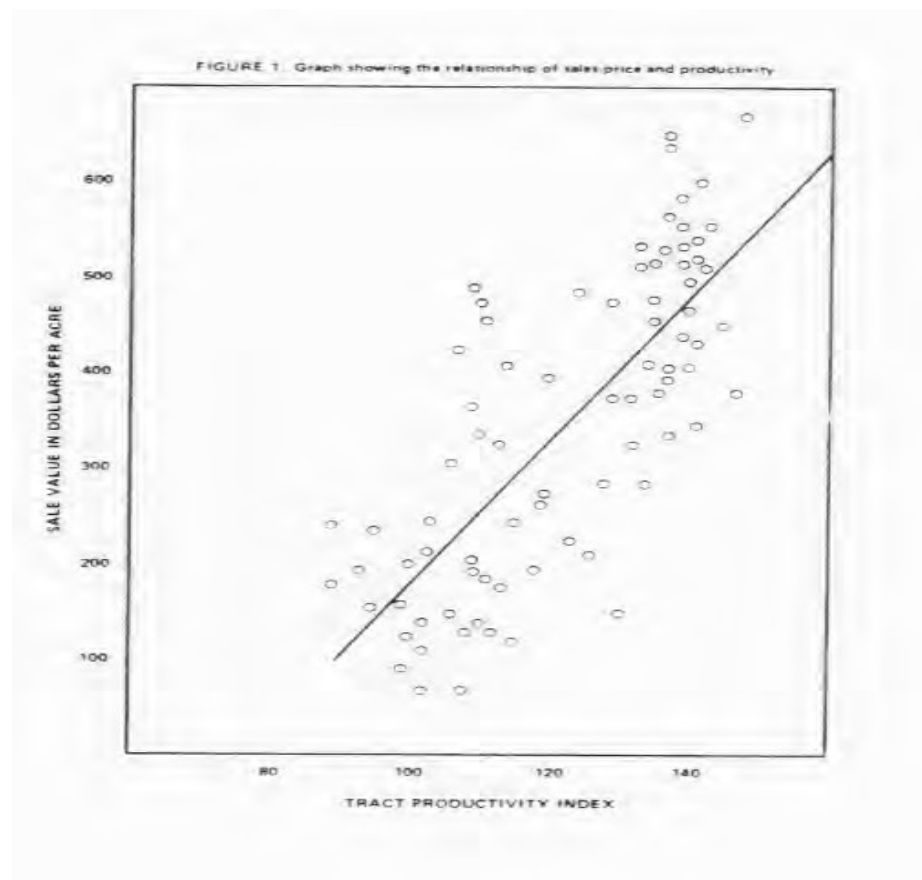
1. Determine appropriate soil-use categories. Separate soil-use categories may be established for each significant use. However, in many areas, it is often more practical to consider only cropland, and to establish the necessary guidelines for adjusting land in timber, brush, or pasture accordingly.
2. Compile data on the selling prices and/or income yields or agricultural land in representative soil areas.
3. Either obtain or measure and record the acreage of each soil-use mapping unit category for each tract of land in the sampling compiled in Step 4. If measured, a planimeter, grid, electric area calculator, aerial photography scale measurement or GPS device should be used.
4. Calculate a tract-productivity index for each tract of land in the sampling. A tract-productivity index may be calculated by using the acreage and soil-productivity index for each soil-mapping unit in a tract. The acreage is multiplied by the soil-productivity index to

obtain a soil contribution for each mapping unit. The soil contributions are added together, and the resulting sum is divided by the number of acres in the tract. The result is a weighted index of the soil productivity of the tract. Table 2 shows an example calculation.

TABLE . EXAMPLE CALCULATION OF SOIL PRODUCTIVITY INDEX

(1)	(2)	(3)	(4)	(5)
Soil	Mapping (From Map)	Unit Soil Acreage	Soil Productivity Index	Soil Contribution (3) X (4)
68AO	14			
45AO	2			
41AO	17			
36C2	7	161%	0.55	88
-	40	153%	0.3	46

1. Determine the relationship of productivity and selling price and/or income yields per acre for each of the tracts included in the sampling. A curve (or graph) may be prepared by plotting the measure of dollar value along the vertical axis, and the productivity along the horizontal axis as shown in Figure 1.



2. Either obtain or measure and record the acreage of each soil-use mapping unit category for each tract of agricultural land to be appraised.
3. Calculate a tract productivity index for each tract of agricultural land to be appraised and determine an estimate of its value from the graph generated in Step
4. Once the productivity of the tract is known, the base value of the tract can be determined from such a graph, or if preferred, a table can be prepared from the graph showing the tract productivity in one column and the estimated corresponding base unit level values in an adjoining column.

Note: the base unit land values obtained in Step 9 will often require adjustments to account for factors such as location, accessibility, special soil conditions, etc., which influence land value, but which cannot be measured by productivity.

In such cases where soil productivity is a prime factor in determining the value of the land (as indicated by the linear relationship between selling prices and soil productivity in Figure 1), the procedural steps outlined above should provide a sound basis for establishing equitable values.

It should be noted, however, that the procedure is not a formula for appraising farm land, but only a method of establishing unit values based upon a soil productivity index. Soil productivity is but one value-influencing factor to be considered, and depending upon the area in which the farm land is located, it may or may not have significant bearing upon the market value of the property.

In the final analysis, each farm appraisal must stand the test of comparison with competing properties. Intelligent buyers may be assumed to know of the existence of similar properties as well as the bidding prices or asking prices for such properties. It is also reasonable to assume that well informed buyers of competing properties have examined the characteristics of the property, in a practical, if not scientific way before establishing the value of the property to them as investors.

Similarly, the appraiser must rely heavily upon the comparison process in determining the relationship of a farm property of unknown value, but of known characteristics (subject farm); to comparable farms of known value as well as known characteristics (bench-mark farms). Each value-influencing factor must be analyzed in order to determine its individual contribution to the overall value. In the process, consideration must be given to such factors as the time and condition of the sale, the size of the property, the suitability and productivity of the soil, the value of the buildings, the location of the property in relation to market accessibility, and the location of the property in relation to its suitability for higher land uses.

Only after determining the contribution value of each of these factors can the appraiser determine the proper basis or criteria for establishing unit land values which will accurately reflect the action of the market.

## **THE LAND RESIDUAL TECHNIQUE**

In the absence of sufficient market data, income-producing land may be valued by determining the portion of the net income attributable to the land and capitalizing the net income into an indication of value. The procedure is as follows:

1. Determine the highest and best use of the land, which may be either its present use or hypothetical use.
2. Estimate the net income which the property can be expected to yield.
3. Estimate the replacement cost new of the improvements.
4. If the case involves the present use, estimate the proper allowance for depreciation, and deduct that amount from the replacement cost new of the improvements to arrive at an estimate of their depreciated value.
5. Develop appropriate capitalization rates.

6. Calculate the income requirements of the improvements, and deduct the amount from the total net income to derive that portion of the income that can be said to be attributable to the land.
7. Capitalize the residual income attributable to the land to an indication of value.

## RATIO METHOD

A technique useful for establishing broad indications of land values is a “typical” allocation or ratio method. In this technique, the ratio of the land value to the total value of improved properties is observed in situations where there is good market and/or cost evidence to support both the land values and total values. This market abstracted ratio is then applied to similar properties where the total values are known, but the allocation of values between land and improvements are not known. The ratio is usually expressed as a percentage that represents the portion of the total improved value that is land value, or as a formula:

$$\frac{\text{Total Land Value}}{\text{Total Property Value}} \times 100\% = \text{Land Is of Total Property Value}$$

This technique can be used on most types of improved properties, with important exceptions being farms and recreational facilities, provided that the necessary market and/or cost information is available. In actual practice, available market information limits this technique primarily to residential properties, and to a much lesser extent, commercial and industrial properties such as apartments, offices, shopping centers, and warehouses. The ratio technique cannot give exact indications of land values. It is nevertheless useful, especially when used in conjunction with other techniques of estimating land values because it provides an indication of the reasonableness of the final estimate of land value.

The ratio should be extracted from available market information and applied to closely similar properties. It should be noted that any factor that affects the value could also affect the ratio of values. Zoning is particularly important because it may require more or less improvements be made to the land, or may require a larger or smaller minimum size. This tends to have a bearing on the land values, and may influence the ratio of values considerably from community to community.

The following is an example of a residential land valuation situation:

Market information derived from an active new subdivision

Typical Lot Sale Price (most lots equivalent)		\$30,000			
Improved Lot Sales (range)		\$130,000 to \$150,000			
\$30,000	30,000				
Indicated Ratio	To	$\frac{130,000}{30,000}$	X 100%	20%	to
150,000			23%		

Similar subdivision, but 100% developed

Typical Lot Sale Price (most lots equivalent)		Unavailable			
Improved Lot Sales (range)		\$170,000 to \$210,000			
Broadest Indicated Range of Lot Values (20% x \$170,000 to 23% x \$210,000)		\$34,000 to \$48,300			
Narrowest Indicated Range of Lot Values (23% x \$170,000 to 20% x \$210,000)		\$39,100 to \$42,000			

If both lots and improvements vary considerably, the broadest range is most appropriate. If most lots vary little and are judged equivalent, but the improvements vary somewhat, the narrowest range is appropriate. Most subdivisions exhibit a combination of the two ranges, showing a narrow typical range, but a wider actual range of land values.

## MASS APPRAISING

In preceding sections, we have outlined the fundamental concepts, principles, and valuation techniques underlying the Appraisal Process. We will now approach the problem at hand-the reappraisal of certain specified real property within a total taxing jurisdiction, be it an entire county or any subdivision thereof - and to structure a systematic mass appraisal program to effect the appraisal of said properties in such a way as to yield valid, accurate, and equitable property valuations at a reasonable cost dictated by budgetary limitations, and within a time span totally compatible with assessing administration needs.



The key elements of the program are validity, accuracy, equity, economy, and efficiency. To be effective, the program must:

- incorporate the application of proven and professionally acceptable techniques and procedures;
- provide for the compilation of complete and accurate data and the processing of that data into an indication of value approximating the prices actually being paid in the market place;
- provide the necessary standardization measures and quality controls essential to promoting and maintaining uniformity throughout the jurisdiction;
- provide the appropriate production controls necessary to execute each phase of the operation in accordance with a carefully planned budget and work schedule; and –
- provide techniques especially designed to streamline each phase of the operation, eliminating superfluous functions, and reducing the complexities inherent in the Appraisal Process to more simplified but equally effective procedures.

In summary, the objective of an individual appraisal is to arrive at an opinion of value, the key elements being the validity of the approach and the accuracy of the estimate. The objective of a mass appraisal for tax purposes is essentially the same. However, in addition to being valid and accurate, the value of each property must be equitable to that of each other property, and what's more, these valid, accurate, and equitable valuations must be generated as economically and efficiently as possible.

## OVERVIEW

The prime objective of mass appraisals for tax purposes is to equalize property values. Not only must the value of one residential property be equalized with another, but it must also be equalized with each agricultural, commercial, and industrial property within the political unit.

The common denominator or the basis for equalization is market value: that price which an informed and intelligent person, fully aware of the existence of competing properties and not being compelled to act, is justified in paying for a particular property.

The job of the appraiser is to arrive at a reasonable estimate of that justified price. To accomplish this, the coordination of approaches to the valuation of the various classes of property must be made so that they are related one to another in such a way as to reflect the motives of the prospective purchasers of each type of property.

A prospective purchaser of a residential property is primarily interested in its capacity to render service to the family as a place to live. Its location, size, quality, design, age, condition, desirability and usefulness are the primary factors to be considered in making a selection. By relying heavily upon powers of observation and inherent intelligence, knowing what could be afforded and simply comparing what is available, one property will eventually stand out to be

more appealing than another. So it is likewise the job of the appraisers to evaluate the relative degree of appeal of one property to another for tax purposes.

The prospective purchaser of agricultural property will be motivated somewhat differently. The primary interest will be in the productive capabilities of the land. It is reasonable to assume that the purchaser will be familiar, at least in a general way, with the productive capacity of the farm. It might be expected that the prudent investor will have compared one farm's capabilities against another. Accordingly, the appraiser for local tax equalization purposes must rely heavily upon prices being paid for comparable farmland in the community.

The prospective purchaser of commercial property is primarily interested in the potential net return and tax shelter the property will provide. That price which is justified to pay for the property is a measure of the prospects for a net return from the investment. Real estate, as an investment then, must not only compete with other real estate, but also with stocks, bonds, annuities, and other similar investment areas. The commercial appraiser must explore the rental market and compare the income-producing capabilities of one property to another.

The prospective purchaser of industrial property is primarily interested in the overall utility value of the property. Of course, in evaluating the overall utility, individual consideration must be given to the land and each improvement thereon. Industrial buildings are generally of special purpose design, and as such, cannot readily be divorced from the operation for which they were built. As long as the operation remains effective, the building will hold its value; if the operation becomes obsolete, the building likewise becomes obsolete. The upper limit of its value is its replacement cost new, and its present-day value is some measure of its present-day usefulness in relation to the purpose for which it was originally designed.

Any effective approach to valuations for tax purposes must be patterned in such a way as to reflect the "modus operandi" of buyers in the market place. As indicated above, the motives influencing prospective buyers tend to differ depending upon the type of property involved. It follows that the appraiser's approach to value must differ accordingly.

The residential appraiser must rely heavily upon the market data approach to value-analyzing the selling prices of comparable properties and considering the very same factors of location, size, quality, design, age, condition, desirability, and usefulness, which were considered by the buyer.

The commercial appraiser will find that since commercial property is not bought and sold as frequently as is residential property, the sales market cannot be readily established. By relying heavily on the income approach to value, the net economic rent that the property is capable of yielding can be determined, and the amount of investment required to effect that net return at a rate commensurate with that normally expected by investors could also be determined. This can only be achieved through a comprehensive study of the income-producing capabilities of comparable properties and an analysis of present-day investment practices.

The industrial appraiser will not be able to rely on the sales comparison approach because of the absence of comparable sales, each sale generally reflecting different circumstances and conditions. Also, it is not possible to rely upon the income approach-again because of the absence of comparable investments, and because of the inability to accurately determine the contribution of each unit of production to the overall income produced. Therefore, by relying heavily on the cost approach to value, a determination must be made of the upper limit or replacement cost new of each improvement and the subsequent loss of value resulting overall from physical, functional and economic factors.

The fact that there are different approaches to value, some of which are more applicable to one class of property than to another, does not, by any means, preclude equalization between classes. Remember that the objective in each approach is to arrive at a price which an informed and intelligent person, fully aware of the existence of competing properties and not being compelled to act, is justified in paying for any one particular property. Underlying, and fundamental to each of the approaches is the comparison process. Regardless of whether the principal criteria are actual selling prices, income-producing capabilities, or functional usefulness, like properties must be treated alike. The primary objective is equalization. The various approaches to value, although valid in themselves, must nevertheless be coordinated one to the other in such a way as to produce values that are not only valid and accurate, but are also equitable. The same “yardstick” of values must be applied to all properties and must be applied by systematic and uniform procedures.

It is obvious that sales on all properties are not required to effectively apply the sales comparison approach. The same is true regarding any other approach. What is needed is a comprehensive record of all the significant physical and economic characteristics of each property in order to compare the properties of “unknown” values with the properties of “known” values. All significant differences between properties must in some measure, either positively or negatively, be reflected in the final estimate of value.

Each property must be given individual treatment, but the treatment must be uniform and standardized, and essentially no different than that given to any other property. All the factors affecting value must be analyzed and evaluated for each and every property within the entire political unit. It is only by doing this that equalization between properties and between classes of properties can be ultimately affected.

All this, at best, is an oversimplification of the equalization process underlying the entire Mass Appraisal Program. The program itself consists of various operational phases, and its success depends primarily upon the systematic coordination of collecting and recording data, analyzing the data, and processing the data to an indication of value.

**ASSUMPTIONS, LIMITING CONDITIONS, AND ASSIGNMENT CONDITIONS:**

- The properties were assumed to be free of any and all liens and encumbrances. Each property has also been appraised as though under responsible ownership and competent management.
- Surveys of the assessed properties have not been provided. We have relied upon tax maps and other materials in the course of estimating physical dimensions and the acreage associated with assessed properties.
- We assume the utilization of the land and any improvements are located within the boundaries of the property described. It is assumed that there are no adverse easements or encroachments for any parcel that have not already been addressed in the mass appraisal.
- In the preparation of the mass appraisal, interior inspections have not been made of the parcels of property included in this report. All inspections are made from the exterior only. It is assumed that the condition of the interior of each property is similar to its exterior condition, unless the assessor has received additional information from qualified sources giving more specific detail about the interior condition.
- Property inspection dates will have ranged in time from both before and after the appraisal date. It is assumed that there has been no material change in condition from the latest property inspection, unless otherwise noted on individual property records retained in the assessor's office.
- We assume that there are no hidden or unapparent conditions associated with the properties, subsoil, or structures that would render the properties (land, improvements, or both) more or less valuable.
- It is assumed that the properties, the landowners, or both are in full compliance with all applicable federal, state, and local environmental regulations and laws.
- It is assumed that all applicable zoning and use regulations have been complied with.
- It is assumed that all required licenses, certificates of occupancy, consents, or other instruments of legislative or administrative authority from any private, local, state, or national government entity have been obtained for any use on which the value opinions contained within this report are based.
- We have not been provided a hazardous conditions report, nor are we qualified to detect hazardous materials. Therefore, evidence of hazardous materials, which may or may not be present on a property, was not observed. As a result, the final opinion of value is predicated upon the assumption that there is no such material on any of the properties that might result in a loss or change in value.

- Information, estimates, and opinions furnished to the appraisers and incorporated into the analysis and final report were obtained from sources assumed to be reliable, and a reasonable effort has been made to verify such information. However, no warranty is given for the reliability of this information.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made compliance surveys nor conducted a specific analysis of any property to determine if it conforms to the various detailed requirements identified in the ADA. It is possible that such a survey might identify nonconformity with one or more ADA requirements, which could lead to a negative impact on the value of the property(s). Because such a survey has not been requested and is beyond the scope of this appraisal assignment, we did not take into consideration adherence or non-adherence to ADA in the valuation of the properties addressed in this report.

## SALES RATIO STUDIES

North Carolina General Statute 105-289(h) requires counties to perform annual studies of the ratio of assessed value of real estate to its sale price. This is known as a sales ratio study. A sales ratio is simply the assessed value of a property divided by its sales price. For example, if a property sells for \$100,000 and its assessed value is \$90,000, the ratio is 90%. Sales ratio studies thus determine the level of assessment.

Various other statistical measures are tracked by the Tax Administration Office and are reported and reviewed regarding the uniformity and equity of the assessed values. In order to ensure the accuracy of the studies and reported statistics, it is necessary to verify that a transfer of real estate and its sale price meet the definition of a valid market value transaction. All sales are analyzed to determine if they are arms-length transactions between willing and financially able buyers and willing sellers, with neither being under any compulsion to buy or sell (NC G.S. 105-283). If a sale fails to meet the definition of a valid market value sale for any reason, it is not utilized in the sales ratio study report under NC 105-289(h)

## Outliers and Trimming

Outliers are defined in the IAAO publication *Standard on Ratio Studies* as:

“Observations that have unusual values, that is, differ markedly from a measure of central tendency. Some outliers occur naturally; others are due to data errors.”

In the final analysis of sales ratios produced during the 2025 revaluation, the County will employ standard statistical trimming techniques as described in the IAAO *Standard on Ratio Studies* to remove outliers. Outliers are first identified and then trimmed, or removed, so that queuing errors are not created producing erroneous results in the reporting of statistics.

## Standard on Sales Ratio Studies

The Standard on Ratio Studies Approved April 2013 by the International Association of Assessing Officers and reaffirmed

## DATA INVENTORY

Basic to the appraisal process is the collecting and recording of pertinent data. The data will consist of general supporting data, referring to the data required to develop the elements essential to the valuation process; neighborhood data, referring to information regarding pre-delineated neighborhood units; and specific property data, referring to the data compiled for each parcel of property to be processed into an indication of value by the cost, sales comparison and/or income approach.

The data must be comprehensive enough to allow for the adequate consideration of all factors that significantly affect property values. In keeping with the economics of a mass appraisal program, it is costly and impractical to collect, maintain, and process data of no or marginal contribution to the desired objectives. The axiom “too much data is better than insufficient data” does not apply. What does apply is the proper amount of data, no more or no less, which is necessary to provide the database necessary to generate the desired output.

It is also important to emphasize the difference between fee appraisal of individual properties and the mass appraisal of property for assessment purposes. In fee appraisal, the appraiser typically has full access to the property including a physical inspection of the interior of the dwelling or the business. The appraiser likely has access to the buyer and seller and may know the intended use of the property prior to appraisal.

In mass appraisal, models are designed to help the appraiser adjust for the unknown items. Mass appraisers do not typically have express knowledge of the interior condition of a non-sale property. The appraiser will likely be aware of the current zoning of a property but may be unaware of the buyer’s intent to rezone the property for specific commercial use.

Lack of information or incorrect data can result in inaccurate assessment. The County relies on the appeal process to correct data and to improve the assessed value. The County actively engages the public by making the information that we use available online, publishing the Schedule of Values for the public, and meeting with the local communities. The County views the appeal process as an opportunity to improve our information and correct information that is wrong.

The County is actively working to make it easier for the public to access the available sales information, to file an appeal when they have a question about their value, and to improve the property owner’s experience when filing the appeal.

*Cost data* must be sufficient enough to develop or select and validate the pricing schedules and cost tables required to compute the replacement cost new of improvements needed to apply the cost approach to value.

In collecting cost data, the data collector should record the parcel identification number, property address, and date of completion, construction cost, builder name, source of information, structural characteristics, and other information pertinent to analysis. Cost information may be recorded on the same form (unassigned property record card) used to record specific property data.

The principal sources for obtaining cost data are builders, suppliers, and developers, and it is generally advisable to collect cost data in conjunction with new construction pick-ups. Additionally, cost services such as RS Means and Marshall & Swift may be consulted to determine estimates of current costs.

*Sales data* must be sufficient enough to provide a representative sampling of comparable sales needed to apply the sales comparison approach, to derive unit land values and depreciation indicators needed to apply the cost approach, and to derive gross rent multipliers and elements of the capitalization rate needed to apply the income approach.

All sales data should include the parcel identification number, property qualification code, month and year of sale, selling price, source of information, (i.e., buyer, seller, agent, deed, etc.), and a reliable judgment as to whether or not the sale is representative of a true arm's length transaction.

Sales data should be recorded on the same form (unassigned property record card) used to record specific property data and verified during the property-listing phase.

The principal source for obtaining sales data is the County Register of Deeds Office, MLS, Sales Letters, Fee Appraisers and the real estate transfer returns. Other sources may include developers, realtors, lending institutions, and individual owners during the listing phase of the operation.

*Income and expense data* must be sufficient enough to derive capitalization rates and accurate estimates of net income needed to apply the income approach. Income and expense data should include both general data regarding existing financial attitudes and practices, and specific data regarding the actual incomes and expenses realized by specific properties.

The general data should include such information as equity return expectations, gross rentals, vacancy and operating cost expectations and trends, prevailing property management costs, and prevailing mortgage costs.

Specific data should include the parcel identification number, property address (or building ID), source of information, the amount of equity, the mortgage and lease terms, and an itemized account of the annual gross income, vacancy loss, and operating expenses for the most recent two-year period.

The general data should be documented in conjunction with the development of capitalization procedural guidelines. The specific data, since it is often considered confidential and not subject to public access, should be recorded on special forms, designed in such a way as to accommodate the property owner or agent thereof in submitting the required information. The forms should also have space reserved for the appraiser's analysis and calculations.

The principal sources for obtaining the general financial data are investors, lending institutions, fee appraisers and property managers. The primary sources for obtaining specific data are the individual property owners and/or tenants during the listing phase of the operation.

Neighborhood and Market data. (Editor's Note: The software used by Guilford County adheres to the concept of neighborhood and market area but mislabels what is typically defined as a



neighborhood as a market area. The software allows the appraiser to consider multiple neighborhoods into a single market area when there are insufficient sales in a neighborhood. [Differences Between Neighborhood & Market Areas & Analysis](#) March 11, 2025, 7:15 AM)

At the earliest feasible time during the data inventory phase of the operation, and after a thorough consideration of the living environment and economic characteristics of the overall county, or any political sub-division thereof, the appraisal staff should delineate the larger jurisdictions into smaller “market area units,” each exhibiting a high degree of homogeneity in residential amenities, land use, economic trends, and housing characteristics such as structural quality, age, and condition. The neighborhood delineation should be outlined on an index (or comparable) map and each assigned an arbitrary Market Area code, which when combined with the REID numbering system, will serve to uniquely identify it from other Market Areas.

Market Area data must be comprehensive enough to permit the adequate consideration of value influencing factors to determine the variations in selling prices and income yields attributable to benefits arising from the location of one specific property as compared to another. The data should include the taxing district, the school district, the neighborhood identification code, special reasons for delineation (other than obvious physical and economic boundaries), and various neighborhood characteristics such as the type (urban, suburban, etc.), the predominant class (residential, commercial, etc.), the trend (whether it is declining, improving, or relatively stable), its accessibility to the central business district, shopping centers, interstate highways and primary transportation terminals, its housing characteristics, the estimated range of selling prices for residentially-improved properties, and a rating of its relative durability.

All neighborhood data should be recorded on a specially designed form during the delineation phase.

Specific property data must be comprehensive enough to provide the data base needed to process each parcel of property to an indication of value, to generate the tax roll requirements, to generate other specified output, and to provide the assessing officials with a permanent record to facilitate maintenance functions and to administer taxpayer assistance and grievance proceedings.

The data should include the parcel identification number, ownership and mailing address, legal description, property address, property classification code, local zoning code, neighborhood identification code, site characteristics, and structural characteristics.

All the data should be recorded on a single, specially-designed property record card customized to meet individual assessing needs. Each card should be designed and formatted in such a way as to accommodate the listing of information and to facilitate data processing. In addition to the property data items noted above, space must be provided for a building sketch, land and building computations, summarization, and memoranda. In keeping with the economy and efficiency of a mass appraisal program, the card should be formatted to minimize writing. The descriptive data should be comprehensive enough to be suitable for listing any type of land and improvement data regardless of class, with the possible exception of large industrial, institutional, and utility complexes that require lengthy descriptions. In these cases, it will generally be necessary to use a specially-designed supplemental property record document, keyed and indexed to the



corresponding property record card. The property record card should be made a permanent part of the assessing system, and used not only in conjunction with the revaluation, but also to update the property records for subsequent assessments.

The specific property data should be compiled from existing assessing records and field inspections. The parcel identification number, ownership, mailing address, and legal description may be obtained from existing tax rolls. Property classification codes may also be obtained from existing tax rolls (whenever available) and verified in the field. Local zoning codes may be obtained from existing zoning maps. Neighborhood identification codes may be obtained from the neighborhood delineation maps. Lot sizes and acreage may be obtained from existing tax maps. The property address, and the site and structural characteristics may be obtained by making a physical inspection of each property.

In transferring lot sizes from the tax maps to the property record cards, the personnel performing the tasks must be specially trained in the use of standardized lot sizing techniques which are necessary to adjust irregular shaped lots and abnormal depths to account for variations from predetermined norms. In regard to acreage, the total acreage may be transferred, but the acreage breakdowns required to affect the valuation of agricultural, residential, forestry, commercial, and industrial properties must be obtained and verified by personal observation and aerial photographs.

Inspection is conducted by qualified appraisers under the close supervision of the appraisal staff. During this phase of the operation, appraisal staff review plans, high resolution imagery, permits, deeds, any other information that may be available. Before completion, the appraiser will physically inspect the property to validate all information. During the inspection, the following procedures must be adhered to:

- Identification of the property.
- Recording the property address.
- Inspection of the interior of the building (if vacant and open) and recording of all pertinent physical data.
- Measuring and inspecting the exterior of the building, as well as all other improvements on the property, and recording the story height, and the dimensions and/or size of each.
- Recording a sketch of the principal building(s), consisting of a plan view showing the main portion of the structure along with any significant attached exterior features, such as porches, etc. All components must be identified and the exterior dimensions shown for each.
- Selection of and recording the proper quality grade of the improvement.
- Selection of and recording the proper adjustments for all field priced items.
- Reviewing the property record card for completeness and accuracy.

Complete and accurate data are essential to the program. Definite standardized data collection and recording procedures must be followed if these objectives are to be met.

## PROCESSING THE DATA

This phase of the operation involves the analysis of data compiled during the data inventory phase and the processing of that data to an indication of value through the use of the cost, market, and income approaches to value.

During the analytical phase, it will be necessary to analyze cost, market, and income data in order to provide a basis for validating the appropriate cost schedules and tables required to compute the replacement cost new of all buildings and structures; for establishing comparative unit land values for each class of property; for establishing the appropriate depreciation tables and guidelines for each class of property; and for developing gross rent multipliers, economic rent and operating expense norms, capitalization rate tables and other related standards and norms required to effect the mass appraisal of all the property within an entire political unit on an equitable basis.

After establishing the appropriate standards and norms, it remains to analyze the specific data compiled for each property by giving due consideration to the factors influencing the value of that particular property as compared to another, and then to process the data into an indication of value by employing the techniques described in the section of the manual dealing with the application of the traditional approaches to value.

Any one, or all three of the approaches, if applied properly, should lead to an indication of market value; of primary concern is applying the approaches on an equitable basis. This will require the coordinated effort of a number of individual appraisers, each appraiser acting as a member of a team, with the team effort directed toward a valid, accurate and equitable appraisal of each property within the political unit. Each property must be physically reviewed, during which time the following procedures must be adhered to.

Verification of the characteristics recorded on the property record card.

Certification that the proper schedules and cost tables were used in computing the replacement cost of each building and structure.

Determination of the proper quality grade and design factor to be applied to each building to account for variations from the base specifications.

Making a judgment of the overall condition, desirability, and usefulness of each improvement in order to arrive at a sound allowance for depreciation.

Capitalization of net income capabilities into an indication of value in order to determine the loss of value attributable to functional and economic obsolescence.

Addition of the depreciated value of all improvements to the land value, and reviewing the total property value in relation to the value of comparable properties.

Once the final values have been established for each property, the entire program should be evaluated in terms of its primary objectives: do the values approximate a satisfactory level of market value, and what's more important, are the values equitable? Satisfactory answers to these questions can best be obtained through a statistical analysis of recent sales in an appraisal-to-sale ratio study, if sufficient sales are available.

To perform the study, it is necessary to take a representative sampling of recent valid sales and compute the appraisal-to-sale ratio for each of the sales. If the sample is representative, the computed median appraisal-to-sale ratio will give an indication of how close the appraisals within each district approximates the market value. This is providing, of course, that the sales included represent true market transactions. It is then necessary to determine the deviation of each individual appraisal-to-sale ratio from the median ratio, and to compute either the average or the standard deviation, which will give an indication of the degree of equity within each individual district. What remains then is to compare the statistical measures across property classes in order to determine those areas, if any, which need to be further investigated, revising the appraisal, if necessary, to attain a satisfactory level of value and equity throughout the entire jurisdiction.

The techniques and procedures set forth herein, if applied skillfully, should yield highly accurate and equitable property valuations, and should provide a sound property tax base. It should be noted, however, that no program, regardless of how skillfully administered, can ever be expected to be error-free. The appraisal must be fine-tuned and this can best be done by giving the taxpayer an opportunity to question the value placed upon the property and to produce evidence that the value is inaccurate or inequitable. During this time, the significant errors will be brought to light, and taking the proper corrective action will serve to further the objectives of the program. What's important in the final analysis is to use all these measures as well as any other resources available to effect the highest degree of accuracy and equity possible.

## REVALUATION PROCESS OVERVIEW

A county-wide revaluation can be a daunting task. It requires substantial planning and coordination of staff and resources in order to complete on time, within budget, and with maximum accuracy and consistency. This chapter details the plan of action implemented in the revaluation and protocols for the ongoing maintenance of the tax assessments.

## INITIAL PLANNING AND PREPARATION

In advance of the 2026 reappraisal substantial changes have been made, both in management and process. Due to retirement, the entire management team between the Assessor and the appraisal staff was replaced and reorganized. In addition, several of the original staff have retired, and have been replaced and additional staff hired. In addition, the volatility of the markets in 2021 and 2022 necessitated the advance of the reappraisal shortening the time frame for the work to be completed.

To compensate for these challenges, the tax office implemented a number of changes including these:

1. A more comprehensive and detailed plan was developed by the management team. Regular review and realignment improve our effectiveness.
2. A major data cleanup was initiated to improve the quality and alignment of commercial data.
3. Analytics were used to improve valuation factors in residential models.
4. Weekly training sessions were implemented to improve consistency of the valuation and work product.
5. The County modified the review process to allow the management review of ongoing work as it is completed. This enhances accuracy and consistency.
6. The concept of time adjustment of sales was introduced. (This allows the appraisers more access to sales information and increases the amount of time available for review.)
7. The County is introducing A Comparable Sales Approach that can be used to validate the market adjusted cost approach and allow property owners to review sales that are similar to their properties. (It is not a standalone approach to value.)
8. The real and personal property divisions undertook a comprehensive review of personal and real property classifications to reduce any overlap or double taxation of commercial property.
9. The County is expanding the use of the income approach to more classes of commercial properties.
10. Properties that sell as ongoing businesses may reflect income that is partially related to personal property. They also have the potential to include some business enterprise value. If included in the sale price, the real estate value could include value from the personal property. The County has 2 options in these cases, disqualify the sales or adjust the sale price to reflect those inclusions. Because it is difficult to appraise property without sales information, we will attempt to adjust the portion of the sale price that is likely the result of personal property.

## **DATA COLLECTION AND PROCESSING**

County staffing is not adequate to allow the County to complete a reappraisal in a single year. We now think of reappraisal as an ongoing project that must be started the moment the notices of the current reappraisal are produced until we send notices and handle the appeals from the ongoing process.

The next reappraisal process begins with the review of sales beginning January 2, of the reappraisal year. Since sales are the foundation for the reappraisal, the staff makes great efforts to ensure that the data on the County sale record is accurate and that we have reviewed available documentation to determine whether the sales we consider meet the criteria for a “qualified sale” (a sale in which the property changes hand between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used).

Appraisal staff make an initial review by comparing tax records to high resolution aerial photography flown annually. These photos provide five views of each parcel (North, South, East, West and directly overhead). Multiple pictures are generally taken from each direction, allowing for multiple angles of visibility. When applicable, this is compared to in-house photos from past visits, photos from the road taken by Google Street View, and interior photos provided to online sources such as MLS, Zillow, and Realtor.com, etc... This photographic evidence is used to update our parcel data wherever possible.

Parcels with insufficient photographic data to perform a review remotely may require field visits to confirm condition and status.

This is in addition to other methods of tracking changes to properties, including reviewing all permits issued, reviewing deed splits and combinations, reviewing each property that is sold, and reviewing properties on citizen request. As changes are noted, property records are corrected by the appraisal staff rather than employing a separate data entry team.

By this method, property records are kept up-to-date such that all parcels are reviewed over the course of an four-year period.

## **SCHEDULE OF VALUES DEVELOPMENT**

The residential portion of the schedule of values was developed using sales and construction data from within Guilford County. The land schedules were developed using the concept of Highest and Best Use of land sales, zoning and existing uses within the County. Commercial Costa incorporated the valuation schedules and tools from Marshal and Swifts MSVPO® and the Marshall and Swift manual is made a part of this Schedule of Values. Income schedules were developed using multiple tools like sales, Costar®, Trepp®, and Rates.com. The information developed considered County Sales first, then local information and was supplemented with regional information and national

information for validation. This SOV also incorporates the schedules for forest, horticulture, and agricultural land from the North Carolina Department of Revenue.

### **TIME ADJUSTMENTS**

The value of property changes over time. You wouldn't expect to pay the same thing for groceries, a car, or gasoline today as you did a few years ago, and you certainly wouldn't expect to pay the same for a house in 2026 as you would have in 2022. In a perfect world we would only use extremely recent sales and time would not be a factor. However, when constructing market models, the need for sales data requires us to consider Sales up to four years old.

For the 2026 revaluation, the study period was January 1, 2022, through December 31, 2026. Sales from 2025 were prioritized, but sales from 2022, 2023, 2024, and 2025 were considered. These sales had to be adjusted for time.

The Computer Assisted Mass Appraisal (CAMA) system utilized by the County. The North Carolina Property Tax System (NCPTS), allows the County to apply time adjustments to each sale within a market area. A yearly time adjustment is determined for each market area using sales information. The County develops the adjustments by levels of sales information. If a market area has enough sales, the information is taken from and applied to that market area by year. If there are not enough sales in the market area, sales are considered from markets with similar characteristics and are in close proximity to the market. Using this methodology, the search expands to considering similar properties at the county level.

A unique time adjustment is created for each market area for each year of the study period. The adjustments are then applied to the sale records at a rate of 1/12 per month beginning the month after the sale. For example, A property that sold on July 5, 2022 would have 5/12 of the adjustment for 2022 applied and then 12/12 of the adjustments for 2023, 2024, and 2025.

### **MARKET AREA-NEIGHBORHOOD REVIEWS**

Guilford County has been divided into hundreds of market area-neighborhood groupings. Each market area-neighborhood represents an area of relatively uniform market forces. Each market area-neighborhood must be reviewed individually to determine appropriate land rates and adjustments for market influence factors. Statistical analysis is then performed on a market area-neighborhood-by-market area-neighborhood basis in order to determine the accuracy and equity of the assessment.

Land values within a market area-neighborhood are best determined by sales of vacant land, but often these are in limited supply. When a market area-neighborhood lacks sufficient land sales to determine value, similar market area-neighborhoods may be identified which possess such sales. These comparable market area-neighborhoods may be used to set the land value of the subject market area-neighborhood. Additionally, the ratio of land value to total value may be determined for market area-neighborhoods with

adequate improved and unimproved sales. This ratio may then be applied to improved sales to predict the value of the land when land sales are not available. Finally, an estimate of the replacement cost of structures may be subtracted from improved sales prices to find an indication of land value. One or more of these approaches may be used in any given market area-neighborhood to establish land value.

Market influence factors must also be determined. The same home may sell for more in certain locations or less in others. Market influence may be determined by comparing the base value parcels (improvement plus land) to the actual selling price of the parcels. The median variance between base value and sale price is often an indicator of the general market level within a given market area-neighborhood. An adjustment is then applied to the improved value of all parcels in the market area-neighborhood to compensate for this difference.

Performance within each market area-neighborhood is determined by a number of statistical measures, with the most important ones being the Median Sales Ratio, Coefficient of Dispersion, and Price Related Differential. The Median Sales Ratio provides an indication of the general level of assessment, ensuring that values are neither generally too high or too low. The Coefficient of Dispersion provides an indication of the consistency of assessment, ensuring that values are not haphazard but correlated with sales prices. The Price-Related Differential provides an indication of the equity of assessment, ensuring that assessments are consistent across both high-value and low-value properties.

In market area-neighborhoods with few or no sales, comparable market area-neighborhoods are found and compared to determine appropriate land values and market influence factors. Multiple points of comparison such as location, type of home, typical square-footage, story height, number of bedrooms, number of bathrooms, foundation type, exterior wall type, car storage, median lot size, quality of construction and CDU (condition, desirability and utility) assessment may be used to match the subject with up to three comparable sales. Land rates and market influence factors from the comparable properties can then be used to determine an appropriate land rate and market influence factor for the subject market area-neighborhood.

### **PROPER METHOD OF MAKING CORRECTIONS AND DISQUALIFYING SALES**

Consistency is of vital importance. When the appraiser notes that our assessed value does not agree with the actual sale amount, there is pressure to make a correction. First, the appraiser may attempt to disqualify the sale. This must be done very carefully. It is not acceptable to disqualify a sale simply to “clean up” the neighborhood report. It is also not acceptable to disqualify a sale because the appraiser has a “feeling” that it may not be a market transaction but no ability to prove that it’s a bad sale. Sales may only be disqualified for documented reasons in which they clearly do not reflect market.

If the sale is considered valid and the discrepancy between assessment and sale persists, then the appraiser may consider changing the assessment of the property to agree with the



sale. Like disqualifying a sale, this must be done very carefully. It is not acceptable to make changes just to “hit the sale.” Changes may be one of two types: (1) across the board changes that recognize a problem with the entire neighborhood’s assessment, (2) specific-to-the-property changes based upon verifiable and documented errors of assessment. The NCPTS system facilitates this process, by allowing the appraiser to make adjustment to the detail of parcels across the entire market or by identifying specific parcels and making updates. The use of this technique minimizes the problem of “chasing sales”, the adjustment of the sales to reflect the sale price without consideration of the market.

If both the assessment and the sale are not subject to being changed, the sale is considered an “outlier.” A small percentage of outliers are to be expected and are not a cause for concern. Should the number of sales labeled “outliers” become a significant portion of the sales data, it is likely that these are not outliers, but indications of a flaw in the assessment model.

### **USE OF MULTIPLE REVIEW PHASES**

The number of properties in Guilford County makes it impossible to complete a reappraisal of all properties within a single year. To complete the work within the allotted time, the county will complete the review of all residential parcels in phases. Phase 1 will begin in January of 2024 and will use the sales from 2022 and 2023 to develop base rates and adjustment. Appraisers will review individual market areas and standardize land rates, correct grades, effective ages of the properties, and validate sale data. Each property reviewed in phase 1 will be subject to at least 1 additional review.

Phase 2 will begin in January of 2025. Markets that were not reviewed in phase 1 will be completed in this phase that will last from January 1 through July 1, 2025. This work is considered final and will only be subject to management review.

Phase 3 is a second review of Phase 1 markets considering the most recent sales.

Phase 4 is a management review of all markets based on the compliance with the IAAO standards of reappraisal statistics.

### **APPEALS AND ADJUSTMENTS**

An important part of the revaluation process that cannot be overlooked is the appeals and adjustments phase. No matter how careful the tax department staff is in collecting, entering, reviewing, and valuing properties, there is no way that our appraisal staff can know each and every property as well as the property owner. For this reason, feedback from property owners is sought and listened to carefully.

Once all neighborhoods have been reviewed, notices will be mailed to property owners advising them of their new assessment. Property owners will have the option to informally appeal these assessments via an online appeal option through the Guilford County website. They may also request a paper appeal form if they prefer not to use the online

option. A log will be prepared of all appeals received and will reflect when and how each appeal was resolved.

Tax department staff will review the information received upon appeal and analyze the data to determine if the concerns are related to specific properties or indicate an underlying problem within certain neighborhoods, property types, or assessment scenarios. These large-scale problems will be addressed first. Once this has been factored out, the smaller, individual concerns will be addressed. Once these informal appeals have been heard, all owners of appealed property, or property changed per the appeal of another, will be sent a notice of their post-appeal valuation. Property owners who are unsatisfied with the results of the informal appeal will have the opportunity to continue the appeal to the Board of Equalization and Review.

It is important not to attempt to make “on the spot” changes to problems that could be systemic in nature. While correcting property specific data concerns may be done immediately, any concern which could have larger application must be noted and reserved for a later, more detailed and expansive review. It is our goal to be careful and consistent in our work so that we “get it right” and treat everyone fairly.

The County considers it equally important that the citizens of the County have confidence in the process and the values. To do this the County is trying to increase transparency and communication with our citizens. Two tools have been added to facilitate this goal. Guilford County is implementing a tool called Comper that allows citizens to quickly find sales of properties near their property that likely influenced the values assigned to their properties. Appellants can use this data to support the appeal of their properties.

In addition to Comper, the County is adding a tool called Appeals Pro to make it easier to file their appeal and to receive communication about the status of the appeal.

#### **EFFECTIVE DATE OF THE REAPPRAISAL**

This reappraisal will be effective as of January 1, 2026. All values, sales data, building ages, depreciation, etc. is to be measured from January 1, 2026.

#### **MAINTAINING THE ASSESSMENTS BETWEEN REVALUATIONS**

Between revaluations, tax department staff will be called upon to assess all new real property development in accordance with the most recent revaluation. This is necessary to maintain equity between properties so that one is not assessed using a different methodology than another. This Schedule of Values will be in force and utilized until the next revaluation. Likewise, those values which have already been established may be used as comparables for any new property assessment.

Diligent care will be made to track all permits issued to determine when changes to real property are occurring (structural, electrical, plumbing, mechanical, insulation, etc). The deed record and recorded plats will also be closely observed to detect changes to real property (such as subdivision and combination of land, among others). In addition, owner reported changes and those changes observed by staff will also be noted. All of these changes will be assessed in accordance with the 2023 Revaluation and Schedule of Values.

Changes made to existing property assessment must be limited to actual physical/legal changes to the property, correction of property data or correction of a misapplication of the schedule.

## **DATA INVENTORY**

The information required to provide accurate assessments of real property in the County is formidable. The CAMA system along with the dataset requires more than 350 gigabytes of storage. While most of this data is considered public record, the data is not of great value in explaining the assessments without some information on the models used and the rates and factors assigned.

### **Property Record Card**

The Property Record Card (PRC) is the primary tool that the County uses to communicate the information to the property owner, their representatives, real estate professionals, and the public. The PRCs are available in paper format and online. The data communicated on the card shows the data that we have identified and that the model uses to produce the estimate of value.

Throughout this document, the County has referenced the need for feedback from property owners to improve the accuracy of our data, our modeling, and our valuation. Though we seek feedback through multiple methods, the appeal is one of the most used communication tools by the public.

The County strongly recommends that property owners review the information on their PRC and contact the tax office to correct any missing or inaccurate data. Missing, incomplete, or inaccurate information is the most common reason for a value to be changed on appeal.

**Residential Property Record Card Img. 1**

PARCEL: 987654320

01/02/2025

PIN: 0123-45-6789

### Reappraisal Property Record Card

Physical Address: 1234 ANY DR

Status: ACTIVE      Corp Limit: High Point      ~~Assd.~~ Acreage: 0.56      Utilities:

Market: 6890B02-WICKLIFF      Special:      Total SFLA: 2.493      Flags:

Area: ~~SCU14~~ 6890B02      District:      Total GLA: 0

Land Class: RESIDENTIAL      Fire District:

Pin History:      Township: 15-HIGH POINT

Deed Book/Pg: 008775/02772      Deed Date: 10/31/2023      Stamps: \$782      Description: 31PB49-77&PT44 PB99-31 1019 SHINTO PL-49-77

Name:	DOE, JOHN	Jan 1, Owner(s)		Sales Details				
		DOE, JOHN		TYPE	PRICE	DATE	SRC	STATUS
Mailing Address:	1234 ANY DR CEDAR POINT NC 27262			PKG	\$391,000	10-31-23	R	Q
				PKG	\$315,000	08-31-20	R	Q
				PKG	\$289,000	05-11-18	R	Q

Historic Deferral:      Total Cost Value of Property: Valued by cost      \$427,900

Use Value:      Total Exempt/Deferred:      \$0

Deferral:

Exempt Value:

Exempt Desc:

**Total Taxable Value: \$427,900**

#### Land Summary

Seq	Zoning	Land Desc	Land Units	Rate	Size Adj Factor	Land Adj	Adjusted Rate	Land Value
1	R-3	0100-Single Family Residential	1.00 UN	\$50,000			\$50,000	\$50,000

Total Assessed Value for Land: \$50,000

#### Improvement Summary

Card #	Seq	Type	Description	Grade/CLTY	Physical Desc	Year Built	% Complete	Assessed Value
1		Res. Bldg.	1019 SHENANDOAH DR	C+10 (110%)	A (14%)	1985	100%	\$363,900
1	1	Misc. Impr.	POOL/CUSTOM QUALITY SWIMMING POOL	OC+30 (130%)	A (88%)	1991	100%	\$14,000

Total Assessed Value for All Listed Improvs: \$377,900

#### Misc Improvements

Seq	Card #	Type	Eff Year	Size	Base Price	Size Adj Factor	Grade	% Comp	Common Int %	Phys. Desc	Econ Desc	Exempt Desc	MA Fact	Assd. Value
1	1	08-POOL/CUSTOM	1991	50x20	\$90.00		OC+30 (130%)	100%		A (88%)			1.00	\$14,000

Total Assessed Value for Misc Improvs: \$14,000



PARCEL: 987654320

01/02/2025

PIN: 0123-45-6789

**Building 1 of 1**

Base Rate Adjustments			
Type	Description	Rate	
BLDG TYPE & USE	SINGLE FAMILY RESIDENTIAL	\$140.00	
AIR CONDITIONING	CENTRAL	\$0.00	
EXTERIOR WALL	ALUMINUM OR VINYL SIDING	\$0.00	
FOUNDATION	CONCRETE	\$0.00	
HEATING	HEAT PUMP	\$0.00	
INTERIOR FINISH	DRYWALL / SHEETROCK	\$0.00	
NUM STORIES	2.00 STORY	1.000000	
SIZE FACTOR		0.94470	
Adjusted Base Rate		\$132.28	
Refinements			
Type	Description	Qty	Value
PLUMBING	FULL	3	
PLUMBING	HALF	1	
PLUMBING	EXTRA FIXTURES	4	
PLUMBING	TOTAL PLUMBING FIXTURES	15	\$1,455.00
FIREPLACE	STANDARD FIREPLACE	2.00	\$200.00
Total Refinements			\$1,655.00
Descriptive			
Type	Description	Qty	
DESIGN & STYLE	TWO STORY		
BEDROOMS		5.000000	

Building Details (Year Built:1985 Effective Year:2012)						
Area Type	Seq ID	SQFT	Adj Base Rate	Grade	% Complete	Adj RCN (Incl. Refinements)
MAIN BODY	BLDG	1,362	\$132.28	C+10 (110%)	100%	\$199,973
WDD01-WOOD-DECK	ADDN: A	288	\$28.00	C+10 (110%)	100%	\$8,870
FSP01-PORCH-SCRN-FIN	ADDN: B	100	\$66.00	C+10 (110%)	100%	\$6,160
WDD01-WOOD-DECK	ADDN: C	48	\$28.00	C+10 (110%)	100%	\$1,478
FGR01-GARAGE-FIN	ADDN: D	576	\$63.00	C+10 (110%)	100%	\$39,817
FUS-UPPER STORY FIN	ADDN: E	1,131	\$132.28	C+10 (110%)	100%	\$164,545
PTO01-PATIO	ADDN: F	288	\$7.00	C+10 (110%)	100%	\$2,218
Total Building SQFT		3,783				
Total Living Area SQFT		2,483				

Built-In Details			
Type	Qty	Rate	Value

Total Adjusted RCN	\$423,161
Total Built-In	
Physical % Bad	14%
Depreciated Value	\$363,918
Functional % Bad	0%
Economic % Bad	0%
Total Other Depreciation (% Bad)	0%
Total Depreciated Value	\$363,918
Migration Adjustment	0%
Market Area Factor	1.00
Total Assessed Value for Building	\$363,900

PARCEL: 987654320

01/02/2025

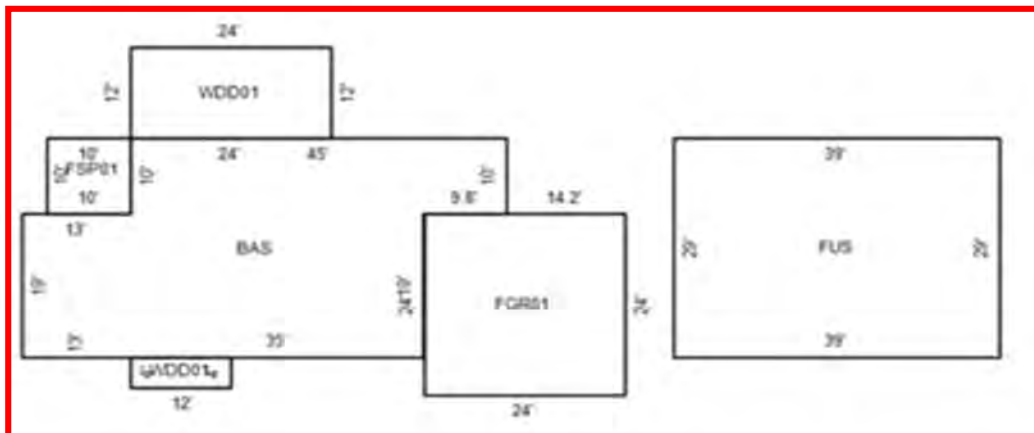
PIN: 0123-45-6789

**Building 1 of 1**

Office Use Only: 179132 : 126242



9



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### Residential Property Record Card Sections Description

1. **Property Information** – This section provides basic parcel and ownership information. It identifies the most recent transfers of the property. These transfers may or may not represent qualified sales.
2. **Value Summaries** – These are summaries for the cost items on the residential cards.
  - a. The land summary identifies the zoning, land descriptions, number of units, automated size factors (if used), individual land adjustments, adjusted rates, and land value.
  - b. The improvement summary provides the calculation information for the primary structures and miscellaneous improvements like, sheds, barns, free standing garages, and swimming pools.
  - c. The miscellaneous improvements grid identifies the improvement number, the type of improvement, the size, the base price, grade, % complete, physical depreciation, economic depreciation, functional depreciation, market area factor, and assessed value.
3. **Base Rate Adjustments** – The residential model begins with a standard base rate for all properties. Positive, neutral, and negative adjustments are then made to the base rate by the characteristics of the property.
4. **Refinements** – This section identifies items like bathrooms, plumbing fixtures and fireplaces that may impact values.
5. **Descriptive** – The items in this grid are not used for calculation purchases but may be used to identify similar properties.
6. **Building Details** – This grid provides the calculated replacement cost from each sketched and un-sketched addition.
7. **Built In Details** – Built ins identify items that may impact the overall value of the property
8. **Total Adjusted RCN** – This grid shows the individual adjustments that are made to the building vales.
9. **Property Image** – Where available, an image of the property is included on the PRC.
10. **Sketch Image** – For most residential properties, the system stores a sketch of the residential structure. Where there are multiple floors with additions are present, some additions may not be sketched and are included in the valuation as non-sketched additions.



## Commercial Property Record Card Img. 2

PARCEL: 123456	01/02/2025	PIN: 1234-56-7890										
<b>Reappraisal Property Record Card</b> <b>Physical Address: 1234 SAMPLE AVE</b>												
Status: ACTIVE Market Area: (7888/NO) Land Class: Industrial Pin History: 7888-97-9239   7888-25-8925	Corp Limit: Greensboro Special District: Fire District: Township: 00-MOREHEAD/GILMER	Acres: 93.09 Total SFLA: 0 Total GLA: 807,600 Utilities: Flags:										
Deed Book/Pg: 008490/01879 Deed Date: 8/5/2021 Stamps: \$0 Description: REEDY FORK LO:1 PL:207-15												
Name: <b>SAMPLE OWNER LLC</b> Mailing Address: 123 ANYWHERE RD BASKING RIDGE NJ 07920	Jan 1, Owner(s) <b>Sample Owner LLC</b>	Sales Details <table border="1"><thead><tr><th>TYPE</th><th>PRICE</th><th>DATE</th><th>SRC</th><th>STATUS</th></tr></thead><tbody><tr><td>LND</td><td>\$3,726,000</td><td>07-29-21</td><td>R</td><td>Q</td></tr></tbody></table>	TYPE	PRICE	DATE	SRC	STATUS	LND	\$3,726,000	07-29-21	R	Q
TYPE	PRICE	DATE	SRC	STATUS								
LND	\$3,726,000	07-29-21	R	Q								
Historic Deferral: Use Value Deferral: Exempt Value: Exempt Desc:	Total Cost Value of Property: Total Income Value of Property: Total Exempt/Deferred:	\$87,722,000 Valued by Income \$59,412,604 00										
<b>Total Taxable Value:</b>		<b>\$59,412,604</b>										

Seq	Zoning	Land Desc	Land Units	Rate	Size Adj Factor	Land Adj	Adjusted Rate	Land Value
1	PUD	4000-Industrial	93.09 AC	\$80,000		SZ(67.00%) LOC(135.00%)	\$72,360	\$6,736,000
Total Assessed Value for Land:								\$6,736,000

Card #	Seq	Type	Description	Grade/OLTY	Physical Desc	Year Built	% Complete	Assessed Value
1		Comm. Bldg	5979 SUMMIT AVE	Average	MSVPO - COMM ONLY (3%)	2022	100.00%	\$55,345,000
1	1	Misc. Improv	09C-PAVING-ASPH6	OC (100%)	A (16%)	2022	100%	\$3,204,000
1	2	Misc. Improv	10A-PAVING-CONS	OC (100%)	A (12%)	2022	100%	\$1,112,500
1	3	Misc. Improv	METAL FENCE-COMMERCIAL	OC (100%)	A (12%)	2022	100%	\$148,900
1	4	Misc. Improv	GUARD HSE/SF	OC (100%)	A (12%)	2022	100%	\$8,000
1	5	Misc. Improv	09B-PAVING-ASPH4	OC (100%)	A (16%)	2022	100%	\$1,166,000
Total Assessed Value for All Listed Improvs:								\$60,839,000

Seq	Card #	Type	Eff Year	Size	Base Price	Size Adj Factor	Grade	% Comp	Common Int %	Pop Desc	Econ Desc	Exempt Desc	MA Fact	Assd Value
1	1	09C-PAVING-ASPH6	2022	561,000	\$6.80		OC (100%)	100%		A (16%)			1.00	\$3,204,400
2	1	10A-PAVING-CONS	2022	147,000	\$6.80		OC (100%)	100%		A (12%)			1.00	\$1,112,500
3	1	06-FENCE-METAL	2022	4,700	\$36.00		OC (100%)	100%		A (12%)			1.00	\$148,900

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Page 1 of 6

EFF DT: 01/02/2025

DISCLAIMER: This information has been collected for inventory of property per NCQS 105-217(a)(2) and is provided as a guide to enable property owners to ascertain the method, rules, and standards of value by which this property has been appraised. This information is compiled from recorded deeds, plans, and other public records/data. Users of this information are hereby notified that the

PARCEL: 123456					01/02/2025		PIN: 1234-56-7890		
4	1	65-GUARD-HSE	2022	8x12	\$100.00	OC (100%)	100%	A (12%)	1.00 \$8,400
5	1	DSB-PAVING- ASPH4	2022	275,000	\$5.05	OC (100%)	100%	A (16%)	1.00 \$1,166,800
Total Assessed Value for Misc Improvs:									\$6,840,800

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PARCEL: 123456

01/02/2025

PIN: 1234-56-7890

## Building 1 of 1

Type	Desc	Qty	Rate	Desc	Qty	Rate	Desc	Qty	Rate	Desc	Qty	Rate
Occupancy	S1-14-584-Mega Warehouse		\$42.72									
Quality	C-Average											
Depreciation	Depreciation	3%										
Heat	3-Default Heating	100%	\$4.07									
Interior Finish	MINIMUM	100%										
Sprinkler	683-Wet Sprinklers	100%	\$2.05									
Exterior Walls	2-Default Wall	100%	\$21.81									
Area	Area	807600 sf										
Local Multiplier	Local Multiplier	1										
Number of Stories	Number of Stories	1.00										
Perimeter	Perimeter	3892										
Story Height	Story Height	40.00										

3

## Building Details (Year Built: 2022 Effective Year: 2022 )

Area Type	Seq ID	Footprint Area	Adj Base Rate	Local Mult	% Complete	Adj RCN (Inc. Refinements)	Physcial % Bad
14-584-Mega Warehouse	S1	807,600	\$70.85		100%	\$57,058,940	3%
Gross Leasable Area: 807,600		Total Adjusted RCN:				\$57,058,940	

4

## Building Description

Occupancy	14-584-Mega Warehouse	Type	Desc 1	Desc 2
Class/Quality	C-Average			
Building Name	LT Apparel Group			
Physcial % Bad	3%			
Remodel Year				
Construction				
Total Stories	1.00 STORY			

5

Depreciated Value:	\$55,345,232
Functional % Bad:	0%
Economical % Bad:	0%
Total Other Depreciation (% Bad):	0%
Total Depreciated Value:	\$55,345,232
Migration Adjustment:	0%
Market Area Factor:	1.00
Total Assessed Value for Building:	\$55,345,200

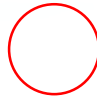
PARCEL: 123456

01/02/2025

PIN: 1234-56-7890

Building 1 of 1

Office Use Only: 239497 : 270742



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PARCEL: 123456	01/02/2025	PIN: 1234-56-7890		
<b>Income Detail</b>				
Income Model Type: Mega Warehouse S1	Income Location: Average	Econ Year Built: 2022		
<b>Potential Gross Income (PGI)</b>				
<b>Unit Description</b>	<b>Measurement</b>	<b>Unit Quantity</b>	<b>Annual Unit Income</b>	<b>Annual PGI</b>
Total Units		0		
Total <del>sqft</del>		807,600		
Total Potential Gross Income				\$4,038,000.00
Total Potential Gross Income Override				
<b>Effective Gross Income (EGI)</b>				
	<b>Percentage of PGI</b>	<b>\$ Amount</b>		
Vacancy & Coll Loss	3.000%	\$121,140.00		
Miscellaneous Income	0.000%	0.00		
Total Effective Gross Income				\$3,916,860.00
<b>NET Expense Value</b>				
<b>EGI</b>		\$3,916,860.00		
<b>- Total Expenses</b>		\$195,843.00		
<b>NET Income</b>		\$3,721,017.00		
<b>% of PGI</b>		92.15%		
<b>% of EGI</b>		95.00%		
<b>Final Value</b>				
<b>Method Used</b>	<b>Rate Used</b>	<b>Total Value from Income</b>	<b>\$69,412,893.80</b>	
Overall Rate	0.062630	Excess Land	+ \$0.00	
		FFE	+ \$0.00	
		Additional Buildings	+ \$0.00	
		Supporting Parcels	+ \$0.00	
		<b>Final Value from Income</b>	<b>\$69,412,894</b>	
		<b>Final Value per SQFT</b>	<b>\$73.67</b>	



PARCEL: 123456

01/02/2025

PIN: 1234-56-7890

Listing Details

Listed by: AGYORI

Date Listed: 4/16/2024

Contacted:

Lister Notes:

DATE	BLOG #	DESCRIPTION
11/25/2024		NICQ closed due to: NICQ moved forward to 2026
9/19/2023		For 2026: <u>Picked</u> up additional asphalt, concrete, fencing and guard shack.
9/12/2023		Per PB 213-55, permanent drainage, maintenance, and utility easements, tree conservation areas, sanitary sewer easements, and access easements by and between Reedy Fork LLC and Reedy Fork II LLC and the City of Greensboro. Also, ROW dedication to the City of Greensboro. ROW AC is 0.07 AC, leaving total remaining acreage at 93.09AC.
9/8/2023		BILL ADJ & REFUND - BER APPEAL
8/30/2023		BER level appeal completed
8/25/2023		NICQ closed due to: Permit complete
7/25/2023		Samantha Inace (Appellant) accepted the county's recommendation on 7/24/23.
7/25/2023		Worked 2023 BER Appeal. Appellant requesting \$55,000,000. Changed quality from Good to Above Average. Inc App - increased cap rate. Land Value - add Location adj and adj size factor.
1/30/2023		INCOME
1/30/2023		NEW BUILDING
1/27/2023		NICQ closed due to: Permit linked with completed structure
1/27/2023		For 1-1-23 = Added new mega warehouse for LT Apparel Group, 100% complete. Moved parcel into MA #789902 as are adjacent parcels. Zoning was wrong, corrected that and adjusted land value to new manufacturing use.
1/20/2023		The following permits were moved from parcel 128019: 00COG202207884, 00COG202201855, 00COG202119578
2/19/2022		THE REAPPRAISAL OF ALL REAL ESTATE TO CURRENT MARKET VALUE
8/31/2021		NEW PARCEL - Year For: 2022
8/31/2021		PARCEL Split for YEAR FOR 2022 effective 7/22/2021 12:00 AM.
		PARENTS:
		84335
		CHILDREN:
		84335
		233816
		233817
		233818
8/5/2021		Ownership <u>change</u> from straight transfer effective 8/5/2021 8:06 AM using SPEC. WARRANTY DEED Book/Page 008400-01879.
		REID 233817 transferred from grantor(s) SL REEDY FORK LLC to grantee(s) REEDY FORK LLC
7/29/2021		Ownership <u>change</u> from straight transfer effective 7/29/2021 5:00 PM using SPEC. WARRANTY DEED Book/Page 008487-02504.
		REID 233817 transferred from grantor(s) REEDY FORK ASSOCIATES LLC to grantee(s) SL REEDY FORK LLC

### Commercial Property Record Card Sections Description

1. **Property Information** – This section provides basic parcel and ownership information. It identifies the most recent transfers of the property. These transfers may or may not represent qualified sales. This section will display the Property Cost, the Income approach if used. The approach that is used is identified by the text “Valued by Cost” or “Valued by Income”
2. **Value Summaries** – These are summaries for the cost items on the residential cards.
  - a. The land summary identifies the zoning, land descriptions, number of units, automated size factors (if used), individual land adjustments, adjusted rates, and land value.
  - b. The improvement summary provides the calculation information for the primary structures and miscellaneous improvements like, sheds, barns, free standing garages, and swimming pools.
  - c. The misc. improvements grid identifies the improvement number, the type of improvement, the size, the base price, grade, % complete, physical depreciation, economic depreciation, functional depreciation, market area factor, and the assessed value.
3. **Base Rate Adjustments** – The commercial model begins with a standard base rate for each building type. Positive, neutral, and negative adjustments are then made to the base rate by the characteristics of the property. Individual adjustments are based on the MSVPO schedules.
4. **Building Details** – This grid provides the calculated replacement cost from each sketched and un-sketched addition. The grid shows the Replacement Cost New adjusted for depreciation.
5. **Building Description** – The items in this grid are specific details that are used by MSVPO to produce specific adjustments.
6. **Property Image** – Where available, an image of the property is included on the PRC.
7. **Sketch Image** – For most residential properties, the system stores a sketch of the residential structure. Where there are multiple floors with additions are present, some additions may not be sketched and are included in the valuation as non-sketched additions.
8. **Income Approach** – The income approach may be completed on any commercial property. If the information is completed on the system, the data will be displayed on this portion of the property Record Card.

## **Land Appraisals**

The purpose of this section is to describe the appraisal principles and techniques used to achieve a uniform market value appraisal of vacant land for residential, commercial, or industrial use. Recent sales of vacant land are identified through transfer documents and the Western Piedmont Multiple Listing Service. These sales are then documented and as possible confirmed. If these sales meet the qualification criteria of the North Carolina Department of Revenue, Ad Valorem Section, they are qualified as arm's length, open-market transactions. The qualified sales are then analyzed for market value information.

## **ANALYSIS**

The highest and best use of a parcel is the reasonable and probable use that supports the highest value as of the date of the appraisal. This use must be physically possible, financially feasible, and legally permissible. Therefore, zoning is a primary determinant whether a property's "highest and best use" and value will be used for residential, commercial, or industrial purposes. In addition, in analyzing recent sales within each appraisal market area, each of the following factors is considered and weighed. Any adjustments required by the following factors are made at the discretion of the appraiser. The appraiser will decide the amount of impact on value due to the various characteristics of each parcel. For example, topography problems or easements may have little or no impact on value if located at the rear of the parcel or in buffer areas.

### **Size**

Size plays a major role in determining the price at which a parcel of land will sell. If the parcel does not have access to County water and sewer, the value of small parcels depends greatly on Health Department regulations pertaining to septic systems and watersheds. Size factors may be applied by use of homesite, excess acreage, commercial and industrial land size adjustment tables. Adjustments may also be applied manually to individual tracts where market information indicates. Positive or negative adjustments are made as appropriate.

### **Location**

Location is a key factor in determining the market value of a parcel. However, the sales of land being analyzed are grouped by appraisal market areas so location factors are minimized. Nevertheless, the market may offer higher prices for property in or near economically active areas including subdivisions, shopping centers, traffic arteries, etc. Conversely, parcels near declining market areas or under the influence of other adverse conditions have lower values than standard parcels. Positive or negative adjustments are made as appropriate.



**Road Frontage**

The market may indicate a relationship between the value of a parcel of land and the amount of usable road frontage. Positive or negative adjustments are made as appropriate.

**Topography**

Topography is the surface configuration of a tract of land. This may include ditches, gullies, steep banks, areas prone to flooding, etc. These items are usually, but not always, due to natural causes. Negative adjustments are made as appropriate.

**Shape**

The shape of a parcel may render it less capable of being utilized as compared to a standard parcel. Negative adjustments are made as appropriate.

**Access**

Direct access to a parcel of land from a public, paved road is considered the standard. Parcels with access only from public gravel or dirt roads will have their values adjusted downward. Tracts that are accessible only by private drive or easement will be given a larger minus adjustment. Parcels inaccessible by road will be given a minus adjustment as applicable. Negative adjustments are made as appropriate.

**Easement**

Easements may be surface, subsurface, or overhead easements. Negative adjustments are made as appropriate.

**Utility**

Utility is a negative adjustment used to compensate for an undeveloped lot within a subdivision. This adjustment compensates for items like final grading, water and sewer connections. Negative adjustments are made as appropriate.

**Non-Perk**

Failure to “perk” or meet the minimum requirements for the installation of a septic system can have a negative impact on the value of rural land if the property does not have access to public sewer. Negative adjustments are made as appropriate.

## **RESIDENTIAL LOT APPRAISALS**

Arm's length sales of vacant lots or tracts are primary sources of market value information, but when few similar or recent sales have been recorded, other techniques are used to arrive at current residential land values such as: abstraction, allocation, capitalization of ground rents, etc.

### **New Subdivisions**

In new subdivisions, sale prices of vacant lots, construction costs, and sales prices of improved lots are not usually available to the appraiser. However, lot values can be determined even in those market areas where vacant land sales are restricted to contractors who are not required to pay market value. Such lots are typically discounted to the contractor who in turn agrees to market the homes they build through the developer's organization. Based on sales of vacant lots and sales of new homes including the lot and improvements in other new subdivisions, it is possible to determine a range of value allocated to land. This percentage of sales price may then be applied to sales prices of new homes in comparable market areas to get an estimate of the vacant lot value.

In addition, if there are not enough recent open-market sales of vacant land in the subject subdivision, the appraiser can estimate lot values by using sales from a similar new subdivision or from earlier dates by adjusting the sales prices to account for the effects of any difference in location or time or both.

### **Established Subdivisions**

In established market areas where sales of vacant lots and of new home sales are rare, the technique called abstraction is often used to determine the value of land. If all the value (replacement cost new, including builder's profit, etc.) of the improvements to land less any depreciation (see preceding section) is subtracted from the sale price of residential properties, the residual value must be the value of the land in the subject market area. To use this technique successfully, the improvements must be valued at the highest and best use of the land and any depreciation must be accounted for.

As in the case of new subdivisions, if there are not enough recent open market sales of vacant land in an established subdivision, the appraiser can estimate lot value by using sales from a similar subdivision or other location, adjusting the sales prices to account for the effects of any differences.

### **Condominium, Townhouse, and Cluster House Developments**

Although a deed for condominium ownership may not convey fee simple ownership of any land, the deed does convey a fractional, undivided ownership of all common area property, both land and improvements, (held in common with other owners in the same development). Similarly, owners of townhouses and cluster homes, who do have fee simple ownership of the land under their house, also own a fractional, undivided ownership of all common area property, both land and improvements (held in common with other owners in the same development). The land valuation of these parcels reflects the site's contribution to the total market value of the parcel. Thus, the land

valuation component is not merely a mathematical formula based on a percentage of the total tract's square footage, or other measure, but is dependent on the market value of each parcel, including market value of all common areas and any premiums for this type of ownership. The land component valuation in this manner is based on the "principle of contribution", which according to the fourteenth edition of The Appraisal of Real Estate holds, "that the value of an individual component of a property is measured in terms of how much it contributes to the value of the property as a whole".

**G.S. 105-277.8. Taxation of property of nonprofit homeowners' association.**

(a) The value of real and personal property owned by a nonprofit homeowners' association shall be included in the appraisals of property owned by members of the association and shall not be assessed against the association if:

- (1) All property owned by the association is held for the use, benefit, and enjoyment of all members of the association equally;
- (2) Each member of the association has an irrevocable right to use and enjoy, on an equal basis, all property owned by the association, subject to any restrictions imposed by the instruments conveying the right or the rules, regulations, or bylaws of the association; and
- (3) Each irrevocable right to use and enjoy all property owned by the association is appurtenant to taxable real property owned by a member of the association.

The assessor may allocate the value of the association's property among the property of the association's members on any fair and reasonable basis.

(b) As used in this section, "nonprofit homeowners' association" means a homeowners' association as defined in 528(c) of the internal Revenue Code. (1979, c. 686, s. 1; 1987, c. 130.)

## **COMMERCIAL LAND APPRAISALS**

Unlike typical residential properties, commercial properties vary widely in size, usage, and other factors. The land is normally valued by square foot or acreage. Zoning is also variable and a major factor in the valuation of commercial land. As commercial property is zoned to serve a specific function, the size and shape of the tract and the road frontage must be evaluated from that standpoint. The availability of utilities and access to transportation arteries are also critical to value.

While recent qualifying sales of similar vacant tracts are primary indications of market value, vacant commercial land may be valued by the capitalization of ground rents technique. Also the income approach to value may be used to determine the value of improved parcels and by determining the replacement cost new of the improvements and any depreciation of those improvements, the land residual technique may be used to value the land.

The value of an isolated commercial parcel located in a rural area of the county is based on the value of comparable properties located in the nearest commercial market area, with appropriate adjustments for location and other parcel attributes.

## **INDUSTRIAL LAND APPRAISALS**

Industrial land is normally priced by the square foot or acreage. The best indications of the value of vacant land zoned for industrial use are recent sales of similar tracts.

### **SUMMARY**

In all cases, the best indications of the value of vacant land are recent open-market, arm's length sales of similar tracts. Other indications of value may be obtained through the use of the land residual, abstraction, allocation, capitalization-of-ground rents techniques; however, these methods require that the improvements be valued in accordance with the highest and best use of the land and any depreciation be accounted for.

## **RURAL ACREAGE APPRAISALS**

The purpose of this section is to describe the appraisal principles and techniques used to achieve a uniform market value appraisal of rural land zoned for single family residences. By far the largest market in rural Guilford County is for tracts of twenty acres or less to be utilized as or developed into residential homesites. Each rural market area's sales are reviewed by the assigned appraiser to develop overall land rates for the market. Highest and best use along with size, topography, location, road access, septic system perking, and flooding are then considered for each parcel. Many of the tracts larger than twenty acres are purchased for residential development or as an investment.

Because of this increasing emphasis on the residential use of rural acreage tracts, it is extremely important that an appraisal technique be used which is accurate and consistent in application. In our opinion, the method described below will provide the best and most consistent indication of the market value of rural land tracts available for residential purposes.

## **THE METHOD**

Throughout the County, rural land sales information has been collected and confirmed where possible. This information was then analyzed to determine geographical areas of similar land prices and the current land price (Base Price per Acre) for an unimproved twenty-acre tract of land. By election, our appraisal system is based upon a theoretical twenty-acre tract of land with no positive or adverse factors. In analyzing recent sales within Market Areas, each of the following factors had to be considered and weighed.

### **Size**

Size plays a major role in determining the per acre price at which a parcel of land will sell. Larger tracts will usually bring a lower price per acre while smaller tracts will usually

command a higher price per acre. The value of small parcels depends greatly on Health Department regulations pertaining to septic systems. This relationship of parcel size to value has been detailed in the Rural Acreage Adjustment Table, located in the Appendix.

**Location**

Location is a key factor in determining the market value of a parcel. As noted above, however, the sales of rural land being analyzed are grouped by value and by market area, both, so location factors are minimized. Nevertheless, the market offers higher prices for property in or near economically active areas including subdivisions, shopping centers, traffic arteries, etc. Conversely, parcels near declining market areas or under the influence of other adverse conditions have lower values than standard parcels. Positive or negative adjustments are made to reflect these location influences.

**Road Frontage**

The market may indicate a relationship between the value of a parcel of land and the amount of usable road frontage. Positive or negative adjustments are made as appropriate.

**Topography**

Topography is the surface configuration of a tract of land. This may include ditches, gullies, steep banks, areas prone to flooding, etc. These items are usually, but not always, due to natural causes. Negative adjustments are made as appropriate.

**Shape**

The shape of a parcel may render it less capable of being utilized as compared to a standard parcel. Negative adjustments are made as appropriate.

**Access**

Direct access to a parcel of land from a paved road is considered the standard. Parcels with access only from public gravel or dirt roads will have their values adjusted downward. Tracts that are accessible only by private drive or easement will be given a larger minus adjustment. Parcels inaccessible by road will be given a minus adjustment as applicable. Negative adjustments are made as appropriate.

**Easement**

Easements may be surface, subsurface, or overhead easements. Negative adjustments are made as appropriate.

**Non-Perk**

Failure to “perk” or meet the minimum requirements for the installation of a septic system can have a negative impact on the value of rural land if the property does not have access to public sewer. Negative adjustments are made as appropriate.

**MARKET ANALYSIS OF RURAL LAND & RECOMMENDED BASE PRICES**

Each rural market area’s sales are reviewed by the assigned appraiser to develop overall land rates for the market. Highest and best use along with size, topography, location, road access, septic system perking, and flooding are then considered for each parcel. The physical characteristics of the land are identified and reviewed through the County GIS system that provides orthophotography, flood maps, road centerlines, and topographical contours.

**HOMESITE**

An acreage tract with a dwelling on it will have the value of a homesite included in the value of the tract. For tracts of one acre or less, the entire tract will be valued as a homesite. For tracts of more than one acre, one acre will be valued as a homesite for each dwelling or residence (including modular and mobile homes) on the tract up to the total acreage of the parcel. The value of a homesite has been established by the market. The value of vacant land has been established by the base price per acre analysis. A further study of utility costs (water and septic system) indicated that an additional \$18,000 was required to account for the cost of the utility system.

## 2025 Land Use-Value Schedule

### Major Land Resource Area 136 (Piedmont)

Taxation on the basis of present-use value is authorized by North Carolina law for eligible land designated by use as agricultural, horticultural, or forestland. Section 105-277.7 of the General Statutes of North Carolina, as amended in 1985, establishes a nine-member Use-Value Advisory Board and directs it to annually submit a recommended use-value manual to the Department of Revenue. The contents of the manual, as well as guidelines for its development, are further specified in Section 105-289(a)(5) of these statutes.

The following schedule is taken directly from the 2026 Use-Value Manual, published in April of 2025. Guilford County has adopted the schedule recommended by the Use-Value Advisory Board.

AGRICULTURAL MLRA 136	
CLASS	Price Per Acre
I	\$950
II	\$645
III	\$420
IV	\$40

HORTICULTURAL MLRA 136	
CLASS	Price Per Acre
I	\$1,370
II	\$890
III	\$615
IV	\$40

FORESTRY MLRA 136	
CLASS	Price Per Acre
I	\$390
II	\$280
III	\$265
IV	\$165
V	\$125
VI	\$40

## SPECIAL LAND TYPE: SECONDARY SITES (AC S and LT S)

**Basic Formulas Used to Calculate Real Estate Elements****LAND:**

Each tax record can have multiple land lines. A portion of land for the record may be priced on each of these lines. Each land line is determined by the way it is identified for pricing purposes. The land rate may be applied from the market area. Various (negative) land condition or (positive) influence factor adjustments for size, shape, location, topography, road frontage, access, or easements may be applied.

***NOTE:** In all examples given, rates and adjustments are hypothetical.*

***NOTE 2:** All values are rounded to the nearest \$100*

- **FORMULA FOR BASIC LAND PRICING:**
- **Vacant Land**

$$\boxed{\text{Unit of land}} \times \boxed{\text{Rate}} \times \boxed{\text{Size Factor}} \times \boxed{\text{Land Adj.1 x LA2 x LA3...}} = \boxed{\text{Land Value}}$$

**EXAMPLE:** 1.00 acre x \$18,500 x 1.5 x 0.85 = \$23,600

**EXCEPTION #1:**

**Multiple Land Lines** - On acreage tracts designated rural, an appropriate size factor is selected from a table. If the total acreage is spread over more than one land line, the acreages must be totaled and a size factor selected based on the total acreage. In these cases, the same size factor is applied to each acreage land line.

$$\boxed{\text{Unit of land}} \times \boxed{\text{Rate}} \times \boxed{\text{Size Factor}} \times \boxed{\text{Land Adj.1 x LA2 x LA3...}} = \boxed{\text{Land Value}}$$

**EXAMPLE:**

Line 1: 3.5 acres x \$18,500 x 1.31040 x (0.85 x 1.5) = \$108,182

Line 2: 2.0 acres x \$18,500 x 1.31040 x (0.85 x 1.5) = \$ 61,818

\$ 170,000



## RESIDENTIAL DWELLING BUILDING CALCULATE:

The dwelling is priced by a base square footage rate applied to the square footage of all areas. Refinements are added to the model as dollar value. Some areas are priced by a percentage of the base square footage rate.

Refinements include bath fixtures, fireplaces, and heating/air conditioning. Refinements are summed and then added to the value of the Main Body of the dwelling before that total is multiplied by the dwelling grade and percentage complete. Each of the other miscellaneous dwelling area values are also multiplied by the grade and percentage complete and totaled with the Main Body (which includes Refinements) to arrive at a total adjusted reconstruction cost new (RCN).

- **FORMULA FOR THE SQFT VALUE OF A FRAME OR MASONRY CONSTRUCTION HOUSE:**
- **Base area:**

$$\left( \left( \text{Heated Living Area SQFT} \times (\text{Base Rate} + \text{Masonry/Frame Factor}) \times \text{\# of Stories Factor} \right) \times \text{Size Factor} \right) + \text{Refinements} \times \text{Grade Factor} \times \% \text{ Complete} = \text{HLA RCN Value}$$

### EXAMPLE 1:

#### Frame

$$((4,101\text{sf} \times (\$144.00 + 0.00) \times 0.906210 \times 0.921) + \$21,170.00) \times 1.40 \text{ (B+15)} \times 100\% = \$719,669$$

**NOTE:** The dwelling size factor comes from tables listed within this Schedule of Values.

### EXAMPLE 2:

#### Masonry

$$((4,101\text{sf} \times (\$144.00 + 10.08) \times 0.906210 \times 0.921) + \$21,170.00) \times 1.40 \text{ (B+15)} \times 100\% = \$767,971$$

**NOTE:** The masonry adjustment factor comes from a residential table listed within this Schedule of Values.

- **FORMULA FOR MISCELLANEOUS AREAS OF THE DWELLING**
- **[Basements, attics, upper story finishes, decks, porches, and other areas not considered to be part of the base (main body) of a dwelling]:**

Additions to the dwelling are calculated and added to the Main Body value (which includes Refinements) after each is multiplied by a grade adjustment and percentage complete. Additions (Addn) such as attached garages, decks, and porches are priced by a percentage of the base square footage rate.

### Additions:

$$\boxed{\text{Area SQFT}} \times \boxed{\text{Res Base Rate}} \times \boxed{\text{Addition \%}} \times \boxed{\text{Grade}} \times \boxed{\% \text{ Complete}} = \boxed{\text{Addn RCN Value}}$$

### EXAMPLE:

$$(\text{Frame Deck}): 209\text{sf} \times \$144.00 \times 25\% \times 1.10 (\text{C}+10) \times 100\% = \$8,276$$

At this point, the flat item values of the Built-Ins (which include items such as alarm systems, electric garage doors, and basement car storage) will be added to the RCN. These values are given in the Dwelling Rate, Percentage, and Unit Values Table.

### Built-Ins:

$$(\boxed{\text{Built-In 1}} \times \boxed{\text{Units 1}}) + (\boxed{\text{Built-In 2 Rate}} \times \boxed{\text{Units 2}}) + (\boxed{\text{Built-In 3 Rate}} \times \boxed{\text{Units 3}}) = \boxed{\text{Blt-In RCN}}$$

### EXAMPLE:

$$\$250 (\text{Garage Doors Electric}) \times 2 = \$500$$

- **FINAL FORMULA FOR RESIDENTIAL DWELLING**
- **Rounded to the nearest \$100**

$$\begin{aligned} & (\boxed{\text{HLA RCN Value}} + \boxed{\text{Addn RCN Value}} + \boxed{\text{Blt-In RCN Value}}) \times \boxed{100\% - \text{Phy Dep \%}} \times \\ & \boxed{100\% - (\text{Functional Dep \%})} \times \boxed{\text{Market Area Factor}} = \boxed{\text{Value}} \end{aligned}$$

### EXAMPLE:

$$(\$356,726 + \$29,857 + \$4,650) \times (100 - 17\%) \times [100\% - (10\% + 20\%)] \times 1.00 = \$227,300$$

## COMMERCIAL COST MODEL BUILDING CALCULATE:

Commercial buildings are priced using cost tables derived from the Marshall & Swift® Valuation Platform Online. The Base Square Foot Cost for given occupancy/construction quality comes from these tables.

A building may represent a monolithic structure made up of one or more sections, or a building may represent a monolithic structure which contains separate sections due to major additions having been constructed in various years after the completion of the original building. Where multiple buildings are identified as part of a monolithic structure, each of those buildings may have a unique depreciation factor and adjustments may be made to account for additional fire walls, individual shared walls or no walls at all.

Buildings may be divided by sections based on their type of use or wall heights. Where multiple buildings are identified as part of a monolithic structure, each of those buildings may have a unique depreciation factor and adjustments may be made to account for additional fire walls, individual shared walls or no walls at all. Multipliers are applied for story height variation, perimeter variation, number of stories variation, and local and current cost. In conjunction with the multipliers, each section may have additional adjustments to account for to account for specific feature variations such as sprinklers, plumbing, electrical, partitions, flooring, etc...

- **FORMULA FOR ONE SECTION OF A COMMERCIAL BUILDING**
- **Building Section**

$$(\text{Base Rate} + \text{Base Rate Adjustments}) \times \text{Base Rate Multipliers} = \text{Adjusted Base Rate}$$

$$\text{Adjusted Base Rate} \times \text{SQFT} = \text{Area Value}$$

$$(\text{Area Value} \times \text{Adjusted Base Rate}) \times \% \text{ Complete} = \text{Adj Replacement Cost New}$$

$$\text{Adj RCN} \times (100\% - \text{Phy Dep } \%) = \text{Depreciated Section Value}$$

After each section is priced all sections are added together and any building additions, flat, or vertical item values are added. Additions, flat, and vertical items include loading docks, decks, canopies, etc.

### EXAMPLE:

$$\$8,004,940 + \$30,000 \text{ (miscellaneous additional items)} = \$8,034,940$$

After the total section + additions value is calculated, functional and economic depreciation factors may be applied. These relate to the condition and functionality of the building and the economic forces in the surrounding area.

$$\boxed{\text{Area (or Unit)}} \times \boxed{\text{Rate x Grade}} \times (\boxed{100\% - \text{Phys Dep \%}}) \times (\boxed{100\%} - (\boxed{\text{Functional Dep \% Value}} + \boxed{\text{Econ Dep \%}})) \times \boxed{\text{Market Factor}} = \boxed{\text{Value}}$$

• **FINAL FORMULA FOR THE COMPLETE BUILDING**

$$\boxed{\text{Depreciated Value}} \times (\boxed{100\%} \times (\boxed{\text{Functional Dep \%}} + \boxed{\text{Econ Dep \%}})) = \text{Total Depreciated Value}$$

$$\boxed{\text{Total Depreciated Value}} \times \boxed{\text{Market Area Factor}} = \boxed{\text{Building Total Assessed Value}}$$

**EXAMPLE:**

$$\$8,034,940 \times [(100\% - (3\% + 3\%))] = \$7,552,844$$

$$\$7,552,844 \times 1.00 = \$7,552,844$$

**MISCELLANEOUS IMPROVEMENTS PRICING:**

These are items separate from the main structure. Many are low-valued. Examples are: Shed, detached garage, fence, etc. These items are selected from a list of types. They may be priced by square footage or a flat rate per unit.

- FORMULA FOR MISCELLANEOUS IMPROVEMENTS**

$$(\text{SQFT} \times \text{Rate} \times \text{Grade}) \times (100\% - \text{Phys Dep \%}) \times (100\% - (\text{Functional Dep \%} + \text{Econ Dep \%})) = \text{Total Depreciated Value}$$

**EXAMPLE:**

$$64\text{sf} \times \$16.53 \times 1.22 \times 0.90 \times 0.92 = \$1,069$$

**NOTE:** The rate tables in the Appendix provide the values to be inserted in the preceding formulas.

## RESIDENTIAL QUALITY OF CONSTRUCTION

The quality grade of materials and workmanship is one of the most significant variables to be considered in estimating the replacement cost of a structure. Two buildings may be built from the same general plan, each offering exactly the same facilities and with the same specific features, but with widely different cost due entirely to the quality of materials and workmanship used in their construction. For instance, the cost of a dwelling constructed of high-quality materials and with the best workmanship throughout can be more than twice that of one built from the same floor plan but with inferior materials and poor workmanship prevailing.

The following schedule has been developed to distinguish between variations in quality. This schedule represents the full range of conventional dwelling construction.

The basic grade represents cost of construction using average quality materials, with average workmanship. The majority of dwellings erected fall within one class above (grade B) and one class below (grade D) the base grade of C. The complete scale of basic grades is shown below:

“AAA”	Superior Quality	300%
“AA”	Exceptional Quality	200%
“A”	Very Good Quality	150%
“B”	Good Quality	125%
“C”	Average Quality	100% (base)
“D”	Fair Quality	75%
“E”	Low Quality	60%

Each basic grade may be fine-tuned with “step” adjustments (indicated by a “+” or a “-”) For example, the “C” grade has the following grade refinements:

C+	105%	Step Up
C	100%	Base Grade
C-	95%	Step Down

The quality grade represents a composite of overall quality. Generally, the quality of materials and workmanship is fairly consistent throughout the construction of a specific building; however, this is not always the case. It may be necessary to weigh the quality of each major component and take into consideration the quality of original construction compared to later additions and renovations to arrive at the proper overall quality grade.

The appraiser must use caution not to confuse quality and condition when establishing grades for older houses in which a deteriorated condition may have a noticeable effect on their appearance. Grades should be established as if the home is in good condition, and any deferred maintenance accounted for with effective age and/or physical depreciation.

RESIDENTIAL QUALITY GRADE ADJUSTMENTS			
	GRADE	FACTOR	DESCRIPTION
AA	AA+	225	
	AA	200	Exceptional Quality
	AA-	175	
A	A+	175	
	A	150	Very Good Quality
	A-	125	
B	B+	140	

	B	125	Good Quality
	B-	115	
C	C+	115	
	C	100	Average Quality
	C-	90	
D	D+	85	
	D	75	Fair Quality
	D-	65	
E	E+	65	
	E	60	Poor Quality
	E-	35	



## Quality Grade "AAA"

## Superior Quality

Range: 230 to 300

"AAA" grade homes are of the finest possible quality. These homes are typically described as mansions. Dwellings with this quality rating are always unique structures that are individually designed by a master architect. Such residences are constructed with careful attention to detail by master craftsmen. Only the best possible materials are used. These homes are generally rare enough to be known on at least a regional basis.

**TYPICAL SPECIFICATIONS**

DESIGN	Highly complex with numerous "cuts," details and/or off-angle sections. Exterior walls will have numerous openings (windows & doors).
FOUND	High crawlspace (brick or reinforced concrete foundation walls, footings with interior piers) or basement.
EX WALL	Any top-quality siding materials may be used. All exterior coverings will be of maximum quality and constructed with much attention to detail by master craftsmen.
ROOF	Any top-quality roofing materials may be used. Roof architecture, design, materials and workmanship will be of the best possible quality.
FLOOR	Any top-quality flooring materials may be used. Installed with careful attention to detail by master craftsmen.
CEILING	Exceptionally high and architecturally complex ceilings are commonly used throughout the house.
KITCHEN	Countertops, cabinets, fixtures and amenities are of maximum quality installed with great attention to detail by master craftsmen.
BATH	Numerous bathrooms of excellent quality.
TRIM	Interior trim borders on art due to its exquisite detail and excellent quality materials. Custom created by master craftsmen.
ELEC	Best possible and often approaching industrial scale capacity.
MECH	Best possible and often approaching industrial scale capacity.
PLMB	Best possible and often approaching industrial scale capacity.
INSL	Excellent.

## ATTACH

Attached areas are vast, detailed and numerous, designed by master architects and constructed by master craftsmen.

## CAR

Varies depending on the age of the home and the interests of its possessor. Some examples may house a fleet of vehicles, while others only a few.

**“AAA” Grade Homes**

## Quality Grade "AA"

## Exceptional Quality

Range: 180 to 220

"AA" grade homes are of the finest quality. These homes are typically described as mansions. All possible quality features are maximized. Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

## TYPICAL SPECIFICATIONS

DESIGN	Complex with multiple "cuts," and off-angle sections. Exterior walls will have numerous openings (windows & doors).
FOUND	High crawlspace (brick or reinforced concrete foundation walls, footings with interior piers) or basement.
EX WALL	Brick, Stone or Hardi Plank standard. Cedar shake, stucco, and frame siding sometimes used (especially in older homes). All exterior coverings will be of high quality and constructed with much attention to detail by experienced craftsmen.
ROOF	Architectural shingles, slate, tile, or cedar shake on good quality sheathing. Well braced rafters. Excellent quality gutters and downspouts.
FLOOR	Best quality hardwood floors are extensively used with sparing use of top-quality carpet and top-quality tile (or heated tile) flooring in the bathrooms.
CEILING	9-foot to 12-foot ceilings (or higher in rare cases) on main level. 9-foot to 10-foot ceilings on upper levels. Trey, vaulted, and cathedral ceilings are extensively used.
KITCHEN	Granite (or marble) countertops (or other superior material). Best quality custom cabinets. Fixtures are of the highest quality.
BATH	Bathrooms typically include double sinks and both shower and garden tubs. Custom multi-head showers and granite counters are common.

TRIM	The interior trim is elaborate and finely detailed. Best quality solid interior doors. Best quality built-in cabinets/shelves. Multiple walk-in closets of good size.
ELEC	Exceptional. Abundant outlets and light fixtures. Extensive use of recessed/suspended/spot/vanity lights. Multiple ceiling fans and chandeliers.
MECH	FHA w/AC with ample capacity and insulated duct-work. Multiple fireplaces.
PLMB	Exceptional. Copper or plastic piping. May have tankless water heaters.
INSL	Exceptional. Windows have energy saving (low-e) features (with the exception of decorative windows, such as stained glass or other non-typical windows).
ATTACH	Extensive terraced or ground-level patios, trex-board or wood decks, and columned porches/gazebos.
CAR	Three or more car garage predominates. Rarely limited to carport. Never without attached car storage.

### **“AA” Grade Homes**







## Quality Grade "A"

## Very Good Quality

Range: 140 to 175

"A" grade homes are typically designed by an architect and custom built by contractors who specialize in good quality construction. More rarely "A" grade homes are found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. "A" grade homes will generally be found in affluent residential neighborhoods or on private lots outside of residential neighborhoods. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality. "A" grade homes far exceed code.

## TYPICAL SPECIFICATIONS

**DESIGN** Complex with multiple "cuts." Off-angle sections are not uncommon.

Exterior walls will have numerous openings (windows & doors).

**FOUND** Crawlspace (brick or reinforced concrete foundation walls, footings with interior piers) or basement. High-crawlspace common.

**EX WALL** Brick or Hardi plank is standard, although cedar shake shingles, stucco, or frame siding may be in use (especially among older homes). Dentils, quoin corners, patterned brick, arched windows and doors are extensively used.

**ROOF** Roof pitch is steep with good overhang and roof design is complex. Roof coverings are of the best quality. Slate, tile asbestos, cedar shake shingles, or heavy asphalt singles on good quality sheathing and well braced rafters. Very good quality gutters and downspouts.

**FLOOR** High quality hardwood floors are extensively used with sparing use of top-quality carpet and good quality tile flooring in the bathrooms.

**CEILING** 9-foot to 10-foot ceilings (or higher in rare cases) on main level. 9-foot ceilings on upper levels. Trey, vaulted and cathedral ceilings are extensively used.

**KITCHEN** Countertops are universally granite, Corian, marble or similar superior material, while cabinetry is of excellent quality. Fixtures are name brand of the highest quality.

**BATH** Bathrooms typically include double sinks and both shower and garden tubs.

In addition, custom multi-head showers are not uncommon.

**TRIM** Interior trim is elaborate with thick crown molding throughout. Best quality hollow or good quality solid interior doors. Good quality built-in cabinets/shelves. Multiple walk-in closets of good size are the norm.

**ELEC** Far exceeds code. Abundant outlets and light fixtures. Extensive use of recessed/suspended/spot/vanity lights. Multiple ceiling fans and chandeliers.

**MECH** FHA w/AC with ample capacity and insulated duct-work. At least one fireplace, although multiple fireplaces are common.

**PLMB** Far exceeds code. Typically, copper or plastic piping. Newer homes may have tankless water heaters.

**INSL** Far exceeds code. Windows typically have energy saving (low-e) features.

**ATTACH** Terraced patios, trex-board decks, and two-story columned porches are common.

**CAR** Two to three-car garage predominates. Occasionally one to four-car garage, or carport. Never without attached car storage.

### **“A” Grade Homes**







## Quality Grade "B"

## Good Quality

Range: 115 to 140

"B" grade homes are typically custom or better built "spec" homes. They generally utilize readily available designer plans (with or without modification), although they are sometimes based on custom plans. "B" grade homes are typically found in good/very good quality residential tract developments or on private lots outside of residential neighborhoods. They include significant interior and exterior trim/finish. Materials and workmanship exceed building codes and the home features many upgrades from "stock" or "builder grade."

## TYPICAL SPECIFICATIONS

DESIGN	More complex and less boxy than "C" grade, may incorporate multiple "cuts" and may use angles other than 90 degrees. Exterior walls will have ample openings (windows & doors).
FOUND	Typically, crawlspace (brick or reinforced concrete foundation walls, concrete footings w/interior piers). Some slab homes are "B" grade.
EX WALL	Brick or Hardi plank siding is common on newer homes, although vinyl, Masonite, wood frame, stucco and other sidings are in use. All exterior walls will be of above average quality and constructed with attention to detail by experienced craftsmen.  Dentils, quoin-corners, patterned brick, arched windows and doors are common.
ROOF	Roof pitch is high with good overhang. Complex roof designs are common. Roof coverings are generally of good quality (architectural shingles, cedar shake, or similar on wood sheathing). Rafters or truss system. Gutters and downspouts are of good quality.
FLOOR	Moderate-to-extensive hardwood floors, good quality carpet, and basic tile flooring in bathrooms.
CEILING	9-foot ceilings on all floors. Trey, vaulted and cathedral ceilings are common and used moderately.
KITCHEN	Countertops are frequently granite or Corian with good quality cabinets. Fixtures are name brand in the middle to upper range.
BATH	Bathrooms typically include double sinks and both shower and garden tub.

TRIM	At least one walk in closet of good size is typical while secondary bedrooms may feature large closets or small walk-ins. Interior trim is more pronounced with wainscoting in the dining area and crown molding in most “public” rooms (but not necessarily bed and bath). Good grade hollow-core doors, some built-ins.
ELEC	Exceeds code. Ample outlets and light fixtures. Moderate use of recessed/suspended/spot/vanity lights. Ceiling fans and chandeliers common.
MECH	FHA w/AC with adequate capacity and insulation duct-work (older home may have radiant, baseboard, or forced hot air w/o AC). One fireplace is standard, but some homes will have multiple fireplaces while others will have no fireplace.
PLMB	Exceeds code. Typically, copper or plastic pipe. New homes may have tankless W/H.
INSL	Exceeds code. Windows frequently have energy saving (low-e) features.
ATTACH	Terraced or ground-level patios, trex-board or wood decks, and columned porches are common.
CAR	Two-car garage predominates. Occasionally one to three-car garage, or carport. Rarely without attached car storage.

### **“B” Grade Homes**





## Quality Grade "C"

## Average Quality

Range: 90 to 115

"C" grade homes typically utilize standard or modified standard building plans (most new "spec" homes are "C" grade). They are often mass produced and marketed to middle income families. Attention to detail on both interior and exterior finish work is adequate. Materials used are typically "stock" or "builder grade" although

some features may be upgraded. "C" grade homes meet or exceed building codes. **TYPICAL SPECIFICATIONS**

DESIGN	Basic and generally more “box-like” than higher grades. Walls will have adequate openings (windows & doors).
FOUND	New homes may be slab or crawlspace (brick or concrete foundation walls, concrete footings w/interior piers). Most older homes are crawlspace.
EX WALL	Vinyl siding predominates, but brick veneer, stucco, Masonite, aluminum, and frame siding are not uncommon. Dents, quoin-corners, patterned brick, arched windows or doors may exist but are not typical.
ROOF	Roof pitches are moderate with adequate overhang and gable roofs predominate. Roof coverings are usually of low-to-mid quality (average quality asphalt shingles on grade plywood sheathing), although some will use architectural shingles. Rafters or truss systems. Galvanized gutters and downspouts are common.
FLOOR	Hardwood floors, if present, are of basic quality and typically only exist on the first floor, while vinyl and carpet floors predominate. Older homes may have "small" tile baths. Better homes may have "large" tile baths.
CEILING	8-foot to 9-foot ceilings on main level. 8-foot ceilings on upper levels. Sparse use of tray vaulted or cathedral ceilings is not uncommon in new homes (but not required). Older homes typically lack tray/vaulted/cathedral ceilings.
KITCHEN	Countertops are basic but may be upgraded (such as solid surface counters) while cabinets are usually "stock". Fixtures are usually "builder grade" but may be upgraded to name brands.



BATH	Double sinks and/or both shower and garden tub may exist in master bathrooms, but other bathrooms typically do not have extra fixtures.
TRIM	Interior trim is basic, sometimes including crown molding or wainscoting. A small to medium sized walk-in closet is not uncommon, but is also not required. Secondary bedrooms have medium-sized closets. Medium grade or stock hollow-core doors. Stock cabinets and hardware, few if any built-ins, and some attention to detail paid to finish work.
ELEC	Location/number of outlets and light fixtures meet or exceed code. May have recessed/suspended/spot/vanity lights. Ceiling fans common.
MECH	FHA w/AC with adequate capacity and insulated duct-work is standard. Older homes may utilize baseboard, radiant, or forced hot air without AC. Fireplaces are common upgrades, but not required.
PLMB	"Stock" or "Builder grade" fixtures. Galvanized, copper or plastic piping.
INSL	Meets or exceeds code. Windows may have energy saving (low-e) features.
ATTACH	Ground-level cement patios, wood decks, and covered porches are common but not required.
CAR	One or two-car garage or carport common (but not required).

### **"C" Grade Homes**







## Quality Grade "D"

## Fair Quality

Range: 65 to 85

"D" grade homes feature low-cost materials and expense saving construction methods. Economy of construction and basic functionality are the main considerations. They have a plain design and typically use readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. They are constructed with inexpensive, stock materials with limited refinements and upgrades. Workmanship, finish work, and materials are below average quality. These dwellings meet minimum building codes.

## TYPICAL SPECIFICATIONS

DESIGN	Rectangular "box" (ranch, cape cod, or colonial style). Walls have adequate openings (windows & doors).
FOUND	Slab foundation is the norm for new homes, while older homes may have crawlspace (frequently low w/brick or concrete foundation walls & concrete footings with interior or perimeter piers)
EX WALL	Vinyl siding is the norm for newer homes, while older homes may be asbestos, composite roll, brick veneer, stucco, wood frame, or concrete block. Dentils, quoin-corners, patterned brick, arched windows or doors are virtually non-existent.
ROOF	Roof pitches are low-to-moderate with little overhang and gable roofs predominate (though some examples of flat roofs may be seen). Roof coverings are of low-to-middle quality (light weight asphalt shingles on exterior plywood). Rafters or pre-fab truss system. May have galvanized gutters and downspouts.
FLOOR	Older homes may feature hardwood floors, but new homes are typically low-to-mid quality carpet and vinyl (some parquet flooring may exist).  Older homes may have low-cost tile in baths.
CEILING	8-foot on main level. 7-foot to 8-foot on upper levels. No tray, vaulted or cathedral ceilings.
KITCHEN	Countertops and cabinets are basic and sometimes inadequate. Fixtures are "builder grade."

BATH	Typically, does not have double sinks or both shower and garden tubs.
TRIM	Interior trim is almost non-existent (base board molding being the only typical example). Low cost hollow-core or flat panel doors. Few cabinets and hardware, little-to-no built-ins, and little attention to detail paid to finish work. Closets are medium-sized and walk-in closets are very rare.
ELEC	Adequate number/location of outlets and light fixtures.
MECH	Adequate. Floor furnace, baseboard, radiant, or forced hot air with minimum capacity and duct-work. May or may not have wood or gas fireplace.
PLMB	Adequate. Low-to-mid cost fixtures. Galvanized or plastic piping.
INSL	Adequate. Conforming to minimum code. Windows are the cheapest available.
ATTACH	Cement patios, wood decks and covered porches are sparse and small, but frequently exist.
CAR	Typically, without attached car storage, but may have a one or two-car garage or carport.

“D” Grade Homes





## Quality Grade "E"

## Poor Quality

Range: 35 to 65

"E" grade is the lowest quality of housing (often from the 1950s and earlier). Some dwellings of this quality may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Older dwellings may feature one or more substandard and non-conforming additions to the original structure. Current code prevents new "E" grade homes from being constructed.

## TYPICAL SPECIFICATIONS

**DESIGN** Basic "box" shape. Walls will have minimum openings (windows & doors).

**FOUND** Slab or crawl (typically low w/concrete block foundation walls w/minimum concrete footings and piers).

**EX WALL** Frame, vinyl, asbestos, composite roll, or concrete block. All walls will be of low-quality materials. Exterior trim lacking.

**ROOF** Pitch is very low or flat with little or no overhang. Roof covering is on the lowest quality (light weight asphalt shingles, roll or metal on exterior grade plywood). Usually rafters or pre-fab truss system.

**FLOOR** Wood sub-floor with low cost covering (vinyl, carpet, etc.) Rarely hardwood. Sometimes dirt floor.

**CEILING** 7-foot to 8-foot on main level. Upper levels typically 7-foot. No trey, vaulted, or cathedral ceilings.

**KITCHEN** Countertops and cabinets are minimal and inadequate. Fixtures are the cheapest available.

**BATH** Low cost tile floors and walls (or vinyl/drywall). Typically, inadequate and cramped.

**TRIM** Little-to-no interior trim. Closets are small (or may be missing). Lowest cost hollow-core or flat panel doors. Few cabinets and hardware, no built-ins.

**ELEC** Minimal (or non-existent). Inadequate number/location of outlets and light fixtures.

**MECH** Minimal (or non-existent). Unit, baseboard, radiant, or forced hot air with minimum capacity and duct-work. Sometimes includes fireplace.

**PLMB** Minimal (or non-existent). Low-cost fixtures. Galvanized, plastic, or black



pipng.

**INSL** Minimal (or non-existent). Windows are of poor quality.

**ATTACH** Cement patios, wood decks and covered porches are minimal if they exist at all.

**CAR** Most "E" grade homes do not have any form of attached car shelter, although carports are not unknown, garages are exceptionally rare.

### “E” Grade Homes





## PHYSICAL ADJUSTMENT

Physical adjustments are made to consider unrepaired damage to the property (in excess of depreciation already granted by the indicated condition on the proper age depreciation table). Most homes will be in relatively good physical condition and have no physical depreciation adjustment (routine wear-and-tear is included in the home's Age Depreciation). Homes that do require adjustment, are adjusted based on a percentage reduced or percent off (not a percent good or percent retained).

PHYSICAL TABLE	
ADJ%	DESCRIPTION
10	<b>Minor Physical Problems.</b> The home has repair needs beyond those common to a home of its effective age. The repairs are estimated to cost roughly 10% of the total structure value.
20	<b>Moderate Physical Problems.</b> The home has repair needs beyond those common to a home of its effective age. The repairs are estimated to cost roughly 20% of the total structure value.
30	<b>Major Physical Problems.</b> The home has repair needs beyond those common to a home of its effective age. The repairs are estimated to cost roughly 30% of the total structure value.
50	<b>Uninhabitable.</b> The home is uninhabitable. The repairs are estimated to cost roughly 50% of the total structure value.
75	<b>Unsound.</b> The home is unsafe. The repairs are estimated to cost roughly 75% of the total structure value. This is curable. For incurable see Condition Code UN.



## FUNCTIONAL ADJUSTMENT

Functional adjustments are made for concerns regarding the home that are not physical in nature.

This can be the lack of a bedroom on the first level, poor layout and/or flow, low-ceiling height (7'), or other similar concern. Likewise, upward functional adjustments ("Cost & Design" adjustments) are made for "green" homes (highly energy efficient), "smart" homes (highly integrated technology), and the like.

FUNCTIONAL TABLE	
ADJ%	DESCRIPTION
10	<b>Minor Functional Problems.</b> Inadequate Insulation, Electrical System insufficient for energy needs, poor flow/floorplan design, unattractive/undesirable appearance, etc.
20	<b>Moderate Functional Problems.</b> Undesirable features and inadequacies reducing the structure's value by 20%
30	<b>Major Functional Problems.</b> Undesirable features and inadequacies reducing the structure's value by 30%.
COST & DESIGN ADJUSTMENT	
ADJ%	DESCRIPTION
130	Superior Functionality. "Smart" house.
120	<b>Exceptional Functionality.</b> Superior "green" (energy efficient) house.
110	<b>Very Good Functionality.</b> Basic "green" (energy efficient) house.

## ECONOMIC ADJUSTMENT

Economic adjustments are made for concerns not based on the property itself, but on the impact of the immediate area. Influence factors which are neighborhood-wide should be addressed using a Market Ratio adjustment (covered later in this chapter). Factors which only affect certain properties within a neighborhood are addressed with economic obsolescence adjustments.

ECONOMIC TABLE	
ADJ%	DESCRIPTION
10	<b>Minor Economic Problems.</b> Negative external factors reduce the value of the structure by 10%.
20	<b>Moderate Economic Problems.</b> Negative external factors reduce the value of the structure by 20%.
30	<b>Major Economic Problems.</b> Negative external factors reduce the value of the structure by 30%.

## PERCENTAGE OF COMPLETION

The vast majority of homes are fully complete. However, those homes that are under construction (or undergoing extensive remodeling) are adjusted based on their percentage of completion.

PERCENT COMPLETE TABLE	
%	DESCRIPTION
100	All work is finished.
90	Trim work complete. Tile floors in place. Carpets may or may not be in place.
80	Painted. Vinyl and hardwood floors in place. Tile floors may be underway. Fixtures installed.
70	"mudded" sheet rock, interior fixtures mostly in place, cabinets mostly in place. Superior siding homes will have siding in place.
60	Sheet rock (or other interior wall covering). Vinyl sided homes should have siding in place by this point. Brick, Hardi plank or other superior siding home may or may not have any siding up.
50	Plumb, Wire and Duct roughed in. May or may not have siding.
40	Exterior Sheathing. No Siding.
30	Roof framed up.
20	Walls framed up.
10	Foundation only.

## **MANUFACTURED HOUSING**

While site-built homes are constructed according to local building codes to ensure proper design and safety, manufactured homes are constructed in accordance with the Federal Manufactured Home Construction and Safety Standards, in effect since June 15, 1976. This building code, administered by the United States Department of Housing and Urban Development (HUD) and known as the HUD Code, regulates manufactured home design and construction, strength and durability, fire resistance, and energy efficiency. In 1994 this building code was revised to enhance energy efficiency and ventilation standards and to improve the wind resistance of manufactured homes in areas prone to winds of hurricane force. Every manufactured home has a red and silver label certifying that it was built and inspected in compliance with the HUD Code. No manufactured home may be shipped from the factory unless it complies with the HUD Code and receives the certification label from an independent, third-party inspection agency.

### **“MANUFACTURED HOMES” VERSUS “MOBILE HOMES”**

The terms “manufactured home” and “mobile home” are often used interchangeably, but there are differences. A “mobile home” was produced prior to June 15, 1976 and does not have to conform to the HUD Code. A “manufactured home” was produced after June 15, 1976 and must conform to the HUD Code. This means that “mobile homes” are generally of lower quality than “manufactured homes.”

## **A BRIEF HISTORY OF MOBILE HOMES AND MANUFACTURED HOUSING**

The term “mobile home” was born in 1956 with the introduction of the first 10’-wide mobile homes. Prior to this time, 8’-wide “house trailers” were the norm and were intended to be highly mobile as they could be pulled behind a car or truck. In contrast the 10’-wide “mobile home” was intended for long-term or permanent placement on a lot.

The 1960’s saw these homes grow to larger sizes (including the new 12’-wide) and feature more amenities. Mobile homes began to expand from being a secondary “vacation” home to a cost effective primary residence.

In 1976 the HUD code went into effect establishing standards of quality in construction and distinguishing “manufactured homes” (post-1976 HUD compliant) from “mobile homes” (pre-1976 non-HUD compliant).

Minor revisions to the HUD code and industry standards occurred in the 1980’s. Manufactured homes began to look more like their “stick-built” cousins featuring vinyl siding and shingle roofs.

In 1994 the HUD code underwent major revision to upgrade wind-resistance and energy efficiency. This had been prompted by the damage done by Hurricane Andrew two years earlier.

## QUALITY AND FUNCTIONAL OBSOLESCENCE GUIDELINES

While changes in building codes and acceptable methods and materials have also occurred for traditional site-built homes during this period, the change among mobile and manufactured homes is much more pronounced. While an average quality site-built home from 1956 may be the equivalent of a C- minus today, an average quality “10’-wide” mobile home from 1956 would be a D- today. Also, any mobile home produced prior to the 1976 HUD code should be reduced for functional obsolescence.

The guidelines below are intended to aid appraisers in properly selecting grade and functional obsolescence adjustments. These are not “hard-and-fast” rules.

		Base Grade	Functional Obsolescence
1995 – Present	“modern”	C	0%
Mid-80’s – 1994	“vinyl/shingle”	C-	0% - 10%
1977 – Mid-80’s	“aluminum”	D+	5% - 15%
Mid-60’s – 1976	“12’-wide+”	D	10% - 25%
1956 – Mid-60’s	“10’-wide”	D-	15% - 40%



1995 – Present      “modern”      Base Grade C      Functional Dep 0%



Mid-80's – 1994      “vinyl/shingle”      Base Grade C-      Functional Dep 0% - 10%



1977 – Mid-80's      “aluminum”      Base Grade D+      Functional Dep 5% - 15%



Mid-60's – 1976      “12'-wide+”      Base Grade D      Functional Dep 10% - 25%



1956 – Mid-60's “10'-wide”      Base Grade D-      Functional Dep 15% - 40%

## MANUFACTURED HOME CLASSIFICATION STANDARDS

Any manufactured home will be considered *real property* and will be valued in accordance with the schedule of values if the owner of the land and the owner of the home placed upon the land are the same, having the towing hitch and axle assembly removed and placed upon a permanent foundation (which may be as simple as concrete block piers).

If the owner of the manufactured home does not own the land it occupies, the home will be considered a *personal property* item. If the moving apparatus (towing hitch and axle assembly) has not been removed or if the home is not on a permanent foundation, the home will be considered a *personal property* item. If the manufactured home is considered a *personal* item, it will be noted within the miscellaneous items section of the property record card.

## MODULAR HOMES

Modular homes are differentiated from other manufactured homes in that they are constructed in multiple pieces (rather than the one- or two-piece construction of singlewides and doublewides) and are intended to be placed once and never moved. There are two basic categories of modular homes: on-frame modular homes and off-frame modular homes.

On-frame modular homes are very similar to doublewide manufactured homes and could easily be mistaken for a doublewide. Common differentiating factors include:

- Identifying tags (often included under kitchen cabinets, in power boxes, in master bedroom closets, in mechanical space, under the home near the crawlspace access, or, in the case of doublewides, on the front of the home)
- Roof pitch (the additional pieces used in modular construction allow for a normal pitch rather than the shallow pitch of doublewide construction)
- Method of transport (modular homes are brought in on truck beds while manufactured homes are towed on their own wheels)

Off-frame modular homes are very similar to site-built homes and could easily be mistaken for onsite construction. They are shipped in more pieces and exhibit a greater degree of variety of construction. The key differentiating factor between on-frame and off-frame modulars is that the metal undercarriage (the “frame” being referred to) is generally removed when an off-frame modular is placed on site while it cannot be removed from an on-frame modular as it is a structural component.

The market tends to treat on-frame modular homes more like doublewides and off-frame modular homes more like site-built homes. Appropriately, each category has its own valuation schedule.

All modular homes are considered to be real property.

## **PANELIZED HOMES**

Panelized housing is an alternative to modular housing in which many smaller pieces of the home are prefabricated rather than a few large segments. Once a less common construction option, many national tract builders now use a form of panelized construction to reduce both the time and expense of building houses. There are many variations of the basic panelized concept, some more similar to on-site construction and some more similar to modular construction. For the most part, the market fails to differentiate between a fully or party panelized house and a site-built house. Appropriately, this schedule assesses party or fully panelized construction in the same manner as site-built construction.

## **TOWNHOMES / CONDOS**

Townhomes and condominiums are not construction styles (although they may be associated with certain styles of construction), but are actually types of ownership interest.

In a townhouse form of ownership, the owner purchases the structure itself and the land immediately under the structure, but does not purchase the surrounding grounds. Instead, the townhome owner purchases an interest (or a share) in a home owners association (HOA) which retains ownership of any land not immediately beneath the town home. The association will charge dues and will provide for the upkeep of the common property (and may provide other amenities).

In a condominium form of ownership, the owner purchases the interior walls and airspace, but not the exterior walls or land under the home. Instead, the condominium owner purchases an interest (or a share) in a home owners association (HOA) which retains ownership of any land and the exterior of the improvement. The association will charge dues and will provide for the upkeep of the common property (and may provide other amenities).

In either event, the interest in the home owner's association not being severable from the ownership interest in the townhome / condominium, it is appropriate to assess the owner of the townhouse / condominium for the value of their interest in the HOA. Both the positive influence of HOA benefits and the negative influence of HOA dues and restrictions are captured in the selling price of the individual units. Thus, matching a townhouse / condominium with its market value will automatically include its share of the common area interest.

In order to accurately capture the market impact of the townhouse/condominium form of ownership, a separate Residential Structure Type has been created for dwellings owned in this fashion.

## **DUPLEX/TRIPLEX**

Duplexes and Triplexes were Traditionally developed and held as income producing properties. In recent years, the rising cost of housing and scarcity of available land in more densely populated areas has seen the rise of duplexes, triplexes, condominiums, and townhomes are now more often used as primary residences and starter homes. The highest and best use for many, especially newer homes, is single family residential.



The cost approach is applied by default and a separate Residential Structure Type has been developed to identify these properties. Taking highest-and-best use into account, we may consider the income of the property, but if the market indicates that the highest and best use of the property is the conversion of the property to the cost or comparable sales approaches for single family dwellings, they will be valued by these approaches. If adequate income information is available to indicate that the highest and best use of an individual property is as an income producing property and there is complete income information available, it would also be appropriate to value such properties using the Income Approach.

## DWELLING CONVERSION

Structures which were once occupied homes but have been converted for the operation of a business and are no longer residential in nature are listed and assessed under the commercial schedule (see chapter 8).

## RESIDENTIAL STRUCTURES ON COMMERCIAL LAND

In transitional areas that were once residential but are now largely commercial, it is common to find residential structures on commercially zoned land. The highest-and-best use of the land as if vacant will certainly be commercial as this is the only legal use. However, the highest-and-best use of the land as improved may or may not be commercial. The existing non-conforming use may, in fact, provide a greater return should the property be sold. The question is: What is the most likely amount that the property will sell for?

If we view the property as commercial, we have to discount the value of the residential structure as this will almost certainly be demolished. Therefore, the value of the property commercially is simply the value of the land under commercial zoning.

If we view the property as residential, we have to discount the commercial assessment of the land. A buyer who is purchasing for the residential use will not give additional consideration for the land under a commercial use.

It would be a mistake to assess the land commercially and the structure residentially at full value. These two uses are incompatible with each other and will provide an inflated property value. However, for the purpose of equalization, it is preferable to acknowledge the zoning change and adjust the value of the land. This means that we must also make an adjustment to the structure in order to accurately assess the property.

The proper approach is to consider the value of the land both as commercial and as residential. Subtract the residential value from the commercial value to find the difference and then subtract that amount from the value of the structure using a functional adjustment (the structure is considered a mis-improvement). The result of this calculation will always provide the highest and-best use value of the property, whether this is residential or commercial, while allowing consistency in land assessments in a neighborhood.

Example: A residential structure valued at \$100,000 sits on a site that would be valued at \$25,000 residentially, but has been rezoned and could now be sold for \$50,000 commercially.

Value as Residential	Value as Commercial	Tax Assessment
100,000	0	75,000
25,000	50,000	50,000
125,000	50,000	125,000

In this example we see that the highest-and-best use as improved is residential with a value of \$125,000, but we wish to acknowledge the commercial zoning of the land to maintain consistency of assessments. We value the land as commercial and subtract the difference ( $50,000 - 25,000 = 25,000$ ) from the residential improvement ( $100,000 - 25,000 = 75,000$ ). A functional adjustment of 25% should be made to the improvement ( $25,000 / 100,000 = 25\%$ ).

Example: A residential structure valued at \$60,000 sits on a site that would be valued at \$20,000 residentially, but has been rezoned and could now be sold for \$100,000 commercially.

Value as Residential	Value as Commercial	Tax Assessment
60,000	0	0
20,000	100,000	100,000
80,000	100,000	100,000

In this example we see that the highest-and-best use as improved is commercial with a value of \$100,000. We find the difference of the land as commercial and the land as residential ( $100,000 - 20,000 = 80,000$ ), and subtract this amount from the value of the residential structure ( $60,000 - 80,000 = -20,000$ ). We do not apply the negative number, but simply remove all value from the improvement with a functional adjustment of 100%.

## UNIQUE RESIDENTIAL PROPERTIES

In any significant population of homes, there will be a certain number of homes that are not easily classified and compared with the majority of homes on the market. These properties have unique features which make it difficult to employ a “one size fits all” valuation schedule. Such homes may include “smart” homes, “green” homes, “tiny/micro” homes, “sod/earthen” homes, “geometric” homes (octagons, pyramids, domes, etc.), “stylized” homes (having the appearance of stone castles, domed palaces, Chinese temples, etc.), and others of unusual design and/or function.

When encountered, the standard schedule will be used as a default, but additional adjustments may be needed and will be applied on a case-by-case basis due to the heterogeneous nature of the appraisal assignment.

## NEIGHBORHOOD REFINEMENTS

The basic schedule outlined in the preceding pages attempts to capture the value of a main improvement independent of the neighborhood in which it is located. However, in the real world, homes are located within neighborhoods and are subject to a variety of positive and negative influences. The quality, style, age, size, level of upkeep, access to nearby amenities, amount of traffic, unique neighborhood features, proximity to negative offsite influences, and even factors such as the presence of an active community organization within the neighborhood will influence buyers and make certain neighborhoods more desirable than others. Also, the level of conformity within a given neighborhood influences the degree to which divergent superior and inferior improvements are penalized or favored by the market.

Homes do not exist “in a vacuum” and it is vital to recognize the influence of the neighborhood upon each of its members. This is accomplished with two types of adjustment: Market Ratio and Central Tendency.

## NEIGHBORHOOD REFINEMENTS – MARKET RATIO

Market Ratio adjustments are made when a neighborhood is more or less desirable than average, positively or negatively influencing the value of all homes within the neighborhood. A home may otherwise be worth \$250,000, but be able to sell for \$280,000 if located in a highly desirable neighborhood. Likewise, a home may ordinarily have a value of \$150,000, but struggle to sell for \$120,000 in a particularly undesirable neighborhood.

The Market Ratio adjustment is made as a percentage and applied to all main improvements within a subject neighborhood. Adjustments lower than 100% will reduce the valuation of the main improvements while adjustments greater than 100% will increase the valuation of the main improvements. Main improvements located in market areas which are of average desirability will not require Market Ratio adjustments.

The effect of the adjustment is calculated by multiplying the percentage by the improvement valuation.

For example: A home valued at \$250,000 for the house and \$40,000 for the land is located in a neighborhood deemed to be 120% as desirable as average.

\$250,000	Starting Value of the House
x 120%	Market Ratio
\$300,000	Adjusted Value of the House
+\$40,000	Value of the Lot
\$340,000	Total Property Value

## **NEIGHBORHOOD REFINEMENTS – DETERMINING THE ADJUSTMENT**

The proper Market Ratio Adjustment is determined by comparing the base model to actual neighborhood sales performance. When the appraiser is confident that the model has been properly applied and land values properly assessed, yet there is still a difference between the level of assessment and the market level, an adjustment is called for. This adjustment is applied equally to all improvements within a neighborhood.

A unique condition of the 2023 revaluation as compared to the 2017 revaluation is that Market Ratio adjustments are a core part of the valuation process. Due to the rapid change in market value and uncertainty about the future, it was decided to develop an approximate value and work on being as consistent and balanced as possible, providing low coefficients of dispersion and price related differentials. Specific market level would not be a major concern as it could not be predicted early in the process. Instead, Market Ratios would be used to make adjustments to the model during the final review of each neighborhood. Thus, while most neighborhoods did not have a market adjustment during the 2017 revaluation, most neighborhoods do have a market adjustment for 2023.

## **SPECIAL ADJUSTMENTS – TOWNHOUSES & MULTI-UNITS**

A common problem occurs in the assessment of townhouses/rowhouses and multiple unit construction (“condo buildings”). In certain markets, there is no adjustment needed for interior townhouse units, in other markets only two-story interior units require adjustment, while in yet other markets all interior units require adjustment.

Likewise, in certain markets there is no adjustment for second and third level units in a multi-unit (“condo”) building. In other markets there is a graduated adjustment such that the second-level units must be reduced and the third-level units reduced even further. In still other markets, both second and third level units receive the same reduction. (NOTE: Reduction is generally not needed when an elevator is provided, but only in “walk-up” buildings).

Setting a rule regarding the adjustment of interior units or upper-level units would result in some properties being accurately assessed while others may be over or under assessed. The appraiser must carefully review the neighborhood and determine the type and amount of adjustment (if any) and the situations in which an adjustment would apply. This need not be consistent between neighborhoods as each neighborhood may represent a separate market, but they must be consistent within a single neighborhood and should be recorded within the neighborhood’s notes section.

Note: Special financing and included personal property are common in this type of property and must be factored out when determining market value.

## APPENDICES AND TABLES

The following pages include appendices, tables and supporting documentation for the Schedule of Values.

**Table 1: Market Area Tables**

MARKET AREAS AS OF AUGUST 19, 2026				
Market Areas change as properties are split, consolidated, rezoned and developed.				
Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
6799B01	6799B01-FAIRMONT PARK	RES SFR SUBDIV 2 PH	137	1
6799B02	6799B02-BURTON RUN	RES SFR SUBDIV 1	198	1
6799B05	6799B05-SOUTH RD NORTH	RES SFR 3 NH	248	1
6799B06	6799B06-VAN BUREN	RES IN TRANSITION	136	1
6799B07	6799B07-ROYAL OAK	RES SFR 3 NH	287	1
6799B08	6799B08-VILLAS @ PINE CREEK CONDOS	RES - TOWNHOUSE	21	1
6799B10	6799B10-PROSPECT	RES SFR 3 NH	72	1
6799B11	6799B11-BEDDINGTON ST	RES SFR 3 NH	34	1
6799IN0		IND GENERAL	1711	1
6799MF0	APARTMENT/TRIPLEX MARKET	COMM - APARTMENT	20	1
6890A09	6890A09-EMERYWOOD FOREST MA CONDO	RES - TOWNHOUSE	21	1
6890B01	6890B01-COVENTRY	RES SFR SUBDIV 2 PH	119	1
6890B02	6890B02-WICKLIFF SOUTH	RES SFR SUBDIV 2 PH	142	1
6890B03	6890B03-WICKLIFF NORTH	RES SFR SUBDIV 2 PH	196	1
6890B04	6890B04-EMERYWOOD FOREST	RES SFR 3 NH	100	1
6890B05	6890B05-EMERYWOOD FOREST 2	RES SFR 3 NH	246	1
6890B06	6890B06-COUNTRY CLUB NW	RES SFR 3 NH	134	1
6890B07	6890B07-COUNTRY CLUB NE	RES SFR 3 NH	132	1
6890B08	6890B08-COUNTRY CLUB-ROCKFORD	RES SFR 3 NH	30	1
6890B10	6890B10-BRANTLEY CIRCLE	RES SFR 3 NH	179	1
6890B11	6890B11-W. PARKWAY	RES SFR 3 NH	162	1
6890B12	6890B12-RAY-FERNDAL	RES SFR 3 NH	219	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
6890B13	6890B13-CREEKSIDE	RES SFR SUBDIV 2 PH	110	1
6890B14	6890B14-WILLIAMBURG TER	RES SFR SUBDIV 1	41	1
6890B15	6890B15-BRADSHAW PARK	RES SFR SUBDIV 1	278	1
6890B16	6890B16-ALLRED PLACE	RES - MULTI-FAMILY	198	1
6890B17	6890B17-EDGEWORTH ST	RES - MIXED USES	41	1
6890B18	6890B18-VILLAS @ C. CLUB EST CONDOS	RES - TOWNHOUSE	32	1
6890B19	6890B19-CHESTNUT HILLS CONDOS	RES - TOWNHOUSE	32	1
6890B20	6890B20-CHESTNUT GLEN PTO HOMES	RES SFR SUBDIV 1	26	1
6890B21	6890B21-CHESTNUT OAKS TOWNHOMES	RES - TOWNHOUSE	52	1
6890B22	6890B22-WILLIAMSBURG WEST TOWNHOMES	RES - TOWNHOUSE	32	1
6890B24	6890B24-WICKLIFF CONDOS	RES - CONDOMINIUM	17	1
6890B25	6890B25-ROBIN HOOD MANOR CONDOS	RES - CONDOMINIUM	58	1
6890B26	6890B26-SOUTH HAMPTON AT EMERYWOOD	RES - TOWNHOUSE	14	1
6890B27	6890B27-COUNTRY CLUB ESTATES	RES SFR SUBDIV 2 PH	34	1
6890B28	6890B28-HP CC GOLF COURSE RES	RES SFR 3 NH	26	1
6890B29	6890B29-ARBORDALE	RES SFR SUBDIV 1	52	1
6890B30	6890B30-WELLINGTON	RES SFR 3 NH	24	1
6890B31	6890B31-ARBORDALE/FERNDALE	RES SFR SUBDIV 2 PH	43	1
6890B32	6890B32-ACREAGE TRACTS(HP)	RES - RURAL	12	1
6890B33	6890B33-WESTWOOD/CHESTNUT	RES SFR 3 NH	186	1
6890C04	6890C04-WESTCHESTER MALL AREA	COMM GENERAL	1	1
6890CG0		COMM GENERAL	475	1
6890OF0		COMM GENERAL	30	1
6891A01	6891A01-EXECUTIVE PARK CONDOS	RES - CONDOMINIUM	27	1
6891A06	6891A06-HP PARKWOOD ACREAGE TRACTS	RES - MIXED USES	15	1
6891A07	6891A07-E HARTLEY @ N. MAIN ST	RES SFR SUBDIV 2 PH	250	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
6891A10	6891A10-CHANDLER PLACE	RES - CONDOMINIUM	109	1
6891A11	6891A11-AVALON	RES SFR SUBDIV 2 PH	160	1
6891A12	6891A12-CHEROKEE HILLS TOWNHOMES	RES - TOWNHOUSE	60	1
6891A13	6891A13-HARTLEY SQUARE CONDOS	RES - CONDOMINIUM	61	1
6891A14	6891A14-GILWOOD NORTH CONDOS	RES - CONDOMINIUM	105	1
6891A15	6891A15-NORTHPOINT ESTATES TOWNHO	RES - TOWNHOUSE	41	1
6891A16	GILWOOD NORTH CONDOS	RES - CONDOMINIUM	52	1
6891B01	6891B01-NORTH BRIDGE TOWNHOMES	RES - TOWNHOUSE	64	1
6891B02	6891B02-HEATHCLIFF	RES SFR SUBDIV 2 PH	116	1
6891B03	6891B03-HILLCREST E	RES SFR SUBDIV 2 PH	29	1
6891B04	6891B04-SHERBROOK DR	RES SFR SUBDIV 2 PH	253	1
6891B05	6891B05-ELMHURST AVE	RES SFR SUBDIV 2 PH	117	1
6891B06	6891B06-CHEROKEE HILLS	RES SFR SUBDIV 2 PH	59	1
6891B07	6891B07-FLICKER LANE	RES - TOWNHOUSE	34	1
6891B08	6891B08-HEDGECOCK PARK	RES SFR SUBDIV 2 PH	122	1
6891B09	6891B09-WESTOVER GARDENS	RES SFR SUBDIV 2 PH	176	1
6891B10	6891B10-MOFFITT PLACE	RES SFR SUBDIV 2 PH	272	1
6891B11	6891B11-NORTHVIEW HEIGHTS	RES SFR SUBDIV 2 PH	81	1
6891B12	6891B12-GREENBRIER AT OAKVIEW	RES SFR SUBDIV 1	82	1
6891B13	6891B13-PRESCOTT PLACE	RES SFR SUBDIV 1	24	1
6891B14	6891B14-HILLCREST MANOR CONDOS	RES - CONDOMINIUM	77	1
6891B15	6891B15-W. LEXINGTON-EMERYWOOD	RES SFR SUBDIV 2 PH	79	1
6891B16	6891B16-WHITEHALL-BRISTOL	RES SFR SUBDIV 1	24	1
6891B17	6891B17-WESTCHESTER @GREENWOOD	RES SFR 3 NH	30	1
6891B18	6891B18-WENDOVER-LEXINGTON	RES SFR SUBDIV 2 PH	61	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
6891B19	6891B19-EMERYWOOD ESTATES SECTION "C"	RES SFR 3 NH	12	1
6891B20	6891B20-HOMESTEAD ESTATES	RES SFR SUBDIV 1	16	1
6891B21	6891B21-OXFORD HOUSE CONDOS	RES - CONDOMINIUM	27	1
6891CG0		COMM GENERAL	400	1
6892A01	6892A01-ROLLING ROAD	RES SFR SUBDIV 1	255	1
6892A03	6892A03-OAKVIEW ESTATES	RES SFR SUBDIV 2 PH	505	1
6892A05	6892A05-HAMPTON PARK	RES SFR SUBDIV 2 PH	164	1
6892A06	6892A06-DEERFIELD TOWNHOUSES	RES - TOWNHOUSE	36	1
6892A07	6892A07-DEERFIELD	RES SFR SUBDIV 2 PH	93	1
6892A08	6892A08-BRIARWOOD ESTATES	RES SFR SUBDIV 2 PH	21	1
6892A09	6892A09-CREEKWOOD PLANTATION	RES SFR SUBDIV 2 PH	21	1
6892A10	6892A10-REECELAND	RES SFR SUBDIV 2 PH	52	1
6892A11	6892A11-VIKING VILLAGE	RES SFR SUBDIV 2 PH	28	1
6892A12	6892A12-BRIDLEWOOD	RES SFR SUBDIV 2 PH	101	1
6892A13	6892A13-OLD MILL TOWNHOMES	RES - TOWNHOUSE	74	1
6892A14	6892A14-VILLAGE NORTH TOWNHOMES	RES - TOWNHOUSE	42	1
6892A15	6892A15-OLDE EDEN	RES SFR SUBDIV 2 PH	75	1
6892A16	6892A16-THE VINEYARD TOWNHOMES	RES - TOWNHOUSE	54	1
6892A17	6892A17-HUNTINGTON PARK	RES SFR SUBDIV 2 PH	45	1
6892A18	STONEMILL VILLAGE	RES - TOWNHOUSE	51	1
6892B01	6892B01-PAYNE/MOTSINGER HEIGHTS	RES SFR SUBDIV 1	53	1
6892B02	6892B02-DAVELER DOWNS	RES SFR SUBDIV 1	64	1
6892B03	6892B03-JAMES COURT	RES SFR SUBDIV 1	35	1
6892B04	6892B04-ASBILL/HEDGECK	RES SFR SUBDIV 1	79	1
6892B05	6892B05-PINE CIRCLE	RES SFR SUBDIV 2 PH	84	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
6892B06	6892B06-OLD WINSTON/SHADY BROOK	RES SFR SUBDIV 2 PH	94	1
6892B07	6892B07-WEST OLD MILL RD	RES IN TRANSITION	11	1
6892B08		RES SFR SUBDIV 1	34	1
6892B09	THE LANDING AT SYCAMORE POINT - MIX OF TWIN HOMES AND PATIO HOMES	RES - TOWNHOUSE	46	1
6892CG0		COMM GENERAL	58	1
6893A01	6893A01-N SKEET CLUB-JOHNSON ST W	RES - RURAL	27	1
6893A03	6893A03-ORCHARD KNOB TOWNHOMES	RES - TOWNHOUSE	67	1
6893A04	6893A04-ST ANDREWS TOWNHOMES	RES - TOWNHOUSE	84	1
6893A05	6893A05-HUTTONS LAKE	RES SFR SUBDIV 1	59	1
6893A06	6893A06-CAMDEN PARK	RES SFR SUBDIV 2 PH	29	1
6893A07	6893A07-INDIAN MEADOWS	RES SFR SUBDIV 2 PH	18	1
6893A08	6893A08-ST JOHNS	RES SFR SUBDIV 2 PH	29	1
6893A09	6893A09-MEADOW VALLEY	RES SFR SUBDIV 2 PH	147	1
6893A10	6893A10-LALIQUE	RES SFR SUBDIV 1	31	1
6893A11	6893A11-SKEET CLUB RIDGE	RES SFR SUBDIV 2 PH	143	1
6893A12	6893A12-MEADOW CREEK WEST	RES SFR SUBDIV 1	67	1
6893A13	6893A13-MEADOW CREEK	RES SFR SUBDIV 1	203	1
6893A14	6893A14-NORTH OF HAMPTON PARK	RES SFR SUBDIV 2 PH	58	1
6893A15	6893A15-DILWORTH	RES SFR SUBDIV 2 PH	44	1
6893A16	6893A16-JOHNSON PLACE	RES SFR SUBDIV 1	29	1
6893A17	6893A17-BLAIRWOOD SEC 1	RES SFR SUBDIV 2 PH	76	1
6893B01	6893B01-CEDAR SPRINGS	RES SFR SUBDIV 2 PH	42	1
6893B02	6893B02-MARIONDALE	RES SFR SUBDIV 2 PH	16	1
6893B03	6893B03-WEST SKEET CLUB	RES SFR 3 NH	81	1
6893B04	6893B04-WEST SQUIRE DAVIS RD	RES - RURAL	48	1
6893R01	6893R01-EAST SKEET CLUB RURAL	RES - RURAL	44	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
6894A02	6894A02-LEGACY @ SANDY RIDGE	RES SFR SUBDIV 1	108	1
6894B01	6894B01-WOODCLIFF	RES SFR SUBDIV 2 PH	21	1
6894B02	6894B02-CARRIAGE HOUSE ESTATES	RES SFR SUBDIV 1	8	1
6894B03	6894B03-HARTSTONE	RES SFR SUBDIV 2 PH	8	1
6894B04	6894B04-THETFORD CT	RES SFR SUBDIV 2 PH	10	1.05
6894B05	6894B05-WESTBOURNE GROVE	RES SFR SUBDIV 2 PH	7	1
6894L01	6894L01-SANDY RIDGE 2 ACRES	RES - RURAL	36	1
6894R01	6894R01-BUNKER HILL @ SQUIRE DAVIS	RES SFR 3 NH	46	1
6895B01	6895B01-HAWKINS PLACE	RES SFR SUBDIV 2 PH	10	1
6895B02	6895B02-ROYCLIFT	RES SFR SUBDIV 2 PH	14	1
6895B03	6895B03-BOYLSTON RD RURAL SUBDIVISION	RURAL TYPE SUBDIV	31	1
6895B04	6895B04-MAVERICK RD	RES SFR SUBDIV 2 PH	20	1
6895B05	6895B05-NORTHBOROUGH	RES SFR SUBDIV 1	211	1
6895IN0		IND GENERAL	989	1
6895L03	6895L03-LANCE LN/MACY GROVE	RES SFR 3 NH	15	1
6895R01	6895R01-DEEP RIVER-SANDY RIDGE RURAL	RES - RURAL	192	1
6896A01	6896A01-RIDGECREST	RES SFR SUBDIV 2 PH	68	1
6896B01	6896B01-BAKERSFIELD	RES SFR SUBDIV 2 PH	70	1
6896B02	6896B02-KENTLAND RIDGE	RES SFR SUBDIV 1	23	1
6896B03	6896B03-CROWSDALE	RES SFR SUBDIV 2 PH	11	1
6896B04	6896B04-GRAY ACRES	RES SFR SUBDIV 2 PH	42	1
6896B05	6896B05-EL TORO VILLA	RES SFR SUBDIV 1	19	1
6896B06	6896B06-PAYNE-HASTINGS-IRA DR	RES SFR SUBDIV 2 PH	16	1
6896L01	6896L01-6896 RURAL -10	RES - RURAL	72	1
6896R01	6896R01-6896 RURAL 10+	RES - RURAL	82	1
6897A01	6897A01-EDEN TERRACE	RES SFR SUBDIV 2 PH	34	1
6897A02	6897A02-NORTH GROVE	RES SFR SUBDIV 2 PH	22	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
6897A03	6897A03-WEST RIDGE EST	RES SFR SUBDIV 2 PH	44	1.1
6897A04	6897A04-HARVEST RIDGE	RES SFR SUBDIV 2 PH	53	1
6897A05	6897A05-PEPPER RIDGE/HUNTERS MARK	RES SFR SUBDIV 2 PH	109	1
6897A06	6897A06-GREENBRIAR ESTATES	RES SFR SUBDIV 2 PH	48	1.2
6897A07	6897A07-WEST OAK RIDGE-HWY 150 AREA	RES - RURAL	107	1.2
6897A09	6897A09-OAKHURST DOWNS	RES SFR SUBDIV 2 PH	15	1
6897B01	6897B01-PHASE I RIDGECREST-HOLLOW HILL RD	RES SFR SUBDIV 1	7	1
6897B02	6897B02-CID SUBD-COUNTY LINE RD	RURAL TYPE SUBDIV	3	1
6897B03	6897B03-SADDLEBROOK RD./ DAPPLE GREY	RES SFR 3 NH	19	1
6897B04	6897B04-RESERVE AT OAK RIDGE	RES SFR SUBDIV 2 PH	17	1
6897B05	6897B05-LABELLA	RES SFR SUBDIV 1	19	1
6897B06	6897B06 - THE FARM AT OAK RIDE	RES SFR SUBDIV 2 PH	21	1
6898A01	6898A01-CRAVENWOOD	RES SFR SUBDIV 2 PH	46	1
6898A02	6898A02-SMOKE RIDGE	RES SFR SUBDIV 2 PH	61	1
6898A03	6898A03-RYMACK SUBDIVISION	RES SFR SUBDIV 2 PH	6	1
6898A04	6898A04-WOODSIDE	RES SFR SUBDIV 2 PH	155	1
6898A05	6898A05-WEST OAK RIDGE-LARGE ACREAGE	RES - RURAL	92	1
6898A07	6898A07-PEPPER RIDGE	RES SFR SUBDIV 2 PH	11	1.2
6898B01	6898B01-RIVER GATE SUBDIVISION	RES SFR SUBDIV 2 PH	15	1
6898B02	6898B02-RIVERSIDE @ OAK RIDGE	RES SFR SUBDIV 2 PH	94	1
6899A01	6899A01-BENTRIDGE FOREST	RES SFR SUBDIV 2 PH	18	1
6899A02	6899A02-HIDDEN VIEW	RES SFR SUBDIV 2 PH	42	1
6990B01	6990B01-SHEDAN-STOKESDALE NEAR FORSYTH CO. LINE	RES SFR SUBDIV 2 PH	17	1
6991A01	6991A01-MT. CARMEL AREA/BELEWS CREEK LARGE ACREAGE	RES - RURAL	185	1
6991A02	BELEWS RIDGE	RES	68	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
6991A03	6991A03-RES SUBDIVISION	RES SFR SUBDIV 2 PH	16	1
6991B01	6991B01-UNIT PRICED HOMESITES--FULP RD,& MT. CARMEL RD AREA	RES - RURAL	56	1
6991B02	6991B02-2 ACRES TO 13 ACRE TRACTS	RES - RURAL	31	1.05
7575CG0		COMM GENERAL	22	1
7709B06	7709B06-COPELAND AV	RES SFR 3 NH	29	1
7709B07	7709B07-BRENTWOOD ST.	RES SFR SUBDIV 2 PH	57	1
7709B08	7709B08-VAIL AVE	RES SFR 3 NH	165	1
7709B09	7709B09-WEST KEARNS @ S ELM	RES - MIXED USES	247	1
7709B10	7709B10-MILL STREET	RES SFR SUBDIV 2 PH	183	1
7709B11	7709B11-KENDALL @ SMAIN RES & APT MIX	RES - MIXED USES	61	1
7709B12	7709B12-FRALEY & DANE SFR/APT MIX	RES - MIXED USES	50	1
7709B13	7709B13-VAIL @ CASSELL	RES SFR SUBDIV 2 PH	43	1
7709B14	7709B14-VAIL @ HILLTOP	RES SFR 3 NH	216	1
7709B17	7709B17-TYSON ST RM-8	RES - MULTI- FAMILY	27	1
7709B18	7709B18-JAY PLACE	RES SFR 3 NH	148	1
7709B19	7709B19-PARKWOOD RENTAL HOMES	RES SFR SUBDIV 1	2	1
7709B23	7709B23-GOLFCREST 6	RES SFR SUBDIV 2 PH	266	1
7709CG0		COMM GENERAL	291	1
7719A02	7719A02-BELMONT CONDOS	RES - CONDOMINIUM	22	1
7719A03	7719A03-PECAN DR SUBDIVISION	RES SFR SUBDIV 2 PH	45	1
7719A04	7719A04-ETHEL MARIE SUBDV	RES SFR SUBDIV 2 PH	32	1
7719A06	7719A06-FOREST SHADE SUBDV	RES SFR 3 NH	24	1
7719A07	7719A07-BAKER RD RES	RES IN TRANSITION	28	1
7719B02	7719B02-SPRING BROOK 2	RES SFR SUBDIV 1	126	1
7719B04	7719B04-WADSWORTH CT	RES SFR 3 NH	90	1
7719B05	7719B05-SPRINGFIELD SUBDIVISION	RES SFR SUBDIV 2 PH	34	1.1
7719B06	7719B06-ALLEN JAY RD NORTHEAST	RES SFR SUBDIV 2 PH	196	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7719B07	7719B07-BELMONT @ E FAIRFIELD	RES - MIXED USES	171	1
7719B10	7719B10-PEGRAM @ N HALL	RES - MIXED USES	48	1
7719B11	7719B11-ABBIE @ BAKER SUB	RES SFR SUBDIV 2 PH	36	1
7719B12	7719B12-SOUTHPARK SUBDIVISION	RES SFR SUBDIV 1	102	1.1
7719B13	7719B13-BRIGHTON VILLAGE	RES SFR SUBDIV 1	27	1
7719B14	7719B14-LONGVIEW SUBDIVISION	RES SFR SUBDIV 2 PH	48	1
7719B15	7719B15-BROOKDALE OFF LIBERTY RD	RES - MIXED USES	65	1
7719B16	7719B16-FAIRFIELD TO @ LIBERTY RD MIX	RES SFR 3 NH	168	1
7719B17	7719B17-E FAIRFIELD @ BAKER MIX	RES - MIXED USES	143	1
7719B18	7719B18-GRAYLYN DR SUBDV	RES SFR SUBDIV 2 PH	49	1
7719B20	7719B20-EAST GATE VILLAGE CONDOS	RES - CONDOMINIUM	97	1
7719B21	7719B21-RES & ACREAGE OFF BAKER RD MIX	RURAL TYPE SUBDIV	59	1
7719B22	7719B22-*GAINES @ BAKER RD MIX	RES - MIXED USES	87	1.15
7719B23	7719B23-BAKER & SPRINGFIELD AC TRACTS	RURAL TYPE SUBDIV	12	1
7719B24	7719B24-BELMONT TOWNHOMES	RES - TOWNHOUSE	11	1
7719B25	7719B25-JACKSON LAKE @ FAIRFIELD	RES - MIXED USES	77	1
7719B32	7719B32-LIBERTY @ FAIRFIELD	RES SFR 3 NH	76	1
7719B33	7719B33-SCOTTSWOOD TERRACE TOWNHOMES	RES - TOWNHOUSE	15	1
7719B34	7719B34-GLENMORE @ BRENTWOOD RES MIX	RES - MIXED USES	12	1
7719B35	7719B35-WALTON RES OFF SPRINGFIELD	RES SFR SUBDIV 2 PH	16	1
7719CG0		COMM GENERAL	93	1
7719IN0		IND GENERAL	148	1
7719MF0	HP/ARCHDALE MULTI-FAM	COMM - APARTMENT	3	1
7728A01	7728A01-CANTERBURY FOREST	RES SFR SUBDIV 2 PH	33	1
7729B01	7729B01-FAIRFIELD ESTATES	RES SFR SUBDIV 2 PH	98	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7729B02	7729B02-WINDHAVEN ACRES	RES SFR SUBDIV 2 PH	28	1
7729B03	7729B03-ALLEN JAY ESTATES	RES SFR SUBDIV 2 PH	31	1
7729B04	7729B04-APPLETREE COURT	RES SFR SUBDIV 2 PH	22	1
7729B05	7729B05-KERSEY VALLEY TO 85	RES IN TRANSITION	76	1
7729B07	7729B07-BLUEWOOD CT	RES SFR SUBDIV 2 PH	10	1
7729C01	7729C01-KERSEY VALLEY @ I-85	COMM GENERAL	1	1
7729CG0		COMM GENERAL	13	1
7729R01	7729R01-I-85 @ HWY 311 JAMESTOWN MIX	RES - MIXED USES	158	1
7738A01	7738A01-PINE GROVE FOREST	RES SFR SUBDIV 2 PH	26	1
7739B01	7739B01-RIVERDALE TO HWY 62 W AREA	RES - RURAL	69	1
7739L01	7739L01-MILLIS DOWNS	RURAL TYPE SUBDIV	76	1
7749A05	7749A05-FARABEE-JOYCE-HACHEL	RES SFR SUBDIV 2 PH	8	1
7749B01	7749B01-RANDLEMAN LAKE AREA HOMESITES	RES - RURAL	170	1
7749B03	7749B03-DRAKE RD @ SOUTHERN MIDDLE	RES SFR SUBDIV 2 PH	6	1
7749B04	7749B04-HERITAGE WOODS/YOUNTS LN	RES SFR SUBDIV 2 PH	13	1
7749B06	7749B06-LAKEFRONT DR @ RANDLEMAN LK	RES SFR SUBDIV 2 PH	13	1
7749P02	7749P02-RANDLEMAN LAKE AREA	RES - RURAL	60	1
7758B01	7758B01-MIDWAY FOREST	RES SFR SUBDIV 2 PH	47	1
7758B02	7758B02-DOWNSFIELD SUBDV	RES SFR SUBDIV 2 PH	37	1.15
7759A09	7759A09-HOLLY HILL FARM WEST	RES SFR 3 NH	49	1
7759A12	7759A12-BURTON FARM RURAL SUBDV	RURAL TYPE SUBDIV	26	1
7759B01	7759B01-COLTRANE MILL RURAL ACREAGE & LOTS	RURAL TYPE SUBDIV	82	1
7759B03	7759B03-HWY 62W@ COLTRANE MILL	RURAL TYPE SUBDIV	72	1
7759B04	7759B04-RAYLEWOODS ACRES	RES SFR 3 NH	21	1
7759B05	7759B05-HOGAN @ RANDLEMAN	RES - RURAL	15	1.1
7759B06	7759B06-WEATHERBY ACRES	RES SFR SUBDIV 2 PH	13	1
7759B07	7759B07-COUNTRYVIEW DR SUB	RES SFR 3 NH	13	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7759B08	7759B08-HARVEST GLEN	RES SFR SUBDIV 2 PH	59	1
7759B09	7759B09-TALL WOOD ACRES	RES SFR SUBDIV 2 PH	67	1
7759B10	7759B10-WOODBOURNE RURAL SUBDV	RES - RURAL	26	1
7759B12	7759B12-CATOE RD SUBDV	RES SFR SUBDIV 2 PH	9	1
7759CG0		COMM GENERAL	24	1
7759R01	7759R01-220&62 RURAL ACREAGE	RES - RURAL	26	1
7768A02	7768A02-SHELLY ACRES	RES SFR SUBDIV 2 PH	22	1
7768A03	7768A03-CENTRE DEVELOPMENT	RES SFR SUBDIV 2 PH	7	1
7769A01	7769A01-JOSHUA MURROW	RES SFR SUBDIV 2 PH	18	1
7769A02	7769A02-DEER VALLEY	RES SFR SUBDIV 2 PH	25	1
7769A03	7769A03-MILL CREEK CROSSING	RES SFR SUBDIV 2 PH	11	1
7769A04	7769A04-J E GAMBLE AREA EAST	RES SFR SUBDIV 2 PH	16	1.1
7769A05	7769A05-SUNRISE ACRES	RES SFR SUBDIV 2 PH	88	1
7769R01	7769R01-RANDLEMAN @ 62 RURAL HOMESITES	RES - RURAL	101	1
7769R02	7769R02-BRANSON MILL RD AND HWY 62	RES - RURAL	144	1
7778A01	7778A01, ROGERS FARM	RES SFR SUBDIV 1	76	1
7778R01	7778R01-HUNT FOREST SUBDV	RES SFR SUBDIV 2 PH	13	1
7778R02	7778R02-HWY 62 @ HUNT RD	RES - RURAL	84	1
7779A02	7779A02-CENTRE & PLEASANT GROVE	RES SFR SUBDIV 2 PH	32	1
7779A03	7779A03-GARDEN VALLEY CT	RES SFR SUBDIV 2 PH	14	1
7779B01	7779B01-HUNT LAKE SUBDIVISION	RES SFR 3 NH	44	1
7779R01	7779R01-BRANSON MILLS ESTATES	RES SFR SUBDIV 2 PH	16	1
7779R02	7779R02-WHICHARD SUB	RES SFR SUBDIV 2 PH	10	1
7779R03	7779R03-KEARNS HACKETT AREA	RES - RURAL	116	1
7779R04	7779R04-PLEASANT GROVE	RES SFR SUBDIV 2 PH	21	1
7779R05	7779R05-BRANSON MILL & HWY 62	RES - RURAL	67	1
7788A02	7788A02-DESTINY	RES SFR SUBDIV 1	20	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7788A03	7788A03-MILLCROFT ACRES	RES SFR SUBDIV 2 PH	55	1
7788B01	7788B01-SOUTH FORK	RES SFR SUBDIV 1	27	1
7788B02	7788B02-WOODCREST I	RES SFR SUBDIV 1	16	1
7788CG0		COMM GENERAL	20	1
7788R01	7788R01-HWY 62/RACINE RD/CLIMAX FIRE SOUTH	RES - RURAL	111	1
7788R02	7788R02-HALL SUB	RES SFR SUBDIV 2 PH	11	1
7788R03	7788R03-NORTH RACINE RD	RES - RURAL	38	1
7789R01	7789R01-CHARNEL LN RURAL CLIMAX FIRE	RES - RURAL	57	1
7789R02	7789R02-CLIMAX/PLEASANT GARDEN 1	RES - RURAL	50	1
7789R03	7789R03-CLIMAX/PLEASANT GARDEN #2	RES - RURAL	21	1
7789R04	7789R04-HWY 62 @CHARNEL LN	RES - RURAL	37	1
7798A01	7798A01-ELKS FOREST SUB	RES SFR SUBDIV 1	25	1
7798A02	7798A02-RAILWAY ACRES	RES SFR SUBDIV 2 PH	16	1
7798A03	7798A03-DEER TRAIL	RES SFR SUBDIV 2 PH	68	1
7798A04	7798A04-MEADOW GLENN	RES SFR SUBDIV 1	14	1
7798R01	7798R01-HWY 62 CORRIDOR BETWEEN 421 AND 22	RES - RURAL	70	1
7799A01	7799A01-CLIMAX HWY 421 AREA	RES - RURAL	92	1
7799A02	7799A02-MONNETT @ LIBERTY RD SUBDIVISION	RES SFR SUBDIV 2 PH	13	1
7799A03	7799A03-HILLSIDE HEIGHTS	RES SFR SUBDIV 2 PH	18	1
7799A04	7799A04-SOUTHEAST ACRES	RES SFR SUBDIV 2 PH	152	1
7799CG0		COMM GENERAL	8	1
7799R01	7799R01 HWY 421 @ HWY 62E TO MONNETT RD	RES - RURAL	222	1.1
7799R02	7799R02-COMPANY MILL/CHARNEL LN	RES - RURAL	26	1
7799R03	7799R03-COMPANY MILL-MOWERY	RURAL TYPE SUBDIV	33	1
7799R04	7799R04-COMPANY MILL HOMESITES	RURAL TYPE SUBDIV	29	1
7800A01	7800A01-HP CITY CEMETERY	RES - MIXED USES	2	1
7800B01	7800B01-LAKE AVE EAST	RES SFR 3 NH	135	1
7800B02	7800B02-PERSHING SOUTH	RES SFR SUBDIV 2 PH	233	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7800B03	7800B03-WORTH ST SOUTH	RES SFR 3 NH	192	1
7800B04	7800B04-MACEDONIA	RES SFR 3 NH	260	1
7800B05	7800B05-WALNUT & COMMERCE	RES SFR 3 NH	223	1
7800B07	7800B07-ONEKA	RES SFR SUBDIV 2 PH	200	1
7800B09	7800B09-FURLOUGH ST PARK	RES - MIXED USES	116	1
7800B10	7800B10-FURLOUGH ST PARK 2	RES SFR 3 NH	219	1
7800B12	7800B12-HOOVER AVE	RES - MIXED USES	244	1
7800B13	7800B13-SHERROD PARK HISTORIC DISTRICT	RES SFR 3 NH	244	1
7800B14	7800B14-KIRKMAN PARK	RES SFR 3 NH	151	1
7800B15	7800B15-E. FARRIS	RES SFR SUBDIV 2 PH	42	1
7800B16	7800B16-MURRAY ST	RES SFR 3 NH	85	1
7800B17	7800B17-MOON PLACE	RES SFR SUBDIV 2 PH	47	1
7800B18	7800B18-UNDERHILL ST	RES SFR 3 NH	77	1
7800B20	7800B20-PENN-GRIFFIN	RES SFR SUBDIV 2 PH	108	1
7800B21	7800B21-**HAWTHORNE AVE	RES SFR SUBDIV 2 PH	164	1
7800B22	7800B22-RICHARDSON AVE-N	RES - MULTI- FAMILY	71	1
7800B23	7800B23-EMERYWOOD COURT CONDOS	RES - CONDOMINIUM	61	1
7800B25	7800B25-CLARA COX NBH SFR	RES SFR SUBDIV 2 PH	121	1
7800B26	7800B26-MACEDONIA	RES SFR SUBDIV 1	27	1
7800B27	7800B27-LEXINGTON-FORREST	RES SFR 3 NH	81	1
7800B28	7800B28-MONTLIEU-DENNY	RES SFR SUBDIV 2 PH	153	1
7800B29	7800B29-MINT-WASHINGTON	RES SFR SUBDIV 2 PH	127	1
7800B30	7800B30-JOHNSON PLACE HISTORIC AREA	RES SFR 3 NH	46	1
7800B31	7800B31-DAVIS-GRAVES	RES SFR SUBDIV 2 PH	73	1
7800B32	7800B32-RAGAN AVE	RES SFR SUBDIV 2 PH	118	1
7800B34	7800B34-COMMERCE/MERIDITH	RES SFR SUBDIV 2 PH	145	1
7800B35	7800B35-GRANT/FORREST	RES SFR SUBDIV 2 PH	214	1
7800B36	7800B36-LEXINGTON/SALEM	RES SFR SUBDIV 2 PH	86	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7800CG0		COMM GENERAL	520	1
7800CG1		COMM GENERAL	538	1
7800MF0	APARTMENT, QUADS, MULTI-FAM	COMM - APARTMENT	120	1
7801A06	7801A06-GRAY DAWN CLUSTER HOMES	RES SFR SUBDIV 1	7	1
7801A07	7801A07-BRIDGES @ EASTCHESTER	RES IN TRANSITION	35	1
7801A08	7801A08-HP GORDON ROAD-LAZY LANE	RES SFR SUBDIV 2 PH	190	1
7801A09	7801A09-FOXCROFT TOWNHOMES	RES - TOWNHOUSE	92	1
7801A10	7801A10-WINDCHASE TOWNHOMES	RES - TOWNHOUSE	123	1
7801A11	7801A11-CHESTER WOODS	RES SFR SUBDIV 1	39	1
7801A12	7801A12-ARBORS TOWNHOMES	RES - TOWNHOUSE	21	1
7801A13	7801A13-QUAIL RUN	RES SFR SUBDIV 2 PH	185	1
7801B01	7801B01-BLAIN ST	RES SFR SUBDIV 2 PH	170	1
7801B02	7801B02-PARKVIEW E SCHOOL	RES SFR SUBDIV 2 PH	139	1
7801B03	7801B03-BILTMORE AVE	RES SFR SUBDIV 2 PH	190	1
7801B04	7801B04-HPU RES EAST	RES SFR 3 NH	265	1
7801B05	7801B05-DALLAS AVE	RES SFR SUBDIV 2 PH	103	1
7801B06	7801B06-PARKSIDE DR	RES SFR SUBDIV 2 PH	272	1
7801B07	7801B07-ARBROOK LANE	RES SFR SUBDIV 1	68	1
7801B08	7801B08-BOULDING AVE	RES SFR SUBDIV 2 PH	128	1
7801B09	7801B09-WOODRUFF AVE	RES SFR SUBDIV 2 PH	92	1
7801B10	7801B10-FOGGY LANE	RES SFR SUBDIV 2 PH	61	1
7801B11	7801B11-STONEY BROOK	RES SFR SUBDIV 2 PH	306	1
7801B12	7801B12-HOMEWOOD AVE	RES SFR SUBDIV 2 PH	36	1
7801B13	7801B13-ARDEN PLACE	RES SFR 3 NH	234	1
7801B15	7801B15-LAKE HILL PLACE	RES SFR SUBDIV 2 PH	41	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7801B16	7801B16-LAKESIDE ESTATES	RES - TOWNHOUSE	23	1
7801B17	7801B17-TRAILS CROSSING TOWNHOMES	RES - TOWNHOUSE	114	1
7801B18	7801B18-WILLIAMS AVE	RES SFR SUBDIV 2 PH	148	1
7801B19	7801B19-SHERWOOD PLACE	RES SFR SUBDIV 2 PH	3	1
7801B20	7801B20-DAYTON/LARKIN ST AREA	RES SFR SUBDIV 2 PH	62	1
7801B21	7801B21-JOHNSON ST @ DAYTON	RES - MIXED USES	93	1
7801B22	7801B22-ANDREWS HI SCHOOL AREA	RES SFR 3 NH	150	1
7801B23	7801B23-FOREST PARK CONDOS	RES - CONDOMINIUM	13	1
7801B24	7801B24-HUMMINGBIRD COURT CONDOS	RES - CONDOMINIUM	7	1
7801B25	7801B25-MADISON PARK CONDOS	RES - CONDOMINIUM	60	1
7801B26	7801B26-AMBASSADOR PLACE CONDOS	RES - CONDOMINIUM	28	1
7801B27	7801B27-EASCHESTER VILLAGE CONDOS	RES - CONDOMINIUM	123	1
7801B28	7801B28-LARKIN ST	RES SFR SUBDIV 2 PH	33	1
7801B29	7801B29-BLAIN CT	RES SFR SUBDIV 2 PH	104	1
7801B30	7801B30-TABOR-CENTENNIAL	RES SFR 3 NH	187	1
7801B31	7801B31-BEAUCREST	RES - TOWNHOUSE	21	1
7801B32	7801B32-WENDELL @ GORDON	RES SFR SUBDIV 2 PH	178	1
7801B34	7801B34-TIMBERLAKE SUBDIVISION	RES SFR SUBDIV 2 PH	106	1
7801B35	7801B35-COUNTRYSIDE	RES SFR SUBDIV 2 PH	34	1
7801B36	7801B36-PALMER AREA	RES SFR SUBDIV 2 PH	75	1
7801B37	7801B37-ANN ARBOR SUBDIVISION	RES SFR SUBDIV 2 PH	30	1
7801CG0		COMM GENERAL	205	1
7802A01	7802A01-OAK HOLLOW SUBDIVISIONS @ JOHNSON/CENTENNIAL	RES SFR SUBDIV 2 PH	474	1
7802A02	7802A02-HP WATERFRONT-CYPRESS PT	RES - TOWNHOUSE	58	1
7802A03	7802A03-LAZY LANE NORTH	RES SFR 3 NH	31	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7802A04	7802A04-WATERMARK TOWNHOMES	RES - TOWNHOUSE	54	1.05
7802A05	7802A05-THE COTTAGES	RES SFR SUBDIV 2 PH	18	1
7802A06	7802A06-NORTH SHORE	RES SFR 3 NH	53	1
7802B01	7802B01-INDIGO POINT	RES SFR SUBDIV 1	39	1
7802B02	7802B02-SAILING POINT	RES SFR SUBDIV 1	121	1
7802B03	7802B03-CASTLELOCH	RES SFR SUBDIV 1	20	1
7802B04	7802B04-TIMBERLANE	RES SFR SUBDIV 1	31	1
7802B05	7802B05-LAKE FOREST	RES SFR SUBDIV 1	21	1
7802B06	7802B06-PIPERS WAY	RES SFR SUBDIV 1	23	1.1
7802B07	7802B07-LAKERIDGE	RES SFR SUBDIV 1	77	1
7802B08	7802B08-OAK HOLLOW GOLF/MARINA AREA	RES SFR SUBDIV 1	37	1
7802B09	7802B09-CYPRESS PT	RES SFR SUBDIV 1	21	1
7802CG0		COMM GENERAL	121	1
7803A01	7803A01-SOUTHWEST SCHOOL AREA	RES SFR SUBDIV 2 PH	452	1
7803A02	7803A02-OLD MILL/JOHNSON/SKEET CLUB	RES - RURAL	89	1
7803A03	7803A03-HP OAK HOLLOW WEST	RES SFR SUBDIV 2 PH	195	1
7803A04	7803A04-SKEET CLUB RD-WHITES MILL	RES SFR 3 NH	45	1
7803A05	7803A05-FAIR OAKS TOWNHOMES	RES - TOWNHOUSE	57	1
7803A06	7803A06-BENT TREE	RES SFR SUBDIV 2 PH	169	1
7803A07	7803A07-THE GABLES	RES SFR SUBDIV 1	39	1
7803A08	7803A08-WINDSOR	RES SFR SUBDIV 1	115	1
7803A09	7803A09-BLAIRWOOD SEC II	RES SFR SUBDIV 1	95	1
7803A10	7803A10-BLAIRWOOD SEC 3	RES SFR SUBDIV 1	73	1
7803A11	7803A11-PEACEFORD MEADOWS	RES SFR SUBDIV 2 PH	154	1
7803A12	7803A12-WESTMINSTER VILLAGE	RES SFR SUBDIV 2 PH	32	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7803A13	7803A13-HUNTERWOODS	RES SFR SUBDIV 1	53	1
7803A14		RES SFR SUBDIV 1	139	1
7803A15	7803A15-WILLIARD PLACE	RES SFR SUBDIV 1	87	1
7803A17	WYNNEBROOK	RES SFR SUBDIV 2 PH	24	1
7803A18	7803A18 - OAK HOLLOW SEC III	RES SFR SUBDIV 1	150	1
7803B01	7803B01-KENDALE WOODS	RES SFR SUBDIV 2 PH	47	1
7803B02	7803B02-ASHTON OAKS	RES SFR SUBDIV 2 PH	95	1
7803B03	7803B03-WALNUT CREEK	RES SFR SUBDIV 2 PH	199	1
7803B04	ALDERBROOK SOUTH	RES SFR SUBDIV 2 PH	48	1
7803B05	7803B05-ASHLEY PARK	RES SFR SUBDIV 1	88	1
7803B06	7803B06-WEXFORD	RES SFR SUBDIV 1	117	1
7803B07	7803B07-WHITE FENCE LAKESIDE	RES SFR SUBDIV 1	32	1
7803B09	7803B09-TUXEDO PARK	RES SFR SUBDIV 1	17	1
7803B10	7803B10-SEVRON OAKS	RES SFR SUBDIV 1	95	1
7803B11	7803B11-GLEN COVE	RES SFR SUBDIV 1	63	1
7803B12	7803B12-MILL POINTE	RES SFR SUBDIV 1	83	1
7803B13	7803B13-TRELLIS	RES - TOWNHOUSE	328	1
7803B14	7803B14-WESTON SHORES	RES SFR SUBDIV 1	60	1
7803B15	7803B15-SHERWOOD	RES SFR SUBDIV 1	96	1
7803B16	7803B16-CHARLES PLACE	RES SFR SUBDIV 1	45	1
7803B17	7803B17-CHILTON	RES SFR SUBDIV 1	26	1
7803B18	7803B18-OAK HOLLOW BAY	RES SFR 3 NH	26	0.95
7803B19	7803B19-SETLIFF DR OAK HOLLOW	RES SFR SUBDIV 2 PH	35	0.9
7803B20	7803B20-OAK HOLLOW EAST	RES SFR 3 NH	67	1
7803B21	7803B21-TECUMSEH	RES SFR 3 NH	42	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7803B22	7803B22-SHOREWOOD	RES SFR SUBDIV 1	29	1
7803B23	7803B23-TURTLE CREEK	RES SFR SUBDIV 1	19	1
7803B24	7803B24-GLEN COVE LAKESIDE	RES SFR SUBDIV 1	29	0.8
7803L01	7803L01-KENDALE ROAD AREA	RES - RURAL	23	1
7803R01	7803R01-KENDALE RD	RES - RURAL	14	1
7804A02	7804A02-HP FRAZIER DOWNS	RES SFR SUBDIV 2 PH	58	1
7804A03	7804A03-SADDLE BROOK I TOWNHOMES	RES - TOWNHOUSE	110	1
7804A04	7804A04-SADDLE BROOK II TOWNHOMES	RES - TOWNHOUSE	38	1
7804A05	7804A05-SADDLE BROOK III	RES SFR SUBDIV 1	39	1
7804A06	7804A06-ALDERBROOK SEC I	RES SFR SUBDIV 1	87	1
7804A07	7804A07-ALDERBROOK SEC II	RES SFR SUBDIV 1	71	1
7804A08	7804A08-ALDERBROOK SEC III	RES SFR SUBDIV 1	118	1
7804A09	7804A09-LILLIEFIELD	RES SFR SUBDIV 1	196	1
7804A10	7804A10-WESTMORELAND PLACE @ SANDY RIDGE	RES SFR SUBDIV 2 PH	108	1
7804B01	7804B01-BAME RD RURAL SUBDIV	RURAL TYPE SUBDIV	37	1
7804B02	7804B02-QUAIL MEADOW	RES SFR SUBDIV 1	31	1
7804B03	7804B03-MAPLE CREEK	RES SFR SUBDIV 2 PH	21	1
7804B04	7804B04-FAIRWAY ESTATES	RES SFR SUBDIV 2 PH	44	1.1
7804B05	7804B05-KRISTA-KIM	RES SFR SUBDIV 2 PH	22	0.95
7804B06	7804B06-ADKINS/BAME ROAD AREA	RES SFR 3 NH	38	1
7804B07	7804B07-TYNER/NATIONAL SERVICE RD AREA	RES SFR 3 NH	24	1
7804B08	7804B08-SANDY RIDGE/ROSE HAVEN RD AREA	RES SFR 3 NH	26	1
7804B09	7804B09-DEERFIELD CROSSING	RES SFR SUBDIV 1	65	1
7804CG0		COMM GENERAL	1	1
7804L01	7804L01-CLINARD FARMS/WALPOLE RD AREA	RURAL TYPE SUBDIV	40	1
7804R01	7804R01-7804RURAL +10	RES - RURAL	116	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7804R02	7804R02-NE CLINARD FARM RURAL	RES IN TRANSITION	68	1
7805B01	7805B01-KAMDEN OF SANDY RIDGE	RES SFR SUBDIV 2 PH	15	1
7805B02	7805B02-VALLEYDALE--LAKEDALE CIR	RES SFR SUBDIV 2 PH	50	1.1
7805B04	7805B04-QUAIL MEADOW LN	RES SFR SUBDIV 1	8	1
7805CG0		COMM GENERAL	18	1
7805L01	7805L01-BUNKER HILL @ W MARKET	RES - RURAL	56	1
7805L02	7805L02-SANDY RIDGE RD @ TRIAD DR	RES IN TRANSITION	38	1
7805L03	7805L03-CIDER-FARRINGTON -2AC	RES IN TRANSITION	24	1
7805R01	7805R01-BUNKER HILL TO W MARKET ACREAGE	RES IN TRANSITION	41	1
7806A03	DILLON RIDGE (PHASE 1)	RES	35	1
7806A04	WESTBROOK FALLS PHASE 1	RES	148	1
7806B01	7806B01-QUAIL CREEK	RES SFR SUBDIV 2 PH	10	1.25
7806B02	7806B02-BULL RUN	RES SFR SUBDIV 2 PH	19	1.15
7806B03	7806B03-PHEASANT RIDGE	RES SFR SUBDIV 2 PH	66	1
7806B04	7806B04-FOUR OAKS	RES SFR SUBDIV 2 PH	39	1
7806B05	7806B05-AVAHLEE MEADOWS	RES SFR SUBDIV 2 PH	29	1
7806B06	7806B06-LAUREL ACRES	RES SFR SUBDIV 2 PH	35	1.1
7806B07	7806B07-THORN HILL-BARTON CT	RES SFR SUBDIV 2 PH	12	1
7806B08	7806B08-CRAGMONT-JOYWOOD CT	RES SFR SUBDIV 1	14	1
7806B09	7806B09-WEST WAY	RES - MANUF HOME	34	1
7806CG0		COMM GENERAL	15	1
7806L01	7806L01-7806 RURAL -10	RES - RURAL	21	1
7806R01	7806R01-7806 RURAL +10	RES - RURAL	272	1
7807A01	7807A01-STAFFORD GLEN	RES SFR SUBDIV 2 PH	7	1
7807A02	7807A02-BALLARD FARM	RES SFR SUBDIV 2 PH	65	1
7807A03	7807A03-TWELVE OAKS/OAK RIDGE PLANTATION	RES SFR 3 NH	199	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7807A04	7807A04-TRENTON SUBD	RES SFR SUBDIV 2 PH	37	1
7807A05	7807A05-HWY 150 OAKRIDGE	RES - RURAL	88	1.05
7807A06	7807A06-CHARTWELL SUBD	RES SFR SUBDIV 2 PH	61	1
7807A07	7807A07-FOXBURY	RES SFR 3 NH	106	1
7807A08	7807A08-OLD MILL HOMESTEAD	RES SFR 3 NH	39	1
7807A09	7807A09-MILLSTONE ESTATES	RES SFR SUBDIV 2 PH	20	1
7807A10	7807A10 - WOLF RIDGE	RES SFR SUBDIV 1	35	1
7807B01	7807B01-MAPLE LEAF	RES SFR SUBDIV 2 PH	10	1
7807B02	7807B02-STAFFORD RIDGE	RES SFR SUBDIV 2 PH	28	1
7807B03	7807B03-STAFFORD OAKS	RES SFR SUBDIV 2 PH	13	1
7807B04	7807B04-CARSON CREEK	RES SFR SUBDIV 2 PH	16	1
7807B05	7807B05-STAFFORD FOREST	RES SFR SUBDIV 2 PH	25	1
7807B06	7807B06-STACK HEIRS SUBD. ON BENBOW-MERRILL RD	RES - MANUF HOME	8	1
7807B07	7807B07-STAFFORD MILL RD	RES - RURAL	61	1.1
7807B08	7807B08-BENBOW-MERRILL RD	RES - RURAL	40	1.1
7807B09	7807B09-BARRIER RIDGE	RES SFR SUBDIV 2 PH	5	1
7807B10	BELLAGIO AT OAK RIDGE	RES SFR SUBDIV 1	49	1
7808A01	7808A01-LINVILLE OAKS	RES SFR SUBDIV 2 PH	59	1
7808A02	7808A02-WILLARD OAKS	RES SFR SUBDIV 2 PH	47	1
7808A03	7808A03-FOREST CREEK/HOLLOW RIVER	RES SFR SUBDIV 2 PH	16	1
7808A04	7808A04-HERONS NEST	RES SFR SUBDIV 2 PH	31	1
7808A05	7808A05-RIVER OAKS	RES SFR SUBDIV 2 PH	180	1
7808A07	7808A07-OAKRIDGE AC TRACTS	RES - RURAL	77	1
7808A08	7808A08-LINVILLE RIDGE	RES SFR SUBDIV 2 PH	34	1
7808B01	7808B01-BARROW PLACE -ON LINVILLE RD	RES SFR SUBDIV 1	6	1
7808B08	7808B08-CREEKSTONE-KELLY FORD	RES SFR SUBDIV 2 PH	12	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7808B09	7808B09-OAK RIDGE RURAL HOMES 68N/LINVILLE/LISA	RES - RURAL	86	1
7808CG0		COMM GENERAL	72	1
7809A01	7809A01-STOKESDALE RURAL -HWY158 WEST	RES - RURAL	202	1.1
7809A02	7809A02-WARNER POINTE	RES SFR SUBDIV 2 PH	11	1
7809A03	7809A03-PEARMAN ESTATES	RES SFR SUBDIV 2 PH	32	1
7809A04	7809A04-BETHEL RIDGE SUBDV	RES SFR SUBDIV 2 PH	20	1
7809A05	7809A05-OLD FARM AC	RES - RURAL	6	1
7809A06	7809A06-ARBOR RUN AREA	RES SFR SUBDIV 2 PH	246	1
7809A07	7809A07-HAWRIVER ACREAGE HOMESITES	RES - RURAL	10	1
7809A08	7809A08-PARKERS VIEW @ BETHEL RIDGE	RES SFR SUBDIV 2 PH	31	1
7809A09	7809A09-MEADOW RIDGE	RES SFR SUBDIV 2 PH	81	1
7809A12	7809A12-LEES GLENN	RES SFR SUBDIV 2 PH	32	1
7809A13	7809A13-APPLEGROVE	RES SFR 3 NH	34	1
7809B01	7809B01-DAWN ACRES	RES SFR SUBDIV 2 PH	88	1
7809B02	7809B02-HEARTH RIDGE	RES SFR SUBDIV 2 PH	12	1
7809B04	7809B04-KNIGHTS LANDING	RES SFR SUBDIV 2 PH	46	1
7809B05	7809B05-SHILOH	RES SFR 3 NH	84	1
7809CG0		COMM GENERAL	159	1
7810A05	7810A05-MLK @ SCIENTIFIC COMMERCIAL	COMM GENERAL	4	1
7810B01	7810B01-GORDON/CEDROW RES-COM MIX	RES SFR SUBDIV 2 PH	188	1
7810B02	7810B02-BROCKETT @ GORDON SUBDV	RES SFR SUBDIV 2 PH	102	1
7810B03	7810B03-SUNNYBROOK ST	RES - MIXED USES	97	1
7810B04	7810B04-HABERSHAM & HILBURN SUBDIV	RES SFR SUBDIV 1	152	1
7810B05	7810B05-CENTRAL @ GRAND ST	RES SFR SUBDIV 2 PH	180	1
7810B06	7810B06-CHARLES ST & PARAMONT	RES SFR SUBDIV 2 PH	177	1
7810B07	7810B07-HICKORY CHAPEL @ DELAWARE SBDVS	RES SFR SUBDIV 2 PH	91	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7810B08	7810B08-SCIENTIFIC-KIVETT MIX	RES - MIXED USES	288	1.04
7810B09	7810B09-AMBERLY DR SUBDIVISION	RES SFR SUBDIV 1	53	1.15
7810B11	7810B11-TRIANGLE LAKE @ HICKORY CHAPEL MIX	RES - MIXED USES	97	1
7810B12	7810B12-BRENTWOOD RES/INDUSTRIAL	RES SFR SUBDIV 2 PH	176	1
7810B14	7810B14-CEDARWOODS TOWNHOMES	RES - TOWNHOUSE	13	1
7810B15	7810B15-COLONIAL GARDENS CONDOS	RES - CONDOMINIUM	9	1
7810B16	7810B16-PARAMOUNT & CENTRAL	RES SFR 3 NH	178	1
7810B17	7810B17-OAKCREST AVE AREA	RES SFR 3 NH	125	1
7810CG0		COMM GENERAL	72	1
7810IN0		IND GENERAL	258	1
7810MF0	MIXED APARTMENTS	COMM - APARTMENT	36	1
7811A01	7811A01-HP DEEP RIVER-HICKSWOOD AC TRACTS	RES - RURAL	9	1
7811A06	7811A06-DEEP RIVER VILLAS TOWNHOM	RES - TOWNHOUSE	144	1
7811A07	7811A07-OAKMONT CONDOS	RES - CONDOMINIUM	33	1
7811A09	7811A09-PENNEYBYRN AREA @ JAMESTOWN LAKE	RES SFR SUBDIV 2 PH	31	1
7811A11	7811A11-CEDAR CREEK CONDOS	RES - CONDOMINIUM	28	1
7811A12	7811A12-ROBBINS-KERNS	RES - MIXED USES	54	1
7811A14	7811A14-S SCIENTIFIC @ SHERILL	RES SFR SUBDIV 2 PH	30	1
7811A15	WREN FARM TOWNHOMES	RES - TOWNHOUSE	87	1
7811B01	7811B01-RICE COURT SUBDIVISION	RES SFR SUBDIV 1	41	1
7811B02	7811B02-CEDROW @ N PENDLETON	RES SFR SUBDIV 2 PH	97	1
7811B03	7811B03-CEDROW @ RUNYON DR	RES SFR SUBDIV 2 PH	164	1
7811B04	7811B04-WARBLES CT AREA	RES SFR SUBDIV 2 PH	60	1
7811B05	7811B05-ROLLING ACRES	RES SFR SUBDIV 2 PH	147	1
7811B06	7811B06-EASTOVER PARK SUBDV	RES SFR SUBDIV 2 PH	134	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7811B07	7811B07-CRESTWOOD CIR-MANOR SUBDIVISIONS	RES SFR SUBDIV 2 PH	86	1
7811B08	7811B08-SOUTHRIDGE RD OFF DILLON RD SUBDIVISION	RES SFR SUBDIV 2 PH	156	1
7811B09	7811B09-DOGWOOD CIR WEST	RES SFR SUBDIV 2 PH	130	1
7811B10	7811B10-HAILEY WAY	RES SFR SUBDIV 2 PH	21	1
7811B11	7811B11-WESTDALE DR	RES - MIXED USES	184	1.1
7811B13	7811B13-AUDUBON	RES - TOWNHOUSE	5	1
7811B14	7811B14-DOGWOOD CIR EAST	RES - MIXED USES	96	1
7811B15	7811B15-RING ST @ GBO RD	RES SFR 3 NH	30	1
7811B17	7811B17-LONDON WOODS/FOREST HILLS SUBDV	RES SFR SUBDIV 2 PH	133	1
7811B18	7811B18-ROLLING GREEN ESTATES	RES SFR SUBDIV 1	104	1
7811B19	7811B19-SCIENTIFIC @ PUMP STATION RES	RES IN TRANSITION	14	1
7811B20	WREN FARM	RES	119	1
7811B22	MAGNOLIA ON MAIN TOWNHOMES	RES - TOWNHOUSE	40	1
7811B23	CARTHAGE SQUARE SUBDIVISION ON CEDROW	RES SFR SUBDIV 2 PH	28	1
7811CG0		COMM GENERAL	170	1
7812A01	7812A01-HP E CHESTER-GORDON RD	RES IN TRANSITION	37	1
7812A02	7812A02-DEEP PENNY HICKSWOOD	RURAL TYPE SUBDIV	95	1
7812A03	7812A03-HICKSWOOD @ EASTCHESTER	RES SFR SUBDIV 2 PH	74	1
7812A04	7812A04-HICKSWOOD FOREST	RES SFR SUBDIV 1	171	1
7812A05	7812A05-RIDGEVIEWTOWN TOWNHOMES	RES - TOWNHOUSE	33	1
7812A06	7812A06-WYNNEFIELD	RES SFR SUBDIV 1	69	1.1
7812A07	7812A07-AUSTIN DOWNS	RES SFR SUBDIV 2 PH	101	1
7812A08	7812A08-EAGLE GLEN TOWNHOMES	RES - TOWNHOUSE	140	1
7812A09	7812A09-HICKSWOOD CROSSING	RES - TOWNHOUSE	83	1
7812A10	COPPERFIELD GLEN	RES - TOWNHOUSE	71	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7812A11	7812A11-WHITESTONE	RES - TOWNHOUSE	42	1
7812A12	7812A12-PARKHILL TOWNHOMES	RES - TOWNHOUSE	49	1
7812A13	7812A13-LAKE POINT TOWNHOMES	RES - TOWNHOUSE	66	1
7812A14	WHITESTONE	RES - CONDOMINIUM	13	1
7812A15	7812A15-GREENSIDE TOWNHOMES	RES - TOWNHOUSE	19	0.9
7812A16	7812A16-MENDENHALL MILL	RES SFR SUBDIV 1	109	1
7812A17	7812A17-SUTTON PLACE	RES SFR SUBDIV 1	36	1
7812A19	7812A19-CAROL BAY	RES SFR 3 NH	85	1
7812A20	7812A20-HICKSWOOD	RES SFR SUBDIV 2 PH	109	1
7812A21	7812A21-SUNSET HOLLOW	RES SFR SUBDIV 1	65	1
7812A22	AMBER MEADOWS TOWNHOMES	RES - TOWNHOUSE	38	1
7812B01	7812B01-RIVERTRACE	RES SFR SUBDIV 2 PH	30	1
7812B02	7812B02-FOXWOODE MEADOWS	RES SFR SUBDIV 2 PH	141	1
7812B03	7812B03-BARRINGTON	RES SFR SUBDIV 1	66	0.95
7812B04	7812B04-BARRINGTON PH II	RES SFR SUBDIV 2 PH	82	1
7812B05	7812B05-WILLAMS GROVE	RES SFR SUBDIV 1	102	1
7812B06	7812B06-NORTHFORK	RES SFR SUBDIV 2 PH	39	1.1
7812B07	7812B07-RIVERTRACE TOWNHOMES	RES - TOWNHOUSE	7	1
7812B08	7812B08-WHITESTONE TOWNHOUSES	RES - TOWNHOUSE	41	1
7812B09	7812B09-WHITESTONE	RES SFR SUBDIV 1	68	1
7812B10	7812B10-PENNYWOOD	RES SFR SUBDIV 2 PH	54	1
7812B11	7812B11-MEADOWS AT JAMESTOWN	RES SFR SUBDIV 1	129	1
7812B12	7812B12-FLORENCE ELEM AREA	RES SFR SUBDIV 2 PH	94	1
7812B13	7812B13-BARRINGTON PHASE 111	RES SFR SUBDIV 1	73	0.95
7812B14	7812B14-HICKSWOOD CROSSING CONDOS	RES - CONDOMINIUM	75	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7812B15	7812B15-MEADOWRIDGE	RES SFR SUBDIV 1	75	1
7812B16	7812B16-THE MICHAELS	RES SFR SUBDIV 1	18	1
7812B17	7812B17-CLIFTON HEIGHTS	RES SFR SUBDIV 1	43	1
7812B18	7812B18-DEEP RIVER FARMS	RES SFR SUBDIV 1	39	1
7812B19	7812B19-LAKEVIEW HEIGHTS	RES SFR SUBDIV 2 PH	29	1
7812B20	7812B20-TANGLE LN	RES SFR SUBDIV 2 PH	36	1
7812B21	7812B21-WEST BEND	RES SFR SUBDIV 1	17	1
7812B23	7812B23-CASTLE GATE	RES SFR SUBDIV 1	17	1
7812B24	7812B24-LAKE FOREST ON OAK HOLLOW	RES SFR SUBDIV 2 PH	18	1.1
7812B25	7812B25-GARDENIA/HAVERLY SUBDIVIONS	RES SFR SUBDIV 2 PH	17	1
7812B26	7812B26-CORBITT PARK SUBDIV	RES SFR SUBDIV 2 PH	68	1
7812P01	7812P01-JAMESTOWN GOLF/PARKS	COMM GENERAL	7	1
7813A03		RES - TOWNHOUSE	97	1
7813A04	7813A04-COTTESMORE	RES SFR SUBDIV 1	82	1
7813A05	7813A05-COTTESMORE TOWNHOMES	RES - TOWNHOUSE	55	1
7813A06	7813A06-NOTTINGHAM	RES SFR SUBDIV 1	433	1
7813A07	7813A07-LAKE SIDE AT NOTTINGHAM	RES SFR SUBDIV 1	73	1
7813A08	7813A08-LAKESIDE TOWNHOMES	RES - TOWNHOUSE	81	1
7813A09	7813A09-CASTLE PINE TOWNHOMES	RES - TOWNHOUSE	29	1
7813A10	7813A10-VILLAGE @ FOUNT TOWNHOME	RES - TOWNHOUSE	79	1
7813A11	WATERFORD SPRINGS	RES SFR SUBDIV 1	45	1
7813B01	7813B01-SKEET CLUB DOWNS	RES SFR SUBDIV 1	49	1
7813B02	7813B02-BRIDGEPORT	RES SFR SUBDIV 1	32	1
7813B03	7813B03-FOUNTAIN GROVE	RES SFR SUBDIV 1	96	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7813B04	7813B04-WATERFORD VILLAGE	RES SFR SUBDIV 1	91	1
7813B05	7813B05-COTTESMORE SOUTH	RES SFR SUBDIV 1	103	1
7813B06	7813B06-COTTESMORE PHASE II	RES - TOWNHOUSE	38	1
7813B07	7813B07-BANOAK	RES SFR SUBDIV 1	69	1
7813B08	7813B08-POINTER PLACE	RES SFR SUBDIV 1	29	1
7813B09	7813B09-WHITES MILL ESTATES	RES SFR SUBDIV 1	58	1
7813B10	THE GROVE AT COTTESMORE	RES - TOWNHOUSE	64	1
7813B11		RES SFR SUBDIV 1	47	1
7813CG0		COMM GENERAL	215	1
7813M01	7813M01-APARTMENTS MIXED	COMM - APARTMENT	2	1
7813MF0		COMM - APARTMENT	14	1
7813OF0		COMM GENERAL	9	1
7814A02	7814A02-COUNTRY CLUB ESTATES	RES SFR SUBDIV 2 PH	29	1
7814B01	7814B01-SAMUELS FIELD-BLACKBERRY RIDGE	RES SFR SUBDIV 2 PH	16	1
7814B02	7814B02-CLINARD SUBDIVISION	RES SFR SUBDIV 2 PH	13	1
7814B03		RES SFR SUBDIV 2 PH	15	1
7814B04	7814B04-HICKORY RIDGE RD	RES SFR SUBDIV 1	15	1
7814CG0		COMM GENERAL	115	1
7814I02	7814I02-PIEDMONT TRIAD PKY @ THORNDIKE	COMM OFFICE	3	1
7816A01	7816A01-ROBYNS GLEN TOWNHOMES	RES - TOWNHOUSE	300	1
7816B01	7816B01-SANFORDS CREEK	RES SFR SUBDIV 2 PH	34	1
7816B02	7816B02-QUAIL CREEK	RES SFR SUBDIV 2 PH	105	1
7816B03	7816B03-WOODFIELD-BRIGHAM RD	RES SFR SUBDIV 2 PH	31	1
7816B05	7816B05-BON AIRE ACRES	RES SFR 3 NH	32	1.1
7816B06	7816B06-FRIENDSHIP FARM	RES SFR SUBDIV 2 PH	76	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7816I01	7816I01-PLEASANT RIDGE INDUSTRIAL	IND GENERAL	4	1
7816L01	7816L01-N HWY 68-10	RES - RURAL	9	1.15
7816L02	7816L02-SW OF HWY 68	RES - RURAL	18	1
7816M01	7816M01-MIXED APARTMENTS	COMM - APARTMENT	1	1
7816MF0	MIXED APARTMENTS	COMM - APARTMENT	25	1
7816MF1		COMM SENIOR LIVING	1	1
7816R01	7816R01-CUDE RD RURAL HOMESITES	RURAL TYPE SUBDIV	48	1
7816R02	7816R02-CUDE RD RURAL HOMESITES	RURAL TYPE SUBDIV	14	1
7817A01	7817A01-STAFFORDSHIRE	RES SFR SUBDIV 2 PH	199	1
7817A02	7817A02-BELAIRE-N WEST SCH II	RURAL TYPE SUBDIV	145	1
7817A03	7817A03-LONGVIEW COUNTRY ESTATES	RES SFR 3 NH	71	1.25
7817A04	7817A04-GOLDEN ACRES	RES SFR SUBDIV 2 PH	86	1
7817A05	7817A05-STERLINGSHIRE	RES SFR SUBDIV 1	65	1
7817A06	7817A06-CRUTCHFIELD FARM	RES SFR SUBDIV 2 PH	41	1
7817A07	7817A07-BEAVER CREEK SUBD	RES SFR SUBDIV 2 PH	13	1
7817A08	7817A08-NORTHWEST VALLEY	RES SFR 3 NH	38	1
7817A09	7817A09 - JOSEPH'S CREEK	RES SFR SUBDIV 1	38	1
7817B01	VIKING RIDGE S/D	RES SFR SUBDIV 1	23	1
7817B03	7817B03-RAMBLING RD SUBDIVISIONS	RES SFR 3 NH	75	1
7817B09	7817B09-PEEPLER RD - ALCORN RD AREA	RES - RURAL	109	1
7818A02	7818A02-STONEHENGE	RES SFR SUBDIV 2 PH	98	1
7818A03	7818A03-KINROSS	RES SFR SUBDIV 2 PH	55	1
7818A05	7818A05-BEAR CREEK	RES SFR SUBDIV 2 PH	27	1
7818A06	7818A06-OAKRIDGE LAKE	RES SFR SUBDIV 2 PH	26	1
7818A07	7818A07-TROTTER LANE	RES - MANUF HOME	14	1
7818A08	7818A08-WHITAKERS EST	RES SFR SUBDIV 2 PH	22	1
7818A09	7818A09-BASTILLE/ SANDY LEA	RES - RURAL	81	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7818A11	7818A11-BUGLE RUN	RES SFR SUBDIV 2 PH	18	1.13
7818A12	7818A12-BROOKBANK/BUNCH ACREAGE HOMESITES	RES - RURAL	117	1
7818A13	7818A13-ACREAGE-BUNCH, BROOKBANK, FOGLEMEN, PEEPLES, ALCORN	RES - RURAL	139	1.05
7818A14	7818A14 - OAK RIDGE LANDING	RES SFR 3 NH	49	1
7818A15	7818A15-HONEYCUTT RESERVE DEV	RES SFR SUBDIV 2 PH	84	1
7818A17	ASHFORD	RES SFR SUBDIV 1, RES	22	1.2
7818B01	7818B01-VILLAGE WOODS- QUIET PLACE	RES - TOWNHOUSE	24	1
7818B02	7818B02-CANTER COVE	RES SFR SUBDIV 2 PH	24	1
7818B03	7818B03-AUTUMN RIDGE-TOWNHOMES	RES - TOWNHOUSE	23	1
7818B04	7818B04-THATCHER WOODS	RES SFR SUBDIV 1	71	1
7818B14	7818B14-ASHTON PARK	RES SFR 3 NH	156	1
7819A01	7819A01-WEATHERSTONE	RES SFR 3 NH	133	1
7819A02	7819A02-HARRELL RD @ OAKRIDGE RD	RES - RURAL	55	1
7819A03	SFR DEVELOPMENT	RES SFR SUBDIV 1	62	1
7819A04	7819A04-7819 AC TRACTS	RES - RURAL	44	1
7819A06	7819A06-WATERS EDGE SUMMERFIELD	RES SFR SUBDIV 2 PH	11	1
7819A07	7819A07-HUNTCLIFF	RES SFR SUBDIV 1	123	1
7819A08	PEMBERLEY RES S/D	RES - RURAL, RES	26	1
7819A10	MANDERLEY S/D	RES SFR SUBDIV 1	29	1
7819B05	7819B05-SUMMERFIELD RIDGE	RES SFR SUBDIV 1	36	1
7820A03	7820A03-HARVEY-KIVETT RES	RES SFR SUBDIV 2 PH	95	1
7820A04	7820A04-KERSEY KIVETT RES IND MIX	RURAL TYPE SUBDIV	147	1
7820B01	7820B01-BROADSTONE VILLAGE II	RES SFR SUBDIV 1	249	1
7820B02	7820B02-ELMS@BROADSTONE	RES SFR SUBDIV 1	95	1
7820B03	7820B03-HARVEY RD	RES SFR SUBDIV 2 PH	36	1
7820B04	7820B04-HARVEY RD AT KIVETT	RES SFR SUBDIV 2 PH	82	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7820B05	NEAR BROADSTONE VILLAGE	RES SFR SUBDIV 1	26	1
7820CG0	FURNITURE AVENUE BUS 85 AND RIVERDALE	COMM GENERAL	23	1
7820IN0		IND GENERAL	158	1
7821A01	7821A01-OAKDALE HOMESITES	RURAL TYPE SUBDIV	41	1
7821A02	7821A02-E MAIN ST ACREAGE HOMESITES	RES SFR 3 NH	19	1
7821A03	7821A03-JAMESTOWN MIX TO I-85	RES - RURAL	106	1
7821A05	7821A05-JEFFERSON PARK SUBDIV	RES SFR SUBDIV 2 PH	42	1
7821A06	7821A06-FORESTDALE	RES SFR SUBDIV 2 PH	59	1
7821A11	7821A11-STONEHEDGE TOWNHOMES	RES - TOWNHOUSE	40	1
7821A12	7821A12-JACKSON @ OAKDALE JAMESTOWN	RES SFR SUBDIV 2 PH	49	1
7821A13	7821A13-YORKSHIRE JAMESTOWN	RES SFR SUBDIV 2 PH	49	1
7821A14	7821A14-HIGHPOINT LAKE	RURAL TYPE SUBDIV	32	1
7821A15	7821A15-MENDENHALL @ FORESTDALE	RES SFR SUBDIV 2 PH	82	1
7821A18	7821A18-JAMESTOWN OAKS-BULL RUN	RES SFR SUBDIV 1	79	1
7821B01	7821B01-HP COLONY PARK	RES SFR SUBDIV 2 PH	391	1
7821B02	7821B02-COLONY WOODS	RES SFR SUBDIV 1	76	1
7821B03	7821B03-RIVERWALK S/D	RES SFR SUBDIV 1	52	1
7821B04	7821B04-CROSSING @ RIVERWALK CONDOS	RES - CONDOMINIUM	45	1
7821B05	7821B05-RIVERWALK WEST TOWNHOMES	RES - TOWNHOUSE	52	1
7821B06	7821B06-SHADOW HILL VALLEY	RES SFR 3 NH	51	1
7821B07	7821B07-I85 BUS CORRIDOR	IND GENERAL	2	1
7821B08	7821B08-OLDE JAMESTOWN TOWNHOMES	RES - TOWNHOUSE	7	1
7821B09	7821B09-THE TOWNES AT JAMESTOWN	RES - TOWNHOUSE	20	1
7821B11		RES SFR SUBDIV 1	34	1
7821B12	7821B12 SAGEMOUNT SUBDIVISION	RES SFR SUBDIV 1	50	1
7821B14	7821B14@RES TOWNHOMES FOR 2026	RES - TOWNHOUSE	52	0.8

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7821B15	7821B15 SAGEMOUNT SUBDIVISION TOWNHOMES	RES - TOWNHOUSE	36	1
7821CG0		COMM GENERAL	120	1
7821IN0		IND GENERAL	39	1
7821MF0	HP APARTMENTS	COMM - APARTMENT	3	1
7822A01	7822A01-STAFFORD OAKS JAMESTOWN	RES SFR SUBDIV 1	12	1
7822A02	7822A02-FORESTDALE EAST	RES SFR SUBDIV 2 PH	196	1
7822A03	7822A03-WHITTINGTON-JAMESTOWN	RES SFR SUBDIV 2 PH	159	1
7822A04	7822A04-QUARTERPATH TOWNHOMES JAMESTOWN	RES - TOWNHOUSE	59	1
7822A05	7822A05-WOODBINE	RES SFR 3 NH	75	1
7822A06	7822A06-JORDANS WATCH JAMESTOWN	RES SFR SUBDIV 2 PH	14	1
7822A07	7822A07-FORESTDALE LAKE VIEW LOTS	RES SFR 3 NH	33	1
7822A08	7822A08-FORESTDALE WEST JAMESTOWN	RES SFR 3 NH	184	1
7822A09	7822A09-CEDARWOOD I	RES SFR SUBDIV 2 PH	123	1
7822A10	7822A10-CEDARWOOD II	RES SFR SUBDIV 2 PH	139	1
7822A11	7822A11-CEDARWOOD III	RES SFR SUBDIV 2 PH	123	1
7822A12	7822A12-GUILFORD COL @ MACKAY AC HOMESITES	RES SFR 3 NH	33	1
7822A13	7822A13-BORDEAUX TOWNHOMES	RES - TOWNHOUSE	158	1
7822A14	7822A14-KILDARE WOODS BROOKRUN	RES SFR SUBDIV 1	262	1
7822A15	7822A15-JORDAN CREEK TOWNHOMES	RES - TOWNHOUSE	96	1
7822A16	7822A16 - MACKAY POINTE	RES - TOWNHOUSE	109	1
7822B01	7822B01-GROVE @ JAMESTOWN	RES SFR SUBDIV 2 PH	33	1
7822B02	7822B02-ADAMS FARM/GUILFORDCOLLEGE ACREAGE	RES SFR SUBDIV 2 PH	13	1
7822P01	7822P01-GTCC AREA	COMM GENERAL	27	1
7823A02	7823A02-JAMESFORD MEADOWS	RES SFR SUBDIV 2 PH	414	1
7823A03	7823A03-RIVER VIEW-ENDOTRAIL RD	RES IN TRANSITION	44	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7823A05	7823A05-STONE GABLES	RES - TOWNHOUSE	18	1
7823A06	7823A06-SPENCERS TR	RES SFR SUBDIV 1	61	1
7823A07	7823A07-MID WAY FOREST	RES SFR SUBDIV 2 PH	78	1
7823A08	7823A08-GLASS ACRES	RES SFR SUBDIV 2 PH	100	1
7823A09	7823A09-MORRIS FARM	RES SFR SUBDIV 1	81	1.1
7823A11	7823A11-HIGHLANDS TOWNHOMES	RES - TOWNHOUSE	73	1.15
7823A12	7823A12-WELLINGTON GBO	RES SFR SUBDIV 1	158	1
7823A13	7823A13-BENTLEY PARK TOWNHOMES	RES - TOWNHOUSE	44	0.9
7823A14	7823A14-HERITAGE HILL	RES SFR SUBDIV 1	52	1.05
7823A15	7823A15-TARRANT TRACE TOWNHOMES	RES - TOWNHOUSE	184	1
7823A16	7823A16-TIMBERBROOKE CONDOS	RES - CONDOMINIUM	135	1
7823A17	7823A17-RIVER VIEW TOWNHOMES	RES - TOWNHOUSE	162	1
7823A18	7823A18-RIVER VIEW CONDOS	RES - CONDOMINIUM	110	1
7823A19	7823A19-DEEP RIVER PLANTATION TH	RES - TOWNHOUSE	97	1
7823A21	7823A21-PIEDMONT TRACE TOWNHOMES	RES - TOWNHOUSE	123	1
7823A22	7823A22-PARKWAY VILLAGE	RES SFR SUBDIV 1	61	1
7823A23	7823A23-YORKTOWN PT @ JAMESFORD M	RES SFR SUBDIV 2 PH	86	1
7823A24	7823A24-BARRINGTON PLACE	RES SFR SUBDIV 2 PH	29	1
7823B01	7823B01-RIVER RIDGE	RES SFR SUBDIV 1	73	1
7823B02	7823B02-STONE GABLES TOWNHOMES	RES - TOWNHOUSE	19	1
7823B03	7823B03-DEVONCOURT PL-WL HARDING	RES SFR 3 NH	10	1
7823B04	7823B04-JAMESFRD MEADOWS-PENINSULA DR	RES SFR SUBDIV 2 PH	131	1
7823B05	7823B05-RIVER BEND	RES SFR 3 NH	18	1
7823B06	7823B06-JOY DR	RES IN TRANSITION	17	1.05
7823B07	7823B07-CHELSEA ACRES	RES SFR SUBDIV 2 PH	11	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7823B08	7823B08-THE OVERLOOK II TOWNHOMES	RES - TOWNHOUSE	75	1
7823B09	7823B09-RIVERVIEW CONOS I	RES - CONDOMINIUM	99	1
7823B11	7823B11-HICKORY GROVE RD AT W WENDOVER	RES IN TRANSITION	22	1
7823L01	7823L01-WENDOVER-GUILFORD COLEGE-10	RES IN TRANSITION	53	1
7823L02	7823L02-WENDOVER AVE 2 AC	RES IN TRANSITION	12	1
7823MF0	7823M01-HP 1ST FLIGHT	COMM - APARTMENT	16	1
7823R01	7823R01-GUILFORD COLLEGE +10	RES IN TRANSITION	20	1
7823R02	7823R02-WEST WENDOVER	RES IN TRANSITION	13	1
7824A01	7824A01-CHARLESTOWNE SQ CONDOS	RES - CONDOMINIUM	425	1
7824A02	7824A02-CHIMNEY ROCK-BOULDER AREA	IND GENERAL	3	1
7824B01	7824B01-PLANTATION FARMS	RES IN TRANSITION	19	1
7824B02	7824B02-CHARLESTOWN CROSSING CONDOS	RES - CONDOMINIUM	177	1
7824B03	7824B03-CHARLESTOWN III CONDOS	RES - CONDOMINIUM	53	1
7825A02	7825A02-FRIENDLY PLANTATION CONDO	RES - CONDOMINIUM	189	1
7825A04	7825A04-BRUSHWOOD PARK CONDOS	RES - CONDOMINIUM	162	1
7825I01	7825I01-AIRPORT INDUSTRIAL PARK	IND GENERAL	6	1
7825IN0		IND GENERAL	492	1
7825L01	7825L01-N FRIENDLY AVE-BRUSHWOOD RD -10	RES IN TRANSITION	44	1
7826A02	7826A02-CARDINAL DOWNS TOWNHOMES	RES - TOWNHOUSE	62	1
7826A03	7826A03-CARDINAL MANOR	RES SFR SUBDIV 1	43	1
7826A04	7826A04-LANDSDOWNE - CARDINAL	RES SFR SUBDIV 1	98	1
7826A05	7826A05-EDINBURGH CARDINAL	RES SFR SUBDIV 1	143	1
7826A06	7826A06-HIDDEN OAKS - CARDINAL	RES SFR SUBDIV 1	85	1
7826A07	7826A07-RIVER HILLS PLANTATION	RES SFR SUBDIV 1	440	1
7826A08	7826A08-CARDINAL COMMONS	RES SFR SUBDIV 1	49	1
7826B01	7826B01-PRESTWICK-CARDINAL	RES SFR 3 NH	148	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7826B02	7826B02-CARDINAL MANOR	RES - TOWNHOUSE	117	1
7826B03	7826B03-FIREWOOD TRAIL	RES SFR SUBDIV 2 PH	34	1
7826B04	7826B04-CARDINAL-MUIRFIELD GC	RES SFR 3 NH	13	1
7826B05	7826B05-CARDINAL I	RES SFR SUBDIV 2 PH	131	1
7826B06	7826B06-WESTERN TRAIL	RES SFR SUBDIV 2 PH	26	1
7826B07	7826B07-CARDINAL V	RES SFR 3 NH	38	1
7826B08	7826B08-CARDINAL RIDGE	RES SFR SUBDIV 1	76	1
7826CG0		COMM GENERAL	2	1
7826R01	7826R01-OLD OAK RIDGE RD+3	RES IN TRANSITION	24	1
7827A03	7827A03-STRATFORD GREEN TOWNHOMES	RES - TOWNHOUSE	91	1
7827A04	7827A04-CRYSTAL LK @ CARDINALCOVE	RES SFR SUBDIV 1	51	1
7827A05	7827A05-CARDINAL COVE	RES SFR SUBDIV 2 PH	114	1
7827A06	7827A06-THORNBLADE	RES SFR SUBDIV 1	68	1
7827A07	7827A07-OAK BEND	RES SFR SUBDIV 1	222	1
7827A08	7827A08-HIGHLAND OAK	RES SFR SUBDIV 1	44	1
7827A09	7827A09-DOGWOOD ESTATES	RES SFR 3 NH	52	1
7827A10	7827A10-DEERVIEW	RES SFR SUBDIV 1	13	1
7827B01	7827B01-DEER MEADOW	RES SFR 3 NH	9	1.3
7827B02	7827B02-OVERLAND PARK DR	RES SFR SUBDIV 1	51	1
7827B03	7827B03-PLEASANT RIDGE FARMS WEST	RES SFR SUBDIV 1	145	1
7827B04	7827B04-PLEASNAT RIDGE FARMS EAST	RES SFR SUBDIV 1	192	1
7827B05	7827B05-PLEASANT RIDGE FARMS WEST RIDGE HAVEN	RES SFR SUBDIV 1	15	1
7827B06	7827B06-CARMEL TOWNHOMES	RES - TOWNHOUSE	113	1
7827B07	7827B07-SADDLEWOOD	RES SFR 3 NH	15	1
7827B08	7827B08-CRYSTAL LAKE TOWNHOMES	RES - TOWNHOUSE	33	1
7827B09	7827B09-PLEASANT OAKS	RES SFR SUBDIV 2 PH	43	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7827B10	7827B10-RIDGE HAVEN	RES SFR 3 NH	19	1
7827B11	7827B11-FILMORE RD	RES SFR SUBDIV 1	24	1
7827B12	7827B12-CARDINAL LAKE DR	RES SFR SUBDIV 2 PH	14	1
7827B13	7827B13-CRYSTAL LAKE	RES SFR SUBDIV 2 PH	19	1
7827B14	7827B14-CARDINAL VISTA	RES SFR 3 NH	16	1
7827B15	7827B15-STERLINGSHIRE EAST	RES SFR SUBDIV 2 PH	77	1
7827B16	7827B16-RESIDENTIAL	RES SFR SUBDIV 1	10	1
7827B17	7827B17-ST JAMES RIDGE	RES SFR SUBDIV 2 PH	55	1
7827B18	7827B18 - PLEASANT OAKS ESTATES	RES SFR SUBDIV 1	33	1
7827L01	7827L01-PLEASANT RIDGE RD-10	RES - RURAL	87	1
7827R01	7827R01-PLEASANT RIDGE RD+10	RES - RURAL	100	1.05
7828A01	7828A01-TROTTER RIDGE-WINDSOR FRM	RES SFR 3 NH	231	1
7828A02	7828A02-GWYNEDD RD	RES SFR 3 NH	15	1
7828A03	7828A03-ABINGDON	RES SFR SUBDIV 2 PH	42	1
7828B05	7828B05-BROOKBANK RD	RES SFR 3 NH	89	1.15
7829A01	7829A01-RURAL HOMESITES OAK RIDGE RD, DUBACH, BELFORD RD AREA	RES - RURAL	206	1
7829A02	7829A02-ARMFIELD	RES SFR 3 NH	108	1
7829A03	7829A03-HENSON FOREST	RES SFR 3 NH	177	1
7829A04	7829A04-RURAL ACREAGE-SUMMERFIELD	RES - RURAL	52	1
7829A05	7829A05-WILSON FARM	RES SFR SUBDIV 2 PH	156	1
7829A06	7829A06-HENSON FARMS AREA	RES SFR 3 NH	124	1
7829A07	7829A07-WHITAKER FARM AREA	RURAL TYPE SUBDIV	116	1
7829A08	7829A08-FROGS LEAP	RES SFR 3 NH	28	1
7829A10	SFR DEVELOPMENT	RES, RES SFR SUBDIV 1	28	1
7829A11	SFR SUBDIVISION	RES, RES SFR SUBDIV 1	6	1
7829B01	7829B01-BIRKHAVEN SUBDIVISION	RES SFR SUBDIV 2 PH	112	1
7829B02	7829B02-CARRIAGE COVE NORTH	RES SFR SUBDIV 1	13	1
7829B04	7829B04-CARRIAGE COVE - OAK RIDGE	RES SFR SUBDIV 2 PH	9	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7829B06	WESTFIELD VILLAGE	RES - TOWNHOUSE	23	1
7830A01	7830A01-CHUCKWOOD @ ARMFIELD ACRES	RES SFR 3 NH	9	1
7830A03	7830A03-ARMFIELD ACRES II	RES SFR 3 NH	45	1
7830A04	7830A04-KIVETT & 85 II	RES - RURAL	125	1
7830A05	7830A05-KIRKWOOD ACRES. MINIMAL COMPS FOR 2022 REVAL.	RES SFR SUBDIV 2 PH	35	1
7830B01	7830B01-RIVER THICKETT SUB	RES SFR 3 NH	7	1
7830B02	7830B02-BLUEJAY/CHIPMUNK	RES SFR SUBDIV 2 PH	34	1
7830R01	7830R01-DEEP RIVER @ 85	RES - RURAL	105	1
7830R02	7830R02-85 & KIVETT DR	RES - RURAL	40	1
7831A01	7831A01-GRANDOVER	RES	94	1
7831A02	7831A02-GRANDOVER EAST SFR	RES SFR SUBDIV 2 PH	82	1
7831A03	7831A03-CRESSWELL COURT TOWNHOMES	RES - TOWNHOUSE	50	1
7831A04	7831A04-CRESWELL COURT	RES - TOWNHOUSE	32	1
7831A05	7831A05-CHIPPERS COURT TOWNHOMES	RES - TOWNHOUSE	7	1
7831A06	7831A06-CRESWELL MANOR TOWNHOMES	RES - TOWNHOUSE	6	1
7831A07	7831A07-WILEY PARK WEST SUBDIV	RES SFR SUBDIV 2 PH	48	1
7831A08	7831A08-POPPLETON SUB	RES SFR 3 NH	8	1
7831B02	7831B02-TRAILWOOD	RES SFR 3 NH	60	1
7831B03	7831B03-BROCKWOOD	RES SFR SUBDIV 2 PH	39	1
7831B04	7831B04-CAMELOT ESTATES. UPDATED ON RURAL LAND AND COMP MA	RES SFR SUBDIV 2 PH	32	1
7831B05	7831B05-CLIFTON PARK	RES SFR SUBDIV 2 PH	27	1
7831B06	7831B06-HIDDEN VALLEY	RES SFR SUBDIV 2 PH	74	1
7831B07	7831B07-WILEY PARK	RES SFR SUBDIV 2 PH	59	1
7831B09	7831B09-WILEY PARK SUBDIVISION	RES SFR SUBDIV 2 PH	75	1
7831B10	7831B10-WILEY PARK @ VICKERY CHAPEL SUBDIVISIONS	RES SFR SUBDIV 2 PH	77	1
7831B11	7831B11-WILEY PARK-MONTEVISTA	RES SFR SUBDIV 1	15	1
7831B12	7831B12-HADLEY PARK	RES SFR SUBDIV 1	22	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7831B13	GRIFFINS GATE	RES SFR SUBDIV 1	47	1
7831B14	7831B14-MONTROSE VILLAGE	RES	42	1.17
7831B15	MONTROSE VILLAGE TOWNHOMES	RES - TOWNHOUSE	40	1
7831B16	SFR AT MONTROSE VILLAGE	RES	32	1
7831CG0		COMM GENERAL	50	1
7832A01	7832A01-SEDGEFIELD II GASTON/NEUSE/DUPLIN/CATABA	RES SFR 3 NH	59	1
7832A02	7832A02-FORTUNE RIDGE@ ADAMS FARM	RES SFR SUBDIV 1	91	1
7832A03	7832A03-SEDGEFIELD I	RES SFR 3 NH	175	1
7832A04	7832A04-SEDGFIELD/ADAMS FARM COM	COMM GENERAL	2	1
7832A05	7832A05-CEDAR VALLEY TOWNHOMES	RES - TOWNHOUSE	104	1
7832A06	7832A06-HOMEPLACE TOWNHOMES	RES - TOWNHOUSE	123	1
7832A07	7832A07-VILLAS @ SEDGEF TOWNHOMES	RES - TOWNHOUSE	116	1
7832A09	7832A09-ADAMS FARM SOUTHWEST	RES SFR SUBDIV 1	92	1
7832A10	7832A10-SEDGEFIELD GATE	RES - TOWNHOUSE	28	1
7832A11	7832A11-SUTTON OAKS @ SEDGEFIELD	RES SFR 3 NH	52	1
7832A13	7832A13-WINDMERE @ ADAMS FARM	RES SFR SUBDIV 1	101	1
7832A14	7832A14-BRANDERMILL @ ADAMS FARM	RES SFR SUBDIV 1	48	1
7832A15	7832A15-AUTUMN WOODS @ ADAMS FARM	RES SFR SUBDIV 1	146	1
7832B03	7832B03-SEDGEFIELD-CABARRUS	RES SFR 3 NH	106	1
7832B04	7832B04-SEDGEFIELD DONNINGTON RD	RES SFR 3 NH	20	1
7832B05	7832B05-SEDGEFIELD COUNTY CLARE RD	RES SFR 3 NH	55	1
7832B17	7832B17-CHIMNEY SPRINGS@ADAMS FARM	RES SFR SUBDIV 1	73	1
7832B18	7832B18-ADAMS RIDGE@ADAMS FARM	RES SFR SUBDIV 1	77	1
7832B19	7832B19-WINTERBERRY@ ADAMS FARM	RES SFR SUBDIV 1	39	1
7832B20	7832B20-CROFTON SPRINGS/HERITAGEWOODS @ADAMS FARM	RES SFR SUBDIV 1	97	1
7832B21	7832B21-IVYRIDGE/COPPERHILL/WATERCREST@ADAMS FARM	RES SFR SUBDIV 1	64	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7832B22	7832B22-BRIDLE RIDGE/ELMBANK@ADAMS FARM	RES SFR SUBDIV 1	54	1
7832B24	7832B24-NEAR SEDGEFIELD-SCOTLAND	RES SFR 3 NH	87	1
7832B25	7832B25-SEDEGEFIELD CENTRAL	RES SFR 3 NH	172	1
7832B26	7832B26-SEDEGEFIELD/HARNET DR	RES SFR 3 NH	14	1
7832B27	7832B27-FOXHOLLOW@ADAMSFARM	RES SFR SUBDIV 1	312	1
7832B29	7832B29-POPLAR HILLS/COBBLE GLEN@ADAMS FARM	RES SFR SUBDIV 1	83	1
7832B30	7832B30-THE HEDGES @SEDEGEFIELD	RES SFR SUBDIV 2 PH	9	1
7832B31	7832B31-BRAMBLETYPE AREA @SEDEGEFIELD	RES SFR 3 NH	43	1
7832B32	7832B32-CLUSTERMILL/TRADERSWY@ADAMS FARM	RES SFR SUBDIV 1	75	1
7832B33	7832B33-LAUREL BROOK @ ADAMS FARM	RES SFR SUBDIV 1	45	1
7832B34	7832B34-WILLIAMSBOROUGH COMMONS@ADAMS FARM	RES SFR SUBDIV 1	31	1
7832B35	7832B35-OLD FOX TRAIL ADAMS FARM	RES SFR SUBDIV 1	44	1
7832B36	7832B36-BRIGHTLEAF@ADAMS FARM	RES SFR SUBDIV 1	49	1
7832B37	7832B37-HIGHGATE@ADAMS FARM	RES SFR SUBDIV 1	14	1
7832B38	7832B38-MOSS COVE/@ADAMS FARM	RES SFR SUBDIV 1	56	1
7832B39	7832B39-CHESTNUTBLUFFS @ADAMS FARM	RES SFR SUBDIV 1	71	1
7832B40	7832B40-ANSON/WAYNE/SEDEGEFIELD/ALAMANCE RD	RES SFR 3 NH	33	1
7832B41	7832B41-ROCKINGHAM/RICHMOND/	RES SFR 3 NH	50	1
7832B42	7832B42-IVY RIDGE	RES SFR SUBDIV 1	43	1
7832B43	7832B43-HIGHPOINT ROAD AT SEDGEFIELD	RES SFR 3 NH	61	1
7832B44	7832B44-SEDEGEFIELD GATE 2	RES - TOWNHOUSE	24	1
7832CG1	MIXED COMMERCIAL	COMM GENERAL	135	1
7832M01	7832M01-SW GSO APARTMENTS 1ST FLIGHT	RES - APARTMENT	1	1
7832MF0	MIXED APARTMENT	COMM - APARTMENT	21	1
7833A01	7833A01-OAKS WEST/HICKORY TRACE/BEECHCROFT	RES SFR SUBDIV 2 PH	221	1
7833A02	7833A02-BEECHCROFT/OAKS WEST	RES SFR SUBDIV 2 PH	390	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7833A03	7833A03-CABOT-HILLTOP	RES SFR SUBDIV 2 PH	130	1
7833A04	7833A04-HIGHGATE CONDOS	RES - CONDOMINIUM	129	1
7833A07	7833A07-IDLE ACRES	RES SFR SUBDIV 2 PH	79	1
7833A08	7833A08-STANLEY RD AREA	RES IN TRANSITION	37	1
7833A09	7833A09-SEDGEFIELD LAKES	RES SFR 3 NH	210	1
7833A10	7833A10-PILOTS RIDGE	RES SFR SUBDIV 1	144	1
7833A11	7833A11-RACHELS KEEP TOWNHOMES	RES - TOWNHOUSE	359	1
7833A12	7833A12-HIGHSTREAM @ ADAMS FARM	RES SFR SUBDIV 1	71	1
7833A13	7833A13-MACGREGOR PLACE CONDOS	RES - CONDOMINIUM	64	1
7833A14	7833A14-BRIDFORD DOWNS TOWNHOMES	RES - TOWNHOUSE	270	1
7833A15	7833A15-VILLAS @ EAGLE PT TOWNHOM	RES - TOWNHOUSE	89	1
7833A16	7833A16-RAGAN HOMES SUBDIVISION	RES SFR SUBDIV 2 PH	42	1
7833A17	7833A17-WHISPERING WOOD	RES SFR SUBDIV 1	43	1
7833B02	7833B02-HIGHLAWN SUBDIV	RES IN TRANSITION	16	1
7833B03	7833B03-SAPP RD. RESIDENTIAL	RES IN TRANSITION	3	1
7833B04	7833B04-CARLISE ESTATES SOUTH	RES SFR SUBDIV 2 PH	4	1
7833B05	7833B05-HILLWAY DR/CABOT CT	RES SFR SUBDIV 2 PH	72	1
7833B06	7833B06-ROEDIGER CT/HILLTOP	RES SFR SUBDIV 2 PH	28	1
7833B08	7833B08-THE AVENUES	RES - TOWNHOUSE	82	1
7833B16	7833B16-LAKESHORE AND MOWBRAY,, OFF HILLTOP	RES IN TRANSITION	33	1
7833B17	7833B17-HICKORY TRACE	RES SFR SUBDIV 1	118	1
7833B18	7833B18-EAGLE POINT TOWNHOMES	RES - TOWNHOUSE	86	1
7833CG0		COMM GENERAL	153	1
7834A01	7834A01-MEADOWOOD/NEAR EDITH LN/ COX RD/ PILGRIMS CHURCH RD	RES SFR SUBDIV 2 PH	30	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7834A02	7834A02-MUIRS CHAPEL-MARKET ST I	COMM GENERAL	1	1
7834A03	7834A03-##FRIENDSWOOD-PENDLETON	RES SFR SUBDIV 2 PH	28	1
7834A04	7834A04-GEORGETOWN SQ TOWNHOMES	RES - TOWNHOUSE	138	1
7834A05	7834A05-GEORGETOWN SQUARE CONDOS	RES - CONDOMINIUM	200	1
7834A06	7834A06-GEORGETWN VILLAGE	RES - TOWNHOUSE	14	1
7834A07	7834A07-DOBSON ROAD AREA	RES SFR 3 NH	39	1
7834A09	7834A09-WESTLAKE TOWNHOMES	RES - TOWNHOUSE	103	1
7834A10	7834A10-BROWNSTONE TOWNHOMES	RES - TOWNHOUSE	34	1
7834A11	7834A11-MADISON OAKS COURT TOWNHO	RES - TOWNHOUSE	61	1
7834A12	7834A12-RICHLANDS TOWNHOMES	RES - TOWNHOUSE	66	1
7834A13	7834A13-MEADOWOOD GLEN CONDOS	RES - CONDOMINIUM	96	1
7834A14	7834A14-BRANDYWINE TOWNHOMES	RES - TOWNHOUSE	98	1
7834A15	7834A15-BRAMBLEGATE CONDOS	RES - CONDOMINIUM	241	1
7834B01	7834B01-HACKNEY RD	RES SFR SUBDIV 2 PH	13	1
7834B02	7834B02-CHARLESTOWNE TWN HMES	RES - TOWNHOUSE	100	1
7834B03	7834B03-ALOE TOWNHOMES	RES - TOWNHOUSE	5	1
7834B04	7834B04-GUILFORD GLEN CONDO	RES - CONDOMINIUM	22	1
7834B05	7834B05-##COLLEGE WOODS	RES SFR SUBDIV 2 PH	29	1
7834B06	7834B06-BRANDYWINE	RES SFR SUBDIV 2 PH	19	1
7834B07	7834B07-VILLAGE LN	RES SFR SUBDIV 2 PH	31	1
7834B08	7834B08-##FRIENDWAY SUB	RES SFR SUBDIV 2 PH	78	1
7834B09	7834B09-LINDLEY WOODS	RES SFR SUBDIV 2 PH	26	1
7834B10	7834B10-GUILFORD STATION	RES - TOWNHOUSE	17	1
7834B11	7834B11-LAUSANNE DR	RES SFR SUBDIV 2 PH	28	1
7834B12	7834B12-SHERMAN RD	RES SFR SUBDIV 2 PH	14	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7834B13	7834B13-##GUIDA AREA	RES SFR 3 NH	63	1.2
7834B14	7834B14-TOWER RD	RES SFR SUBDIV 2 PH	66	1
7834B15	7834B15-THICKET I	RES SFR SUBDIV 1	191	1
7834B16	7834B16-FRIENDSWOOD I	RES SFR SUBDIV 2 PH	197	1
7834B17	7834B17-COLLEGE WOODS I	RES SFR SUBDIV 2 PH	28	1
7834B18	7834B18-GUILFORD COLLEGE S RES MIX	RES - MIXED USES	22	1
7834B19	7834B19-SHELBY/ASHEBROOK	RES - CONDOMINIUM	69	1
7834B20	7834B20-BRANDWINE/MEADOWOOD	RES SFR SUBDIV 1	13	1
7834CG0		COMM GENERAL	61	1
7834CG1		COMM GENERAL	252	1
7834IN0		IND GENERAL	65	1
7835A02	7835A02-MAPLE RIDGE	RES SFR SUBDIV 2 PH	65	1
7835A03	7835A03-FRIENDLY LAKES	RES SFR SUBDIV 2 PH	196	1
7835A04	7835A04-ROBINRIDGE SUB AREA	RES SFR SUBDIV 2 PH	105	1
7835A05	7835A05-LONGVIEW ACRES-MARLEE	RES SFR SUBDIV 2 PH	130	1
7835A06	7835A06-LINDLEY WDS-GUILFORD WEST	RES SFR SUBDIV 2 PH	70	1
7835A07	7835A07-LONGVIEW HILLS/BALLINGER RD AREA	RES SFR 3 NH	139	1
7835A08	7835A08-BALLINGER RD ACREAGE	RES SFR 3 NH	14	1
7835A09	7835A09-WAGON WHEEL	RES SFR SUBDIV 2 PH	28	1
7835A10	7835A10-QUAKER ACRES	RES SFR SUBDIV 2 PH	131	1
7835A11	7835A11-FRIENDLY HILLS AREA	RES - MIXED USES	35	1
7835A12	7835A12-COBLE FARM	RES - TOWNHOUSE	174	1
7835A13	7835A13-CARRIAGE CROSSING TOWNHOM	RES - TOWNHOUSE	76	1
7835A14	7835A14-CARRIAGE VILLAGE CONDOS	RES - CONDOMINIUM	53	1
7835A16	7835A16-QUAKER COMMONS CONDOS	RES - CONDOMINIUM	53	1
7835A17	7835A17-GUILFORD COLONY TOWNHOMES	RES - TOWNHOUSE	35	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7835A18	7835A18-MCKINLEY PARK TOWNHOMES	RES - TOWNHOUSE	37	1
7835A19	7835A19-SEVEN GATES CONDOS	RES - CONDOMINIUM	54	1
7835A20	7835A20-OAKS OF GUILFORD TOWNHOMES	RES - TOWNHOUSE	17	1
7835A22	7835A22-GUILFORD CROSSING CONDOS	RES - CONDOMINIUM	50	1
7835A25	7835A25-MORGAN ASHLEY TE TOWNHOME	RES - TOWNHOUSE	26	1
7835A26	7835A26-THE GAZEBO @ GUILFORD OAKS	RES SFR SUBDIV 1	14	1
7835A27	7835A27-BALLINGER MANOR TOWNHOMES	RES - TOWNHOUSE	9	1
7835A28	7835A28-THE BROOKS @ FLEMMING	RES - TOWNHOUSE	31	1
7835A29	7835A29-TOWER OAKS I	RES SFR SUBDIV 2 PH	34	1
7835B01	7835B01-FLEMING-KNIGHTWOOD	RES SFR SUBDIV 2 PH	74	1
7835B02	7835B02-MAPLE RIDGE TOWNHOMES	RES - TOWNHOUSE	130	1
7835B03	7835B03-WAKEFIELD PLACE	RES SFR SUBDIV 2 PH	19	1
7835B04	7835B04-TURLINGTON TOWNHOMES	RES - TOWNHOUSE	29	1
7835B05	7835B05-BROOKGLEN VILLAGE	RES SFR SUBDIV 1	48	1
7835B06	7835B06-GUILFORD WEST	RES SFR SUBDIV 1	55	1
7835B07	7835B07-TOWER OAKS II	RES SFR SUBDIV 2 PH	14	1
7835B08	7835B08-MADISON WOODS	RES SFR SUBDIV 2 PH	71	1
7835B10	7835B10-PINE HAVEN @ NEW GARDEN RD	RES SFR 3 NH	15	1.1
7835B11	7835B11-OAK RIDGE MEADOWS	RES - TOWNHOUSE	286	1
7835B12	7835B12-COBLE FARM II	RES SFR SUBDIV 1	40	1
7835B13	7835B13-COBLE FARM III	RES - TOWNHOUSE	123	1
7835B14	7835B14-GREENWOOD ACRES SUBVDIV	RES SFR SUBDIV 2 PH	25	1
7835B15	7835B15-STAGE COACH TL AREA	RES SFR SUBDIV 2 PH	77	1
7835B16	7835B16-STAGE COACH VILLAGE TOWNHOMES	RES - TOWNHOUSE	117	1
7835B17	7835B17-LAMP POST	RES SFR SUBDIV 2 PH	20	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7835B18	7835B18-KNIGHTWOOD	RES SFR SUBDIV 2 PH	14	1
7835B19	7835B19-QUAKER	RES SFR SUBDIV 2 PH	51	1
7835B20	7835B20-HOLLYCREST	RES SFR SUBDIV 2 PH	26	1
7835B21	7835B21-FORSYTHIA CT	RES SFR SUBDIV 2 PH	8	1
7835B22	7835B22-NEW GARDEN SQUARE TOWNHOMES	RES - TOWNHOUSE	11	1
7835B23	7835B23-LEA RAY/LUCYE/LINDLEY RD	RES SFR SUBDIV 2 PH	44	1
7835B24	7835B24-FRIENDLY ROAD INN TOWNHOMES AKA POMPAÑO TOWNHOMES	RES - TOWNHOUSE	28	1
7835CG0		COMM GENERAL	128	1
7835L02	7835L02-FRIENDLY RD - 2 AC	RES SFR SUBDIV 2 PH	29	1
7835M01	7835M01-MULTI FAMILY	COMM - APARTMENT	2	1
7835MF0		COMM - APARTMENT	68	1
7836A02	7836A02-COUNTRY WOODS	RES SFR SUBDIV 2 PH	76	1
7836A03	7836A03-QUAKER RUN	RES SFR SUBDIV 1	106	1
7836A04	7836A04-KESWICK PLACE TOWNHOMES	RES - TOWNHOUSE	334	1
7836A05	7836A05-MCALISTER PLACE TOWNHOMES	RES - TOWNHOUSE	283	1
7836A07	7836A07-FRIENDLY LAKES NORTH	RES SFR SUBDIV 2 PH	40	1.03
7836A08	7836A08-MEADOWBRIAR	RES SFR SUBDIV 1	59	1
7836A09	7836A09-TANNER WOODS TOWNHOMES	RES - TOWNHOUSE	77	1
7836A11	7836A11-GLENEAGLES TOWNHOMES	RES - TOWNHOUSE	19	1
7836A12	7836A12-MCALISTER WOODS PH II	RES SFR SUBDIV 1	51	1
7836A13	7836A13-MCALISTER WOODS PH I	RES SFR SUBDIV 1	33	1
7836A14	7836A14-FLEMING WOODS TOWNHOMES	RES - TOWNHOUSE	29	0.85
7836A15	7836A15-MCALISTER PLACE SFR	RES SFR SUBDIV 1	67	1
7836A16	7836A16 - ELIM TOWNHOMES	RES - TOWNHOUSE	45	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7836B01	7836B01-FLEMINGTON	RES SFR SUBDIV 1	34	1
7836B02	7836B02-FOX CHASE	RES SFR SUBDIV 2 PH	22	1
7836B03	7836B03-FLEMING MEADOWS	RES SFR SUBDIV 2 PH	100	1
7836B04	7836B04-ACRE RIDGE	RES SFR SUBDIV 2 PH	7	1
7836B05	7836B05-FRIENDLY LAKES 2	RES SFR SUBDIV 1	24	1.15
7836B07	7836B07-SOLARA TRACE	RES SFR SUBDIV 2 PH	9	1
7836B08	7836B08-SUNSET RIDGE	RES SFR SUBDIV 2 PH	84	1
7836B09	7836B09-MEADOWBRIAR I	RES SFR SUBDIV 2 PH	38	1
7836B10	7836B10-GREENBOUGH-CHATFIELD	RES SFR SUBDIV 2 PH	13	1
7836B11	7836B11-SAGAMORE RD	RES SFR 3 NH	214	1
7836B12	7836B12-CARDINAL IV	RES SFR SUBDIV 2 PH	10	1
7836B13	7836B13-GREENOUGH-CARDINAL	RES SFR SUBDIV 2 PH	14	1
7836CG0		COMM GENERAL	221	1
7836L01	7836L01-LEWISTON RD -10	RES - RURAL	58	1
7836R01	7836R01-LEWISTON RD +10	RES - RURAL	34	1
7837A02	7837A02-TUSCANY TOWNHOMES	RES - TOWNHOUSE	60	1
7837A03	7837A03-HIGHLAND GROVE	RES SFR SUBDIV 1	155	1
7837A04	7837A04-HAWTHORNE CHASE	RES SFR SUBDIV 1	133	1
7837A05	7837A05-SHORELINE DRIVE	RES SFR SUBDIV 2 PH	26	1
7837A06	7837A06-CARLSON DAIRY-LEWISTON RURAL HOMESITES	RES - RURAL	58	1
7837A07	7837A07-LAURINDA @ CARLSON FARMS	RES SFR 3 NH	20	1
7837A08	7837A08-WESTFIELD & CARLSON FARMS	RES SFR 3 NH	29	1
7837A09	7837A09-CARLSON FARMS	RES SFR 3 NH	50	1
7837A10	7837A10 - VILAS AT STRAWBERRY CREEK	RES - TOWNHOUSE	84	1
7837B01	7837B01-RILEY VILLAGE	RES SFR SUBDIV 1	65	1
7837B02	7837B02-PLEASANT RIDGE ESTATES	RES SFR SUBDIV 2 PH	19	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7837B03	7837B03-CALSON TERRACE	RES SFR SUBDIV 2 PH	16	1
7837B04	7837B04-HIKORY WOODS	RES SFR SUBDIV 1	64	1
7837B05	7837B05-LEWISTON OAKS	RES SFR SUBDIV 1	16	1
7837B06	7837B06-CARLSON VALLEY	RES SFR 3 NH	14	1
7837B07	7837B07-CARDINAL WOOD I	RES SFR SUBDIV 2 PH	173	1
7837B08	7837B08-STEEPLE RIDGE	RES SFR SUBDIV 2 PH	8	1
7837B09	7837B09-PARKSIDE	RES - TOWNHOUSE	54	1
7837B10	7837B10-EAGLE RIDGE	RES SFR SUBDIV 1	19	1
7837B11	7837B11-HIGHLAND GROVE SOUTH	RES SFR SUBDIV 1	87	1
7837B12		RES SFR SUBDIV 1	95	1
7837CG0		COMM GENERAL	9	1
7837CG4	GCC CARLSON FARM	COMM GENERAL	2	1
7837L01	7837L01-LEWISTON RD -10	RES - RURAL	53	1
7837R01	7837R01-CARLSON FARMS AREA RURAL	RES - RURAL	61	1
7838A01	7838A01-VINEYARDS	RES SFR 3 NH	114	1
7838A02	7838A02-THE FARM @ SUMMERFIELD	RES SFR SUBDIV 2 PH	31	1
7838A03	7838A03-PLEASANT RIDGE RUN	RES SFR 3 NH	72	1
7838A04	7838A04-HORSESHOE ACRES	RES SFR SUBDIV 2 PH	18	1
7838A05	7838A05-ROYAL OAKS-FOUR OAKS	RES SFR SUBDIV 2 PH	58	1
7838B06	7838B06-HAMBURG MILL RD/PLEASANT RIDGE RD. SUMMERFIELD	RES - RURAL	77	1
7838B07	7838B07-LARGE ACREAGE- WEST SUMMERFIELD	RES - RURAL	41	1
7838B08	7838B08-CARLSON RIDGE	RES SFR SUBDIV 2 PH	15	1
7838CG0		COMM GENERAL	123	1
7839A01	7839A01-NORTH SUMMERFIELD	RES - RURAL	152	1
7839A02	7839A02-HWY 220, SUMMERFIELD RD, AND SCHOOL AREA	RES - MIXED USES	343	1
7839A04	7839A04-ELMHURST ESTATES SUB	RES SFR 3 NH	153	1
7839A05	7839A05-N. SUMMERFIELD-SCALESVILLE RD AREA.	RES - RURAL	28	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7839A06	7839A06-KESTON DOWNS	RES SFR SUBDIV 2 PH	23	1
7839A07	7839A07-SUMMER WOODS	RES SFR SUBDIV 2 PH	17	1
7839A08	7839A08-PINE FOREST	RES SFR SUBDIV 2 PH	35	1.2
7839A09	7839A09-NC 150 WEST, MARTIN LAKE AREA	RES SFR 3 NH	57	1
7840A01	7840A01-SUMNER HILLS	RES SFR SUBDIV 2 PH	38	1
7840B01	7840B01-GREYSTONE CT @ KIVETT RURAL HOMESITES	RURAL TYPE SUBDIV	39	1
7840B02	7840B02-GROOMETOWN ESTATES	RES SFR SUBDIV 2 PH	58	1
7840B03	7840B03-GROOMETOWN @ KIVETT	RES - RURAL	46	1
7840B04	7840B04-GREYSTONE ESTATES SUBDIV	RES SFR SUBDIV 2 PH	15	1
7840B05	7840B05-BURNETT @ DRAKE	RURAL TYPE SUBDIV	63	1
7840R01	7840R01-WALL RD/DRAKE RD	RES - RURAL	91	1
7841A01	7841A01-GROOMETOWN @ I-85	RURAL TYPE SUBDIV	73	1
7841A03	7841A03-SEDGEHILL ESTATES	RES SFR SUBDIV 2 PH	92	1
7841B01	7841B01-QUAIL HOLLOW SUBDV	RES SFR 3 NH	14	1
7841B02	7841B02-HILLCREST FARMS	RES SFR 3 NH	37	1
7841B03	7841B03-WINDY HILL ESTATES	RES SFR 3 NH	17	1
7841B04	7841B04-GROOMETOWN EQUESTRIAN VILLAS	RES SFR SUBDIV 2 PH	17	1
7841B05	7841B05-WINFORD RD RURAL SUBDV	RURAL TYPE SUBDIV	29	1
7841IN0		IND GENERAL	54	1
7841R01	7841R01-SOUTH GROOMETOWN RD. NO BUILDING COMPS, 2022	RES - RURAL	14	1
7842A01	7842A01-MCCUISTON-OSBORNE RD AREA	RES - MIXED USES	61	1
7842A02	7842A02-HOLDEN FARMS	RES SFR SUBDIV 2 PH	250	1
7842A03	7842A03-SEDGEFIELD SCHOOL AREA	RES SFR SUBDIV 2 PH	141	1
7842A04	7842A04-OKA HESTER PARK AREA	RES SFR SUBDIV 2 PH	21	1
7842A05	7842A05-SEDGEFIELD PARK-SEDGEWOOD	RES SFR SUBDIV 2 PH	55	1
7842A06	7842A06-PINEWOOD FOREST TOWNHOMES	RES - TOWNHOUSE	69	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7842A07	7842A07-HOLDEN VILLAGE TOWNHOMES	RES - TOWNHOUSE	50	1
7842A08	7842A08-VILLAGE OAKS CONDOS	RES - CONDOMINIUM	61	1
7842A09	7842A09-FOXFIRE VILLAGE CONDOS	RES - CONDOMINIUM	52	1
7842A10	7842A10-HEARTHSTONE TOWNHOMES	RES - TOWNHOUSE	12	1
7842A11	7842A11-PINEHURST VILLAGE TOWNHOM	RES - TOWNHOUSE	19	1
7842A12	7842A12-SEDGEWOOD ACRES	RES SFR SUBDIV 2 PH	88	1
7842A13	7842A13-ROSEWAY AC-SEDGEFIELD EST	RES SFR SUBDIV 2 PH	125	1
7842A14	7842A14-KINGS MILL	RES SFR SUBDIV 1	74	1
7842A15	7842A15-COVINGTON PLACE PATIO HMS	RES SFR SUBDIV 1	83	1
7842A16	7842A16-AUBURN HILLS	RES SFR SUBDIV 2 PH	165	1
7842B01	7842B01-GROOMTOWN ROAD AREA	RES - MIXED USES	14	1
7842B02	7842B02-GLEN HOLLOW	RES SFR SUBDIV 2 PH	120	1
7842B03	7842B03-BOWMAN PK&GROOMTOWNRD AREA	RES SFR SUBDIV 2 PH	80	1
7842B05	7842B05-JOBE CT AREA	RES SFR SUBDIV 2 PH	11	1
7842B06	7842B06-WILEY DAVIS ROAD AREA	RES - RURAL	35	1
7842B07	7842B07-KINGS POND	RES SFR SUBDIV 1	160	1
7842B08	7842B08-STIRRUP DR NEXT TO AUBURN HILLS AT SEDGEFIELD	RES SFR SUBDIV 2 PH	14	1
7842B09	7842B09-ROLAND RD	RES SFR SUBDIV 2 PH	21	1
7842B10	7842B10-SIMMONS/MCCUISTON RD AREA	RES SFR 3 NH	69	1
7842B11	7842B11-PINECROFT ACRES	RES SFR SUBDIV 2 PH	70	1
7842B12	7842B12-MCCUISTON ROAD VICINITY	RES SFR SUBDIV 2 PH	23	1
7842B13	7842B13-ANNISTON SUBDV	RES SFR SUBDIV 1	95	1
7842B14	7842B14-HOLDEN VILLAGE PATIO HOMES	RES SFR SUBDIV 1	24	1
7842B15	7842B15-HOLDEN VILLAGE	RES SFR SUBDIV 1	60	1
7842B16	7842B16-GILMORE/BROADACRES	RES SFR SUBDIV 2 PH	150	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7842B17	7842B17-PINELAKE/VANDALIA RD	RES SFR SUBDIV 2 PH	20	1
7842B18	7842B18-HERBIN/SEDGEGROW	RES SFR SUBDIV 2 PH	71	1
7842B20	7842B20-WAYNE RD AREA /SEDGEFIELD	RES SFR SUBDIV 2 PH	52	1
7842B21	7842B21-KINGS MILL 2	RES SFR SUBDIV 1	41	1
7842M02	7842M02-SW GSO APTS HP RD	COMM GENERAL	1	1
7842MF0	SW GSO APARTMENTS, HP ROAD AND S HOLDEN RD	COMM - APARTMENT	4	1
7842R03	7842R03-ACREAGE IN GREENSBORO	RES - RURAL	4	1
7843A02	7843A02-FAIRVIEW HOMES	RES SFR SUBDIV 2 PH	113	1
7843A03	7843A03-HIGH POINT RD COMM	COMM GENERAL	6	1
7843A04	7843A04-RANDOM WOODS	RES SFR SUBDIV 2 PH	291	1
7843A05	7843A05-HIGH POINT RD-HILLTOP RD	RES - MIXED USES	50	1
7843A07	7843A07-FOREST RIDGE TOWNHOMES	RES - TOWNHOUSE	114	1
7843A08	7843A08-VANTAGE POINT CONDOS	RES - CONDOMINIUM	107	1
7843B01	7843B01-HUNTER HILLS II	RES SFR SUBDIV 1	357	1
7843B02	7843B02-HUNTER HILLS III	RES SFR SUBDIV 2 PH	173	1
7843B03	7843B03-RANDOM WOODS TWO	RES SFR SUBDIV 2 PH	344	1
7843B04	7843B04-COBBLE STONE PARK	RES - TOWNHOUSE	74	1
7843B05	7843B05-HALCYON ST AREA	RES SFR SUBDIV 2 PH	45	1
7843B06	7843B06-HUNTERS HILLS EUCLID/GENTRY AREA	RES SFR SUBDIV 2 PH	102	1
7843B07	7843B07-MOSBY DRIVE AREA	RES SFR SUBDIV 2 PH	56	1
7843B09	7843B09-STUDIO/SELLERS/HILLTOP	RES SFR SUBDIV 2 PH	30	1
7843B10	7843B10-POINSETTA/ALMA	RES SFR SUBDIV 2 PH	49	1
7843B11	7843B11-MERRITT/OVERLAND HEIGHTS AREA	RES SFR SUBDIV 2 PH	46	1
7843C04	7843C04-SOUTH OF I 40 ON HOLDEN RD	COMM GENERAL	2	1
7843CG0		COMM GENERAL	467	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7843IN0		IND GENERAL	33	1
7843MF0	GREENSBORO/JAMESTOWN APARTMENTS, MOSBY CONDO APARTMENTS	COMM - APARTMENT	74	1
7844A01	7844A01-STARMOUNT COUNTRY CLUB	RES SFR 3 NH	131	1
7844A02	7844A02-HAMILTON HILLS	RES SFR 3 NH	129	1.15
7844A03	7844A03-HAMILTON VILLAGE TOWNHOME	RES - TOWNHOUSE	392	1
7844A05	7844A05-TOWER GLEN TOWNHOMES	RES - TOWNHOUSE	91	1
7844A06	7844A06-VILLAS SYD SHORE TOWNHOME	RES - TOWNHOUSE	21	1
7844A07	7844A07-CHAPEL WATCH CONDOS	RES - CONDOMINIUM	127	1
7844A11	7844A11-HIGHLAND PARK AREA	RES SFR SUBDIV 2 PH	281	1
7844A15	7844A15 - MAGNOLIA RIDGE	RES - TOWNHOUSE	43	1
7844B01	7844B01-CLUB VIEW CT	RES SFR 3 NH	13	1
7844B02	7844B02-NORWALK RES AUTO AREA	RES - MIXED USES	55	1
7844B03	7844B03-W. GREEN CT&REVERE DR	RES SFR SUBDIV 1	44	1
7844B04	7844B04-POMONA HEIGHTS &POMONA VILLAGE	RES SFR SUBDIV 2 PH	203	1
7844B06	7844B06-WESTGATE DR RENTAL SFR PARCELS	RES SFR SUBDIV 2 PH	16	1
7844B07	7844B07-THORNTON COURT AREA	RES SFR SUBDIV 2 PH	24	1
7844B08	7844B08-WALNUT CIRCLE	RES SFR SUBDIV 2 PH	14	1
7844B09	7844B09-WILHOIT EST	RES SFR SUBDIV 1	17	1
7844B10	7844B10-HIGHLAND PARK2	RES SFR SUBDIV 2 PH	45	1
7844B11	7844B11-STARMOUNT RD	RES SFR 3 NH	24	1
7844B12	7844B12-MANCHESTER PL/ST LAUREN@ STARMOUNT	RES SFR 3 NH	37	1
7844B14	7844B14-KETTERING/HENDERSON CT/	RES SFR 3 NH	77	1
7844B15	7844B15-POMON0 HEIGHTS2	RES SFR SUBDIV 2 PH	64	1
7844B17	7844B17-KENVIEW/WESTWOOD RD OFF MUIRS CHAPEL	RES SFR 3 NH	84	1
7844B20	TINY HOUSES	RES - MIXED USES	7	1
7844CG0		COMM GENERAL	15	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7844CG1		COMM GENERAL	77	1
7844CG2		COMM GENERAL	101	1
7844CG3		COMM GENERAL	63	1
7844CG4	WAS 7834CG2- WENDOVER COMMERCIAL	COMM GENERAL	185	1
7844CR0	OLD 7844A08	COMM GENERAL	105	1
7844MF1	QUADS < 8 UNITS, GROUP 8	COMM - APARTMENT	4	1
7844MF2	APARTMENTS	COMM - APARTMENT	98	1
7844MF3	NTX APARTMENTS	COMM - APARTMENT	2	1
7844OF0		COMM GENERAL	130	1
7845A01	7845A01-HAMILTON LAKES	RES SFR 3 NH	193	1
7845A02	7845A02-CARRIAGE HILLS WESTRIDGE	RES SFR SUBDIV 2 PH	300	1
7845A03	7845A03-HAMILTON FST-GREEN VALLEY	RES SFR 3 NH	434	1
7845A04	7845A04-FRIENDLY AC-HAMILTON FST	RES SFR 3 NH	383	1
7845A05	7845A05-STARMOUNT FOREST WEST	RES SFR 3 NH	316	1
7845A06	7845A06-LIPSCOMB-MOREHEAD SCHOOL	RES SFR SUBDIV 2 PH	61	1.1
7845A07	7845A07-VILLAS @ HAMILTON LAKE TOWNHOMES	RES - TOWNHOUSE	28	1
7845A08	7845A08-JEFFERSON WOODS AREA	RES SFR 3 NH	74	1
7845A09	7845A09-JEFFERSON GARDENS	RES SFR SUBDIV 2 PH	164	1.1
7845A10	7845A10-MADISON WOODS	RES SFR SUBDIV 2 PH	71	1
7845A11	7845A11-BENFIELD @ HAMILTON FST	RES SFR SUBDIV 2 PH	89	1
7845A12	7845A12-KEMP RD LAKE	RES SFR 3 NH	23	1
7845B01	7845B01-PINE TOP@ WEST RIDGE	RES SFR SUBDIV 2 PH	121	1
7845B02	7845B02-WESTRIDGE VALLEY DOUBLE OAKS RD AREA	RES SFR 3 NH	76	1
7845B03	7845B03-WESTRIDGE RD SFR	RES SFR 3 NH	132	1.2
7845B04	7845B04-WESTRIDGE FOREST	RES SFR SUBDIV 2 PH	66	1
7845B05	7845B05-WESTRIDGE VALLEY	RES SFR 3 NH	82	1
7845B06	7845B06-FOREST HILL DR OFF FRIENDLY	RES SFR SUBDIV 2 PH	110	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7845B07	7845B07-HOUNSLOW	RES SFR SUBDIV 2 PH	43	1
7845B08	7845B08-CHISWELL	RES SFR 3 NH	71	1
7845B09	7845B09-FOXCROFT	RES SFR SUBDIV 2 PH	49	1
7845B11	7845B11-LARKWOOD DR OFF FRIENDLY	RES SFR SUBDIV 2 PH	25	1
7845B12	7845B12-HAMILTON LAKES SW	RES SFR SUBDIV 2 PH	184	1
7845B13	7845B13-MONTROSE DR/HAMILTON LKS	RES SFR SUBDIV 2 PH	84	1
7845B14	7845B14-WESTMINSTER/HAMITON FOREST	RES SFR SUBDIV 2 PH	63	1
7845B15	7845B15-MUIRS CHAPEL RD	RES SFR SUBDIV 2 PH	22	1
7845B16	7845B16-MUIRS CHAPEL FRIENDLY AREA	RES SFR SUBDIV 2 PH	153	1.1
7845B17	7845B17-STREAMSIDE	RES SFR SUBDIV 2 PH	50	1
7845B18	7845B18-DOUBLE OAKS-STEVENDALE CT	RES SFR 3 NH	17	1
7845B19	7845B19-BASSETT TO HORSESHOE LN	RES SFR SUBDIV 2 PH	130	1
7845B20	7845B20-JEFFERSON ROAD AREA	RES SFR 3 NH	15	1
7845B21	7845B21-PEPPERWOOD CIR	RES SFR SUBDIV 2 PH	11	1
7845B22	7845B22-LAKE HAMILTON	RES SFR 3 NH	97	1
7845B23	7845B23-GAINES DR/JEFFERSON RD	RES SFR SUBDIV 1	23	1
7845B24	7845B24-MUIRS CHAPEL NEAR KINGSWOOD	RES SFR SUBDIV 2 PH	14	1
7845B25	7845B25-HENDERSON RD NORTH	RES SFR 3 NH	62	1
7845B26	7845B26 - CANNON CROSSING	RES - TOWNHOUSE	113	1
7845B27	7845B27 - DOUBLE OAKS	RES	4	1
7845CG0	OLD 7845B10-FRIENDLY CHURCHES	COMM GENERAL	2	1
7846A01	7846A01-WESTON AT BRASSFIELD	RES SFR 3 NH	126	1
7846A02	7846A02-BRITISH WOODS	RES SFR SUBDIV 2 PH	227	1
7846A03	7846A03-FRIENDLY ACRES	RES SFR SUBDIV 2 PH	244	1
7846A04	7846A04-CHELSEA COMMONS TOWNHOMES	RES - TOWNHOUSE	102	1
7846A05	7846A05-FRIENDLY ACRES TOWNHOMES	RES - TOWNHOUSE	20	1
7846A07	7846A07-WESTRIDGE VALLEY	RES SFR SUBDIV 2 PH	110	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7846A08	7846A08-WESTON WOODS	RES SFR SUBDIV 2 PH	70	1
7846A09	7846A09-BRANDT LAKE FARMS	RES SFR SUBDIV 2 PH	37	1
7846A10	7846A10-NEW GARDEN PARK TOWNHOMES	RES - TOWNHOUSE	47	1
7846A11	7846A11-WILLAMSBURG SQUARE CONDOS	RES - CONDOMINIUM	45	1
7846A12	7846A12-GRENADIER GUARD TOWNHOMES	RES - TOWNHOUSE	16	1
7846A13	7846A13-PARK PLACE TOWNHOMES	RES - TOWNHOUSE	43	1
7846A14	7846A14-BRIGHTON PLACE TOWNHOMES	RES - TOWNHOUSE	34	1
7846A15	7846A15-VICTORIAN @ PARK TOWNHOME	RES - TOWNHOUSE	25	1.05
7846A16	7846A16-COMMONS ON LAKE CONDOS	RES - CONDOMINIUM	57	1
7846A17	7846A17-SADDELCREEK-RAVEN RIDGE	RES SFR SUBDIV 2 PH	228	1
7846A18	7846A18-WOODLAND HILLS	RES SFR SUBDIV 2 PH	118	1
7846A19	7846A19-NEW GARDEN RES AC TRACTS	RES IN TRANSITION	14	1
7846A20	7846A20-VILLAS @ NEW GARDEN TOWNH	RES - TOWNHOUSE	28	1
7846A22	7846A22-GREENES CROSSING TOWNHOMES	RES - TOWNHOUSE	70	1
7846A23	7846A23-CAMDEN FALLS	RES SFR 3 NH	53	1
7846A24	7846A24-BROMLEY WOODS	RES SFR 3 NH	12	1
7846A25	7846A25-THOMAS OAKS CONDOS	RES - CONDOMINIUM	27	1
7846A26	7846A26-WESTRIDGE CT	RES SFR SUBDIV 1	13	1
7846A27	7846A27-DOVER HILLS AREA	RES SFR SUBDIV 2 PH	92	1
7846A28	7846A28-SULLIVANS LAKE TOWNHOMES	RES - TOWNHOUSE	157	1
7846A29	7846A29-WHITEHURST	RES SFR SUBDIV 1	26	1
7846B01	7846B01-SADDLE CREEK/OFF HORSE PEN CREEK RD	RES SFR SUBDIV 1	225	1
7846B02	7846B02-FRIENDLY ACRES	RES SFR SUBDIV 2 PH	81	1
7846B04	7846B04-PARKSTON SUBDIVISION	RES SFR SUBDIV 2 PH	43	1
7846B05	7846B05-BATTLEGROUND PARK SFR	RES - MIXED USES	45	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7846B06	7846B06-BRASSFIELD OAKS	RES SFR SUBDIV 2 PH	58	1
7846B07	7846B07-STAFFORDSHIRE TOWNHOMES	RES - TOWNHOUSE	22	1
7846B09	7846B09-LAKEVIEW HILLS/STRATHMORE DR	RES SFR SUBDIV 2 PH	23	1
7846B10	7846B10-BRITISH WOODS LRG TRACT	RES SFR 3 NH	3	1
7846B11	7846B11-STRATTON HILLS	RES SFR SUBDIV 2 PH	50	1
7846B12	7846B12-SOUTHERN GATES TOWNHOMES	RES - TOWNHOUSE	59	1
7846B15	7846B15-WELLSPRING VILLAS	RES - CONDOMINIUM	25	1
7846B16	7846B16-PORTICO HEIGHTS	RES - TOWNHOUSE	18	1
7846CG0		COMM GENERAL	56	1
7846M01	7846M01-NW GSO APARTMENTS 1ST FLIGHT	COMM - APARTMENT	1	1
7846MF0	WAS 7846B05-BATTLEGROUND PARK SFR NBH	COMM - APARTMENT	2	1
7846MF1	WHITEHURST APARTMENTS-PLATTED AS CONDOS	COMM - CONDOMINIUM	20	1
7846MF2	WAS 7846M02-NW GSO APARTMENTS 2ND FLIGHT	COMM - APARTMENT	24	1
7846MF3	WAS 7846M02-NW GSO APARTMENTS 2ND FLIGHT-NTX	COMM - APARTMENT	1	1
7846OF8	7846C02-JEFFERSON SQUARE OFFICE CONDOS	COMM - CONDOMINIUM	10	1
7846OF9	7846A21-BRASSFIELD PROF CONDOS	COMM - CONDOMINIUM	40	1
7847A01	7847A01-FOUR FARMS RD AREA	RES SFR 3 NH	148	1
7847A04	7847A04-FOREST MANOR FARM	RES SFR 3 NH	40	1.07
7847A05	7847A05-COTSWOLD CONDOS	RES - CONDOMINIUM	187	1
7847A06	7847A06-STONEHAVEN CARLSON FARM	RES SFR 3 NH	39	1
7847A07	7847A07-MONTIBELLO TOWNHOMES	RES - TOWNHOUSE	111	1
7847A08	7847A08-LAUREL RUN	RES SFR SUBDIV 1	54	1
7847A09	7847A09-FOUR FARMS TOWNHOMES	RES - TOWNHOUSE	27	1
7847A10	7847A10-DEERFIELD TOWNHOMES	RES - TOWNHOUSE	94	1
7847A11	7847A11-LIBERTY SQUARE TOWNHOMES	RES - TOWNHOUSE	27	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7847A12	7847A12-BRANDT RIDGE	RES SFR SUBDIV 2 PH	70	1
7847A13	7847A13-WOODLAND VILLAGE CONDOS	RES - CONDOMINIUM	61	1.05
7847A14	7847A14-GREYSTONE POINT CONDOS	RES - CONDOMINIUM	75	1
7847A15	7847A15-LAURELS TOWNHOMES	RES - TOWNHOUSE	21	1
7847A16	7847A16-BRITTANY WOOD TOWNHOMES	RES - TOWNHOUSE	44	1
7847A17	7847A17-WHITE HORSE FARMS I	RES SFR SUBDIV 1	161	1
7847A18	7847A18-HIGHLAND MEADOWS	RES SFR SUBDIV 2 PH	96	1.1
7847A19	7847A19-STEEPLETON COLONY	RES SFR 3 NH	13	1
7847A20	7847A20-WOODBERRY PARK	RES SFR 3 NH	97	1
7847A21	7847A21-DAVIDSON PLACE	RES SFR SUBDIV 1	44	1
7847A22	7847A22-OWLS ROOST	RES SFR 3 NH	33	1
7847A23	7847A23-LANDON CREEK CONDOS	RES - CONDOMINIUM	25	1
7847A24	7847A24-HAMPTON DOWNS CONDOS	RES - CONDOMINIUM	94	1
7847A25	7847A25-WHITE HORSE AREA	RES SFR 3 NH	3	1
7847B02	7847B02-CAMPBELL FARMS	RES SFR 3 NH	86	1
7847B03	7847B03-NOTTING HILL	RES SFR 3 NH	21	1
7847B04	7847B04-BROOKFIELD SUB	RES - MIXED USES	26	1.1
7847B05	7847B05-HAMPTON DOWNS CONDOS PHASE 4	RES - CONDOMINIUM	61	1
7847B06	7847B06-WOODROSE	RES SFR SUBDIV 2 PH	18	1
7847B07	THE RESERVE AT OWL'S ROOST	RES SFR SUBDIV 1	16	1
7847CG0		COMM GENERAL	63	1
7847MF1	RETIREMENT HOMES-WAS 7847CG0	COMM SENIOR LIVING	14	1
7848A01	7848A01-POLO FARMS	RES SFR 3 NH	286	1
7848A02	7848A02-LOCHMERE	RES SFR 3 NH	127	1
7848A03	7848A03-STABLE RIDGE SUB	RES SFR SUBDIV 2 PH	111	1
7848A04	7848A04-BRONCO RD SFR	RES SFR SUBDIV 2 PH	28	1
7848A05	7848A05-HILLSDALE LAKE SUBDIVISION	RES SFR 3 NH	89	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7848B01	7848B01-HILLSDALE FARM WEST	RES SFR SUBDIV 2 PH	38	1
7849A01	7849A01-SOMERSET	RES SFR SUBDIV 2 PH	41	1
7849B01	7849B01-STRAWBERRY HILLS ESTATES AREA	RES SFR SUBDIV 2 PH	130	1
7849B02	7849B02-AUTUMN LAKE	RES SFR 3 NH	12	1
7849B03	7849B03-REATA ESTATES	RES SFR SUBDIV 2 PH	29	1
7849B04	7849B04-BRADFORD PLACE	RES SFR SUBDIV 2 PH	9	1
7849B05	7849B05-FAIRBLUFF	RES SFR SUBDIV 2 PH	9	1
7849B06	7849B06-SUMMERWIND	RES SFR SUBDIV 2 PH	22	1
7849B07	7849B07-STRADER WOODS--SUMMERFIELD	RES SFR SUBDIV 2 PH	9	1
7849B08	7849B08-SYCAMORE RIDGE	RES SFR SUBDIV 2 PH	24	1
7849B09	7849B09-CALEB PLACE	RES SFR SUBDIV 2 PH	8	1
7849B10	7849B10-DEERWOOD	RES SFR SUBDIV 2 PH	25	1
7849L01	7849L01-STRAWBERRY RD @ 150 SUBDIVISION	RES SFR SUBDIV 2 PH	25	1
7849R01	7849R01-ACREAGE TRACTS STRAWBERRY RD AREA T0 150	RES - RURAL	161	1
7849R03	7849R03-ANGELS LANDING	RES SFR SUBDIV 1	26	1
7850A01	7850A01-PINEDALE ACRES	RES SFR SUBDIV 2 PH	12	1
7850A02	7850A02-KENTMERE RD SUBDV	RES SFR SUBDIV 2 PH	30	1
7850A03	7850A03-BURNETTE ACRES	RES SFR SUBDIV 2 PH	76	1
7850A04	7850A04-SUMNER HEIGHTS	RES SFR SUBDIV 2 PH	34	1
7850A05	7850A05-COUNTRYSIDE SUB OFF KIVETT	RES SFR 3 NH	22	1
7850A06	7850A06-GUILFORD HEIGHTS	RES SFR SUBDIV 2 PH	84	1
7850B01	7850B01-SUMNER HILL ESTATES-PAPER SUBDV	RES SFR SUBDIV 1	24	1
7850B02	7850B02-SOUTH SUMNER	RES - RURAL	58	1
7850B03	7850B03-RANDLEMAN RURAL @ STEEPLECHASE	RES - RURAL	84	1
7850R01	7850R01-OLD RANDLEMAN-DRAKE RD	RES - RURAL	76	1
7851A02	7851A02-WOLFETRAIL RUN	RES SFR SUBDIV 1	164	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7851A03	7851A03-N OF RITTERS LAKE	RES SFR SUBDIV 2 PH	19	1
7851A04	7851A04-AVONDALE SUBDIVISION	RES SFR SUBDIV 1	91	1
7851B01	7851B01-FIELDSWOOD DR SUBDV	RES SFR SUBDIV 2 PH	85	1
7851B02	7851B02-SWEETWATER CT SUBDV	RES SFR SUBDIV 2 PH	62	1
7851B03	7851B03-HARRIS DR SUBDV	RES SFR SUBDIV 2 PH	15	1
7851B04	7851B04-SHORTWOOD/HIGH ACRES/REHOBETH HILLS	RES SFR SUBDIV 2 PH	97	1
7851B05	7851B05-OLD RANDLEMAN RURAL SUBS	RES - RURAL	82	1
7851B06	7851B06-BISHOP RD RURAL SUBDV	RES IN TRANSITION	10	1
7851B08	7851B08-FRIENDLY FARMS RURAL	RURAL TYPE SUBDIV	61	1
7851B09	7851B09-RANDLEMAN @ 85 RURAL HOMESITES	RES IN TRANSITION	52	1
7851B11	7851B11-SUMNER SOUTHWEST	RES - RURAL	80	1
7851B12	7851B12-BISHOP RD TO S HOLDEN RES IND MIX	RES - RURAL	121	1
7851B13	7851B13-RANDLEMAN & OLD RANDLEMAN HOMESITES	RURAL TYPE SUBDIV	83	1
7851B14	7851B14-BISHOP LONGACRE RES	RURAL TYPE SUBDIV	67	1
7851IN0		IND GENERAL	63	1
7852A01	7852A01-GREENHAVEN	RES SFR SUBDIV 2 PH	158	1
7852A02	7852A02-HAMPTON PARK	RES SFR SUBDIV 2 PH	80	1
7852A03	7852A03-SHANNON WOODS	RES SFR SUBDIV 1	48	1
7852A04	7852A04-GREENTREE	RES SFR SUBDIV 1	265	1
7852A05	7852A05-SHANNON HILLS	RES SFR SUBDIV 1	276	1
7852A06	7852A06-LAMROCTON	RES SFR SUBDIV 1	199	1
7852A07	7852A07-NUGGET RIDGE TOWNHOMES	RES - TOWNHOUSE	43	1
7852A08	7852A08-GLENDALE FOREST TOWNHOMES	RES - TOWNHOUSE	41	1
7852A09	7852A09-WESTBURY	RES SFR SUBDIV 2 PH	288	1
7852A10	7852A10-MEADOW OAKS	RES SFR SUBDIV 1	77	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7852A11	7852A11-PINECROFT HOMES	RES SFR SUBDIV 1	71	1
7852B01	7852B01-BROOKSTONE SUBDV	RES SFR SUBDIV 1	167	1
7852B03	7852B03-GLENDALE OAKS SUBDV	RES SFR SUBDIV 1	91	1
7852B04	7852B04-GLENDALE @ PINE RIDGE DR AREA	RES SFR SUBDIV 2 PH	118	1
7852B05	7852B05-SHANNON WOODS SUBDV	RES SFR SUBDIV 2 PH	279	1
7852B06	7852B06-KIRKMAN SUBDV	RES SFR SUBDIV 2 PH	100	1
7852B07	7852B07-FOREPLACE AND VANDALIA RD AREA	RES - MIXED USES	8	1
7852B08	7852B08-CREEK RIDGE SUBDV	RES SFR SUBDIV 2 PH	84	1
7852B09	7852B09-PIPERS GLEN COURT	RES SFR SUBDIV 1	16	1
7852B10	7852B10-ASHTON FOREST AREA	RES SFR SUBDIV 2 PH	97	1
7852B12	7852B12-STONECROFTAREA	RES SFR SUBDIV 1	31	1
7852B13	7852B13-OLDJONES/REHOBETH RD AREA	RES - MIXED USES	49	1
7852B14	7852B14-VANDALIA RD MISC	RES - MIXED USES	23	1
7852B15	7852B15-CHRIST COVENANT CHURCH AREA AT HOLDEN	RES - MIXED USES	33	1
7852B16	7852B16-ALERTCT/STAFFORD	RES SFR SUBDIV 1	30	1
7852B17	7852B17-REVONDALE /ORLANDO ST	RES SFR SUBDIV 2 PH	61	1.05
7852B18	7852B18-REHOBETH CHURCH/GLENDALE DR AREA	RES SFR 3 NH	32	1
7852B19	7852B19-PINECROFTSERVAMATION AREA	RES SFR 3 NH	39	1
7852B20	7852B20-REHOBETH/GLENDALE 2	RES SFR SUBDIV 2 PH	17	1
7852B21	7852B21-PINECROFT RD/LAMROCTON AREA	RES SFR SUBDIV 2 PH	80	1
7852B22	7852B22-PINEKNOLL AND PINECROFT	RES SFR SUBDIV 2 PH	66	1
7852B23	7852B23-KENSINGTON TRACE	RES SFR SUBDIV 1	67	1
7852B24	7852B24-KENSINGTON TRACE CONDOS	RES - CONDOMINIUM	52	1
7852B25	7852B25-SHANNON WOODS 2	RES SFR SUBDIV 2 PH	59	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7852B26	7852B26-LONEY CIRCLE/GLENDALE	RES SFR SUBDIV 1	49	1
7852MF0	SOUTH GREENSBORO APARTMENTS I 85	COMM - APARTMENT	20	1
7852P01	7852P01-SW GBO PARKLAND	RES SFR SUBDIV 1	37	1
7853A01	7853A01- ONTARIO/PHOEBE/RAINBOW/DUMONT/CAMEO/ST MARK RD.	RES SFR SUBDIV 2 PH	241	1.15
7853A02	7853A02-HILLSDALE PARK	RES SFR SUBDIV 2 PH	118	1
7853A03	7853A03-ROLLING ROADS PARK	RES SFR SUBDIV 2 PH	349	1
7853A05	7853A05-COLONIAL MANOR CONDOS	RES - CONDOMINIUM	57	1
7853A06	7853A06-BIRCHCREST TOWNHOMES	RES - TOWNHOUSE	19	1
7853B01	7853B01-ROLLING ROADS PARK TWO	RES SFR SUBDIV 2 PH	34	1
7853B02	7853B02-TWIN LAKES DRIVE AREA	RES SFR SUBDIV 2 PH	8	1
7853B03	7853B03-CHADBURY SUBDIVISIOND	RES SFR SUBDIV 1	130	1
7853B04	7853B04-ROLLING ROADS PARK THREE	RES SFR SUBDIV 2 PH	133	1
7853B05	7853B05-ROLLING ROADS FOUR	RES SFR SUBDIV 2 PH	59	1
7853B06	7853B06-ROLLING ROADS PARK FIVE	RES SFR SUBDIV 2 PH	158	1
7853B07	7853B07-FOUR SEASONS AREA	RES SFR SUBDIV 2 PH	71	1
7853B08	7853B08-FORE STREET TOWNHOMES	RES - TOWNHOUSE	22	1
7853B10	7853B10-HILLSDALE PARK II	RES SFR SUBDIV 2 PH	353	1
7853B11	7853B11-PIEDMONT HEIGHTS	RES SFR SUBDIV 2 PH	282	1
7853B12	7853B12-GRIMSLEY STREET SUB	RES SFR SUBDIV 2 PH	30	1
7853B13	7853B13-PECK SCHOOL AREA	RES SFR SUBDIV 2 PH	180	1
7853B14	7853B14-HUNTER HILLS EAST	RES SFR SUBDIV 2 PH	181	1
7853B15	7853B15-HUNTERS RUN@ROLLING ROADS	RES SFR SUBDIV 1	60	1
7853B16	7853B16-BRANDERWOOD DR	RES SFR SUBDIV 1	52	1
7853B17	7853B17-CAMBORNE/SWAN ST AREA	RES SFR SUBDIV 2 PH	82	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7853B18	7853B18-EMERALD DR/VANSTORY ST	RES SFR SUBDIV 2 PH	132	1
7853B19	7853B19-GLENWOOD SOUTH	RES SFR SUBDIV 2 PH	147	1
7853B20	7853B20-ELLINGTON /FLORIDA STREET NEAR COLISEUM	RES SFR SUBDIV 2 PH	178	1
7853B21	7853B21-POTOMOC DR AREA	RES SFR SUBDIV 1	70	1
7853B22	7853B22-IMMANUEL/ROWE	RES SFR 3 NH	141	1
7853CG0		COMM GENERAL	16	1
7853CG1	7853A07-FOUR SEASONS MALL/HOTEL	COMM GENERAL	18	1
7853MF1	7853M02-SW GBORO APARTMENT COMPLEXES FLIGHT 2	COMM - APARTMENT	14	1
7853MF2	SW GSO APTS-ASST LIV	COMM SENIOR LIVING	1	1
7853MF9	SW GSO APT COMPLEXES-LIHTC	COMM - APARTMENT	3	1
7854A01	7854A01-SUNSET HILLS	RES SFR 3 NH	264	1
7854A02	7854A02-FRIENDLY HOMES	RES SFR SUBDIV 2 PH	110	1
7854A03	7854A03-SUNSET HILLS CONDOS	RES - CONDOMINIUM	168	1
7854A04	7854A04-SUNSET WOODS TOWNHOMES	RES - TOWNHOUSE	44	1.05
7854A05	7854A05-LINDLEY PARK	RES SFR 3 NH	192	1
7854A08	7854A08-STARMOUNT FOREST A	RES SFR 3 NH	222	1
7854A10	7854A10-LINDHURST @ LINDLEY PARK	RES SFR 3 NH	108	1.25
7854A11	7854A11-LINDLEY PARK WEST	RES SFR 3 NH	198	1
7854A12	7854A12-OAK TREE CONDOMINIUMS	RES - CONDOMINIUM	18	1
7854A17	7854A17-LINDLEY PARKVIEW	RES SFR 3 NH	75	1.25
7854B03	7854B03-STARMOUNT FOREST NORTH EAST	RES SFR 3 NH	371	1
7854B04	7854B04-WEDGEWOOD	RES SFR SUBDIV 2 PH	136	1
7854B05	7854B05-COLLEGE PARK/SUNSETHILLS AREA	RES SFR 3 NH	195	1
7854B06	7854B06-SUNSET HILLS SOUTH	RES SFR 3 NH	286	1.2
7854B07	7854B07-LINDLEY PARK II	RES SFR 3 NH	129	1
7854B08	7854B08-AYCOCK STREET AREA	RES - MIXED USES	152	1.05
7854B09	7854B09-S ELAM/SCOTT AV AREA	RES SFR 3 NH	147	1
7854B11	7854B11-RADIANCE DR/FRIENDLY	RES SFR 3 NH	84	1
7854B12	7854B12-S MAYFLOWER/COBBST AREA	RES SFR 3 NH	49	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7854B13	7854B13-CHAPMAN-UNCG STUDENT APTS RESIDENTIAL AREA	RES SFR 3 NH	142	1
7854B14	7854B14-WALKER AV	RES SFR 3 NH	187	1.15
7854B15	7854B15-BEECHWOOD@LINDLEY PARK	RES SFR 3 NH	116	1.15
7854B17	7854B17-N ELAM AREA OF SUN SET HILLS	RES SFR 3 NH	63	1.25
7854B18	7854B18-GLENWOOD WEST	RES SFR SUBDIV 2 PH	217	1
7854C04	7854C04-COLISEUM BV @ HOLBROOK INDUSTRIAL	IND GENERAL	1	1
7854CG0		COMM GENERAL	518	1
7854CG1		COMM GENERAL	147	1
7854CG2		COMM GENERAL	12	1
7854CG3		COMM GENERAL	20	1
7854CR0	7854A07-COLISEUM AREA COMM	COMM GENERAL	50	1
7854MF0	FROM 7854A17-LINDLEY PARKVIEW & 7854B13-CHAPMAN-UNCG STUDENT APTS RESIDENTIAL AREA	COMM - APARTMENT	4	1
7854MF1	7854M01-7854 LEVEL 1 APARTMENT PARCELS	COMM - APARTMENT	28	1
7854MF2	MISC MF PARCELS, NO APTS	COMM - APARTMENT	40	1
7854MF3	UNCG AREA APTS-DORMS	COMM - APARTMENT	1	1
7854OF0		COMM GENERAL	55	1
7855A01	7855A01-KIRKWOOD	RES SFR 3 NH	109	1.3
7855A02	7855A02-KINGS ARMS CONDOS	RES - CONDOMINIUM	41	1.25
7855A03	7855A03-GUILFORD HILLS	RES SFR 3 NH	334	1.1
7855A04	7855A04-GARDEN HOMES	RES SFR SUBDIV 2 PH	157	1.1
7855A05	7855A05-GREEN VALLEY-STARMT FARMS	RES SFR 3 NH	612	1.2
7855A08	7855A08-FOREST VALLEY	RES SFR SUBDIV 2 PH	396	1
7855A09	7855A09-FRIENDLY WEST TOWNHOMES	RES - TOWNHOUSE	53	1
7855A10	7855A10-CALDWELL SQUARE TOWNHOMES	RES - TOWNHOUSE	38	1
7855A12	7855A12-NORTHLINE PLACE	RES SFR SUBDIV 2 PH	17	1.2
7855A13	7855A13-HOBBS LANDING	RES SFR SUBDIV 2 PH	16	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7855A14	7855A14-VILLAGE @ KIRKWOOD	RES SFR SUBDIV 1	24	1
7855A15	7855A15-BENJAMIN PARKWAY TOWNHOME APTS	COMM - APARTMENT	53	1
7855A27	7855A27-GUILFORD HILLS WEST	RES SFR SUBDIV 1	70	1.1
7855A29	7855A29-GARDEN HOMES II	RES SFR SUBDIV 1	126	1.1
7855A30	7855A30-PART GUILFORD HILLS/GRACEWOOD AREA	RES SFR SUBDIV 1	38	1
7855B01	7855B01-KIRKWOOD WEST	RES SFR 3 NH	142	1.35
7855B02	7855B02-KIRKWOOD LAWDALE RESIDENTIAL	RES - MIXED USES	45	1.1
7855B03	7855B03-STARMOUNT FARMS	RES SFR SUBDIV 2 PH	61	1
7855B30	7855B30-HAWTHORNE ST	RES SFR 3 NH	13	1.3
7855B31	7855B31-GARDEN HOMES EAST	RES SFR SUBDIV 1	171	1.1
7855B32	7855B32-PART GUILFORD HILLS	RES SFR SUBDIV 2 PH	82	1.1
7855B33	7855B33-PART 2 GUILFORD HILLS	RES SFR SUBDIV 2 PH	166	1.1
7855B34	7855B34-PART GUILFORD HILLS	RES SFR SUBDIV 2 PH	95	1.1
7855CG0		COMM GENERAL	239	1
7855CG1		COMM GENERAL	72	1
7855CR0	7855A11-LAWDALE SHOP CENTER COMM	COMM GENERAL	71	1
7855HM0		COMM GENERAL	3	1
7855MF0	7855A25-OAKCREST OFFICE AREA-DUPLEX	COMM - APARTMENT	14	1
7855MF1	7855M01-MULTI FAMILY	COMM - APARTMENT	9	1
7855MF9	LOW INCOME MULTI-FAMILY	COMM - APARTMENT	3	1
7855MS0		COMM GENERAL	3	1
7855OF0		COMM GENERAL	117	1
7855OT0	7855A25-OAKCREST OFFICE AREA	COMM GENERAL	3	1
7855P01	7855P01-PUBLIC LAND PARKS N. GREENSBORO	RES SFR SUBDIV 2 PH	44	1
7856A01	7856A01-MARTINSVILLE RD RESIDENTL	RES SFR SUBDIV 2 PH	272	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7856A02	7856A02-WESTWOOD	RES SFR 3 NH	359	1
7856A03	7856A03-LAWNDALE HOMES	RES SFR SUBDIV 2 PH	278	1
7856A04	7856A04-DELLWOOD PARK	RES SFR SUBDIV 2 PH	117	1.1
7856A05	7856A05-FRANCISCO PLACE TOWNHOMES	RES - TOWNHOUSE	159	1
7856A06	7856A06-STONE GABLES TOWNHOMES	RES - TOWNHOUSE	19	1
7856A07	7856A07-BROWN QUARTERS TOWNHOMES	RES - TOWNHOUSE	28	1
7856A08	7856A08-CANAAN @ NOLES CONDOS	RES - CONDOMINIUM	61	1
7856A09	7856A09-FOREST EDGE	RES SFR SUBDIV 2 PH	94	1
7856A10	7856A10-GUILFORD GREENE	RES SFR SUBDIV 2 PH	133	1
7856A12	7856A12-WOODRIDGE TOWNHOMES	RES - TOWNHOUSE	48	1
7856A13	7856A13-COURTHOUSE SQUARE	RES SFR SUBDIV 2 PH	86	1
7856A14	7856A14-THE RESERVE	RES SFR SUBDIV 1	129	1
7856A15	7856A15-THREE MEADOWS	RES SFR SUBDIV 2 PH	344	1.05
7856A16	7856A16-COUNTRY PARK ACRES	RES SFR 3 NH	171	1
7856A17	7856A17-NATCHEZ TRACE	RES SFR SUBDIV 2 PH	98	1
7856A18	7856A18-APPLETREE TOWNHOMES	RES - TOWNHOUSE	28	1
7856A19	7856A19-OAKMONT	RES SFR SUBDIV 2 PH	141	1
7856A21	7856A21-MORGAN PLACE TOWNHOMES	RES - TOWNHOUSE	28	1
7856A22	7856A22-WOODRIDGE SFR	RES SFR SUBDIV 1	97	1
7856A23	7856A23-PENTON RIDGE TOWNHOMES	RES - TOWNHOUSE	38	1
7856A24	7856A24-THE VILLAS AT LAKE JEANETTE	RES - TOWNHOUSE	16	1
7856A26	7856A26-ABBOTT OAKS	RES SFR SUBDIV 1	9	1
7856A27	7856A27-DELLWOOD PK 2	RES SFR SUBDIV 2 PH	129	1
7856B01	7856B01-LAWNDALE RES PARK AREA	RES SFR 3 NH	29	1
7856B02	7856B02-WILLOUGHBY END TOWNHOMES	RES - TOWNHOUSE	46	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7856B03	7856B03-DEVONSHIRE	RES SFR SUBDIV 1	55	1
7856CG0		COMM GENERAL	99	1
7856MF0	FROM 7856A20-WINSTEAD COMMONS CONDOS & APARTMENTS	COMM - APARTMENT	1	1
7856MF2	7856A20-WINSTEAD COMMONS CONDOS & APARTMENTS	COMM - APARTMENT	25	1
7857A01	7857A01-LAWNDALE ESTATES	RES SFR SUBDIV 2 PH	120	1
7857A02	7857A02-NORTH OAKS	RES SFR SUBDIV 2 PH	173	1
7857A03	7857A03-THE GATE POST	RES SFR SUBDIV 2 PH	163	1.1
7857A04	7857A04-NORTH HILLS SUB	RES SFR SUBDIV 2 PH	303	1
7857A05	7857A05-LAKE JEANETTE SUB	RES SFR SUBDIV 2 PH	324	1.05
7857A06	7857A06-GDS/LAKE BRANDT AREA	RES SFR SUBDIV 2 PH	20	1
7857A07	7857A07-SOMERSET VILLAGE CONDOS	RES - CONDOMINIUM	92	1
7857A08	7857A08-WATERS EDGE LAKE JEANETTE	RES SFR 3 NH	34	1
7857A09	7857A09-OLD TOWNE LAKE JEANETTE	RES SFR SUBDIV 2 PH	130	1
7857A10	7857A10-THE MEADOWS	RES SFR SUBDIV 1	138	1
7857A12	7857A12-BLUFFS @ LAKE JEANETTE	RES SFR SUBDIV 2 PH	133	1
7857A14	7857A14-BRANDT TRACE FARM	RES SFR 3 NH	44	1
7857A15	7857A15-COTSWOLD VILLAGE	RES SFR SUBDIV 2 PH	35	1.05
7857A16	7857A16-BATTLE FOREST SOUTH	RES SFR SUBDIV 2 PH	157	1
7857A17	7857A17-HOWARDS WALK	RES SFR SUBDIV 1	47	1.09
7857A18	7857A18-NORTHBROOK TOWNHOMES	RES - TOWNHOUSE	90	1
7857A19	7857A19-BATTLE FOREST CONDOS	RES - CONDOMINIUM	85	1
7857A21	7857A21- HARBOR CROSSING TOWNHOUSE DEVELOPMENT	RES - TOWNHOUSE	107	1
7857B01	7857B01-GREAT OAKS	RES SFR SUBDIV 2 PH	37	1
7857B02	7857B02-NORTH BEECH	RES SFR 3 NH	118	1
7857B03	7857B03-GORRELL-BASS CH	RES SFR SUBDIV 2 PH	18	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7857B04	7857B04-JACOBS WAY	RES - CONDOMINIUM	38	1
7857B05	7857B05-CENTURY OAKS	RES SFR 3 NH	53	1
7857B06	7857B06-TURNER GROVE	RES SFR 3 NH	30	1
7857B07	7857B07-TROSPER-OAKTREE	RES SFR SUBDIV 2 PH	32	1
7857B08	7857B08-BATTLE FOREST HOUSES	RES SFR SUBDIV 1	162	1
7857B09	7857B09-THE GRANDE TOWNHOMES	RES - TOWNHOUSE	55	1
7857B10	7857B10-WOODRIDGE	RES - TOWNHOUSE	98	1
7857B11	7857B11-BATTLE FOREST	RES - TOWNHOUSE	197	1
7857B12	7857B12-LAKESIDE SQ. TWNHMS	RES - TOWNHOUSE	20	1.1
7857B13	7857B13-AUTUMN CHASE	RES - TOWNHOUSE	43	1
7857B14	7857B14-BRANDT VILLAGE	RES - TOWNHOUSE	81	1
7857B15	7857B15-PENTON RIDGE	RES - TOWNHOUSE	29	1
7857B16	7857B16-WINTERBERRY	RES SFR SUBDIV 1	64	1
7857B17	7857B17-BLUE HERON/BAYTREE	RES SFR SUBDIV 2 PH	65	1
7857B18	7857B18-BUCCANEER/BAYTREE	RES SFR 3 NH	60	1
7857B19	7857B19-REGENTS PARK EAST	RES SFR SUBDIV 2 PH	65	1
7857B20	7857B20-BETHANY	RES SFR SUBDIV 2 PH	34	1
7857MF1	7857M01-LAWNDALE DR APTS	COMM - APARTMENT	4	1
7857MF3	LAWNDALE HOME FOR ELDERLY	COMM SENIOR LIVING	1	1
7857R01	7857R01-7857 ACRES TRACTS	RES - RURAL	36	1.05
7858A04	7858A04 - ASHER TOWNHOMES	RES - TOWNHOUSE	31	1
7858B01	7858B01-MEADOW RUN	RES SFR SUBDIV 2 PH	24	1
7858B02	7858B02-CORBIN WOODS	RES SFR SUBDIV 2 PH	22	1
7858B03	7858B03-GRIFFIN MILL	RES SFR SUBDIV 2 PH	38	1
7858B04	7858B04-TROSPER RD AREA	RES SFR 3 NH	28	1
7858B05	7858B05-TROSPER RD LAKE	RES SFR 3 NH	51	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7858B06	7858B06-GRIFFINS KNOLL	RES SFR SUBDIV 1	32	1
7858B07	7858B07-GRIFFINS VILLAGE	RES SFR SUBDIV 1	25	1
7858B08	7858B08-NANTUCKET VLLG	RES SFR SUBDIV 2 PH	41	1
7858B09	7858B09-TROSPER PLACE	RES SFR SUBDIV 1	26	1
7858B10	7858B10-THE MEADOW AT PLAINFIELD	RES SFR SUBDIV 2 PH	18	1
7858R01	7858R01-RURAL 7858	RES - RURAL	81	1.05
7859A01	7859A01-RIDGEWOOD-BARMOT ACRES	RES SFR 3 NH	126	1
7859A03	7859A03-STONEBRIDGE	RES SFR 3 NH	43	1
7859A04	7859A04-CEDAR CHASE	RES SFR SUBDIV 2 PH	36	1
7859A05	7859A05-HIGH MEADOWS	RES SFR SUBDIV 2 PH	27	1
7859A06	7859A06-QUAILS NEST	RES SFR 3 NH	42	1
7859A07	LIONS GATE RES S/D	RES SFR SUBDIV 1	34	1
7859B01	7859B01-CENTER GROVE CT	RES SFR SUBDIV 2 PH	9	1
7859B03	7859B03-LAKE BRANDT RD & NC150	RES SFR 3 NH	15	1
7859B04	7859B04-LAKE BRANDT MEADOWS	RES SFR 3 NH	8	1
7859B05	7859B05-RIDGEWOOD EAST	RES SFR 3 NH	209	1
7859B06	THE HERMITAGE S/D	RES SFR SUBDIV 1	18	1
7859B07	7859B07-STONEBRIDGE SOUTH	RES SFR SUBDIV 2 PH	14	1
7859B08	7859B08-BUCHANAN PLACE	RES SFR SUBDIV 2 PH	29	1
7859B09	7859B09-NORTHERN ESTATES	RES SFR SUBDIV 2 PH	17	1
7859B11	CARRAWAY-SFR SBDV	RES SFR SUBDIV 1	36	1
7859CG0		COMM GENERAL	9	1
7859L01	7859L01-RES RURAL 7859	RES - RURAL	61	1
7859R01	7859R01-RURAL 7859	RES - RURAL	80	1
7859R02	7859R02-7859 FARM USE	RES - RURAL	33	1
7860A01	7860A01-RUSSWOOD	RES SFR SUBDIV 2 PH	116	1
7860A02	7860A02-CRIMSON OAK ACRES I & II	RES SFR SUBDIV 2 PH	28	1
7860A04	7860A04-E K THROWER SUBDIVISION	RES SFR SUBDIV 2 PH	17	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7860A05	7860A05-QUATE ACRES	RES SFR SUBDIV 2 PH	15	1
7860A06	7860A06-WILLOW WIND	RES SFR SUBDIV 2 PH	10	1
7860A07	7860A07-COLONIAL HEIGHTS	RES SFR SUBDIV 2 PH	12	1
7860B01	7860B01-DAVIS STEEPLECHASE	RURAL TYPE SUBDIV	54	1
7860R01	7860R01-CHEEK DR,E.SHARATON PARK RD, AREA	RES - RURAL	126	1
7861A01	7861A01-FOXCROFT	RES SFR SUBDIV 1	235	1
7861A02	7861A02-GREYBRIDGE	RES SFR SUBDIV 1	117	1
7861A03	7861A03-SPICEWOOD CROSSING	RES SFR SUBDIV 1	95	1
7861A04	7861A04-LARCHMONT	RES SFR SUBDIV 2 PH	35	1
7861A05	7861A05-OAK GROVE PARK	RES SFR SUBDIV 2 PH	69	1
7861A07	7861A07-CRESCENT ESTATES	RES SFR SUBDIV 2 PH	71	1
7861A08	7861A08-DIAMOND HEAD	RES SFR SUBDIV 2 PH	17	1
7861A09	7861A09 -	RES SFR SUBDIV 1	1	1
7861B04	7861B04-RANDLEMAN-ELM-EUGENE-SPUR	RES SFR SUBDIV 2 PH	203	1
7861B05	7861B05-RITTERS LAKE SPUR ROAD	RES SFR SUBDIV 2 PH	167	1
7862A01	7862A01-KIRKLAND @ RANDLEMAN MIX	RES SFR SUBDIV 2 PH	51	1
7862A02	7862A02-APPLE RIDGE TOWNHOMES	RES - TOWNHOUSE	83	1
7862A03	7862A03-SOUTHBOROUGH SQUARE SUBDIV	RES SFR SUBDIV 1	59	1
7862A04	7862A04-WOODLEA ACRES	RES SFR SUBDIV 1	166	1
7862A05	7862A05-WALDEN OAKS CONDOS	RES - CONDOMINIUM	18	1
7862A06	7862A06-TYLER RUN	RES SFR SUBDIV 1	61	1
7862A07	7862A07-WYNNMERE-COLTRANE LAKES	RES SFR SUBDIV 1	26	1
7862A08	7862A08-CORLISS ST	RES SFR SUBDIV 2 PH	25	1
7862A10	7862A10-WOODLEA MANOR TOWNHOMES	RES - TOWNHOUSE	94	1
7862A11	7862A11-RANDLEMAN @ I-85 S & ELMSLEY RES TRANSITIONING TO COM	COMM - APARTMENT	8	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7862A12	7862A12-GREEN CREST	RES SFR SUBDIV 2 PH	37	1
7862A13	7862A13-WYNNMERE	RES SFR SUBDIV 2 PH	177	1
7862A14	7862A14-SOUTHBROOK	RES SFR SUBDIV 2 PH	126	1
7862A15	7862A15-WOODLEA LAKE TOWNHOMES	RES - TOWNHOUSE	41	1
7862A16	7862A16-BRACKENLAKE TOWNHOMES	RES - TOWNHOUSE	87	1
7862A17	7862A17-BETHANY WOODS	RES SFR SUBDIV 1	151	1
7862A18	7862A18-MEADOW OAKS-FIELDSTONE	RES SFR SUBDIV 2 PH	120	1
7862A19	7862A19-WOODLEA LAKE	RES SFR SUBDIV 1	122	1
7862A20	7862A20-FIELDALE RD SUBDV	RES SFR SUBDIV 2 PH	33	1
7862A21	7862A21-WOODLEA WEST	RES SFR SUBDIV 2 PH	139	1
7862A22	7862A22-VANDALIA HOMESITES	RURAL TYPE SUBDIV	103	1
7862A23	7862A23-SOUTH RANDLEMAN RD RESIDENTIAL	RES IN TRANSITION	13	1
7862A24	7862A24-RIVERDALE RIDGE	RES SFR SUBDIV 1	105	1
7862A26		RES SFR SUBDIV 2 PH	35	1
7862A27	FIELDALE COURT OFF OF FIELDALE DRIVE NEAR S ELM-EUGENE ST	RES SFR SUBDIV 2 PH	26	1
7862B01	7862B01-GREEN CREST	RES SFR SUBDIV 1	63	1
7862B02	7862B02-WOODLEA LAKE TOWNHOUSE SECTION C	RES - TOWNHOUSE	106	1
7862B03	7862B03-VANDALIA @ S ELM	RURAL TYPE SUBDIV	34	1
7862B04	7862B04-VIVIAN LN	RES SFR SUBDIV 2 PH	16	1
7862B05	7862B05-ROCKY KNOLL AREA	RES SFR SUBDIV 2 PH	40	1
7862B06	7862B06-APPLE RIDGE AREA	RES SFR SUBDIV 1	102	1
7862B07	7862B07-POINT SOUTH CONDOS	RES - CONDOMINIUM	43	1
7862B08	7862B08-APPLE RIDGE CONDOS/MYSTIC DRIVE	RES - CONDOMINIUM	106	1
7862B09	7862B09-E. MONTCASTLE	RES SFR SUBDIV 1	24	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7862B10	7862B10-WOODLEA CUL DE SACS	RES SFR SUBDIV 1	29	1
7862IN0	WEBSTER ROAD INDUSTRIAL	IND GENERAL	10	1
7862MF0	GREENSBORO APARTMENT	COMM - APARTMENT	46	1
7863A01	7863A01-SOUTHMONT-SPRING VALLEY COMM	RES SFR SUBDIV 2 PH	233	1
7863A02	7863A02-SOUTHMONT-SPRING VALLEY	RES - MIXED USES	204	1
7863A04	LIMITED COMPS FOR 2022 REVAL.	RES SFR SUBDIV 2 PH	46	1
7863B03	7863B03-OAK HILLS	RES SFR SUBDIV 2 PH	21	1
7863B04	7863B04-WARNERSVILLE	RES SFR SUBDIV 2 PH	159	1
7863B05	7863B05-RAY STREET AREA	RES SFR SUBDIV 2 PH	75	1
7863B06	7863B06-CANAAN PLACE	RES SFR SUBDIV 2 PH	52	1
7863B07	7863B07-OAK GROVE SUB NORTH	RES SFR SUBDIV 2 PH	285	1
7863B08	7863B08-HERITAGE HOUSE CONDOS	RES - CONDOMINIUM	177	1
7863B10	7863B10-SOUTH FREEMAN MILL RD	RES SFR SUBDIV 1	228	1
7863B11	7863B11-SOUTH OF KIRKMAN STREET	RES SFR SUBDIV 2 PH	163	1
7863B13	7863B13-SOUTHMONT PARK NORTH	RES SFR SUBDIV 2 PH	208	1
7863B14	7863B14-WARNERSVILLE PROJECT	RES SFR SUBDIV 2 PH	119	1
7863B15	7863B15-GLENWOOD SE	RES SFR SUBDIV 2 PH	186	1
7863B19	7863B19-ARLINGTON PARK	RES SFR SUBDIV 2 PH	178	1
7863B20	7863B20-GLENWOOD HIGHLAND SOUTH	RES SFR SUBDIV 1	115	1
7863B21	7863B21-MLK @ FLORIDA ST	RES SFR SUBDIV 2 PH	179	1
7863B22	7863B22-ARLINGTON PARK	RES SFR SUBDIV 2 PH	97	1
7863CG0		COMM GENERAL	426	1
7863MF0	7863MF0	COMM - APARTMENT	22	1
7863MF1		COMM - APARTMENT	15	1
7864A01	7864A01-COLL HILLS HISTORIC DIST	RES - MIXED USES	158	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7864A02	7864A02-MARKET @ MENDENHALL CONDO	RES - CONDOMINIUM	13	1
7864A03	7864A03-MCIVER SQUARE CONDOS	RES - CONDOMINIUM	31	1
7864A04	7864A04-*LAKE DANIEL	RES SFR SUBDIV 1	264	1.2
7864A05	7864A05-WESTERWOOD*	RES SFR 3 NH	238	1.1
7864A06	7864A06-WEST MARKET TERRACE*	RES SFR 3 NH	212	1
7864A08	7864A08-GREENSBORO CBD SOUTH	COMM GENERAL	113	1
7864A09	7864A09-ARBOR HOUSE CONDOS	RES - CONDOMINIUM	87	1
7864A10	7864A10-GOVERNORS COURT CONDOS	RES - CONDOMINIUM	37	1
7864A11	7864A11-BLANDWOOD CONDOS	RES - CONDOMINIUM	34	1
7864A12	7864A12-SOUTHSIDE	RES - MIXED USES	65	1
7864A13	7864A13-BRAGG @ BENNETT ST	RES SFR SUBDIV 2 PH	204	1
7864A14	7864A14-GLENWOOD	RES SFR SUBDIV 2 PH	81	1
7864A15	7864A15-DUNLEATH HISTORIC DISTRICT	RES SFR SUBDIV 2 PH	168	1.05
7864A17	7864A17-CHANCELLORS COURT CONDOS	RES - CONDOMINIUM	10	1
7864A18	7864A18-WEST MARKET CONDOS	RES - CONDOMINIUM	33	1
7864A19	7864A19-WAFCO MILLS CONDOS HIST	RES - CONDOMINIUM	29	1
7864A20	7864A20-WAFCO MILLS CONDOS NEW	RES - CONDOMINIUM	44	1
7864A21	7864A21-WAFCO MILLS WALKER CONDOS	RES - CONDOMINIUM	24	1
7864A22	7864A22-WALKER COMMONS CONDOS	RES - CONDOMINIUM	15	1
7864A23	7864A23-COLLEGE HILL TOWNHOMES	RES - TOWNHOUSE	11	1
7864A25	7864A25-SMOTHERS PLACE CONDOS	RES - CONDOMINIUM	37	1
7864A27	7864A27-MCADOO TOWNHOMES	RES - TOWNHOUSE	11	1
7864A28	7864A28-VICKS COMMONS CONDOS	RES - CONDOMINIUM	7	1
7864A29	7864A29-BELLEMEADE CONDOS	RES - CONDOMINIUM	12	1
7864A30	7864A30-FOUNTAIN VIEW CONDOS	RES - CONDOMINIUM	29	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7864A33	7864A33-HARTMANN @ FLATIRON CONDO	RES - CONDOMINIUM	9	1
7864A34	7864A34-HILLSIDE @ WESTERWOOD	RES SFR 3 NH	86	1
7864A36	7864A36-N. CEDAR	COMM GENERAL	45	1
7864A37	7864A37-CLINTON HILLS II NORTH	RES SFR SUBDIV 2 PH	279	1
7864A38	7864A38-GLENWOOD NE	RES - MIXED USES	91	1
7864A39	7864A39-GLENWOOD-HIGHLAND-GREGORY	RES SFR SUBDIV 2 PH	195	1
7864A40	7864A40-GLENWOOD-LEXINGTON AV W	RES - MIXED USES	131	1
7864B01	7864B01-TUSCALOOSA PARK	RES SFR SUBDIV 2 PH	188	1
7864B03	7864B03-EAST OF MLK BLVD	RES SFR SUBDIV 2 PH	134	1
7864B07	7864B07-SOUTHSIDE TOWNHOME/MIXED USE	RES - TOWNHOUSE	65	1
7864B08	7864B08-CENTER POINTE RESIDENTIAL CONDOS	RES - CONDOMINIUM	1	1
7864B09	7864B09-SIMEON PLACE	RES - TOWNHOUSE	10	1.1
7864B10	7864B10-DUNLEATH HISTORIC EAST	RES SFR SUBDIV 2 PH	64	1.06
7864B11	7864B11-ARLINGTON LOFTS CONDOS	RES - CONDOMINIUM	7	1
7864B13	7864B13-MAGNOLIA PLACE CONDOS	RES - CONDOMINIUM	16	1
7864B14		RES SFR 3 NH	101	1
7864C07	7864C07-CBD BALL PARK AREA	COMM OFFICE	1	1
7864CG0		COMM GENERAL	221	1
7864CG1		COMM GENERAL	147	1
7864CG2		COMM GENERAL	56	1
7864CG3		COMM GENERAL	58	1
7864CG4		COMM GENERAL	38	1
7864CG5		COMM GENERAL	82	1
7864CG6		COMM GENERAL	16	1
7864CG7		COMM GENERAL	94	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7864CG8		COMM GENERAL	46	1
7864CG9		COMM GENERAL	77	1
7864HM0		COMM GENERAL	4	1
7864M03	7864M03-MENDENHALL @ MCGEE CONDO APTS	RES - CONDOMINIUM	7	1
7864MF0	COLLEGE HILLS HISTORIC DISTRICT-WAS 7864 A&B MA'S	COMM - APARTMENT	76	1
7864MF1	APARTMENTS	COMM - APARTMENT	15	1
7864MF3	APARTMENTS-NTX-WAS 7864MF1	COMM - APARTMENT	1	1
7864MF9	7864B08-CENTER POINTE RESIDENTIAL CONDOS	COMM - CONDOMINIUM	187	1
7864OF0		COMM GENERAL	4	1
7864P02	7864P02-UNCG CAMPUS & COMMERCIAL	COMM OFFICE	101	1
7864P03	CENTRAL BUSINESS DISTRICT GOVERNMENT BUILDINGS	COMM GENERAL	45	1
7865A01	7865A01-COUNTRY CLUB MANOR CONDOS	RES - CONDOMINIUM	31	1
7865A02	7865A02-BROOKSIDE @ IP CONDOS	RES - CONDOMINIUM	62	1
7865A03	7865A03-COUNTRY CLUB CONDOS	RES - CONDOMINIUM	87	1.1
7865A04	7865A04-COLONY @ CNTRY CLUB CONDO	RES - CONDOMINIUM	9	1
7865A05	7865A05-LATHAM PARK I	RES SFR 3 NH	155	1
7865A06	7865A06-OLD IRVING PARK FRINGE	RES SFR 3 NH	58	1
7865A07	7865A07-OLD IRVING PARK NORTH	RES SFR 3 NH	112	1
7865A08	7865A08-OLD IRVING PARK GOLF CR	RES SFR 3 NH	95	1
7865A09	7865A09-FOUNTAIN MANOR CONDOS	RES - CONDOMINIUM	119	1
7865A10	7865A10-LATHAM PARK WEST	RES SFR 3 NH	162	1.35
7865A11	7865A11-LATHAM PARK NORTH	RES SFR 3 NH	106	1
7865A12	7865A12-SOUTH IRVING PARK FRINGE	RES SFR 3 NH	78	1.1
7865A13	7865A13-IDLEWOOD-BESSEMER AREA	RES SFR SUBDIV 2 PH	113	1
7865A14	FOUNTAIN MANOR CONDO TYPE BUILDINGS (FLATS)	RES - CONDOMINIUM	60	1
7865A15	7865A15-CHESTERFIELD MANOR CONDOS	RES - CONDOMINIUM	26	1
7865A16	7865A16-LATHAM PARK II	RES SFR 3 NH	10	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7865A18	7865A18-FISHER PARK HISTORIC DIST	RES SFR 3 NH	27	1.15
7865A19	7865A19-KIRKWOOD-OLD IP BORDER	RES SFR 3 NH	45	1.1
7865A20	7865A20-PRINCESS ANN @ OLD IP	RES SFR 3 NH	17	1
7865A21	7865A21-BAKER PLACE CONDOS	RES - CONDOMINIUM	14	1
7865A22	7865A22-CANNON COURT CONDOS	RES - CONDOMINIUM	31	1
7865A24	7865A24-DOLLY MADISON CONDOS	RES - CONDOMINIUM	25	1
7865A25	7865A25-WILLIAMSBURG @ FP TOWNHOM	RES - TOWNHOUSE	11	1
7865A27	7865A27-WHILDEN	RES - CONDOMINIUM	64	1.15
7865A28	7865A28-FISHER PARK TOWNHOMES	RES - TOWNHOUSE	17	1.25
7865A29	7865A29-DOVER CONDOMINIUMS	RES - CONDOMINIUM	11	1
7865A32	7865A32-PARK LANE MANOR CONDOS	RES - CONDOMINIUM	9	1
7865A33	7865A33-FISHER PARK WEST	RES SFR 3 NH	50	1
7865A34	7865A34 - THE EMORY AT NORTH ELM	RES - TOWNHOUSE	6	1
7865B01	7865B01-IRVING PARK GOLF COURSE WEST	RES SFR 3 NH	47	1
7865B02	7865B02-FISHER AVE COMMERCIAL	COMM GENERAL	1	1
7865B04	7865B04-IRVING PARK GOLF COURSE TRIANGLE	RES SFR 3 NH	30	1
7865B05	7865B05-IRVING PARK MEADOWBROOK AREA	RES SFR 3 NH	37	1
7865B06	7865B06-IRVING PARK-ELMWOOD DRIVE	RES SFR 3 NH	36	1.4
7865B07	7865B07-IRVING PARK DALTON RD-ST ANDREWS N	RES SFR 3 NH	47	1
7865B08	7865B08-IRVING PARK CT	RES SFR SUBDIV 2 PH	8	1
7865B09	7865B09-IRVING PARK GRANVILLE	RES SFR 3 NH	37	1
7865B10	7865B10-IRVING PARK -BLAIR PARK	RES SFR 3 NH	71	1
7865B11	7865B11-IRVING PARK COUNTRY CLUB ACREAGE PARCELS	RES SFR 3 NH	12	1
7865B12	7865B12-IRVING PARK WENTWORTH	RES SFR 3 NH	57	1
7865B13	7865B13-IRVING PARK WOODLAND DR AREA	RES SFR 3 NH	24	1
7865B14	7865B14-IRVING PARK CORNWALLIS STRIP	RES SFR 3 NH	80	1
7865B15	7865B15-KIRKWOOD II	RES SFR 3 NH	216	1.3
7865B16	7865B16-MCADOO HEIGHTS	RES SFR SUBDIV 2 PH	162	1
7865B17	7865B17-LAFAYETTE CT. AREA	RES SFR SUBDIV 2 PH	34	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7865B18	7865B18-THE COLONY @ CC	RES - CONDOMINIUM	21	1
7865B19	7865B19-FISHER PARK NE	RES SFR 3 NH	100	1
7865B20	7865B20-FISHER PARK SW	RES SFR 3 NH	80	1.2
7865B21	7865B21-FISHER PARK SE	RES SFR 3 NH	42	1
7865B22	7865B22-GREY OAKS	RES SFR SUBDIV 2 PH	7	1
7865B23	7865B23-GRANVILLE OAKS CT	RES SFR SUBDIV 1	16	1
7865B24	7865B24-COUNTRY CLUB DR. WEST	RES SFR 3 NH	28	1
7865B25	7865B25-CORNWALLIS/HAMILTON AREA	RES SFR 3 NH	51	1
7865B26	7865B26-BERKSHIRE ON CORNWALLIS	RES SFR SUBDIV 1	12	1
7865B27	7865B27-NEWLYN WRENN	RES SFR SUBDIV 2 PH	41	1
7865B28	7865B28-BLAKENEY PLACE	RES SFR SUBDIV 2 PH	37	1
7865B29	7865B29-SFR ON NORTH ELM	RES SFR SUBDIV 2 PH	31	1
7865B30		RES	38	1
7865B31	7865B31 KIRKWOOD WEST	RES	85	1.35
7865B32	7865B12 W. BESSEMER & VIRGINIA ST. AREA	RES	35	1
7865CG0		COMM GENERAL	99	1
7865CG1		COMM GENERAL	60	1
7865CG2		COMM GENERAL	200	1
7865CG3		COMM GENERAL	99	1
7865MF0	SE GREENSBORO APARTMENTS	COMM - APARTMENT	73	1
7865MF1	MISC MULTI-FAMILY	COMM - APARTMENT	4	1
7865MF2	NTX APARTMENTS	COMM - APARTMENT	13	1
7865MF3	TOWERS HAMPSHIRE CONDOS	COMM - APARTMENT	106	1
7866A01	7866A01-BROOKWOOD GARDENS	RES SFR SUBDIV 2 PH	95	1
7866A02	7866A02-HAMTOWN	RES - MIXED USES	57	1
7866A03	7866A03-FLINT/BARCLAY STS	RES SFR SUBDIV 2 PH	90	1
7866A04	7866A04-NEW IRVING PARK	RES SFR 3 NH	73	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7866A05	7866A05-LANDS END	RES - TOWNHOUSE	111	1
7866A06	7866A06-PROVINCETOWN	RES SFR 3 NH	78	1
7866A07	7866A07-IRVING PK VILL TOWNHOMES	RES - TOWNHOUSE	80	1
7866A08	7866A08-THE NOLES @ NEW IRVING PK	RES SFR 3 NH	86	1
7866A09	7866A09-SPENCER CROSSING CONDOS	RES - CONDOMINIUM	75	1
7866A10	7866A10-BARRINGTON PLACE TOWNHOME	RES - TOWNHOUSE	47	1
7866A11	7866A11-N CHURCH/PISGAH CH AREA	RES SFR SUBDIV 2 PH	75	1
7866A12	7866A12-BELLWOOD VILLAGE	RES SFR SUBDIV 1	54	1
7866A13	7866A13-NORTH HYDE PARK	RES SFR SUBDIV 2 PH	101	1
7866A14	7866A14-BELL ORCHARD FARM	RES SFR SUBDIV 1	52	1
7866A15	7866A15-BELLWOOD VILLAGE TOWNHOME	RES - TOWNHOUSE	78	1
7866A16	7866A16-CHURCH ST/S. OF PISGAH	RES - MIXED USES	46	1
7866A17	7866A17-WILLOUGHBY PARK	RES SFR SUBDIV 2 PH	61	1
7866A18	7866A18-WILLOUGHBY CREST TOWNHOME	RES - TOWNHOUSE	64	1
7866A19	7866A19-GRANTHAM PLACE	RES SFR 3 NH	43	1
7866A20	7866A20-DANBURY COURT PATIO HOMES	RES SFR SUBDIV 1	17	1
7866A21	7866A21-PISGAH CHURCH NORTH ELM	RES - MIXED USES	71	1
7866A22	7866A22-CHURCHILL LAKES	RES SFR SUBDIV 1	95	1
7866A23	7866A23-IRVING PARK VILLAGE SFR	RES SFR SUBDIV 1	80	1
7866A24	7866A24-PHILADELPHIA LAKE TOWNHOM	RES - TOWNHOUSE	14	1
7866B02	7866B02-NW IVNG PK - NE	RES SFR 3 NH	50	1
7866B03	7866B03-NW IVNG PK - WLLBY	RES SFR 3 NH	96	1
7866B04	7866B04-NW IVNG PK WEST	RES SFR SUBDIV 2 PH	78	1
7866B05	7866B05-NW IRVNG PK CNTR	RES SFR 3 NH	98	1
7866B06	7866B06-NW IRVNG PK EAST	RES SFR 3 NH	126	1
7866B07	7866B07-MIZELL/DENNY RDS	RES SFR SUBDIV 2 PH	144	1
7866B08	7866B08-NW IR PK WILLOW OAK	RES SFR 3 NH	43	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7866B09	7866B09-NEW IRVING PARK	RES SFR 3 NH	33	1
7866B10	7866B10-NW IVNG PK - HAZEL LANE AREA	RES SFR 3 NH	84	1
7866B11	7866B11-LENOX PARK TOWNHOMES	RES - TOWNHOUSE	164	1
7866B12	7866B12-AMHERST VILLAGE TOWNHOMES	RES - TOWNHOUSE	30	1
7866B13	7866B13-WESLEY HARRIS AREA	RES - TOWNHOUSE	56	1
7866B14	7866B14-WATLINGTON FOREST	RES SFR SUBDIV 2 PH	94	1
7866B15	7866B15-BOND & CHARLES STS. AREA	RES - MIXED USES	137	1
7866B17	7866B17-DOVER VILLAS TOWNHOMES	RES - TOWNHOUSE	188	1
7866B18	7866B18-WHITE CHAPEL	RES SFR SUBDIV 1	28	1
7866B19	ALEXANDER POINTE SFR/SUB	RES SFR SUBDIV 2 PH	73	1
7866B20	7866B20-KING EDWARD CT. AREA	RES SFR SUBDIV 1	61	1
7866B21	7866B21-ASCOT POINT	RES SFR SUBDIV 2 PH	59	1
7866B22	7866B22-BELLWOOD II	RES - TOWNHOUSE	74	1
7866B23	7866B23-COURTNEY/TILLBROOK	RES SFR SUBDIV 2 PH	56	1
7866B24	7866B24-ROUNDHILL RD.	RES SFR 3 NH	88	1
7866B25	7866B25-ST. REGIS - WEST	RES SFR 3 NH	33	1
7866B26	7866B26-ASBURY TER	RES SFR SUBDIV 2 PH	43	1
7866B27	7866B27-HAZEL/BRASWELL	RES SFR 3 NH	29	1
7866B28	7866B28-KINNLEY CT.	RES SFR SUBDIV 1	136	1
7866B30	7866B30-GREENBRIAR/SPICEWOOD	RES SFR SUBDIV 2 PH	79	1
7866B31	7866B31-DIXON/CHURCH STS.	RES SFR SUBDIV 2 PH	58	1
7866B33	7866B33 - FINLEY RIDGE	RES - TOWNHOUSE	77	1
7866B34	PISGAH FOREST TH	RES - TOWNHOUSE	60	1
7866B35	7866B35 VILLA TUSCANA	RES - TOWNHOUSE	8	1
7866B36	7866B36 IRVING PARK TOWNHOMES	RES - TOWNHOUSE	13	1
7866B37	7866B37 - WHITFIELD COMMONS	RES - TOWNHOUSE	79	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7866M02	7866M02-MIXED APARTMENTS	RES - APARTMENT	1	1
7867A02	7867A02-NORTHERN SHORES WATERFRNT	RES SFR 3 NH	78	1
7867A03	7867A03-NORTHERN SHORES II	RES SFR 3 NH	187	1
7867A04	7867A04-THE ORCHARD	RES SFR SUBDIV 2 PH	101	1
7867A05	7867A05-CARRIAGE WOODS	RES SFR SUBDIV 1	290	1
7867A06	7867A06-WHITEHALL AT RICHLAND CRK	RES - TOWNHOUSE	172	1
7867A07	7867A07-GRANVILLE ESTATES	RES SFR SUBDIV 2 PH	100	1
7867A08	7867A08-PRESTBURY	RES SFR SUBDIV 1	63	1
7867A10	7867A10-GABLES @ GRANDE CONDOS	RES - CONDOMINIUM	65	1
7867A11	7867A11-LAKESHORE VILLAGE	RES SFR SUBDIV 1	74	1
7867A12	7867A12-LAKE JEANETTE EAST PARK	RES SFR SUBDIV 2 PH	64	1
7867A13	7867A13-MCKENZIE PLACE	RES SFR SUBDIV 1	49	1
7867A14	7867A14-TURNSTONE VILLAGE	RES SFR SUBDIV 2 PH	72	1
7867A15	7867A15-KINGLET-DUNLIN	RES SFR SUBDIV 2 PH	68	1
7867A16	7867A16-CAPE MAY	RES SFR SUBDIV 2 PH	58	1
7867A17	7867A17-EASTERN SHORE POINT	RES SFR 3 NH	12	1
7867A18	7867A18-BROWNST @ LK JEAN TOWNHOM	RES - TOWNHOUSE	21	1
7867A20	7867A20-DUTCHMANS PIPE TOWNHOMES	RES - TOWNHOUSE	33	1
7867A21	7867A21-ROSE BAY @ LAKE JEANETTE	RES SFR 3 NH	43	1
7867A23	7867A23-CHECKERBERRY SQUARE	RES SFR SUBDIV 1	46	1
7867A24	7867A24-CROSS VINE @ LK JEANETTE	RES SFR 3 NH	48	1
7867A25	7867A25-LAUREL COVE @ LK JEANETTE	RES SFR 3 NH	26	1
7867A26	7867A26-CANTERBURY SQUARE TOWNHOM	RES - TOWNHOUSE	27	1
7867A27	7867A27-CHURCHILL DOWNS	RES SFR SUBDIV 1	54	1
7867B01	7867B01-AIR HARBOR ESTATES	RES SFR SUBDIV 2 PH	32	1
7867B02	7867B02-SUMMERWALK/RIVER GLEN	RES SFR SUBDIV 1	101	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7867B03	7867B03-BLYTHEWOOD/COLTSFOOT	RES SFR SUBDIV 1	154	1
7867B04	7867B04-MOSLEY RD & CT.	RES SFR 3 NH	40	1
7867B05	7867B05-LEVELWIND/NORTHERN SHORES	RES SFR 3 NH	62	1
7867B06	7867B06-INDIGO LAKE TERRACE	RES - CONDOMINIUM	51	1
7867B07	7867B07-WIMBLEDON	RES SFR SUBDIV 1	15	1
7867B08	7867B08-ROBERSON COMER AREA	RES SFR SUBDIV 2 PH	31	1
7867B09	7867B09-NORTHERN SHORES PT	RES SFR 3 NH	32	1
7867B10	7867B10-BASS LANDING AREA/NORTHERN SHORES	RES SFR 3 NH	50	1
7867B11	7867B11-TOWNSEND POINT	RES SFR SUBDIV 1	54	1
7867B12	7867B12-MARY OAKS	RES SFR SUBDIV 1	22	1
7867B13	HENSON PARK TH	RES - TOWNHOUSE	81	1
7867CG0		COMM GENERAL	175	1
7867CG1		COMM GENERAL	111	1
7867L01	7867L01-OLD LAKE JEANETTE COMMERCIAL & ACREAGE TRACTS	RES - MIXED USES	46	1
7867MF1	APARTMENTS-WAS 7867CG0 & 7867CG1	COMM - APARTMENT	3	1
7868A01	7868A01-MCNAIRY POINTE	RES SFR 3 NH	117	1
7868A02	7868A02-HARTMAN FARM	RES SFR SUBDIV 1	41	1
7868A03	NORTHERN WOODS; NEW S/D OFF SPENCER DIXON RD	RES SFR SUBDIV 2 PH	13	1
7868A04	7868A04 - S/D NAME TBD	RES - TOWNHOUSE	8	1
7868B01	7868B01-TAMANNARY FOREST	RES SFR SUBDIV 2 PH	78	1
7868B02	7868B02-AR HBR PLANE LOTS	RES - MIXED USES	18	1
7868B03	7868B03-SUMERHILL SUBDV	RES SFR SUBDIV 1	108	1
7868B04	7868B04-HOMESTEAD	RES SFR SUBDIV 2 PH	23	1
7868B05	7868B05-FOX TAIL	RES SFR SUBDIV 1	7	1
7868B07	7868B07-ARIEL FARMS	RES SFR SUBDIV 1	23	1
7868R01	7868R01-7868 RURAL ACRES	RES - RURAL	88	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7868R02	7868R02-7868 ACRES	RURAL TYPE SUBDIV	45	1
7869A01	7869A01-SCOTTS GRANT	RES SFR 3 NH	68	1
7869A02	7869A02-NORTH HAMPTON	RES SFR SUBDIV 2 PH	26	1
7869A03	7869A03-COVINGTON	RES SFR SUBDIV 2 PH	58	1
7869A04	7869A04-SPENCER RIDGE	RES SFR SUBDIV 2 PH	27	1
7869A05	7869A05-WINDY ACRES	RES SFR SUBDIV 2 PH	13	1
7869A06	7869A06-TEROAK-GRENHAM RD	RES SFR SUBDIV 2 PH	16	1
7869A07	7869A07-CADENCE	RES SFR SUBDIV 1	99	1
7869B01	7869B01-WHITESTONE DRIVE AREA	RES SFR SUBDIV 2 PH	101	1
7869B02	7869B02-SUTTER & WALKEROVER RDS	RES SFR SUBDIV 2 PH	41	1
7869B03	7869B03-BEACON HILL	RES SFR 3 NH	65	1
7869B04	7869B04-STONEWOOD	RES - MANUF HOME	30	1
7869B05	7869B05-TRINTY DOWNS	RES SFR SUBDIV 2 PH	16	1
7869B06	7869B06-WHIPPLE TRAIL ACRES	RES SFR SUBDIV 2 PH	22	1
7869B07	7869B07-SPENCER-DIXON AREA	RES - RURAL	24	1
7869B08	7869B08-HARVEST POINT	RES SFR SUBDIV 2 PH	11	1
7869B09	7869B09-MAGNOLIA ESTATES	RES SFR SUBDIV 2 PH	30	1
7869B10	7869B10-ASHCROFT PARK	RES SFR SUBDIV 1	78	1
7869B11	7869B11-KELLAMS CREEK	RES SFR SUBDIV 2 PH	14	1
7869B12	7869B12-MITCHELLS LANDING	RES SFR SUBDIV 2 PH	22	1
7869B14	7869B14-ASHCROFT PARK PH 5	RES SFR SUBDIV 1	12	1
7869CG0		COMM GENERAL	9	1
7869R01	7869R01-7869 RURAL LAND	RES - RURAL	67	1
7869R02	7869R02-RURAL AC - 2-10ACRES	RES - RURAL	72	1
7869R03	7869B13-CADENCE	RES	1	1
7870A02	7870A02-PLEASANT GARDEN	RES - RURAL	272	1
7870A03	7870A03-ROLLING WOOD PLEASANT GD	RES SFR SUBDIV 2 PH	92	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7870A04	7870A04-E SHERTON PARK RD SUBDIVISION	RES SFR SUBDIV 2 PH	301	1
7870A05	7870A05-WALDEN GLEN & BREKENWOOD	RES SFR SUBDIV 2 PH	109	1
7870B01	7870B01-MACON GLEN SUBDV	RES SFR SUBDIV 2 PH	27	1
7870B02	7870B02-*KIRKMAN POINTE SUBDV	RES SFR SUBDIV 2 PH	10	1
7870B03	7870B03-GARDEN CT SUBDIV	RURAL TYPE SUBDIV	14	1
7870CG0		COMM GENERAL	48	1
7870CG1		COMM GENERAL	55	1
7870MF1	PLEASANT GARDEN AREA	COMM - APARTMENT	1	1
7870R01	7870R01-7870-ACREAGE	RES - RURAL	93	1
7871A01	7871A01-HUNTERS RIDGE	RES SFR SUBDIV 2 PH	82	1
7871A02	7871A02-KIRKMAN	RES SFR SUBDIV 2 PH	23	1
7871A03	7871A03-H T JACKSON	RES SFR SUBDIV 2 PH	42	1
7871B01	7871B01-TWIN LAKES SUBDV	RURAL TYPE SUBDIV	9	1
7871B02	7871B02-HWY 421 AND URBAN LOOP @RITTERS LAKE AND ALLIANCE CH RD	RES - RURAL	84	1
7871B03		RES SFR SUBDIV 2 PH	43	1
7871R01	7871R01-7871-RURAL AC	RES - RURAL	80	1
7872A01	7872A01-PLEASANT GARDEN SOUTH TO I-85 S	RES IN TRANSITION	102	1
7872A02	7872A02-LIBERTY VAL-OLIVER HILLS	RURAL TYPE SUBDIV	161	1
7872A04	7872A04-BLUMENTHAL-PLEASANT GARDEN RD AREA	RURAL TYPE SUBDIV	89	1
7872A05	7872A05-LIBERTY VALLEY	RES SFR SUBDIV 1	121	1
7872A06	7872A06-OAKLAND FARMS LAKE	RES SFR SUBDIV 2 PH	10	1
7872A08		RES SFR SUBDIV 1	1	1
7872B01	7872B01-PLEASANT GARDEN RD TO 421	RES - RURAL	147	1
7872R01	7872R01-CEDAR BEND	RES SFR SUBDIV 2 PH	29	1
7873A03	7873A03-LIBERTY RD-GREENFIELD	RES - MIXED USES	126	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7873A05	7873A05-ROTHERWOOD-KINGSPORT	RES SFR SUBDIV 2 PH	232	1
7873A06	7873A06-WILPAR ESTATES	RES SFR 3 NH	64	1
7873A07	7873A07-ENGLEWOOD FOREST	RES SFR SUBDIV 2 PH	125	1
7873A08	7873A08-GREEFIELD SUBDV	RES SFR SUBDIV 2 PH	232	1
7873A09	7873A09-CORINTH VILLAGE II	RES SFR SUBDIV 1	142	1
7873A10	NEWER S/D ADJACENT TO WILPAR ESTATES	RES SFR SUBDIV 1	20	1
7873A11	CORINTH VILLAGE PHASE 5	RES SFR SUBDIV 1	41	1
7873B01	7873B01-VALLEY AT ZORNBROOK	RES SFR SUBDIV 2 PH	52	1
7873B02	7873B02-FAIRCREST @ ALAMANCE CHURCH	RES SFR SUBDIV 2 PH	64	1
7873B03	7873B03-LINCOLN HEIGHTS	RES SFR SUBDIV 2 PH	352	1
7873B04	7873B04-DUDLEY HEIGHTS	RES SFR SUBDIV 2 PH	278	1
7873B05	7873B05-BENBOW PARK	RES SFR SUBDIV 2 PH	176	1
7873B06	7873B06-BENBOW PARK SOUTH	RES SFR SUBDIV 2 PH	102	1
7873B07	7873B07-GILLESPE SCHOOL AREA	RES SFR SUBDIV 2 PH	214	1
7873B08	7873B08-TROY - ANTHONY	RES SFR SUBDIV 2 PH	37	1
7873B09	7873B09-DEERBROOK FOREST	RES SFR SUBDIV 1	27	1
7873B10	7873B10-COTTAGE SQUARE	RES SFR 3 NH	20	1
7873IN0		IND GENERAL	417	1
7873P01	7873P01-7872 PUBLIC OWNED	RES - MIXED USES	19	1
7873R01	7873R01-NORTH ALAMANCE CHURCH	RES - RURAL	50	1
7874A01	7874A01-CLINTON HILLS	RES SFR SUBDIV 2 PH	53	1
7874A03	7874A03-CLINTON HILLS I	RES - MIXED USES	62	1
7874A04	7874A04-ERWIN SCHOOL AREA	RES - MIXED USES	360	1
7874B01	7874B01-CLINTON HILLS AREA	RES SFR SUBDIV 2 PH	154	1
7874B02	7874B02-SPAULDING HEIGHTS AREA	RES SFR SUBDIV 2 PH	107	1
7874B03	7874B03-BROAD - STRATFORD	RES SFR SUBDIV 2 PH	122	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7874B04	7874B04-BURBANK - DOUGLAS	RES - MIXED USES	79	1
7874B05	7874B05-NOCHO PARK SOUTH	RES SFR SUBDIV 2 PH	150	1
7874B06	7874B06-WASHINGTON PARK I	RES SFR SUBDIV 2 PH	92	1
7874B07	7874B07-NOCHO PARK NORTH	RES - MIXED USES	135	1
7874B08	7874B08-GORRELL - DEWITT	RES SFR SUBDIV 2 PH	85	1
7874B09	7874B09-CUNNINGHAM - BOOKER	RES - MIXED USES	33	1
7874B10	7874B10-EAST SIDE PARK-PERKINS ST	RES SFR SUBDIV 2 PH	13	1
7874B11	7874B11-HILLSBORO - HASSALL	RES - MIXED USES	117	1
7874B14	7874B14-AVALON APACHE	RES - MIXED USES	13	1
7874B15	7874B15-DEATON CAVINESS	RES - MIXED USES	14	1
7874B17	7874B17-BANNER AV RES MIX	RES - MULTI-FAMILY	1	1
7874B18	7874B18-WASHINGTON PARK II	RES SFR SUBDIV 2 PH	122	1
7874B19	7874B19-AVALON HEIGHTS	RES SFR SUBDIV 2 PH	103	1
7874B20	7874B20-COLLEGE FOREST AREA SUBDIVISIONS	RES SFR SUBDIV 2 PH	155	1
7874B21	7874B21-PEAR TREE	RES SFR SUBDIV 2 PH	161	1
7874B22	7874B22-TAMMY HILLS	RES - MIXED USES	15	1
7874B23	7874B23-DUDLEY PARK	RES SFR SUBDIV 2 PH	198	1
7874B24	7874B24-PEAR - WILLOW	RES SFR SUBDIV 2 PH	148	1
7874B25	7874B25-DUDLEY HEIGHTS	RES SFR SUBDIV 2 PH	142	1
7874B26	7874B26-LINCOLN GROVE	RES - MIXED USES	198	1
7874B27	7874B27-WILLOW OAKS WEST	RES - MIXED USES	317	1
7874B28	7874B28-STONEGATE GRANDVIEW	RES SFR SUBDIV 1	192	1
7874B30	7874B30-MARKET @ 29 COMM	COMM GENERAL	6	1
7874B31	7874B31-A&T CAMPUS AREA MIX	RES - MIXED USES	4	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7874B32	7874B32-ARBOR COURT TOWNHOMES	RES - TOWNHOUSE	24	1
7874B34	7874B34-JONESBORO - SCOTT PARK	RES SFR SUBDIV 2 PH	224	1
7874B35	7874B35-STAMEY - CHARLOTTE MIX	RES - MIXED USES	18	1
7874B36	7874B36-A&T AREA RESIDENTIAL NW	RES - MIXED USES	210	1
7874B37	7874B37-LOWDERMILK - KENTWOOD	RES SFR SUBDIV 2 PH	469	1
7874B40	7874B40-EASTSIDE PARK	RES SFR SUBDIV 1	36	1
7874CG0	7874CG0-MARKET @ 29 COMM	COMM GENERAL	88	1
7874IN0		IND GENERAL	181	1
7874MF0	7874MF0- A&T APTS E OF HWY 29	COMM - APARTMENT	106	1
7874MF1	7874MF1- NE GBORO STUDENT APTS A&T AREA	COMM - APARTMENT	70	1
7874MF2		COMM - APARTMENT	25	1
7874OF0		IND GENERAL	8	1
7874P01	7874P01-E. GBORO PUBLIC	RES - MIXED USES	32	1
7874P02	7874P02-BENNETT COLLEGE AREA	COMM GENERAL	36	1
7875A01	7875A01-P0RTER SCHOOL AREA	RES SFR SUBDIV 2 PH	481	1
7875A05	7875A05-GLENDALE HILLS	RES SFR SUBDIV 2 PH	172	1
7875A07	7875A07-ELM PARK	RES SFR SUBDIV 2 PH	52	1
7875B03	7875B03-REVOLUTION MILL RESIDENTIAL	RES SFR SUBDIV 2 PH	180	1
7875B04	7875B04-WHITE STREET RESIDENTIAL	RES SFR SUBDIV 2 PH	39	1
7875B05	7875B05-CONE MILLS SUBDIV	RES SFR SUBDIV 2 PH	358	1.1
7875B06	7875B06-CONE MILLS NORTH	RES SFR SUBDIV 2 PH	126	1
7875B07	7875B07-BESSEMER PARK	RES SFR SUBDIV 2 PH	157	1
7875B08	7875B08-GLENDALE HILLS II	RES SFR SUBDIV 2 PH	276	1
7875B09	7875B09-MENLO PARK SUBDIVISION	RES SFR SUBDIV 1	108	1
7875B10	7875B10-VILLAGE @ NORTHSIDE	RES SFR SUBDIV 1	149	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7875B11	7875B11-MAYFAIR MILL	RES SFR SUBDIV 1	115	1
7875B12	7875B12-OHENRY OAKS	RES SFR SUBDIV 2 PH	164	1
7875B13	7875B13-FAIRBROTHER	RES SFR SUBDIV 2 PH	53	1
7875B14	7875B14-SUMMIT TEXTILE RES	RES SFR SUBDIV 2 PH	80	1
7875B15	7875B15-SUMMIT WOODSIDE RES	RES SFR SUBDIV 2 PH	98	1
7875B16	7875B16-SUMMIT HOMELAND	RES SFR SUBDIV 2 PH	64	1
7875B17	7875B17-WESTSIDE LINDSAY	RES SFR SUBDIV 2 PH	55	1.1
7875B18	7875B18-HOMELAND @ 4TH	RES SFR SUBDIV 2 PH	25	1
7875B19	7875B19-NORTH OF TEXTILE	RES SFR SUBDIV 1	98	1
7875B20	7875B20-SOUTH OF TEXTILE	RES SFR SUBDIV 1	179	1
7875CG0		COMM GENERAL	612	1
7875CG1		COMM GENERAL	252	1
7875CG2	7875CG2-YANCEYVILLE OFFICE & STRIP COMMERCIAL	COMM GENERAL	37	1
7875HM0		COMM GENERAL	1	1
7875IN0		IND GENERAL	75	1
7875MF0	7875MF0-APARTMENTS MIXED	COMM - APARTMENT	41	1
7875OF0		COMM GENERAL	3	1
7876A01	7876A01-BRYSON RIDGE	RES SFR SUBDIV 1	178	1
7876A02	7876A02-SUMMIT HILL	RES SFR SUBDIV 1	111	1
7876A03	7876A03-STONEGATE ACRES	RES SFR SUBDIV 1	119	1
7876A04	7876A04-BARKERS RIDGE SUBDIV	RES SFR SUBDIV 1	31	1
7876A05	7876A05-##RANKIN SCHOOL AREA	RES - MIXED USES	203	1
7876A06	7876A06-OHENRY OAKS	RES SFR SUBDIV 2 PH	324	1
7876A07	7876A07-LEES CHAPEL-SOUTH WEBBING	RES SFR SUBDIV 2 PH	34	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7876A09	7876A09-WOODBRIDGE CONDOS	RES - CONDOMINIUM	85	1
7876A10	7876A10-PARK GROVE	RES SFR SUBDIV 1	129	1
7876A11	7876A11-ASHER DOWNS	RES SFR SUBDIV 1	34	1
7876A12	7876A12-CHANTILLE PLACE TOWNHOMES	RES - TOWNHOUSE	89	1
7876A13	7876A13-COVENTRY GLEN	RES SFR SUBDIV 1	64	1
7876A14	7876A14-STONEGATE ACRES	RES SFR SUBDIV 2 PH	45	1
7876A15	7876A15-TENN ACRES	RES SFR SUBDIV 2 PH	155	1
7876A16	7876A16-SPRY BRYSON	RES SFR SUBDIV 2 PH	43	1
7876A17	7876A17 - NATHANAEL PARK	RES - TOWNHOUSE	41	1
7876A18	7876A18 WILCOX CT	RES SFR SUBDIV 1	49	1
7876B01	7876B01-YANCEYVILLE RD NORTH SUBDIVISIONS	RES SFR 3 NH	209	1.1
7876B02	7876B02-WHEATFIELD	RES SFR SUBDIV 1	122	1
7876B03	7876B03-HIDDEN FOREST	RES SFR SUBDIV 1	81	1
7876B04	7876B04-YARBROUGH	RES SFR SUBDIV 2 PH	127	1
7876B05	7876B05-COUNTRYSIDE SUBD	RES SFR SUBDIV 2 PH	96	1
7876B06	7876B06-N. OHENRY SUB	RES SFR SUBDIV 2 PH	187	1
7876B07	7876B07-MCKNIGHT ESTATE	RES SFR SUBDIV 2 PH	28	1
7876B08	7876B08-CHAPEL PARK	RES SFR SUBDIV 1	278	1
7876B09	7876B09-VOSS AVENUE	RES SFR SUBDIV 2 PH	59	1
7876B10	7876B10-NBH S OF CODY	RES SFR SUBDIV 2 PH	275	1
7876B11	7876B11-MIXED NHB WILCOX	RES - MIXED USES	39	1
7876B12	7876B12-PINENEEDLE DR.	RES SFR SUBDIV 2 PH	49	1
7876B13	7876B13-NORTHFIELD VALLEY	RES SFR SUBDIV 1	72	1
7876B14	7876B14-HOLLAND ST AREA	RES SFR SUBDIV 2 PH	162	1
7876B15	7876B15-PINENEEDLE DR. S.	RES SFR SUBDIV 2 PH	78	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7876B16	7876B16-YANCEYVILLE/RANKIN RD	RES SFR SUBDIV 2 PH	160	1
7876B17	7876B17-SUMMIT SQUARE RENTAL CONDOS	RES - CONDOMINIUM	11	1
7876B19	7876B19 CHANTILLE PL PHASE 2	RES - TOWNHOUSE	54	1
7876B20	7876B20 - WHEELER PLACE	RES SFR SUBDIV 1	25	1
7876B21	SPRINGHAVEN II	RES SFR SUBDIV 1	84	1
7876B22	7876B18	RES SFR SUBDIV 1	27	1.3
7876CG0		COMM GENERAL	62	1
7876IN0		IND GENERAL	15	1
7876M02	7876M02-NE GSO APART FLIGHT 2	RES - APARTMENT	1	1
7876MF0	7876MF0-NE GBO APARTMENTS	COMM - APARTMENT	30	1
7876MF1		COMM - APARTMENT	4	1
7877A01	7877A01-OHENRY NORTH	RES SFR SUBDIV 1	86	1
7877A02	7877A02-STORRINGTON	RES SFR SUBDIV 1	360	1
7877A03	7877A03-FOXWORTH CONDOS	RES - CONDOMINIUM	67	1
7877B01	7877B01-RAINE MEADOWS	RES SFR SUBDIV 1	37	1
7877B02	7877B02-NORTH GLENSIDE	RES SFR SUBDIV 2 PH	131	1.05
7877B04	7877B04-BRIGHTWOOD LANDING	RES SFR SUBDIV 1	51	1
7877B06	7877B06-SUMMIT COURT	RES SFR SUBDIV 1	29	1.1
7877B07	7877B07-FOUST/TROXLER RDS	RES SFR SUBDIV 2 PH	97	1
7877B08	7877B08-SMITH CHAPEL	RES SFR SUBDIV 1	18	1
7877B09	7877B09-TERRIPIN CT SUBDV	RES SFR 3 NH	8	1
7877B10	7877B10-KALON-BUSH RURAL SUBDIVISION	RURAL TYPE SUBDIV	59	1.2
7877B11	7877B11-LEES CHAPEL RESIDENTIAL STRIP	RURAL TYPE SUBDIV	33	1.05
7877B12	7877B12-I-840 @ MILTONWOOD -HILLCROFT AREA	RURAL TYPE SUBDIV	126	1
7877B13	7877B13-LEES CHAPEL-BRIGHTWOOD AREA	RURAL TYPE SUBDIV	58	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7877B14	7877B14--LEES CHAPEL @ I-840	RURAL TYPE SUBDIV	16	1
7877B15	7877B15-GLENSIDE	RES SFR SUBDIV 2 PH	122	1
7877CG0		COMM GENERAL	42	1
7877IN0		IND GENERAL	3	1
7877L01	7877L01-YANCEYVILLE @ I-840 INTERCHANGE NORTH RURAL	RES IN TRANSITION	115	1.1
7877MF0	7877MF0-APARTMENTS	COMM - APARTMENT	7	1
7878A01	7878A01-CAPE WEDGEWOOD SUB	RES SFR 3 NH	54	1
7878A02	7878A02-ARIEL FARM	RES SFR SUBDIV 2 PH	33	1.15
7878B01	7878B01-WATERFORD ON LAKE TOWNSEND	RES SFR 3 NH	95	1
7878B02	7878B02-ARCHER ACRES	RES SFR SUBDIV 2 PH	55	1
7878B03	7878B03-SUMMERSPOINTE SUBD	RES SFR 3 NH	39	1
7878B05	7878B05-HIDDEN LAKE FARM	RES SFR SUBDIV 2 PH	40	1.3
7878B06	7878B06-WATERFORD @ TOWNSEND PH II	RES SFR 3 NH	20	1
7878P01	7878P01-GREENSBORO WATERSHED LAKES	RES - RURAL	267	1
7879A01	7879A01 CEDAR OAKS SOUTH	RES SFR SUBDIV 1	110	1
7879B01	7879B01-TRIPLE LAKES	RES SFR SUBDIV 2 PH	138	1
7879B02	7879B02-TOWNSEND FOREST	RES SFR 3 NH	109	1
7879B03	7879B03-FOX TRAILS	RES SFR 3 NH	86	1.1
7879B04	7879B04-POLONIA CT	RES SFR SUBDIV 2 PH	14	1.2
7879CG0		COMM GENERAL	17	1
7879L01	7879L01-DOGGETT-CLAYTON RURAL SUBDIVISION	RURAL TYPE SUBDIV	33	1
7879L02	7879L02-YANCEYVILLE @ LAKE TOWNSEND	RURAL TYPE SUBDIV	68	1.1
7879L03	7879L03-YANCEYVILLE RD - NORTH	RURAL TYPE SUBDIV	102	1
7879R01	7879R01-N CHURCH TO YANCEYVILLE ACREAGE	RES - RURAL	36	1
7880A02	7880A02-BRANDON STATION	RES SFR SUBDIV 2 PH	43	1
7880B01	7880B01-POINT PLEASANT SUBDV	RES SFR SUBDIV 2 PH	74	1
7880B02	7880B02-RAVENWOOD	RES SFR SUBDIV 2 PH	27	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7880B03	7880B03-STONERIDGE	RES SFR SUBDIV 1	17	1
7880B06	7880B06-TABERNACLE CHURCH RES RURAL SUB	RES - RURAL	69	1
7880R01	7880R01-7880-RURAL AC.	RES - RURAL	84	1
7881A01	7881A01-FOREST OAKS CTRY CLUB I	RES SFR 3 NH	21	1
7881A02	7881A02-LYNWOOD LAKES	RES SFR SUBDIV 2 PH	191	1
7881A03	7881A03-PINE NEEDLES	RES SFR SUBDIV 2 PH	78	1
7881A04	7881A04-FOREST OAKS	RES SFR SUBDIV 2 PH	578	1
7881A05	7881A05-THE FARMS @ FOREST OAKS	RES SFR SUBDIV 2 PH	107	1
7881B01	7881B01-COOPERS FARM	RES SFR SUBDIV 1	29	1
7881B02	7881B02-VALHALLA	RES SFR SUBDIV 2 PH	30	1
7881B03	7881B03-CHARLES H. PHIPPS	RES SFR SUBDIV 2 PH	5	1
7881B04	7881B04-FOREST OAKS COMMONS	RES - TOWNHOUSE	62	1
7881B05	7881B05-LYNWOOD LAKES SEC 3 & 4	RES SFR SUBDIV 2 PH	47	1
7881B06	7881B06-THE VILLAS @ FOREST OAKS	RES SFR SUBDIV 1	14	1
7881MF1	7881MF1-HWY 421 AND URBAN LOOP AREA	COMM - APARTMENT	2	1
7881R01	7881R01-HWY 421 AND URBAN LOOP AREA	RES - RURAL	47	1
7881R02	7881R02-FIELD RUN SUBDIVISION	RES SFR SUBDIV 1	12	1
7881R03	7881R03-VENTURA DRIVE	RES SFR SUBDIV 2 PH	16	1
7881R04	7881R04-MILLE ACRES AND CRABTREE	RURAL TYPE SUBDIV	17	1
7881R05	7881R05-LIBERTY OAKS	RES SFR SUBDIV 2 PH	14	1
7882A01	7882A01-FOREST OAKS AREA RURAL	RURAL TYPE SUBDIV	243	1
7882A02	7882A02-ALAMANCE FOREST II	RURAL TYPE SUBDIV	77	1
7882A03	7882A03-WOODLAND ACRES	RES SFR SUBDIV 2 PH	38	1
7882B01	7882B01-WOODBURN	RES SFR SUBDIV 1	37	1
7882B02	7882B02-STONEBROOK FARMS	RES SFR SUBDIV 1	42	1
7882B03	7882B03-STONEBROOK II	RES SFR SUBDIV 1	25	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7882B04	7882B04-HICKORY MEADOW	RES SFR SUBDIV 2 PH	22	1
7882B05	7882B05-GLADSTONE FOREST	RES SFR SUBDIV 2 PH	28	1
7882B06	7882B06-"B" ACRES	RES SFR SUBDIV 2 PH	29	1
7882B07	7882B07-STARLAND HEIGHTS	RES SFR SUBDIV 2 PH	31	1
7882B08	7882B08-BROOKSIDE	RES SFR SUBDIV 1	13	1
7882B09	7882B09-ALAMANCE PARK	RES SFR SUBDIV 1	15	1
7882B10	7882B10-SIMON FORSYTH/STONEBROOK FARM	RES SFR SUBDIV 2 PH	21	1
7882B11	7882B11-BRAMBLEWOOD	RES SFR SUBDIV 2 PH	9	1
7882B12	7882B12-NELSON COURT SUB	RES SFR SUBDIV 2 PH	7	1
7882B13	7882B13-LYNWOOD LAKES NORTH	RES SFR SUBDIV 2 PH	11	1
7882B14	7882B14 I-85 S @ ALAMANCE CHURCH RD RURAL	RES - RURAL	142	1
7882B15	7882B15-OLIVER HILLS	RES SFR SUBDIV 2 PH	28	1
7882B16	7882B16-JAY LYNN DR	RES SFR SUBDIV 2 PH	5	1
7882B17	7882B17-LYNWOOD LAKES WEST	RES SFR SUBDIV 2 PH	45	1
7882B18	7882B18-STONEBROOK FARM #2	RES SFR SUBDIV 2 PH	19	1
7882B19	7882B19-LORMAR ACRES	RES SFR SUBDIV 2 PH	21	1
7882B20	7882B20-LAKELAND ACRES	RES SFR SUBDIV 2 PH	62	1
7883A02	7883A02-WILLOW RIDGE	RES SFR SUBDIV 1	128	1
7883A03	7883A03-LOCHWOOD	RES SFR SUBDIV 1	87	1
7883A04	7883A04-KINGSBURY	RES SFR SUBDIV 2 PH	73	1
7883A05	7883A05-SHARPE ACRES	RES SFR SUBDIV 2 PH	117	1
7883B01	7883B01-GRAMERCY PARK WEST PHASE ONE	RES SFR SUBDIV 1	82	1
7883B02	7883B02-SOUTHRIDGE	RES SFR SUBDIV 2 PH	18	1
7883B03	7883B03-C L CAUSEY PROPERTY	RES SFR SUBDIV 2 PH	19	1
7883B04	7883B04-YOUNG ACRES	RES SFR SUBDIV 2 PH	38	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7883B05	7883B05-MITCHELL ESTATES	RES SFR SUBDIV 2 PH	12	1
7883B06	7883B06-GRAMERCY PARK PHASE 3	RES SFR SUBDIV 1	159	1
7883B07	7883B07-ROTHWOOD	RES SFR SUBDIV 2 PH	19	1
7883R01	7883R01-E LEE ST RURAL FROM I-40 TO I-85	RES IN TRANSITION	245	1
7884A01	7884A01-HEATH PARK-FRANKLIN BV	RES SFR SUBDIV 1	12	1
7884A02	7884A02-BURLINGTON-MCCONNELL EAST	RES - RURAL	208	1
7884A03	7884A03-CREEKSIDE	RES SFR SUBDIV 1	182	1
7884A04	7884A04-POPLAR RIDGE	RES SFR SUBDIV 1	69	1
7884A05	7884A05-CEDAR PARK SUBDIVISION	RES SFR SUBDIV 2 PH	47	1
7884B01	7884B01-FRANKLIN DOWNS	RES SFR SUBDIV 1	25	1
7884B02	7884B02-AUNT MARY	RES SFR SUBDIV 2 PH	73	1
7884B03	7884B03-DELANCEY HEIGHTS	RES SFR SUBDIV 1	42	1
7884B04	7884B04-EASTLAND	RES SFR SUBDIV 1	51	1
7884B05	7884B05-EDISON VILLAGE	RES SFR SUBDIV 1	84	1
7884B06	7884B06-S. FRANKLIN BLVD	RES SFR SUBDIV 2 PH	272	1
7884B07	7884B07-SHIRLEY LANE	RES SFR SUBDIV 2 PH	59	1
7884B08	7884B08-HERMAN GIST ROAD	RES SFR SUBDIV 1	28	1
7884B09	7884B09-HOPE VALLEY	RES SFR SUBDIV 1	117	1
7884B10	7884B10-CREEKSIDE II	RES - TOWNHOUSE	59	1
7884B11	7884B11-BUCHANON HILLS	RES - MANUF HOME	50	1
7884B12	BUCHANAN HEIGHTS	RES SFR SUBDIV 2 PH	45	1
7884B13	EDISON NORTH& CENTRAL	RES SFR SUBDIV 1	26	1
7884CG0		COMM GENERAL	243	1
7884IN0	7884IN0-FRANKLIN INDUSTRIAL	IND GENERAL	5	1
7885A01	7885A01-WOODMERE PARK	RES SFR SUBDIV 2 PH	314	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7885A02	7885A02-PENROSE ESTATES NE	RES SFR SUBDIV 2 PH	193	1
7885A03	7885A03-NEALTOWN FARM	RES SFR SUBDIV 1	111	1
7885A04	7885A04-PENROSE ESTATES	RES SFR SUBDIV 2 PH	70	1
7885A05	7885A05 -MURRAYLANE NORTH	RES SFR SUBDIV 1	54	1
7885B01	7885B01-FOREST HILLS	RES SFR SUBDIV 1	151	1
7885B02	7885B02-WILLOW OAKS EAST	RES SFR SUBDIV 1	234	1
7885B03	7885B03-WOODMERE PARK WEST	RES SFR SUBDIV 2 PH	234	1
7885B04	7885B04-KINGS FOREST I	RES SFR SUBDIV 1	318	1
7885B05	7885B05-WOODMERE PARK NORTH	RES SFR SUBDIV 1	230	1
7885B07	7885B07-CROSSING @ EAGLES TRACE	RES - TOWNHOUSE	66	1
7885B08	7885B08-EAGLES TRACE SUBDIV	RES SFR SUBDIV 1	175	1
7885B09	7885B09 WOODMERE PARK AMHURST ROAD	RES SFR SUBDIV 2 PH	91	1
7885IN0		IND GENERAL	98	1
7885MF0		COMM - APARTMENT	6	1
7885P01	7885P01-WHITE STREET PUBLIC	RES - MIXED USES	86	1
7885P02	7885P02-BURLINGTON RD PUBLIC	RES - MIXED USES	15	1
7886A01	7886A01-FLEMMINGFIELD SOUTH OF HUFFINE MILL	RES IN TRANSITION	35	1
7886A02	7886A02-WYNTERHALL	RES SFR SUBDIV 1	163	0.9
7886A03	7886A03-MANCHESTER	RES SFR SUBDIV 1	173	1
7886A04	7886A04-THORNTON	RES SFR SUBDIV 1	140	1
7886A06	7886A06-CLEARVIEW ACRES	RES SFR SUBDIV 2 PH	85	1
7886A07	7886A07-DESMOND WOODS DR	RES SFR SUBDIV 1	73	1
7886A08	7886A08-BRENTWOOD FOREST	RES SFR SUBDIV 2 PH	84	1
7886A09	7886A09 - GATEWAY BURKELY WINDSOR	RES SFR SUBDIV 1	1	1
7886A10	7886A10-DESMOND WOODS - YB 2020+	RES SFR SUBDIV 1	99	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7886B02	7886B02-*MCNIGHT MILL - HINES CHAPEL @ I-840	RES - RURAL	135	1.1
7886B03	7886B03-MINORWOOD/BRIM RDS	RES SFR SUBDIV 2 PH	120	1.3
7886B04	7886B04-DESMOND WOODS TOWNHOMES	RES - TOWNHOUSE	65	1
7886B05	7886B05-NEALTOWN RD AREA	RES SFR SUBDIV 2 PH	58	1
7886B06	7886B06-MCKNIGHT MILL RD AREA	RES - MIXED USES	60	1.3
7886B07	7886B07-FLEMINGFIELD @ BURLINGTON RD MIXED SCATTERED LOTS	RES - MIXED USES	18	1
7886B09	7886B09-HINES RANKIN RES RURAL	RES - RURAL	62	1.35
7886B10	7886B10-NICHOLS SUBDIVISION	RES SFR 3 NH	66	1.1
7886L02	7886L02-HUFFINE MILL ACREAGE	RES - RURAL	74	1.3
7887A01	7887A01-QUAIL OAKS	RES SFR SUBDIV 1	149	1
7887A02	7887A02-BRIARWOOD	RES SFR SUBDIV 1	34	1
7887A03	7887A03-BRIARMEADE II	RES SFR SUBDIV 1	285	1
7887A04	7887A04-I840 W @ HWY 29 NORTH	RES - RURAL	35	1
7887B01	7887B01-HICONE/SUMMIT/HWY 29/I-840 RURAL SUBDIVISION	RURAL TYPE SUBDIV	118	1
7887B02	7887B02-LAKE HERMAN ESTATES I	RES SFR SUBDIV 1	88	1.05
7887B03	7887B03-BRIGHTWOOD/SUMMIT	RES - MIXED USES	82	1.2
7887B04	7887B04-ALLRED FARM	RES SFR SUBDIV 2 PH	42	1
7887B05	7887B05-HICONE NORTH WEST	RES SFR SUBDIV 2 PH	74	1.2
7887B06	7887B06-ARBOLINDA RESIDENTIAL	RES SFR SUBDIV 2 PH	18	1
7887B07	7887B07-MCKNIGHT MILL RES RURAL	RES - RURAL	46	1
7887B09	7887B09- SUMMIT AV TO SCOTT RD RURAL HOMESITES	RES - RURAL	107	1.15
7887B10	7887B10-HICONE RD EAST OF HWY 29	RURAL TYPE SUBDIV	73	1.15
7887B11	7887B11-ASHLEY TERRACE GHA TOWNHOMES	RES - TOWNHOUSE	13	1
7887B12	7887B12-NORTH HILLS SUBDV	RES SFR SUBDIV 2 PH	23	1
7887B13	7887B13 MCKNIGHT MILL ESTATES	RES SFR SUBDIV 1	250	1
7887B14	7887B14 BRIARWOOD STARLING CT/GRAPEVINE CT AREA	RES SFR SUBDIV 1	151	1.05

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7887B15	7887B15 BRIARWOOD CHINABERRY/APPLETON	RES SFR SUBDIV 1	137	1
7887B16	7887B16 BRIARWOOD GREENAPPLE DR.	RES SFR SUBDIV 1	122	1
7888A01	7888A01-SUMMIT AV RES @ LAKE HERMAN	RES SFR SUBDIV 2 PH	99	1.15
7888B01	RESERVE @ BRYAN PARK	RES SFR SUBDIV 1	86	1
7888IN0		IND GENERAL	79	1
7889A01	7889A01-MOSS CREEK	RES SFR 3 NH	65	0.85
7889A02	7889A02-DOGGETT ESTATES	RES SFR SUBDIV 2 PH	33	1.05
7889A03	7889 WESLEY POINT/NORTH SUBDIVISION	RES SFR SUBDIV 1	44	1
7889CG0		COMM GENERAL	43	1
7889R01	7889R01-DOGGETT RD @ HWY 150 E RURAL	RES - RURAL	42	1
7890A01	7890A01-CIRCLE T ACRES	RES SFR SUBDIV 2 PH	22	1
7890B01	7890B01-WOODY MILL LIBERTY RD SOUTH	RES - RURAL	71	1
7890CG0		COMM GENERAL	34	1
7890R01	7890R01-*INDIAN HILLS	RES SFR 3 NH	15	1
7891A01	7891A01-OLDE FOREST	RES SFR 3 NH	215	1
7891A02	7891A02-KINWOOD ESTATES	RES SFR SUBDIV 2 PH	387	1
7891A03	7891A03-FOREST OAKS ESTATES	RES SFR 3 NH	111	1
7891A04	7891A04-BOOTH ACRES	RES SFR SUBDIV 2 PH	26	1
7891A05	7891A05-QUAIL RIDGE ESTATES	RES SFR SUBDIV 2 PH	37	1
7891A06	7891A06-FOREST OAKS NORTH	RES SFR SUBDIV 2 PH	103	1
7891A07	7891A07-WEATHERSTONE	RES SFR SUBDIV 2 PH	67	1
7891A08	7891A08-FOREST OAKS CTRY CLUB II	RES SFR 3 NH	54	1
7891R01	7891R01-LILLIAN COBLE SUB	RURAL TYPE SUBDIV	5	1
7891R02	7891R02-SE SCHOOL AND BLAKESHIRE	RES - RURAL	82	1
7891R03	7891R03-FOXBURROW/BLAKESHIRE AREA	RES - RURAL	99	1
7891R04	7891R04-FOREST LAKE	RES SFR SUBDIV 2 PH	17	1
7892A01	7892A01--MADISON FARM	RES SFR SUBDIV 2 PH	50	1
7892A02	7892A02-HOYLE ACRES	RES SFR SUBDIV 2 PH	11	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7892A03	7892A03-WOODSOUTH	RES SFR SUBDIV 2 PH	7	1
7892A04	7892A04-WORTHING CHASE TOWNHOMES	RES - TOWNHOUSE	31	1
7892A05	7892A05-WORTHING CHASE	RES SFR SUBDIV 1	85	1
7892B01	7892B01-HOBBS SUB	RES SFR SUBDIV 2 PH	23	1
7892B02	7892B02-JEFFERSON ACRES	RES SFR SUBDIV 1	27	1
7892B03	7892B03-AIRVIEW ACRES	RES SFR SUBDIV 2 PH	36	1
7892IN0		IND GENERAL	9	1
7892R01	7892R01-ALAMANCE CHURCH/THACKER DIARY CORRIDOR	RES SFR SUBDIV 2 PH	323	1
7892R02	7892R02-BEAVERDALE	RES SFR SUBDIV 2 PH	38	1
7892R03	I-85 RURAL TRACTS ALAMANCE CHURCH TO YOUNGS MILL	RES IN TRANSITION	66	1
7893A01	7893A01-TRINITY LAKE	RES SFR SUBDIV 1	239	1
7893A02	7893A02-ASBURY	RES SFR SUBDIV 1	102	1
7893A03	7893A03-ASBURY @ E LEE TOWNHOMES	RES - TOWNHOUSE	8	1
7893A04	7893A04-CHESTNUT BEND TOWNHOMES	RES - TOWNHOUSE	43	1
7893A05	7893A05-CANDACE RIDGE	RES SFR SUBDIV 1	139	1
7893A08	7893A08-ASBURY II	RES SFR SUBDIV 1	26	1
7893A09	ASBURY PUD SECTION	RES SFR SUBDIV 1	70	1
7893A11		RES SFR SUBDIV 1	64	1
7893B01	7893B01-THORPE	RES SFR SUBDIV 2 PH	24	1
7893B02	7893B02-FLORA VISTA	RES SFR SUBDIV 2 PH	47	1
7893B03	7893B03-ARROWHEAD ACRES	RES SFR SUBDIV 2 PH	27	1
7893B04	7893B04-ELLIS SUB	RES SFR SUBDIV 1	18	1
7893B05	7893B05-PLEASANT HILLS	RES SFR SUBDIV 2 PH	22	1
7893B06	7893B06-BRANNOCKS ACRES	RES SFR SUBDIV 1	24	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7893B07	7893B07-LAKE HAVEN	RES SFR SUBDIV 2 PH	18	1
7893B08	7893B08-YOUNGS MILL RD	RES SFR SUBDIV 2 PH	72	1
7893B09	7893B09-FARLOW DR	RES SFR SUBDIV 2 PH	53	1
7893R01	7893R01- RURAL I-40 @ I-840 INTERSECTION	RES IN TRANSITION	102	1
7894A01	7894A01-WOODCREEK	RES SFR SUBDIV 1	162	1
7894A02	7894A02-BENNINGTON VILLAGE	RES SFR SUBDIV 1	334	1
7894A03	STANFIELD RD/PINECREST FARMS SUBDIVISION	RES SFR SUBDIV 1	23	1
7894A04	7894A04 - WESTFIELD FARM	RES SFR SUBDIV 1	1	1
7894C01	7894C01-BURLINGTON RD @ I 840 COMMERCIAL	COMM GENERAL	1	1
7894CG1		COMM GENERAL	5	1
7894IN0		IND GENERAL	8	1
7894L01	7894L01-MT HOPE CHURCH RD	RES - RURAL	101	1
7894R01	7894R01-HUFFINE MILL @ I-840	RURAL TYPE SUBDIV	43	1
7895A01	7895A01 - BAG CC LLC	RES - TOWNHOUSE	60	1
7895A02	7895A02 - VILLAGE HEIGHTS	RES - TOWNHOUSE	77	1
7895A03	7895A03	RES SFR SUBDIV 1	1	1
7895CG0		COMM GENERAL	95	1
7895IN0		IND GENERAL	25	1
7895L01	7895L01-PINEWOOD	RES - RURAL	89	1
7895L02	7895L02-HUFFINE MILL RD AREA	RURAL TYPE SUBDIV	51	1
7896A01	7896A01-BRANSON HILLS	RES SFR SUBDIV 2 PH	42	1
7896B01	7896B01-ANDERSON VALLEY RESIDENTIAL	RURAL TYPE SUBDIV	142	1
7896B02	7896B02-RETTROP SUBDIVISION	RES SFR SUBDIV 1	20	1
7896L02	7896L02-CAMP BURTON. AREA	RURAL TYPE SUBDIV	68	1
7896R01	7896R01-HUFFINE MILL	RES - RURAL	15	1
7896R02	7896R02-CAMP BURTON AREA EXEMPT	RES - RURAL	10	1
7897A01	7897A01-HUFFIN MILL-RANKIN MILL	RES - RURAL	70	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7897A02	7897A02-BURLWOOD-HB SMITH SUB	RES SFR SUBDIV 2 PH	60	1
7897A03	7897A03-NORTHWOODS	RES SFR SUBDIV 2 PH	78	1
7897A04	7897A04-WHITE PLACE	RES SFR SUBDIV 2 PH	35	1
7897A05	7897A05-NORTHEAST ACRES	RES SFR SUBDIV 2 PH	34	1
7897A06	7897A06-LAUREL RIDGE	RES SFR SUBDIV 1	84	1
7897B01	7897B01-ANDERSON	RES SFR SUBDIV 2 PH	29	1
7897B02	7897B02-BLAKESVILE	RES SFR SUBDIV 2 PH	20	1
7897B03	7897B03-CROSSBEND RD	RES SFR SUBDIV 2 PH	34	1
7897B04	7897B04-RANKIN MILL RD SOUTH OF HICONE RD	RURAL TYPE SUBDIV	57	1
7897B05		RES SFR SUBDIV 2 PH	75	1
7897B06	BRIARMEADE-RAM RD SUBDIVISION-NEAR RANKIN MILL RD	RES SFR SUBDIV 1	28	1
7897B07	7897B07 - LV MATTHEWS SUBDIVISON	RES SFR SUBDIV 2 PH	35	1
7897IN0		IND GENERAL	15	1
7897L01	7897L01- HINES CHAPEL TO HUFFINE MILL RURAL HOMESITES	RES - RURAL	139	1
7897L02	7897L02-HICONE-RED CEDAR AREA	RES - RURAL	69	1
7897R01	7897R01-REEDY FORK AREA RURAL ACREAGE	RES - MIXED USES	105	1
7898A01	7898A01-REEDY FORK	RES SFR SUBDIV 1	68	1
7898A02	7898A02-REEDY FORK TWIN HOMES	RES - TOWNHOUSE	61	1.05
7898A03	7898A03-SOUTH VILLAGE TOWNHOMES	RES - TOWNHOUSE	189	1
7898A04	REEDY FORK RANCH	RES SFR SUBDIV 1	474	1
7898A05	7898A05 - REEDY FORK - SOUTH VILLAGE PLACE	RES - TOWNHOUSE	38	1
7898B02	7898B02-MIDDLE REEDY FORK	RES SFR SUBDIV 1	123	1
7898B03	7898B03-SOUTH REEDY FORK	RES SFR SUBDIV 1	140	1.1
7898B04	7898B04-REEDY FORK TWIN HOMES ARROWOOD	RES - TOWNHOUSE	24	1
7898B05	SETTLERS LANDING TOWNHOMES	RES - TOWNHOUSE	49	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7898B08	7898B08 REEDY FORK LOWLINE	RES SFR SUBDIV 1	100	0.95
7898B10	7898B10 REEDY FORK SHORTHORN WAY	RES SFR SUBDIV 1	166	1
7898B11	7898B11 REEDY FORK NAKOTA PL	RES SFR SUBDIV 1	154	0.9
7898B12	7898B12 REEDY FORK CATTLE WAY AREA	RES SFR SUBDIV 1	98	1
7898B13	7898B13 REEDY FORK HOLSTEIN LN	RES SFR SUBDIV 1	527	1
7898B15	7898B15 REEDY FORK BLACK LOCUST TERR.	RES SFR SUBDIV 1	120	1.05
7898B16	7898B16 REEDY FORK BOX ELDER CV	RES SFR SUBDIV 1	127	1
7898R01	7898R01-NE HWY 29 RURAL	RES - RURAL	23	1
7899A01	7899A01-WALKER ESTATES	RES SFR SUBDIV 2 PH	22	1
7899A02	7899A02-SUMMIT LANDING	RES SFR SUBDIV 2 PH	20	1
7899B01	7899B01-ROLLING WOODS	RES SFR SUBDIV 2 PH	41	1
7899B02	7899B02-GORDON FARM	RES SFR SUBDIV 2 PH	11	1
7899B03	7899B03-SUMMIT RIDGE DR SUBDIVISION	RES SFR SUBDIV 2 PH	10	1
7899B04	7899B04-OLDWAY,RUSSWOOD, MCCLEANSVILLE RD	RES - RURAL	121	1.15
7899CG0		COMM GENERAL	8	1
7899L01	7899L01-BROWN SUMMIT RES	RES - RURAL	96	1.15
7899R01	7899R01-7899 RURAL ACRES	RES - RURAL	21	1
7900A01	7900A01-TOWN OF STOKESDALE	RES - RURAL	133	1
7900A02	7900A02-DORSETT DOWNS	RES SFR SUBDIV 2 PH	43	1
7900A03	7900A03-WEST FALLS-STOKESDALE	RES SFR SUBDIV 2 PH	33	1
7900A04	7900A04-RACHELS LANDING	RES SFR SUBDIV 2 PH	31	1
7900A05	7900A05-CHANDLER GLEN	RES SFR SUBDIV 2 PH	21	1
7900A06	7900A06-NC-68 N. AT HAW RIVER AREA-STOKESDALE	RES - RURAL	106	1
7900B01	7900B01-NORTHRIDGE PHASE 1	RES SFR SUBDIV 2 PH	110	1
7900B02	7900B02-BELEWS CREEK RD-US 158- OAK LEVEL CHURCH RD AREA	RES - RURAL	50	1.05
7900B03	7900B03-WEST HARRELL RD-	RES - RURAL	56	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7900B04	7900B04-HAW RIVER RD	RES - RURAL	42	1.1
7900B05	7900B05-PRINCE EDWARD ROAD	RES - RURAL	25	1.05
7900B06	BOONE MEADOWS OFF ELLISBORO RD @ GIDEON GROVE RD	RES SFR SUBDIV 1	31	1
7900B07	7900B07-LARGE ACREAGE TRACT IN STOKESDALE	RES - RURAL	47	1
7900B08	7900B08-BELEWS CREEK RD - STOKESDALE	RES - RURAL	96	1
7900B09	7900B09-STOKESDALE	RES SFR 3 NH	14	1
7900B10	7900B10-HWY 158 WEST & OAK LEVEL CHURCH RD AREA	RES - RURAL	76	1.05
7901B01	7901B01-BOONE LANDING	RES SFR SUBDIV 2 PH	36	1
7910A01	7910A01-LARGE ACREAGE -US HWY 158-SOUTHARD ROAD AREA	RES - RURAL	143	1
7910A02	7910A02-ANGELS GLEN	RES SFR SUBDIV 2 PH	72	1
7910A03	TREELINE TRAILS S/D	RES SFR SUBDIV 1	101	1
7910A04	7910A04	RES SFR SUBDIV 1	59	1
7910B01	7910B01-ATHENS RD AREA	RES - RURAL	168	1
7910B04	7910B04-ATHENS RD-SOUTHERN MEADOWS DR-POND RIDGE CT AREA	RES - RURAL	91	1
7910B05	7910B05-ANGELS GELN PHASE FOUR	RES SFR SUBDIV 2 PH, RES SFR SUBDIV 2 PH	49	1
7910B06	7910B06-NORTHWEST MEADOWS	RES SFR SUBDIV 2 PH	118	1
7910B07	7910B07 - ELLISON ESTATES	RES SFR SUBDIV 2 PH	14	1.2
7911A01	7911A01-SPRINGDALE	RES SFR SUBDIV 2 PH	136	1
7911A02	7911A02-BERTHA WILLIAMS SBDIVISION	RES SFR SUBDIV 2 PH	26	1
7911A03	7911A03-MARSHALL WOODS	RES SFR SUBDIV 2 PH	33	1
7911A04	7911A04-STOKESDALE RURAL HOMESITES	RES - RURAL	86	1
7920A01	7920A01-MOORES MILL	RES SFR SUBDIV 2 PH	32	1
7920A02	7920A02-PROVIDENCE NORTH	RES SFR SUBDIV 2 PH	33	1
7920B01	7920B01-OAK CREEK-ELLISON ROAD	RES SFR SUBDIV 2 PH	66	1
7920B07	7920B07-LAMBERT LAKES/QUAIL CROSSING	RES SFR SUBDIV 2 PH	69	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7930A01	7930A01-WOODVALE-SPOTSWOOD	RES SFR SUBDIV 2 PH	104	1
7930A02	7930A02-WOODVALE	RES SFR SUBDIV 2 PH	24	1
7930A03	7930A03-WOOVALE - SECTION 5-PHASE 2	RES SFR SUBDIV 2 PH	18	1
7930A04	AVENTINE HILL PH 1 SFR SUB	RES SFR SUBDIV 1	29	1
7930R01	7930R01-ACREAGE--EAST 158/ SCALESVILLE RD AREA	RES - RURAL	54	1
7931A02	7931A02 - LILAH GROVE	RES SFR SUBDIV 1	37	1
7931B02	7931B02-MURPHY RD. RUMBLEY RD.& HWY 158 AREA	RES SFR 3 NH	160	1
7940A01	7940A01-CROSSCREEK PLANTATION	RES SFR 3 NH	88	1
7940A02	7940A02-AUTUMN CREEK	RES SFR 3 NH	38	1
7940B01	7940B01-SQUIRREL CHASE	RES SFR 3 NH	20	1
7940B02	7940B02-SCALESVILLE RD SMALL ACREAGE	RES - RURAL	98	1
7940B03	SPENCER HILL S/D	RES	42	1
7940B04	THE SANCTUARY @ LAKE BRANDT	RES SFR SUBDIV 1	7	1
7940B05	7940B05-THE FARM @ LAKE BRANDT	RES SFR SUBDIV 2 PH	67	1
7940R01	7940R01-7940R01 RURAL ACREAGE	RES - RURAL	93	1
7950A01	7950A01-WALL PLACE	RES SFR 3 NH	30	1
7950A02	7950A02-HILLSDALE FOREST	RES SFR SUBDIV 2 PH	13	1
7950B01	7950B01-LENNOX WOODS	RES SFR 3 NH	167	1
7950B02	7950B02-CEDAR RIDGE FARM SUBDIVISION	RES SFR 3 NH	18	1
7950B03	7950B03-RIVERS EDGE	RES SFR SUBDIV 2 PH	34	1
7950R01	7950R01-RURAL 7950	RES - RURAL	165	1
7960B01	7960B01-CEDAR HOLLOW LAKE	RES SFR 3 NH	63	1
7960B02	7960B02-CEDAR HOLLOW-CICERO RD AREA	RES SFR 3 NH	44	1
7960B03	7960B03-CEDAR HOLLOW-JESSUP RIDGE	RES SFR 3 NH	168	1
7960B04	7960B04-HILTONS LANDING	RES SFR SUBDIV 2 PH	29	1
7960B06	7960B06-RAMBLING ACRES-N CHURCH ST	RURAL TYPE SUBDIV	56	1
7960B07	7960B07-SUTTER RD ACREAGE	RES - RURAL	21	1
7960B08	7960B08-FALLEN OAK SUBDIV	RURAL TYPE SUBDIV	19	1
7960B09	7960B09-THE FARM AT CEDAR HOLLOW	RES SFR SUBDIV 2 PH	88	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
7960R01	7960R01-HAW RIVER PARK AREA RURAL ACRES	RES - RURAL	71	1
7970A01	7970A01-OAK GROVE FOREST	RES SFR SUBDIV 2 PH	205	1.1
7970B01	7970B01-HAW RIVER ESTATES	RES SFR 3 NH	36	1
7970B02	7970B02-COLUMBIA VILLAGE	RES SFR SUBDIV 2 PH	44	1.2
7970B03	7970B03-HILLHAVEN	RES SFR SUBDIV 2 PH	29	1.2
7970B04	7970B04-BROAD RIDGE	RES SFR SUBDIV 2 PH	21	1
7970B05	7970B05-PHIBBS ESTATE	RES SFR SUBDIV 2 PH	12	1
7970B06	7970B06-KELLYS CROSSING	RES SFR SUBDIV 2 PH	16	1.1
7970B07	7970B07-ROCKBURY RD	RES SFR SUBDIV 2 PH	7	1
7970B08	7970B08-SHAMARLI	RES SFR SUBDIV 1	7	1
7970B09	7970B09-OAK GROVE FOREST SUBDIV	RES SFR 3 NH	7	1
7970L01	7970L01-7970 RURAL LOTS	RES - RURAL	93	1.1
7970R01	7970R01-HWY 150 @ SPEARMAN RURAL	RES - RURAL	55	1
7980A01	7980A01-BROOKS LANDING @ SUMMIT LAKES	RES SFR 3 NH	12	1
7980A02	7980A02-PEARSON FARM	RES SFR SUBDIV 1	81	1
7980A03	7980A03-BROOKE MEADOWS	RES SFR SUBDIV 2 PH	142	1
7980B01	7980B01-SUMMIT LAKES	RES SFR 3 NH	99	1
7980B02	7980B02-SPENCERS GROVE	RES SFR SUBDIV 1	115	1
7980B03	7980B03-BEVILL OAKS	RES SFR SUBDIV 2 PH	164	1
7980B04	7980B04-BEVILLE FOREST	RES SFR SUBDIV 2 PH	43	1.2
7980B06	7980B06-FAIRGROVE FOREST SUBDIV	RES SFR SUBDIV 2 PH	25	1.25
7980B07	7980B07-THE COMMONS AT SUMMIT LAKE	RES	17	1
7980MF3	RIVER RIDGE MOBILE HOME PARK	RES - MANUF HOME	41	1
7990A01	7990A01-RAMBLING MEADOWS ESTATES	RES SFR SUBDIV 1	37	1
7990A02	FAIRGROVE MEADOWS SUBDIVISION	RES	21	1
7990L02	7990L02-BROOKS LAKE RD AREA	RES - RURAL	52	1
7990R01	7990R01-BENAJA 7990 RURAL ACRES	RES - RURAL	34	1
8708A01	8708A01-FOLGERS CROSSING	RES SFR SUBDIV 2 PH	44	1

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8708A02	8708A02-HWY 62 @ OLD JULIAN SUBDIVISION	RES SFR SUBDIV 2 PH	20	1
8708A04	8708A04-HILL & DALE	RES SFR SUBDIV 2 PH	12	1
8708CG0		COMM GENERAL	15	1
8708R01	8708R01- HWY 421 @ 62 EAST RURAL	RES - RURAL	127	1.1
8709A01	8709A01-HEARTHSTONE	RES SFR SUBDIV 2 PH	6	1
8709A02	8709A02-HILL & DALE NORTH	RES SFR SUBDIV 2 PH	9	1
8709A03	8709A03-HM COBLE	RES SFR SUBDIV 2 PH	12	1
8709A04	8709A04-OBRIANT SUBDIVISION	RES SFR SUBDIV 2 PH	8	1
8709B01	8709B01-JULIAN RURAL RES LOTS	RES - RURAL	74	1
8709L01	8709L01-DONNA WATCHTOWER RES RURAL	RES - RURAL	46	1
8709R01	8709R01-DONARD RD RURAL	RES - RURAL	104	1
8718R01	8718R01-HWY 62 E BOWMAN DAIRY RD AREA	RES - RURAL	230	1
8719R01	8719R01-BOBBY JEAN-SMITHWOOD	RURAL TYPE SUBDIV	14	1
8719R03	8719R03-COBLE CHURCH/WATCHTOWER/HWY 62 AREA	RES - RURAL	60	1
8728R01	8728R01-LAKE JUNO/SMITHWOOD AREA	RES - RURAL	112	1
8738R01	8738R01-KIMESVILLE/SMITHWOOD AREA	RES - RURAL	117	1
8800A01	8800A01-THE SETTLEMENT	RES SFR SUBDIV 2 PH	8	1
8800B01	8800B01-WOODYMON COBLE RURAL RES	RES - RURAL	105	1.05
8800R02	8800R02-WOODY MILL RURAL	RES - RURAL	146	1
8801A01	8801A01-WILLOW BEND	RES SFR SUBDIV 2 PH	71	1
8801A02	8801A02-WADE ESTATES	RES SFR SUBDIV 2 PH	8	1
8801A03	8801A03-BLAKESHIRE ESTATES	RES SFR SUBDIV 2 PH	12	1
8801CG0		COMM GENERAL	1	1
8801R01	8801R01-WOODY LN/COBLE CHURCH	RES - RURAL	94	1
8801R02	8801R02-ALAMANCE CHURCH EAST OF FOREST OAKS RURAL	RES - RURAL	114	1
8802B01	8802B01-MYRAWOOD ACRES	RES SFR SUBDIV 2 PH	12	1
8802B02	8802B02-PRUDENCIA ESTATES	RES - MANUF HOME	64	1
8802R01	8802R01-NORTH JEFFERSON V	RES - RURAL	104	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
8803A01	8803A01-LONGMORN VILLAGE SOUTH	RES SFR SUBDIV 1	100	1
8803A02	8803A02-LONGMORN VILLAGE NORTH	RES SFR SUBDIV 1	87	1
8803A03	8803A03-LONGMORN VILLAGE WEST	RES SFR SUBDIV 1	122	1
8803A04	8803A04-MILLSTREAM I	RES SFR SUBDIV 1	24	1
8803B01	8803B01-MILLSTREAM II	RES SFR SUBDIV 1	22	1
8803B02	TOWNHOUSE COMMUNITY SOUTHEAST OF GREENSBORO.	RES - TOWNHOUSE	128	1
8803CG0		COMM GENERAL	16	1
8803L01	8803L01-OAKDALE HEIGHTS	RURAL TYPE SUBDIV	78	1
8803L02	8803L02-KELENBERGER	RES SFR SUBDIV 2 PH	13	1
8803R01	8803R01-MT HOPE CHURCH RD DEVELOPMENT TRACTS RURAL	RES - RURAL	74	1
8803R02	8803R02- I-840 @I-85 SE	RES - RURAL	42	1
8803R03	8803R03-MILLPOINT @ MCCONNELL RD RURAL	RES - RURAL	31	1
8804A01	8804A01-HIGHLAND ACRES	RES SFR SUBDIV 1	86	1
8804A02	8804A02-STANFIELD-BALDWIN	RES SFR SUBDIV 2 PH	278	1
8804A03	8804A03-CHANDLER OAKS	RES SFR SUBDIV 1	206	1
8804B01	8804B01-KNOX COMMONS	RES SFR SUBDIV 1	14	1
8804CG0		COMM GENERAL	9	1
8804IN0	8804IN0- LIGHT INDUSTRIAL, SOME SFR	IND GENERAL	13	1
8804IN1		IND GENERAL	23	1
8804L01	8804L01-BIRCH CREEK	RES - RURAL	167	1
8804R01	8804R01-BIRCH CREEK ACRES	RES SFR SUBDIV 2 PH	61	1
8805A01	8805A01-BIRCH CREEK	RES SFR SUBDIV 1	396	1
8805A02	8805A02-TAYLORS LANDING	RES SFR SUBDIV 1	95	1
8805B01	8805B01-ARBOR HILL PLACE	RES - TOWNHOUSE	62	1
8805CG0		COMM GENERAL	17	1
8805L01	8805L01-NORTH BIRCH CREEK	RES - RURAL	421	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
8805R01	8805R01-NORTH BIRCH CREEK ACRES	RES - RURAL	81	1
8806A01	8806A01-MCLEANSVILLE ESTATES	RES SFR SUBDIV 2 PH	52	1.05
8806B01	8806B01-CAMP BURTON/DICKS MILL	RES - RURAL	101	1
8806B02	MCNORTH S/D.	RES SFR SUBDIV 2 PH	21	1
8806L01	8806L01-MCNORTH AREA RURAL HOMESITES	RES - RURAL	58	1
8806R01	8806R01-HUFFINE FARM & BUTLER RD	RES - RURAL	27	1
8807A01	8807A01-QUARTERSTONE FARM	RES - MANUF HOME	276	1
8807A02	8807A02-COUNTRY HILLS ESTATES	RES SFR SUBDIV 2 PH	91	1
8807A03	8807A03-SHARPE ESTATE	RES SFR SUBDIV 2 PH	45	1
8807A04	8807A04-NORTHEAST ACRES	RES SFR SUBDIV 2 PH	51	1
8807A05		RES SFR SUBDIV 1	29	1
8807B01	8807B01-QUARTERHORSE FARM	RES - MANUF HOME	53	1
8807B03	8807B03-HICONE @ PLOWFIELD	RURAL TYPE SUBDIV	65	1
8807B04	8807B04-HICONE @ FRIENDSHIP RURAL SUBDV	RURAL TYPE SUBDIV	37	1
8807CG0		COMM GENERAL	8	1
8808B01	8808B01-NORTHRIDGE PLANTATION	RES SFR SUBDIV 2 PH	64	1.1
8808B02	8808B02-PINE RIDGE	RES SFR SUBDIV 2 PH	97	1
8808B03	8808B03-SMILEY WYRICK @ FRIENDSHIP CHURCH	RURAL TYPE SUBDIV	41	1
8808L01	8808L01-HIGH ROCK RD SCATTERED RURAL LOTS	RES - RURAL	84	1
8808R01	8808R01- MCLEANSVILLE RD EAST OF REEDY FORK	RES - RURAL	87	1
8809B01	8809B01-MONTECELLO ESTATES	RES SFR SUBDIV 1	99	1
8809B02	8809B02-FRIENDSHIP GLEN	RES SFR SUBDIV 1	130	1
8809B03	8809B03-FRIENDSHIP CHURCH @ 150	RURAL TYPE SUBDIV	68	1
8809B04	8809B04-JACKSON SCHOOL HGTS	RES SFR SUBDIV 1	36	1.15
8809B05	8809B05-JORDAN CROSSING	RES SFR SUBDIV 1	16	1
8809B06	8809B06-JACKSON SCHOOL/SLADE	RES - RURAL	50	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
8809B07	8809B07-CRAVEN ROAD	RES - MIXED USES	31	1
8809L02	8809L02-TURNER-SMITH @ PORTERFIELD RURAL HOMESITES	RES - RURAL	151	1
8809R01	8809R01-MONTICELLO-HWY 29 EAST TO HWY 61 RURAL	RES - RURAL	74	1
8809R02		RES - RURAL	45	1
8810A02	8810A02-AMICK RD RURAL SUBDIVISION	RURAL TYPE SUBDIV	29	1
8810A03	8810A03-GG GILMORE/LIBERTY RD	RURAL TYPE SUBDIV	14	1
8810R01	8810R01-CRISTAL FARMS	RURAL TYPE SUBDIV	20	1
8810R02	8810R02-ALAMANCE CHURCH RD AND HWY 62 AREA	RES - RURAL	275	1
8810R03	8810R03-OLDJULIAN & COBLE CHURCH	RES - RURAL	88	1
8811A01	8811A01-COUNTRY MEADOWS/SCYTHE RD	RURAL TYPE SUBDIV	44	1
8811CG0	8811CG0-COMM GENERAL RURAL SE COUNTY	COMM GENERAL	3	1
8811R01	8811R01-ALAMANCE CH @ SCYTHE RURAL SMALL AC	RES - RURAL	46	1
8811R02	8811R02-ROCK CREEK/MT HOPE AREA	RES - RURAL	102	1
8811R03	8811R03-RACHEL COURT SUBDIVISION	RES SFR SUBDIV 2 PH	7	1
8811R04	8811R04-MT HOPE @OLD JULIAN	RES - RURAL	73	1
8811R05	8811R05-CLAY TWNSHP	RES - RURAL	73	1
8812A01	8812A01-REECE WOODS	RES SFR SUBDIV 2 PH	15	1
8812R01	8812R01-NORTH JEFFERSON IV	RES - RURAL	45	1
8812R02	8812R02-NORTH JEFFERSON VI	RES - RURAL	68	1
8812R03	8812R03-PARKER WOODS SUBDIV @ OLD JULIAN RD	RURAL TYPE SUBDIV	25	1
8813A01	8813A01-SOUTH JEFFERSON II	RURAL TYPE SUBDIV	74	1
8813A10	8813A10 - GARDENIA/MCCONELLRES DEVELOPMENT LAND	RES SFR SUBDIV 1	9	1
8813B01	8813B01-MCCONNELL RD @ I-840 RURAL	RES - RURAL	83	1
8813R01	8813R01-THACKER DAIRY @ OLD JULIAN RURAL	RES - RURAL	87	1
8813R02	8813R02-MT HOPE/MCCONNELL @ I-840 RURAL	RES - RURAL	35	1
8813R03	8813R03-MT HOPE CHURCH @ MCCONNELL RD RURAL	RES - RURAL	49	1
8813R04	8813R04-ANDREWS FARM/ZANTE RD	RES SFR 3 NH	39	1



Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
8813R05	8813R05-VILLAGE RD @ I-840	RES - RURAL	40	1
8813R06	8813R06-ROCK CREEK DAIRY/OLD JULIAN	RES - RURAL	96	1
8814A01	8814A01-SEDALIA-IMPERIAL ESTATES	RES SFR SUBDIV 2 PH	120	1
8814CG0		COMM GENERAL	9	1
8815B01	8815B01-SEDALIA	RES SFR SUBDIV 2 PH	119	1
8815B02	PHASE III, SEDALIA GLEN	RES SFR SUBDIV 2 PH	18	1
8816B01	8816B01-FRIEDENS GROVE, GRAND OAKS	RES SFR SUBDIV 2 PH	67	1
8816L01	8816L01-SOUTH BITTLE ROAD	RES - RURAL	97	1
8817A01	8817A01-HUFFINE MILL @ HIGH ROCK RD	RURAL TYPE SUBDIV	66	1
8817A02	8817A02-HIGH ROCK MEADOWS SUBDV	RES SFR SUBDIV 2 PH	41	1
8817B01	8817B01-DEERFIELD ACRES RURAL SUB & HOMESITES	RES - RURAL	89	1
8817R01	8817R01-APPLE-WYRICK RURAL	RES - RURAL	39	1
8818B01	8818B01-BENTHAM/PAYNE-HARDY	RES SFR SUBDIV 2 PH	24	1
8818R01	8818R01-HICONE RD NORTH RURAL	RES - RURAL	152	1
8819A01	8819A01-TURNER NORTH	RES SFR SUBDIV 2 PH	25	1
8820R01	8820R01-CLEAR SPRINGS SUBDV	RURAL TYPE SUBDIV	27	1
8821A01	8821A01-ALAMANCE ESTATES	RES SFR SUBDIV 2 PH	87	1
8821A02	8821A02-MAYFIELD VILLAGE	RES SFR SUBDIV 1	27	1
8821A03	8821A03-HOLLYOAKS ESTATE	RES SFR SUBDIV 2 PH	12	1
8821IN0		IND GENERAL	6	1
8821R01	8821R01-BROWN PHIPPS SUB	RES SFR SUBDIV 1	10	1
8821R02	8821R02-CLAY TWNSHP II	RES - RURAL	41	1
8821R03	8821R03-CLAY TWNSHP IV	RES - RURAL	55	1
8822A01	8822A01-HWY 61 @ LAKE MACKINTOSH RURAL	RES - RURAL	65	1
8822A02	8822A02-SARAHS VINE	RES SFR SUBDIV 2 PH	12	1
8822A03	8822A03-OLDE BROOKFIELD	RES SFR SUBDIV 1	38	1
8822A04	8822A04-MACINTOSH ON THE LAKE	RES SFR 3 NH	59	1
8822A05	8822A05-ROCK CREEK ACRES	RES - MANUF HOME	64	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
8822A06	8822A06- INTEGRATED LIFE	RES SFR SUBDIV 1	15	1
8822P01	LAKE MACKINTOSH PUBLIC LAND	RURAL TYPE SUBDIV	52	1
8822R01	8822R01-MURPH SUBDIVISION	RURAL TYPE SUBDIV	10	1
8822R02	8822R02-KIM SUB @ HWY 61	RES SFR SUBDIV 2 PH	12	1
8822R03	8822R03-JOHNSON MH PARK	RES - MANUF HOME	12	1
8822R04	8822R04-FOSTER RD/HWY 61 AREA	RES - RURAL	292	1
8823A02	8823A02-WHISPER CREEK TOWN HOMES	RES - TOWNHOUSE	145	1
8823A03	8823A03-KILLINGTON TOWNHOMES	RES - TOWNHOUSE	54	1
8823A04	8823A04-CHAMBERLAIN @ RESERVE	RES SFR SUBDIV 1	28	0.9
8823A05	8823A05-ANSLEY @ THE RESERVE	RES SFR SUBDIV 1	134	0.9
8823A06	8823A06-CAMDEN @ THE RESERVE	RES SFR SUBDIV 1	118	0.95
8823A07	8823A07-POINTE @ WATERBURY TOWNHOME	RES - TOWNHOUSE	71	1
8823A08	8823A08-POINTE @ WATERBURY	RES SFR SUBDIV 1	27	1
8823A09	8823A09-WATERBURY II	RES SFR SUBDIV 2 PH	82	1
8823A10	8823A10-WATERBURY I	RES SFR SUBDIV 1	82	1
8823A11	8823A11-MACKINTOSH POINTE	RES SFR 3 NH	6	1
8823A12	8823A12-HERON POINTE @ WATERBURY	RES SFR SUBDIV 1	31	1
8823A14	SECTION 2 OF HERON POINTE @ WATERBURY	RES SFR SUBDIV 1	48	1
8823B01	8823B01-ROCKCREEKDAIRY@MCCONNELL	RES - RURAL	14	1
8824A01	8824A01-RIDGE CREEK TOWNHOMES	RES - TOWNHOUSE	481	1
8824A02	8824A02-BRIGHTWOOD FARMS I	RES SFR SUBDIV 1	416	1
8824A03	8824A03-BRIGHTWOOD FARM TOWNHOMES	RES - TOWNHOUSE	102	1
8824A04	8824A04-MCLEANSVILLE-SEDALIA	RES - RURAL	19	1
8824A05	8824A05-ST ANDR STONEY CR TOWNHOM	RES - TOWNHOUSE	185	1
8824A06	8824A06-SOMMERSBY AT STONEY CREEK	RES SFR SUBDIV 1	88	1
8824A07	8824A07-BRIGHTWOOD FARMS II	RES SFR SUBDIV 1	325	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
8824A08	8824A08-STONEY CREEK I	RES SFR SUBDIV 2 PH	43	1
8824A09	8824A09-STONEY CREEK II	RES SFR SUBDIV 2 PH	123	1
8824A10	8824A10-STONEY CREEK III	RES SFR SUBDIV 2 PH	218	1
8824B01	8824B01-SEDALIA RD RURAL HOMESITES	RES - RURAL	259	1
8824B03	2019 PHASE AT BRIGHTWOOD FARMS	RES	72	1
8824B05	8824B05-LANDING @ STONEY CREEK SUBDIV	RES	135	1
8824B06	BRIGHTWOOD FARM TOWNHOUSES PHASE 4	RES - TOWNHOUSE	48	1
8824B07	8824B07-SEDALIA FOREST SUBDIV	RES SFR 3 NH	18	1
8824B08	TOWNHOUSES IN BRIGHTWOOD FARMS	RES - TOWNHOUSE	108	1
8824CG0		COMM GENERAL	51	1
8824IN0		IND GENERAL	78	1
8824L01	8824L01-BURLINGTON EAST OF BRIGHTWOOD	RURAL TYPE SUBDIV	67	1
8824MF0	8824MF0- BRIGHTWOOD FARMS APARTMENTS	COMM - APARTMENT	3	1
8824R02	8824R02-BRIGHTWOOD ACREAGE TRACTS	RES - RURAL	95	1
8824R03	8824R03-SOUTH SEDALIA RD	RES - RURAL	16	1
8824R04	8824R04-DOW ACRES	RES SFR SUBDIV 2 PH	22	1
8824R05	8824R05 SEDALIA I-40 TO BURLINGTON RD RURAL	RES IN TRANSITION	20	1
8825A01	8825A01-LAURELWOOD	RES SFR SUBDIV 1	21	1
8825A02	8825A02-MEADOWVIEW ACRES	RES SFR SUBDIV 1	52	1
8825B01	8825B01-NORTH SEDALIA	RES - RURAL	54	1
8825B02	8825B02-COLONY	RURAL TYPE SUBDIV	46	1
8825L01	8825L01-W. GIBSONVILLE SMALL AC & HOMESITES	RES - RURAL	178	1
8825R01	8825R01-FRIEDEN CHURCH	RES - RURAL	90	1
8826B01	8826B01-ANDERLAND SUBDIVISION	RURAL TYPE SUBDIV	17	1
8826L01	8826L01-MCLEANSVILLE FIRE DISTRICT	RES - RURAL	73	1
8826R01	8826R01-MCLEANSVILLE FIRE DIST	RES - RURAL	81	1
8827A01	8827A01-HUFFINE RIDGE	RES SFR SUBDIV 1	23	1.25
8827L01	8827L01-MCCINTYRE LOTS	RES - RURAL	96	1
8827R01	8827R01-MCCINTYRE @ HUFFINE MILL RURAL	RES - RURAL	61	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
8828A01	8828A01-HORSEMANS CREEK	RES SFR SUBDIV 2 PH	45	1.25
8828B01	8828B01-BELLFLOWER/	RURAL TYPE SUBDIV	9	1
8828R01	8828R01-HIGH ROCK RD RURAL	RES - RURAL	128	1
8829A01	8829A01-BAREFOOT ESTATES	RES SFR SUBDIV 2 PH	21	1
8829B01	8829B01-TURNER-SMITH @ 61 RURAL SUBDIV	RURAL TYPE SUBDIV	88	1
8829R01	8829R01-WEST HWY 61 RURAL	RES - RURAL	38	1
8830A01	8830A01-MT HOPE-KIMESVILLE AREA	RES - RURAL	557	1.1
8830A02	8830A02-FERGUSON CREEK VILLAGE	RES SFR SUBDIV 2 PH	51	1
8830R01	8830R01-KIMESVILLE LAKE LOOP	RURAL TYPE SUBDIV	29	1
8830R02	8830R02-ALAMANCE COUNTY LINE RD/KIMESVILLE LAKE/DUSTY RD AREA	RES - RURAL	29	1
8830R03	8830R03-WHITEWOOD ESTATES	RURAL TYPE SUBDIV	21	1
8831A01	8831A01-GALEWOOD ACRES	RES SFR SUBDIV 2 PH	25	1
8831A02	8831A02-*LUKES PLACE	RES SFR SUBDIV 2 PH	76	1
8831A03	8831A03-QUARTERS EDGE	RES SFR SUBDIV 2 PH	9	1
8831A04	8831A04-SAINT JOHNS POINTE	RES SFR SUBDIV 2 PH	30	1
8831R01	8831R01-HWY 61 @ HWY 62 RURAL	RES - RURAL	91	1
8832A01	8832A01-BEAVER HILLS	RES SFR 3 NH	31	1
8832A02	STEEPLEGATE SUB-DIVISION OFF OF BRICK CHURCH ROAD	RES SFR SUBDIV 1	32	1
8832CG0		COMM GENERAL	1	1
8832R02	8832R02-HWY 61 @ SHOE RD RURAL	RES - RURAL	82	1
8833A01	8833A01-THE GLEN @ MACKINTOSH	RES SFR SUBDIV 1	109	1
8833A02	8833A02-THE COVE @ MACKINTOSH	RES SFR SUBDIV 1	133	1
8833R01	8833R01-CARRIAGE WAY	RES SFR SUBDIV 2 PH	9	1
8833R02	8833R02-LAKE MACKINTOSH SOUTH WHEELER BRIDGE TO SHOE RD	RES - RURAL	72	1
8833R03	8833R03-LAKE MACKINTOSH EAST OF WHEELER BRIDGE RD	RES - RURAL	38	1
8833R04	8833R04-LAKE MACKINTOSH I-85 @ HWY 61	RES - RURAL	72	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
8833R05	8833R05-HERRON RD SOUTH OF LAKE MACKINTOSH RURAL	RES - RURAL	63	1
8834A02	8834A02-ABBEY GLEN CONDOS	RES - CONDOMINIUM	104	1
8834A03	8834A03-LINDLEY PARK ESTATES I	RES SFR SUBDIV 1	137	1
8834A05	8834A05-WALNUT CROSSING	RES SFR SUBDIV 1	186	1
8834A06	8834A06-CARSON FARMS EAST	RES SFR SUBDIV 1	86	1
8834A07	8834A07-CARSON FARMS WEST	RES SFR SUBDIV 1	125	1
8834A08	8834A08-INGLE PARK GARDEN TOWNHOM	RES - TOWNHOUSE	53	1
8834A09	8834A09-SPRINGWOOD @ THE PARK VIL	RES SFR SUBDIV 1	64	1
8834A10	8834A10-PARK PLACE TOWNHOMES	RES - TOWNHOUSE	147	1
8834A11	8834A11-INGLE PARK	RES SFR SUBDIV 1	90	1
8834A12	8834A12-CARRIAGE WAY	RES SFR SUBDIV 1	40	1
8834A14	DETACHED ABBEY GLEN CONDOS	RES - CONDOMINIUM	42	1
8834A15	NEW TOWNHOUSE COMMUNITY FOR 2024	RES - TOWNHOUSE	127	1
8834A16	8834A16 - POETS WALK TOWNHOMES	RES - TOWNHOUSE	83	1
8834B01	8834B01-WOODARD DR SUB	RES SFR SUBDIV 1	23	1
8834B02	8834B02-CRESCENT	RES SFR SUBDIV 2 PH	15	1
8834B03	8834B03-WHITSETT PARK RD RURAL SUBDV	RURAL TYPE SUBDIV	70	1
8834B04	8834B04-ASHLEY WOODS SFR	RES SFR SUBDIV 1	152	1
8834B05	8834B05-THE TOWNES AT WEYBRIDGE	RES - TOWNHOUSE	43	1
8834B06	VERONA	RES SFR SUBDIV 1	97	1
8834CG1		COMM GENERAL	46	1
8834IN0		IND GENERAL	22	1
8834L01	8834L01-ROCK CREEK LOTS	RES - RURAL	53	1
8834L02	8834L02-SPRINGWOOD CHURCH ROAD LOTS	RES - RURAL	20	1
8834MF1	RES MULTI-FAMILY APARTMENTS	COMM - APARTMENT	4	1
8834R01	8834R01-WHITSETT	RES - RURAL	67	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
8835A01	8835A01-GIBSONVILLE I	RES - MIXED USES	405	1
8835A02	8835A02-LASHLEY PARK-GIBSONVILLE	RES SFR SUBDIV 2 PH	79	1
8835A03	8835A03-PINEVIEW WEST GIBSONVILLE	RES SFR SUBDIV 2 PH	90	1
8835A04	8835A04-OXFORD OAKS SUBDV	RES SFR SUBDIV 2 PH	28	1
8835A05	8835A05-CONE CLUB PARK	RES SFR SUBDIV 2 PH	23	1
8835A06	8835A06-HIDDEN ACRES	RES SFR SUBDIV 2 PH	35	1
8835A07	8835A07-THOMAS MEADOWS	RES SFR SUBDIV 1	26	1
8835A08		RES SFR SUBDIV 2 PH	62	1
8835A09		RES SFR SUBDIV 1	14	1
8835A10	TOWNHOMES SOUTH OF GIBSONVILLE.	RES - TOWNHOUSE	42	1
8835A11	8835A11 - BELLEROSE TOWNHOMES	RES - TOWNHOUSE	3	1
8835A12	8835A12 - AMBERLY TOWNHOMES	RES - TOWNHOUSE	4	1
8835B01	8835B01-GIBSON RES	RES SFR SUBDIV 2 PH	64	1
8835B02	SMALLER LOTS IN MIDTOWN	RES SFR SUBDIV 2 PH	105	1
8835CG0		COMM GENERAL	107	1
8835IN1		IND GENERAL	28	1
8835L01	8835L01-WEST GIBSONVILLE LOTS	RES - RURAL	207	1
8835MF1	8835MF1-APARTMENTS	COMM - APARTMENT	18	1
8835R01	8835R01-GIBSONVILLE ACREAGE	RES - RURAL	37	1
8836A01	8836A01-SUMMER GLEN	RES SFR SUBDIV 2 PH	76	1
8836A02	8836A02-GIBSONVILLE IV BOONWOOD SUBDV	RES SFR SUBDIV 2 PH	71	1
8836A03	8836A03-JOSEPHS CLAIM	RES SFR SUBDIV 1	164	1
8836A04	SFR	RES SFR SUBDIV 2 PH	79	1
8836A05	EDINBOROUGH PHASES 1 & 2	RES	237	1
8836B01	TOWNHOUSE COMMUNITY WITHIN EDINBOROUGH. OLD WAGNER TREE FARM LOCATION.	RES - TOWNHOUSE	33	1

Market Area ID	Market Area Description	Market Area Type	# of Parcels	Market Area Factor
8836CG0	COMM GENERAL	COMM GENERAL	7	1
8836L01	8836L01-TRAVIS CREEK RURAL LOTS	RES - RURAL	223	1
8836R01	8836R01-TRAVIS CREEK 61N-RURAL	RES - RURAL	17	1
8837A01	8837A01-COUNTY FARM AREA RURAL	RES - RURAL	192	1
8838A01	8838A01-HOLLY BROOKS	RES SFR SUBDIV 2 PH	53	1
8845A02	8845A02-GIBSONVILLE II	RES SFR SUBDIV 2 PH	62	1
8900B01	8900B01-CLAIRE-MONT	RES SFR SUBDIV 1	26	1
8900B02	8900B02 BREEZY HILLS	RES SFR SUBDIV 2 PH	22	1
8900B03	8900B03- OLD REIDSVILLE RD / HWY 20N	RURAL TYPE SUBDIV	136	1
8900L01	8900L01-MONTECELLO ACREAGE TRACTS	RES - RURAL	97	1
8910B01	8910B01 CHRISMON POLEY HWY 150 EAST	RES - RURAL	78	1
8910CG0		COMM GENERAL	8	1
8920A01	8920A01- PRITCHETT MEADOWS	RES SFR SUBDIV 2 PH	63	1
8920B01	8920B01-SUMMIT RIDGE	RES SFR SUBDIV 2 PH	25	1
8930R01	8930R01-OSCEOLA HIGH ROCK RURAL ACREAGE	RES - RURAL	678	1
8940L01	8940L01-OSCEOLA-HIGH ROCK RURAL LOTS	RES - RURAL	19	1
LIHTC		COMM - APARTMENT	15	1

**Table 2: Land Size Adjustment Tables**

Land Size Adjustment Table		
Min Acres	Max Acres	Size Adj Factor
1	1.24	3.64
1.25	1.49	3.26
1.5	1.74	3.07
1.75	1.99	2.88
2	2.49	2.79
2.5	2.99	2.5
3	3.49	2.32
3.5	3.99	2.18
4	4.49	2.03
4.5	4.99	1.92
5	5.99	1.84
6	6.99	1.69
7	7.99	1.57
8	8.99	1.5
9	9.99	1.44
10	10.99	1.39
11	11.99	1.37
12	12.99	1.32
13	13.99	1.27
14	14.99	1.24
15	15.99	1.22
16	16.99	1.18
17	17.99	1.15
18	18.99	1.13
19	19.99	1.11
20	20.99	1.09
21	21.99	1.07
22	22.99	1.06
23	23.99	1.03
24	24.99	1.01
25	25.99	1
26	29.99	0.99
30	34.99	0.98



Min Acres	Max Acres	Size Adj Factor
35	39.99	0.96
40	44.99	0.95
45	49.99	0.92
50	59.99	0.9
60	69.99	0.88
70	79.99	0.86
80	89.99	0.84
90	99.99	0.82
100	119.99	0.8
120	159.99	0.77
160	179.99	0.73
180	199.99	0.69
200	1000	0.64

**Table 3: Residential Building Base Rates**

<b>RESIDENTIAL BASE RATES</b>				
Short Description	Long Description	Base Rates		
		Low	Median	High
SFR	Single Family Residential	\$134.00	\$143.50	\$154.00
TWIN HOME	TWIN HOME- ATTACHED HOME WITH PLATTED FULL LOT	\$134.00	\$143.50	\$154.00
TINY HOUSE	homes with less then 400 SQFT	\$104.00	\$114.80	\$124.00
BED&BREAKFST	BED & BREAKFAST IN CONVERTED SFR	\$134.00	\$143.50	\$154.00
MANUFHM	Manufactured Home (Double Wide)	\$104.00	\$114.80	\$124.00
CONDO	Condominium/Townhouse	\$134.00	\$143.50	\$154.00
TOWNHOME	TOWNHOME	\$134.00	\$143.50	\$154.00
DETACHEDTOWNHOME	Detached town home	\$134.00	\$143.50	\$154.00
PATIOHM	Patio Home	\$134.00	\$143.50	\$154.00
* HIGHRSCND >4 -FLRS	High Rise Condominium	\$235.00	\$258.30	\$280.00
DUPLEX/TRIPLEX	Duplex, Triplex	\$134.00	\$143.50	\$154.00

*\* High Rise Condominiums will be valued using the commercial schedule.*

*These rates are used in the calculation of the value of residential properties. They establish the basic differences in rates between differing building types. These rates will be adjusted for size, quality, types of additions, heat, AC, etc.*

*The median rates per SQFT have been established as of the date this document is delivered to the Board of County Commissioners. The sales used to establish values are not complete until December 31, 2025. The rates are subject to stay the same, increase, or decrease through the end of this subject period.*

**Table 4: Residential Building Size Factors**

RESIDENTIAL SQFT ADJUSTMENT FACTOR							
LINE	MIN SQFT	MAX SQFT	SIZE FACTOR	LINE	MIN SQFT	MAX SQFT	SIZE FACTOR
1	1	297	1.4215	36	468	472	1.2458
2	298	302	1.4215	37	473	477	1.242
3	303	307	1.4139	38	478	482	1.2387
4	308	312	1.4063	39	483	487	1.2355
5	313	317	1.3988	40	488	492	1.2322
6	318	322	1.3914	41	493	497	1.229
7	323	327	1.3841	42	498	502	1.2257
8	328	332	1.3778	43	503	507	1.2226
9	333	337	1.3715	44	508	512	1.2195
10	338	342	1.3653	45	513	517	1.2165
11	343	347	1.3592	46	518	522	1.2134
12	348	352	1.3531	47	523	527	1.2103
13	353	357	1.3477	48	528	532	1.2073
14	358	362	1.3423	49	533	537	1.2044
15	363	367	1.337	50	538	542	1.2014
16	368	372	1.3316	51	543	547	1.1985
17	373	377	1.3262	52	548	552	1.1955
18	378	382	1.3213	53	553	557	1.1926
19	383	387	1.3164	54	558	562	1.1896
20	388	392	1.3115	55	563	567	1.1867
21	393	397	1.3066	56	568	572	1.1837
22	398	402	1.3017	57	573	577	1.1808
23	403	407	1.2974	58	578	582	1.1782
24	408	412	1.2931	59	583	587	1.1757
25	413	417	1.2887	60	588	592	1.1731
26	418	422	1.2844	61	593	597	1.1706
27	423	427	1.2801	62	598	602	1.168
28	428	432	1.2763	63	603	607	1.1656
29	433	437	1.2724	64	608	612	1.1633
30	438	442	1.2686	65	613	617	1.1609
31	443	447	1.2647	66	618	622	1.1586
32	448	452	1.2609	67	623	627	1.1562
33	453	457	1.2571	68	628	632	1.154
34	458	462	1.2533	69	633	637	1.1519
35	463	467	1.2496	70	638	642	1.1497

## RESIDENTIAL SQFT ADJUSTMENT FACTOR

LINE	MIN SQFT	MAX SQFT	SIZE FACTOR	LINE	MIN SQFT	MAX SQFT	SIZE FACTOR
71	643	647	1.1476	106	818	822	1.0891
72	648	652	1.1454	107	823	827	1.0878
73	653	657	1.1434	108	828	832	1.0865
74	658	662	1.1414	109	833	837	1.0853
75	663	667	1.1393	110	838	842	1.084
76	668	672	1.1373	111	843	847	1.0828
77	673	677	1.1353	112	848	852	1.0815
78	678	682	1.1334	113	853	857	1.0803
79	683	687	1.1316	114	858	862	1.0791
80	688	692	1.1297	115	863	867	1.078
81	693	697	1.1279	116	868	872	1.0768
82	698	702	1.126	117	873	877	1.0756
83	703	707	1.1243	118	878	882	1.0745
84	708	712	1.1225	119	883	887	1.0734
85	713	717	1.1208	120	888	892	1.0722
86	718	722	1.119	121	893	897	1.0711
87	723	727	1.1173	122	898	902	1.07
88	728	732	1.1157	123	903	907	1.0689
89	733	737	1.1141	124	908	912	1.0679
90	738	742	1.1124	125	913	917	1.0668
91	743	747	1.1108	126	918	922	1.0658
92	748	752	1.1092	127	923	927	1.0647
93	753	757	1.1077	128	928	932	1.0637
94	758	762	1.1062	129	933	937	1.0627
95	763	767	1.1046	130	938	942	1.0616
96	768	772	1.1031	131	943	947	1.0606
97	773	777	1.1016	132	948	952	1.0596
98	778	782	1.1002	133	953	957	1.0587
99	783	787	1.0988	134	958	962	1.0577
100	788	792	1.0973	135	963	967	1.0568
101	793	797	1.0959	136	968	972	1.0558
102	798	802	1.0945	137	973	977	1.0549
103	803	807	1.0932	138	978	982	1.054
104	808	812	1.0918	139	983	987	1.0531
105	813	817	1.0905	140	988	992	1.0522

RESIDENTIAL SQFT ADJUSTMENT FACTOR							
LINE	MIN SQFT	MAX SQFT	SIZE FACTOR	LINE	MIN SQFT	MAX SQFT	SIZE FACTOR
141	993	997	1.0513	176	1168	1172	1.0248
142	998	1002	1.0504	177	1173	1177	1.0241
143	1003	1007	1.0495	178	1178	1182	1.0235
144	1008	1012	1.0487	179	1183	1187	1.0229
145	1013	1017	1.0478	180	1188	1192	1.0222
146	1018	1022	1.047	181	1193	1197	1.0216
147	1023	1027	1.0461	182	1198	1202	1.021
148	1028	1032	1.0453	183	1203	1207	1.0204
149	1033	1037	1.0445	184	1208	1212	1.0198
150	1038	1042	1.0436	185	1213	1217	1.0192
151	1043	1047	1.0428	186	1218	1222	1.0186
152	1048	1052	1.042	187	1223	1227	1.018
153	1053	1057	1.0412	188	1228	1232	1.0174
154	1058	1062	1.0404	189	1233	1237	1.0168
155	1063	1067	1.0397	190	1238	1242	1.0163
156	1068	1072	1.0389	191	1243	1247	1.0157
157	1073	1077	1.0381	192	1248	1252	1.0151
158	1078	1082	1.0373	193	1253	1257	1.0145
159	1083	1087	1.0366	194	1258	1262	1.014
160	1088	1092	1.0358	195	1263	1267	1.0134
161	1093	1097	1.0351	196	1268	1272	1.0129
162	1098	1102	1.0343	197	1273	1277	1.0123
163	1103	1107	1.0336	198	1278	1282	1.0118
164	1108	1112	1.0329	199	1283	1287	1.0113
165	1113	1117	1.0323	200	1288	1292	1.0107
166	1118	1122	1.0316	201	1293	1297	1.0102
167	1123	1127	1.0309	202	1298	1302	1.0097
168	1128	1132	1.0302	203	1303	1307	1.0092
169	1133	1137	1.0295	204	1308	1312	1.0087
170	1138	1142	1.0288	205	1313	1317	1.0081
171	1143	1147	1.0281	206	1318	1322	1.0076
172	1148	1152	1.0274	207	1323	1327	1.0071
173	1153	1157	1.0267	208	1328	1332	1.0066
174	1158	1162	1.0261	209	1333	1337	1.0061
175	1163	1167	1.0254	210	1338	1342	1.0056

## RESIDENTIAL SQFT ADJUSTMENT FACTOR

LINE	MIN SQFT	MAX SQFT	SIZE FACTOR	LINE	MIN SQFT	MAX SQFT	SIZE FACTOR
211	1343	1347	1.0051	246	1518	1522	0.99
212	1348	1352	1.0046	247	1523	1527	0.9896
213	1353	1357	1.0041	248	1528	1532	0.9892
214	1358	1362	1.0037	249	1533	1537	0.9889
215	1363	1367	1.0032	250	1538	1542	0.9885
216	1368	1372	1.0028	251	1543	1547	0.9882
217	1373	1377	1.0023	252	1548	1552	0.9878
218	1378	1382	1.0018	253	1553	1557	0.9874
219	1383	1387	1.0014	254	1558	1562	0.987
220	1388	1392	1.0009	255	1563	1567	0.9867
221	1393	1397	1.0005	256	1568	1572	0.9863
222	1398	1402	1	257	1573	1577	0.9859
223	1403	1407	0.9995	258	1578	1582	0.9856
224	1408	1412	0.9991	259	1583	1587	0.9852
225	1413	1417	0.9986	260	1588	1592	0.9849
226	1418	1422	0.9982	261	1593	1597	0.9845
227	1423	1427	0.9977	262	1598	1602	0.9842
228	1428	1432	0.9973	263	1603	1607	0.9839
229	1433	1437	0.9969	264	1608	1612	0.9835
230	1438	1442	0.9964	265	1613	1617	0.9832
231	1443	1447	0.996	266	1618	1622	0.9829
232	1448	1452	0.9956	267	1623	1627	0.9826
233	1453	1457	0.9952	268	1628	1632	0.9823
234	1458	1462	0.9948	269	1633	1637	0.9819
235	1463	1467	0.9944	270	1638	1642	0.9815
236	1468	1472	0.994	271	1643	1647	0.9812
237	1473	1477	0.9936	272	1648	1652	0.9809
238	1478	1482	0.9932	273	1653	1657	0.9806
239	1483	1487	0.9928	274	1658	1662	0.9803
240	1488	1492	0.9924	275	1663	1667	0.9799
241	1493	1497	0.992	276	1668	1672	0.9796
242	1498	1502	0.9916	277	1673	1677	0.9793
243	1503	1507	0.9912	278	1678	1682	0.979
244	1508	1512	0.9908	279	1683	1687	0.9787
245	1513	1517	0.9904	280	1688	1692	0.9783

RESIDENTIAL SQFT ADJUSTMENT FACTOR							
LINE	MIN SQFT	MAX SQFT	SIZE FACTOR	LINE	MIN SQFT	MAX SQFT	SIZE FACTOR
211	1343	1347	1.0051	246	1518	1522	0.99
212	1348	1352	1.0046	247	1523	1527	0.9896
213	1353	1357	1.0041	248	1528	1532	0.9892
214	1358	1362	1.0037	249	1533	1537	0.9889
215	1363	1367	1.0032	250	1538	1542	0.9885
216	1368	1372	1.0028	251	1543	1547	0.9882
217	1373	1377	1.0023	252	1548	1552	0.9878
218	1378	1382	1.0018	253	1553	1557	0.9874
219	1383	1387	1.0014	254	1558	1562	0.987
220	1388	1392	1.0009	255	1563	1567	0.9867
221	1393	1397	1.0005	256	1568	1572	0.9863
222	1398	1402	1	257	1573	1577	0.9859
223	1403	1407	0.9995	258	1578	1582	0.9856
224	1408	1412	0.9991	259	1583	1587	0.9852
225	1413	1417	0.9986	260	1588	1592	0.9849
226	1418	1422	0.9982	261	1593	1597	0.9845
227	1423	1427	0.9977	262	1598	1602	0.9842
228	1428	1432	0.9973	263	1603	1607	0.9839
229	1433	1437	0.9969	264	1608	1612	0.9835
230	1438	1442	0.9964	265	1613	1617	0.9832
231	1443	1447	0.996	266	1618	1622	0.9829
232	1448	1452	0.9956	267	1623	1627	0.9826
233	1453	1457	0.9952	268	1628	1632	0.9823
234	1458	1462	0.9948	269	1633	1637	0.9819
235	1463	1467	0.9944	270	1638	1642	0.9815
236	1468	1472	0.994	271	1643	1647	0.9812
237	1473	1477	0.9936	272	1648	1652	0.9809
238	1478	1482	0.9932	273	1653	1657	0.9806
239	1483	1487	0.9928	274	1658	1662	0.9803
240	1488	1492	0.9924	275	1663	1667	0.9799
241	1493	1497	0.992	276	1668	1672	0.9796
242	1498	1502	0.9916	277	1673	1677	0.9793
243	1503	1507	0.9912	278	1678	1682	0.979
244	1508	1512	0.9908	279	1683	1687	0.9787
245	1513	1517	0.9904	280	1688	1692	0.9783

RESIDENTIAL SQFT ADJUSTMENT FACTOR							
LINE	MIN SQFT	MAX SQFT	SIZE FACTOR	LINE	MIN SQFT	MAX SQFT	SIZE FACTOR
281	1693	1697	0.978	316	1868	1872	0.9683
282	1698	1702	0.9777	317	1873	1877	0.968
283	1703	1707	0.9774	318	1878	1882	0.9678
284	1708	1712	0.9771	319	1883	1887	0.9675
285	1713	1717	0.9768	320	1888	1892	0.9673
286	1718	1722	0.9765	321	1893	1897	0.967
287	1723	1727	0.9762	322	1898	1902	0.9668
288	1728	1732	0.9759	323	1903	1907	0.9666
289	1733	1737	0.9756	324	1908	1912	0.9663
290	1738	1742	0.9754	325	1913	1917	0.9661
291	1743	1747	0.9751	326	1918	1922	0.9658
292	1748	1752	0.9748	327	1923	1927	0.9656
293	1753	1757	0.9745	328	1928	1932	0.9654
294	1758	1762	0.9742	329	1933	1937	0.9651
295	1763	1767	0.9739	330	1938	1942	0.9649
296	1768	1772	0.9736	331	1943	1947	0.9646
297	1773	1777	0.9733	332	1948	1952	0.9644
298	1778	1782	0.973	333	1953	1957	0.9642
299	1783	1787	0.9728	334	1958	1962	0.964
300	1788	1792	0.9725	335	1963	1967	0.9637
301	1793	1797	0.9723	336	1968	1972	0.9635
302	1798	1802	0.972	337	1973	1977	0.9633
303	1803	1807	0.9717	338	1978	1982	0.9631
304	1808	1812	0.9714	339	1983	1987	0.9629
305	1813	1817	0.9712	340	1988	1992	0.9626
306	1818	1822	0.9709	341	1993	1997	0.9624
307	1823	1827	0.9706	342	1998	2002	0.9622
308	1828	1832	0.9703	343	2003	2007	0.962
309	1833	1837	0.9701	344	2008	2012	0.9618
310	1838	1842	0.9698	345	2013	2017	0.9615
311	1843	1847	0.9696	346	2018	2022	0.9613
312	1848	1852	0.9693	347	2023	2027	0.9611
313	1853	1857	0.969	348	2028	2032	0.9609
314	1858	1862	0.9688	349	2033	2037	0.9607
315	1863	1867	0.9685	350	2038	2042	0.9604



RESIDENTIAL SQFT ADJUSTMENT FACTOR							
LINE	MIN SQFT	MAX SQFT	SIZE FACTOR	LINE	MIN SQFT	MAX SQFT	SIZE FACTOR
351	2043	2047	0.9602	386	2218	2222	0.9535
352	2048	2052	0.96	387	2223	2227	0.9533
353	2053	2057	0.9598	388	2228	2232	0.9531
354	2058	2062	0.9596	389	2233	2237	0.9529
355	2063	2067	0.9594	390	2238	2242	0.9528
356	2068	2072	0.9592	391	2243	2247	0.9526
357	2073	2077	0.959	392	2248	2252	0.9524
358	2078	2082	0.9588	393	2253	2257	0.9522
359	2083	2087	0.9586	394	2258	2262	0.952
360	2088	2092	0.9584	395	2263	2267	0.9519
361	2093	2097	0.9582	396	2268	2272	0.9517
362	2098	2102	0.958	397	2273	2277	0.9515
363	2103	2107	0.9578	398	2278	2282	0.9513
364	2108	2112	0.9576	399	2283	2287	0.9512
365	2113	2117	0.9574	400	2288	2292	0.951
366	2118	2122	0.9572	401	2293	2297	0.9509
367	2123	2127	0.957	402	2298	2302	0.9507
368	2128	2132	0.9568	403	2303	2307	0.9505
369	2133	2137	0.9566	404	2308	2312	0.9503
370	2138	2142	0.9564	405	2313	2317	0.9502
371	2143	2147	0.9562	406	2318	2322	0.95
372	2148	2152	0.956	407	2323	2327	0.9498
373	2153	2157	0.9558	408	2328	2332	0.9496
374	2158	2162	0.9556	409	2333	2337	0.9495
375	2163	2167	0.9555	410	2338	2342	0.9493
376	2168	2172	0.9553	411	2343	2347	0.9492
377	2173	2177	0.9551	412	2348	2352	0.949
378	2178	2182	0.9549	413	2353	2357	0.9489
379	2183	2187	0.9547	414	2358	2362	0.9487
380	2188	2192	0.9546	415	2363	2367	0.9486
381	2193	2197	0.9544	416	2368	2372	0.9484
382	2198	2202	0.9542	417	2373	2377	0.9483
383	2203	2207	0.954	418	2378	2382	0.9481
384	2208	2212	0.9538	419	2383	2387	0.948
385	2213	2217	0.9537	420	2388	2392	0.9478

## RESIDENTIAL SQFT ADJUSTMENT FACTOR

LINE	MIN SQFT	MAX SQFT	SIZE FACTOR	LINE	MIN SQFT	MAX SQFT	SIZE FACTOR
421	2393	2397	0.9477	456	2568	2572	0.9426
422	2398	2402	0.9475	457	2573	2577	0.9425
423	2403	2407	0.9473	458	2578	2582	0.9424
424	2408	2412	0.9472	459	2583	2587	0.9422
425	2413	2417	0.947	460	2588	2592	0.9421
426	2418	2422	0.9469	461	2593	2597	0.9419
427	2423	2427	0.9467	462	2598	2602	0.9418
428	2428	2432	0.9466	463	2603	2607	0.9417
429	2433	2437	0.9464	464	2608	2612	0.9416
430	2438	2442	0.9463	465	2613	2617	0.9414
431	2443	2447	0.9461	466	2618	2622	0.9413
432	2448	2452	0.946	467	2623	2627	0.9412
433	2453	2457	0.9459	468	2628	2632	0.9411
434	2458	2462	0.9457	469	2633	2637	0.9409
435	2463	2467	0.9456	470	2638	2642	0.9408
436	2468	2472	0.9454	471	2643	2647	0.9406
437	2473	2477	0.9453	472	2648	2652	0.9405
438	2478	2482	0.9451	473	2653	2657	0.9404
439	2483	2487	0.945	474	2658	2662	0.9403
440	2488	2492	0.9448	475	2663	2667	0.9401
441	2493	2497	0.9447	476	2668	2672	0.94
442	2498	2502	0.9445	477	2673	2677	0.9399
443	2503	2507	0.9444	478	2678	2682	0.9398
444	2508	2512	0.9442	479	2683	2687	0.9397
445	2513	2517	0.9441	480	2688	2692	0.9395
446	2518	2522	0.9439	481	2693	2697	0.9394
447	2523	2527	0.9438	482	2698	2702	0.9393
448	2528	2532	0.9437	483	2703	2707	0.9392
449	2533	2537	0.9435	484	2708	2712	0.9391
450	2538	2542	0.9434	485	2713	2717	0.9389
451	2543	2547	0.9432	486	2718	2722	0.9388
452	2548	2552	0.9431	487	2723	2727	0.9387
453	2553	2557	0.943	488	2728	2732	0.9386
454	2558	2562	0.9429	489	2733	2737	0.9385
455	2563	2567	0.9427	490	2738	2742	0.9383

RESIDENTIAL SQFT ADJUSTMENT FACTOR							
LINE	MIN SQFT	MAX SQFT	SIZE FACTOR	LINE	MIN SQFT	MAX SQFT	SIZE FACTOR
491	2743	2747	0.9382	526	2918	2922	0.9344
492	2748	2752	0.9381	527	2923	2927	0.9343
493	2753	2757	0.938	528	2928	2932	0.9342
494	2758	2762	0.9379	529	2933	2937	0.9341
495	2763	2767	0.9377	530	2938	2942	0.934
496	2768	2772	0.9376	531	2943	2947	0.9339
497	2773	2777	0.9375	532	2948	2952	0.9338
498	2778	2782	0.9374	533	2953	2957	0.9337
499	2783	2787	0.9373	534	2958	2962	0.9336
500	2788	2792	0.9372	535	2963	2967	0.9335
501	2793	2797	0.9371	536	2968	2972	0.9334
502	2798	2802	0.937	537	2973	2977	0.9333
503	2803	2807	0.9369	538	2978	2982	0.9332
504	2808	2812	0.9368	539	2983	2987	0.9331
505	2813	2817	0.9366	540	2988	2992	0.933
506	2818	2822	0.9365	541	2993	2997	0.9329
507	2823	2827	0.9364	542	2998	3002	0.9328
508	2828	2832	0.9363	543	3003	3007	0.9327
509	2833	2837	0.9362	544	3008	3012	0.9326
510	2838	2842	0.9361	545	3013	3017	0.9325
511	2843	2847	0.936	546	3018	3022	0.9324
512	2848	2852	0.9359	547	3023	3027	0.9323
513	2853	2857	0.9358	548	3028	3032	0.9322
514	2858	2862	0.9357	549	3033	3037	0.9321
515	2863	2867	0.9355	550	3038	3042	0.932
516	2868	2872	0.9354	551	3043	3047	0.9319
517	2873	2877	0.9353	552	3048	3052	0.9318
518	2878	2882	0.9352	553	3053	3057	0.9317
519	2883	2887	0.9351	554	3058	3062	0.9316
520	2888	2892	0.935	555	3063	3067	0.9315
521	2893	2897	0.9349	556	3068	3072	0.9314
522	2898	2902	0.9348	557	3073	3077	0.9313
523	2903	2907	0.9347	558	3078	3082	0.9312
524	2908	2912	0.9346	559	3083	3087	0.9311
525	2913	2917	0.9345	560	3088	3092	0.931

## RESIDENTIAL SQFT ADJUSTMENT FACTOR

LINE	MIN SQFT	MAX SQFT	SIZE FACTOR	LINE	MIN SQFT	MAX SQFT	SIZE FACTOR
561	3093	3097	0.9309	596	3268	3272	0.9279
562	3098	3102	0.9308	597	3273	3277	0.9278
563	3103	3107	0.9307	598	3278	3282	0.9277
564	3108	3112	0.9306	599	3283	3287	0.9276
565	3113	3117	0.9306	600	3288	3292	0.9276
566	3118	3122	0.9305	601	3293	3297	0.9275
567	3123	3127	0.9304	602	3298	3302	0.9274
568	3128	3132	0.9303	603	3303	3307	0.9273
569	3133	3137	0.9302	604	3308	3312	0.9272
570	3138	3142	0.9302	605	3313	3317	0.9272
571	3143	3147	0.9301	606	3318	3322	0.9271
572	3148	3152	0.93	607	3323	3327	0.927
573	3153	3157	0.9299	608	3328	3332	0.9269
574	3158	3162	0.9298	609	3333	3337	0.9268
575	3163	3167	0.9297	610	3338	3342	0.9268
576	3168	3172	0.9296	611	3343	3347	0.9267
577	3173	3177	0.9295	612	3348	3352	0.9266
578	3178	3182	0.9294	613	3353	3357	0.9265
579	3183	3187	0.9293	614	3358	3362	0.9264
580	3188	3192	0.9293	615	3363	3367	0.9264
581	3193	3197	0.9292	616	3368	3372	0.9263
582	3198	3202	0.9291	617	3373	3377	0.9262
583	3203	3207	0.929	618	3378	3382	0.9261
584	3208	3212	0.9289	619	3383	3387	0.9261
585	3213	3217	0.9289	620	3388	3392	0.926
586	3218	3222	0.9288	621	3393	3397	0.926
587	3223	3227	0.9287	622	3398	3402	0.9259
588	3228	3232	0.9286	623	3403	3407	0.9258
589	3233	3237	0.9285	624	3408	3412	0.9257
590	3238	3242	0.9284	625	3413	3417	0.9257
591	3243	3247	0.9283	626	3418	3422	0.9256
592	3248	3252	0.9282	627	3423	3427	0.9255
593	3253	3257	0.9281	628	3428	3432	0.9254
594	3258	3262	0.928	629	3433	3437	0.9253
595	3263	3267	0.928	630	3438	3442	0.9253

RESIDENTIAL SQFT ADJUSTMENT FACTOR							
LINE	MIN SQFT	MAX SQFT	SIZE FACTOR	LINE	MIN SQFT	MAX SQFT	SIZE FACTOR
631	3443	3447	0.9252	666	3688	3712	0.9226
632	3448	3452	0.9251	667	3713	3737	0.9225
633	3453	3457	0.925	668	3738	3762	0.9224
634	3458	3462	0.9249	669	3763	3787	0.9223
635	3463	3467	0.9249	670	3788	3812	0.9222
636	3468	3472	0.9248	671	3813	3837	0.9221
637	3473	3477	0.9247	672	3838	3862	0.922
638	3478	3482	0.9246	673	3863	3887	0.9219
639	3483	3487	0.9246	674	3888	3912	0.9218
640	3488	3492	0.9245	675	3913	3937	0.9217
641	3493	3497	0.9245	676	3938	3962	0.9216
642	3498	3502	0.9244	677	3963	3987	0.9215
643	3503	3507	0.9243	678	3988	4012	0.9214
644	3508	3512	0.9242	679	4013	4037	0.9213
645	3513	3517	0.9242	680	4038	4062	0.9212
646	3518	3522	0.9241	681	4063	4087	0.9211
647	3523	3527	0.924	682	4088	4112	0.921
648	3528	3532	0.9239	683	4113	4137	0.9209
649	3533	3537	0.9238	684	4138	4162	0.9208
650	3538	3542	0.9238	685	4163	4187	0.9207
651	3543	3547	0.9237	686	4188	4212	0.9206
652	3548	3552	0.9236	687	4213	4237	0.9205
653	3553	3557	0.9235	688	4238	4262	0.9204
654	3558	3562	0.9235	689	4263	4287	0.9203
655	3563	3567	0.9234	690	4288	4312	0.9202
656	3568	3572	0.9234	691	4313	4337	0.9201
657	3573	3577	0.9233	692	4338	4362	0.92
658	3578	3582	0.9232	693	4363	4387	0.9199
659	3583	3587	0.9232	694	4388	4412	0.9198
660	3588	3592	0.9231	695	4413	4437	0.9197
661	3593	3597	0.9231	696	4438	4462	0.9196
662	3598	3602	0.923	697	4463	4487	0.9195
663	3603	3637	0.9229	698	4488	4512	0.9194
664	3638	3662	0.9228	699	4513	4537	0.9193
665	3663	3687	0.9227	700	4538	4562	0.9192

RESIDENTIAL SQFT ADJUSTMENT FACTOR							
LINE	MIN SQFT	MAX SQFT	SIZE FACTOR	LINE	MIN SQFT	MAX SQFT	SIZE FACTOR
701	4563	4587	0.9191	736	5438	5462	0.9156
702	4588	4612	0.919	737	5463	5487	0.9155
703	4613	4637	0.9189	738	5488	5512	0.9154
704	4638	4662	0.9188	739	5513	5537	0.9153
705	4663	4687	0.9187	740	5538	5562	0.9152
706	4688	4712	0.9186	741	5563	5587	0.9151
707	4713	4737	0.9185	742	5588	5612	0.915
708	4738	4762	0.9184	743	5613	5637	0.9149
709	4763	4787	0.9183	744	5638	5662	0.9148
710	4788	4812	0.9182	745	5663	5687	0.9147
711	4813	4837	0.9181	746	5688	5712	0.9146
712	4838	4862	0.918	747	5713	5737	0.9145
713	4863	4887	0.9179	748	5738	5762	0.9144
714	4888	4912	0.9178	749	5763	5787	0.9143
715	4913	4937	0.9177	750	5788	5812	0.9142
716	4938	4962	0.9176	751	5813	5837	0.9141
717	4963	4987	0.9175	752	5838	5862	0.914
718	4988	5012	0.9174	753	5863	5887	0.9139
719	5013	5037	0.9173	754	5888	5912	0.9138
720	5038	5062	0.9172	755	5913	5937	0.9137
721	5063	5087	0.9171	756	5938	5962	0.9136
722	5088	5112	0.917	757	5963	5987	0.9135
723	5113	5137	0.9169	758	5988	6012	0.9134
724	5138	5162	0.9168	759	6013	99999999	0.9133
725	5163	5187	0.9167				
726	5188	5212	0.9166				
727	5213	5237	0.9165				
728	5238	5262	0.9164				
729	5263	5287	0.9163				
730	5288	5312	0.9162				
731	5313	5337	0.9161				
732	5338	5362	0.916				
733	5363	5387	0.9159				
734	5388	5412	0.9158				
735	5413	5437	0.9157				

**Table 5: Residential Building Grades**

<b>RESIDENTIAL GRADES &amp; FACTORS</b>		
<b>Property Type</b>	<b>GRADE</b>	<b>ADJ FACTOR</b>
Residential	AAA+50	300.00
Residential	AAA+45	295.00
Residential	AAA+40	290.00
Residential	AAA+35	285.00
Residential	AAA+30	280.00
Residential	AAA+25	275.00
Residential	AAA+20	270.00
Residential	AAA+15	265.00
Residential	AAA+10	260.00
Residential	AAA+5	255.00
Residential	AAA	250.00
Residential	AAA-5	245.00
Residential	AAA-10	240.00
Residential	AAA-15	235.00
Residential	AAA-20	230.00
Residential	AA+25	225.00
Residential	AAA-25	225.00
Residential	AA+20	220.00
Residential	AA+15	215.00
Residential	AA+10	210.00
Residential	AA+5	205.00
Residential	AA	200.00
Residential	AA-5	195.00
Residential	AA-10	190.00
Residential	AA-15	185.00
Residential	AA-20	180.00
Residential	A+25	175.00
Residential	AA-25	175.00
Residential	A+20	170.00
Residential	A+15	165.00
Residential	A+10	160.00
Residential	A+5	155.00
Residential	A	150.00
Residential	A-5	145.00
Residential	A-10	140.00

<b>Property Type</b>	<b>GRADE</b>	<b>ADJ FACTOR</b>
Residential	B+15	140.00
Residential	B+10	135.00
Residential	B+5	130.00
Residential	B	125.00
Residential	B-5	120.00
Residential	B-10	115.00
Residential	C+15	115.00
Residential	C+10	110.00
Residential	C+5	105.00
Residential	C	100.00
Residential	C-5	95.00
Residential	C-10	90.00
Residential	D+10	85.00
Residential	D+5	80.00
Residential	D	75.00
Residential	D-5	70.00
Residential	D-10	65.00
Residential	E+5	65.00
Residential	E	60.00
Residential	E-5	55.00
Residential	E-10	50.00
Residential	E-15	45.00
Residential	E-20	40.00
Residential	E-25	35.00



MISC IMPROVEMENTS GRADES & FACTORS		
Property Type	GRADE	ADJ FACTOR
Outbuilding	OAAA+85	990.00
Outbuilding	OAAA+84	980.00
Outbuilding	OAAA+83	970.00
Outbuilding	OAAA+82	960.00
Outbuilding	OAAA+81	950.00
Outbuilding	OAAA+80	940.00
Outbuilding	OAAA+79	930.00
Outbuilding	OAAA+78	920.00
Outbuilding	OAAA+77	910.00
Outbuilding	OAAA+76	900.00
Outbuilding	OAAA+75	890.00
Outbuilding	OAAA+74	880.00
Outbuilding	OAAA+73	870.00
Outbuilding	OAAA+72	860.00
Outbuilding	OAAA+71	850.00
Outbuilding	OAAA+70	840.00
Outbuilding	OAAA+69	830.00
Outbuilding	OAAA+68	820.00
Outbuilding	OAAA+67	810.00
Outbuilding	OAAA+66	800.00
Outbuilding	OAAA+65	790.00
Outbuilding	OAAA+64	780.00
Outbuilding	OAAA+63	770.00
Outbuilding	OAAA+62	760.00
Outbuilding	OAAA+61	750.00
Outbuilding	OAAA+60	740.00
Outbuilding	OAAA+59	730.00
Outbuilding	OAAA+58	720.00
Outbuilding	OAAA+57	710.00
Outbuilding	OAAA+56	700.00
Outbuilding	OAAA+55	690.00
Outbuilding	OAAA+54	680.00
Outbuilding	OAAA+53	670.00
Outbuilding	OAAA+52	660.00
Outbuilding	OAAA+51	650.00
Outbuilding	OAAA+50	640.00
Outbuilding	OAAA+49	630.00

Property Type	GRADE	ADJ FACTOR
Outbuilding	OAAA+48	620.00
Outbuilding	OAAA+47	610.00
Outbuilding	OAAA+46	600.00
Outbuilding	OAAA+45	590.00
Outbuilding	OAAA+44	580.00
Outbuilding	OAAA+43	570.00
Outbuilding	OAAA+42	560.00
Outbuilding	OAAA+41	550.00
Outbuilding	OAAA+40	540.00
Outbuilding	OAAA+30	530.00
Outbuilding	OAAA+20	520.00
Outbuilding	OAAA+10	510.00
Outbuilding	OAAA	500.00
Outbuilding	OAAA-10	490.00
Outbuilding	OAAA-20	480.00
Outbuilding	OAAA-30	470.00
Outbuilding	OAAA-40	460.00
Outbuilding	OAA+50	450.00
Outbuilding	OAA+40	440.00
Outbuilding	OAA+30	430.00
Outbuilding	OAA+20	420.00
Outbuilding	OAA+10	410.00
Outbuilding	OAA	400.00
Outbuilding	OAA-10	390.00
Outbuilding	OAA-20	380.00
Outbuilding	OAA-30	370.00
Outbuilding	OAA-40	360.00
Outbuilding	OA+50	350.00
Outbuilding	OA+40	340.00
Outbuilding	OA+30	330.00
Outbuilding	OA+20	320.00
Outbuilding	OA+10	310.00
Outbuilding	OA	300.00
Outbuilding	OA-10	290.00
Outbuilding	OA-20	280.00
Outbuilding	OA-30	270.00
Outbuilding	OA-40	260.00
Outbuilding	OB+50	250.00

<b>Property Type</b>	<b>GRADE</b>	<b>ADJ FACTOR</b>
Outbuilding	OB+40	240.00
Outbuilding	OB+30	230.00
Outbuilding	OB+20	220.00
Outbuilding	OB+10	210.00
Outbuilding	OB	200.00
Outbuilding	OB-10	190.00
Outbuilding	OB-20	180.00
Outbuilding	OB-30	170.00
Outbuilding	OB-40	160.00
Outbuilding	OC+50	150.00
Outbuilding	OC+40	140.00
Outbuilding	OC+30	130.00
Outbuilding	OC+20	120.00
Outbuilding	OC+10	110.00
Outbuilding	OC	100.00
Outbuilding	OC-10	90.00
Outbuilding	OC-20	80.00
Outbuilding	OC-30	70.00
Outbuilding	OC-40	60.00
Outbuilding	OD+50	50.00
Outbuilding	OD+40	40.00
Outbuilding	OD+30	30.00
Outbuilding	OD+20	20.00
Outbuilding	OD	10.00

### Table 6: Depreciation Table (Residential)

The revaluation is a “snap-shot” as of January 1, 2025, properties built in 2025 or later have zero chronological age and generally will not receive any age depreciation (unless unfavorable condition is applied). This lack of age depreciation is not a failure to consider the age of the improvement, but a condition of the appraisal assignment in which we must assess according to a specific date and may not allow for depreciation which occurs between revaluations.

A residual value is reached at the end of the expected life as given in the tables above. For this reason, all homes older than provided for in the table are assumed to be at residual and equal in depreciation to the final row of each table.

#### AVERAGE AGE

When additional heated living area is added to the “footprint” of the home (such as with a typical room addition), a weighted average age may be used according to the following formula:  $((\text{Year 1} \times \text{SQFT 1}) + (\text{Year 2} \times \text{SQFT 2})) / (\text{SQFT 1} + \text{SQFT 2})$ . This may be expanded for as many added sections as exist. The average year built will supersede the original year built when utilizing the depreciation tables. This does not apply to “finishing” existing areas of the home (which would not change the footprint).

#### COMPOSITE HOMES

When significant site-built additions are added to a manufactured home (including mobile homes and modular homes), the depreciation schedule (expected useful life) may need to be changed. When this is done and to what degree it is done is left to the discretion of the appraiser who should consider the square footage of each housing type as well as the impression created by interior and exterior work that may conceal the home’s original nature.

DEPRECIATION SCHEDULES					
Type	Economic Life	Effective Year Built	Effective Age	Sched A Dep	Sched B Dep
Residential	25	2026	0	1.00	
Residential	25	2025	1	2.00	
Residential	25	2024	2	4.00	
Residential	25	2023	3	6.00	
Residential	25	2022	4	8.00	
Residential	25	2021	5	10.00	
Residential	25	2020	6	12.00	
Residential	25	2019	7	14.00	

Type	Economic Life	Effective Year Built	Effective Age	Sched A Dep	Sched B Dep
Residential	25	2018	8	17.00	
Residential	25	2017	9	20.00	
Residential	25	2016	10	23.00	
Residential	25	2015	11	26.00	
Residential	25	2014	12	29.00	
Residential	25	2013	13	31.00	
Residential	25	2012	14	34.00	
Residential	25	2011	15	37.00	
Residential	25	2010	16	40.00	
Residential	25	2009	17	43.00	
Residential	25	2008	18	46.00	
Residential	25	2007	19	49.00	
Residential	25	2006	20	52.00	
Residential	25	2005	21	55.00	
Residential	25	2004	22	58.00	
Residential	25	2003	23	62.00	
Residential	25	2002	24	66.00	
Residential	25	2001	25	70.00	
Residential	30	2026	0	1.00	
Residential	30	2025	1	2.00	
Residential	30	2024	2	4.00	
Residential	30	2023	3	6.00	
Residential	30	2022	4	8.00	
Residential	30	2021	5	10.00	
Residential	30	2020	6	12.00	
Residential	30	2019	7	14.00	
Residential	30	2018	8	16.00	
Residential	30	2017	9	18.00	
Residential	30	2016	10	20.00	
Residential	30	2015	11	22.00	
Residential	30	2014	12	24.00	
Residential	30	2013	13	26.00	
Residential	30	2012	14	28.00	
Residential	30	2011	15	30.00	
Residential	30	2010	16	33.00	
Residential	30	2009	17	36.00	
Residential	30	2008	18	39.00	
Residential	30	2007	19	42.00	

Type	Economic Life	Effective Year Built	Effective Age	Sched A Dep	Sched B Dep
Residential	30	2006	20	42.00	
Residential	30	2005	21	45.00	
Residential	30	2004	22	46.00	
Residential	30	2003	23	49.00	
Residential	30	2002	24	50.00	
Residential	30	2001	25	54.00	
Residential	30	2000	26	58.00	
Residential	30	1999	27	62.00	
Residential	30	1998	28	66.00	
Residential	30	1997	29	70.00	
Residential	30	1996	30	70.00	
Residential	35	2026	0	1.00	
Residential	35	2025	1	2.00	
Residential	35	2024	2	4.00	
Residential	35	2023	3	5.00	
Residential	35	2022	4	9.00	
Residential	35	2021	5	11.00	
Residential	35	2020	6	13.00	
Residential	35	2019	7	15.00	
Residential	35	2018	8	17.00	
Residential	35	2017	9	19.00	
Residential	35	2016	10	21.00	
Residential	35	2015	11	23.00	
Residential	35	2014	12	25.00	
Residential	35	2013	13	27.00	
Residential	35	2012	14	29.00	
Residential	35	2011	15	31.00	
Residential	35	2010	16	33.00	
Residential	35	2009	17	35.00	
Residential	35	2008	18	37.00	
Residential	35	2007	19	39.00	
Residential	35	2006	20	41.00	
Residential	35	2005	21	43.00	
Residential	35	2004	22	45.00	
Residential	35	2003	23	47.00	
Residential	35	2002	24	49.00	
Residential	35	2001	25	51.00	
Residential	35	2000	26	53.00	

Type	Economic Life	Effective Year Built	Effective Age	Sched A Dep	Sched B Dep
Residential	35	1999	27	55.00	
Residential	35	1998	28	57.00	
Residential	35	1997	29	59.00	
Residential	35	1996	30	61.00	
Residential	35	1995	31	63.00	
Residential	35	1994	32	65.00	
Residential	35	1993	33	67.00	
Residential	35	1992	34	69.00	
Residential	35	1991	35	70.00	
Residential	40	2026	0	1.00	1.00
Residential	40	2025	1	2.00	2.00
Residential	40	2024	2	4.00	4.00
Residential	40	2023	3	6.00	6.00
Residential	40	2022	4	8.00	8.00
Residential	40	2021	5	10.00	10.00
Residential	40	2020	6	11.00	11.00
Residential	40	2019	7	12.00	12.00
Residential	40	2018	8	14.00	14.00
Residential	40	2017	9	16.00	16.00
Residential	40	2016	10	18.00	18.00
Residential	40	2015	11	20.00	20.00
Residential	40	2014	12	21.00	21.00
Residential	40	2013	13	22.00	22.00
Residential	40	2012	14	24.00	24.00
Residential	40	2011	15	26.00	36.00
Residential	40	2010	16	28.00	28.00
Residential	40	2009	17	30.00	30.00
Residential	40	2008	18	31.00	31.00
Residential	40	2007	19	32.00	32.00
Residential	40	2006	20	34.00	34.00
Residential	40	2005	21	36.00	36.00
Residential	40	2004	22	38.00	38.00
Residential	40	2003	23	40.00	40.00
Residential	40	2002	24	41.00	41.00
Residential	40	2001	25	42.00	42.00
Residential	40	2000	26	44.00	44.00
Residential	40	1999	27	46.00	46.00
Residential	40	1998	28	48.00	48.00

Type	Economic Life	Effective Year Built	Effective Age	Sched A Dep	Sched B Dep
Residential	40	1997	29	50.00	50.00
Residential	40	1996	30	51.00	51.00
Residential	40	1995	31	52.00	52.00
Residential	40	1994	32	54.00	54.00
Residential	40	1993	33	56.00	56.00
Residential	40	1992	34	58.00	58.00
Residential	40	1991	35	60.00	60.00
Residential	40	1990	36	62.00	62.00
Residential	40	1989	37	64.00	64.00
Residential	40	1988	38	66.00	66.00
Residential	40	1987	39	68.00	68.00
Residential	40	1986	40	70.00	70.00
Residential	45	2026	0	1.00	
Residential	45	2025	1	1.00	
Residential	45	2024	2	3.00	
Residential	45	2023	3	5.00	
Residential	45	2022	4	6.00	
Residential	45	2021	5	7.00	
Residential	45	2020	6	9.00	
Residential	45	2019	7	10.00	
Residential	45	2018	8	11.00	
Residential	45	2017	9	13.00	
Residential	45	2016	10	15.00	
Residential	45	2015	11	16.00	
Residential	45	2014	12	17.00	
Residential	45	2013	13	19.00	
Residential	45	2012	14	20.00	
Residential	45	2011	15	21.00	
Residential	45	2010	16	23.00	
Residential	45	2009	17	25.00	
Residential	45	2008	18	26.00	
Residential	45	2007	19	27.00	
Residential	45	2006	20	29.00	
Residential	45	2005	21	30.00	
Residential	45	2004	22	31.00	
Residential	45	2003	23	33.00	
Residential	45	2002	24	35.00	
Residential	45	2001	25	37.00	



Type	Economic Life	Effective Year Built	Effective Age	Sched A Dep	Sched B Dep
Residential	45	2000	26	39.00	
Residential	45	1999	27	40.00	
Residential	45	1998	28	41.00	
Residential	45	1997	29	43.00	
Residential	45	1996	30	45.00	
Residential	45	1995	31	47.00	
Residential	45	1994	32	49.00	
Residential	45	1993	33	50.00	
Residential	45	1992	34	51.00	
Residential	45	1991	35	53.00	
Residential	45	1990	36	55.00	
Residential	45	1989	37	57.00	
Residential	45	1988	38	59.00	
Residential	45	1987	39	60.00	
Residential	45	1986	40	61.00	
Residential	45	1985	41	63.00	
Residential	45	1984	42	65.00	
Residential	45	1983	43	67.00	
Residential	45	1982	44	69.00	
Residential	45	1981	45	70.00	
Residential	50	2026	0	1.00	
Residential	50	2025	1	1.00	
Residential	50	2024	2	2.00	
Residential	50	2023	3	3.00	
Residential	50	2022	4	4.00	
Residential	50	2021	5	5.00	
Residential	50	2020	6	6.00	
Residential	50	2019	7	7.00	
Residential	50	2018	8	8.00	
Residential	50	2017	9	9.00	
Residential	50	2016	10	10.00	
Residential	50	2015	11	12.00	
Residential	50	2014	12	14.00	
Residential	50	2013	13	15.00	
Residential	50	2012	14	16.00	
Residential	50	2011	15	18.00	
Residential	50	2010	16	20.00	
Residential	50	2009	17	22.00	

Type	Economic Life	Effective Year Built	Effective Age	Sched A Dep	Sched B Dep
Residential	50	2008	18	24.00	
Residential	50	2007	19	25.00	
Residential	50	2006	20	26.00	
Residential	50	2005	21	28.00	
Residential	50	2004	22	30.00	
Residential	50	2003	23	31.00	
Residential	50	2002	24	32.00	
Residential	50	2001	25	34.00	
Residential	50	2000	26	35.00	
Residential	50	1999	27	36.00	
Residential	50	1998	28	38.00	
Residential	50	1997	29	40.00	
Residential	50	1996	30	41.00	
Residential	50	1995	31	42.00	
Residential	50	1994	32	44.00	
Residential	50	1993	33	45.00	
Residential	50	1992	34	46.00	
Residential	50	1991	35	48.00	
Residential	50	1990	36	50.00	
Residential	50	1989	37	51.00	
Residential	50	1988	38	52.00	
Residential	50	1987	39	54.00	
Residential	50	1986	40	55.00	
Residential	50	1985	41	56.00	
Residential	50	1984	42	58.00	
Residential	50	1983	43	60.00	
Residential	50	1982	44	61.00	
Residential	50	1981	45	62.00	
Residential	50	1980	46	64.00	
Residential	50	1979	47	65.00	
Residential	50	1978	48	66.00	
Residential	50	1977	49	68.00	
Residential	50	1976	50	70.00	
Residential	55	2026	0	1.00	
Residential	55	2025	1	1.00	
Residential	55	2024	2	2.00	
Residential	55	2023	3	3.00	
Residential	55	2022	4	4.00	

Type	Economic Life	Effective Year Built	Effective Age	Sched A Dep	Sched B Dep
Residential	55	2021	5	5.00	
Residential	55	2020	6	6.00	
Residential	55	2019	7	7.00	
Residential	55	2018	8	8.00	
Residential	55	2017	9	9.00	
Residential	55	2016	10	10.00	
Residential	55	2015	11	11.00	
Residential	55	2014	12	12.00	
Residential	55	2013	13	13.00	
Residential	55	2012	14	14.00	
Residential	55	2011	15	15.00	
Residential	55	2010	16	16.00	
Residential	55	2009	17	17.00	
Residential	55	2008	18	18.00	
Residential	55	2007	19	19.00	
Residential	55	2006	20	20.00	
Residential	55	2005	21	21.00	
Residential	55	2004	22	22.00	
Residential	55	2003	23	23.00	
Residential	55	2002	24	24.00	
Residential	55	2001	25	25.00	
Residential	55	2000	26	26.00	
Residential	55	1999	27	28.00	
Residential	55	1998	28	30.00	
Residential	55	1997	29	31.00	
Residential	55	1996	30	32.00	
Residential	55	1995	31	34.00	
Residential	55	1994	32	35.00	
Residential	55	1993	33	36.00	
Residential	55	1992	34	38.00	
Residential	55	1991	35	40.00	
Residential	55	1990	36	41.00	
Residential	55	1989	37	42.00	
Residential	55	1988	38	44.00	
Residential	55	1987	39	45.00	
Residential	55	1986	40	46.00	
Residential	55	1985	41	48.00	
Residential	55	1984	42	50.00	

Type	Economic Life	Effective Year Built	Effective Age	Sched A Dep	Sched B Dep
Residential	55	1983	43	51.00	
Residential	55	1982	44	52.00	
Residential	55	1981	45	54.00	
Residential	55	1980	46	55.00	
Residential	55	1979	47	56.00	
Residential	55	1978	48	58.00	
Residential	55	1977	49	60.00	
Residential	55	1976	50	61.00	
Residential	55	1975	51	62.00	
Residential	55	1974	52	64.00	
Residential	55	1973	53	66.00	
Residential	55	1972	54	68.00	
Residential	55	1971	55	70.00	
Residential	60	2026	0	1.00	
Residential	60	2025	1	1.00	
Residential	60	2024	2	2.00	
Residential	60	2023	3	3.00	
Residential	60	2022	4	4.00	
Residential	60	2021	5	5.00	
Residential	60	2020	6	6.00	
Residential	60	2019	7	7.00	
Residential	60	2018	8	8.00	
Residential	60	2017	9	9.00	
Residential	60	2016	10	10.00	
Residential	60	2015	11	11.00	
Residential	60	2014	12	12.00	
Residential	60	2013	13	13.00	
Residential	60	2012	14	14.00	
Residential	60	2011	15	15.00	
Residential	60	2010	16	16.00	
Residential	60	2009	17	17.00	
Residential	60	2008	18	18.00	
Residential	60	2007	19	19.00	
Residential	60	2006	20	20.00	
Residential	60	2005	21	21.00	
Residential	60	2004	22	22.00	
Residential	60	2003	23	23.00	
Residential	60	2002	24	24.00	

Type	Economic Life	Effective Year Built	Effective Age	Sched A Dep	Sched B Dep
Residential	60	2001	25	25.00	
Residential	60	2000	26	26.00	
Residential	60	1999	27	27.00	
Residential	60	1998	28	28.00	
Residential	60	1997	29	29.00	
Residential	60	1996	30	30.00	
Residential	60	1995	31	31.00	
Residential	60	1994	32	32.00	
Residential	60	1993	33	33.00	
Residential	60	1992	34	34.00	
Residential	60	1991	35	35.00	
Residential	60	1990	36	36.00	
Residential	60	1989	37	38.00	
Residential	60	1988	38	39.00	
Residential	60	1987	39	40.00	
Residential	60	1986	40	42.00	
Residential	60	1985	41	44.00	
Residential	60	1984	42	45.00	
Residential	60	1983	43	46.00	
Residential	60	1982	44	48.00	
Residential	60	1981	45	49.00	
Residential	60	1980	46	50.00	
Residential	60	1979	47	52.00	
Residential	60	1978	48	54.00	
Residential	60	1977	49	55.00	
Residential	60	1976	50	56.00	
Residential	60	1975	51	58.00	
Residential	60	1974	52	59.00	
Residential	60	1973	53	60.00	
Residential	60	1972	54	62.00	
Residential	60	1971	55	64.00	
Residential	60	1970	56	65.00	
Residential	60	1969	57	66.00	
Residential	60	1968	58	68.00	
Residential	60	1967	59	69.00	
Residential	60	1966	60	70.00	
Residential	70	2026	0	1.00	
Residential	70	2025	1	1.00	

Type	Economic Life	Effective Year Built	Effective Age	Sched A Dep	Sched B Dep
Residential	70	2024	2	2.00	
Residential	70	2023	3	3.00	
Residential	70	2022	4	4.00	
Residential	70	2021	5	5.00	
Residential	70	2020	6	6.00	
Residential	70	2019	7	7.00	
Residential	70	2018	8	8.00	
Residential	70	2017	9	9.00	
Residential	70	2016	10	10.00	
Residential	70	2015	11	11.00	
Residential	70	2014	12	12.00	
Residential	70	2013	13	13.00	
Residential	70	2012	14	14.00	
Residential	70	2011	15	15.00	
Residential	70	2010	16	16.00	
Residential	70	2009	17	17.00	
Residential	70	2008	18	18.00	
Residential	70	2007	19	19.00	
Residential	70	2006	20	20.00	
Residential	70	2005	21	21.00	
Residential	70	2004	22	22.00	
Residential	70	2003	23	23.00	
Residential	70	2002	24	24.00	
Residential	70	2001	25	25.00	
Residential	70	2000	26	26.00	
Residential	70	1999	27	27.00	
Residential	70	1998	28	28.00	
Residential	70	1997	29	29.00	
Residential	70	1996	30	30.00	
Residential	70	1995	31	31.00	
Residential	70	1994	32	32.00	
Residential	70	1993	33	33.00	
Residential	70	1992	34	34.00	
Residential	70	1991	35	35.00	
Residential	70	1990	36	36.00	
Residential	70	1989	37	37.00	
Residential	70	1988	38	38.00	
Residential	70	1987	39	39.00	

Type	Economic Life	Effective Year Built	Effective Age	Sched A Dep	Sched B Dep
Residential	70	1986	40	40.00	
Residential	70	1985	41	41.00	
Residential	70	1984	42	42.00	
Residential	70	1983	43	43.00	
Residential	70	1982	44	44.00	
Residential	70	1981	45	45.00	
Residential	70	1980	46	46.00	
Residential	70	1979	47	47.00	
Residential	70	1978	48	48.00	
Residential	70	1977	49	49.00	
Residential	70	1976	50	50.00	
Residential	70	1975	51	51.00	
Residential	70	1974	52	52.00	
Residential	70	1973	53	53.00	
Residential	70	1972	54	54.00	
Residential	70	1971	55	55.00	
Residential	70	1970	56	56.00	
Residential	70	1969	57	57.00	
Residential	70	1968	58	58.00	
Residential	70	1967	59	59.00	
Residential	70	1966	60	60.00	
Residential	70	1965	61	61.00	
Residential	70	1964	62	62.00	
Residential	70	1963	63	63.00	
Residential	70	1962	64	64.00	
Residential	70	1961	65	65.00	
Residential	70	1960	66	66.00	
Residential	70	1959	67	67.00	
Residential	70	1958	68	68.00	
Residential	70	1957	69	69.00	
Residential	70	1956	70	70.00	

**Table 7: Commercial Land Lines**

Commercial Land Descriptions			
Land Description	Pricing		
	ACRE	SQFT	UNIT
C1 Comm (Primary): Locations within a market that allows for good visibility, access, and is part of a well maintained and desirable commercial area.	By Market	By Market	By Market
C2 Comm (Secondary): Locations within a market that that may be on a secondary street, limited access, but is part of a well maintained and desirable commercial area.	By Market	By Market	By Market
C3 Comm (Bus Clstr): This normally includes a small cluster of similar or compatible business located outside of the primary district. Reasonable access but usually a loser traffic area.	By Market	By Market	By Market
C4 Mall Or Mjr Strip: Heavily trafficked malls or strip centers with excellent to good visibility, porximity and acces to transportation routes, and are located in areas that can sustain restaurants or other attractions/	By Market	By Market	By Market
C5 2ndary Strip Cntr: A strip Center can be described as a group of stores, usually arranged in a straight line, connected by a common sidewalk. This center is not usually located in a Superior locationnn and may be located in transitional areas	By Market	By Market	By Market
C6 Spot Neighborhood: Usuall as Stand Alone or very small cluster of businesses that are not part of a major commercial area. Typically more rural.	By Market	By Market	By Market
H12 HOA Area: Used for Homeowner/Condo Associations that have been approved and transferred into the name of the HOA/Condo Association.	By Market	By Market	By Market
	Pricing		



Land Description	ACRE	SQFT	UNIT
H13 Common Area: This is only for grandfathered subdivisions that existed prior to current requirements of Subdivisions. Not to be used for areas held for future development or in new subdivision until the property is recored in the name of the HOA.	By Market	By Market	By Market
I10 Indust (2ndary): This can be Light or Heavy Industrial. Desireable may be impacted by limited access to major transportation thoroughfares and all utilities.	By Market	By Market	By Market
I9 Industrial (Prim): This can be Light or Heavy Industrial. Superior indicates Good access to major transportation thoroughfares and all utilities.	By Market	By Market	By Market
M7 Multi-Family (HD): 16 UNITS PER Acrea and above. Apartments or Commercial Condos	By Market	By Market	By Market
M8 Multi-Fam (M/LD): 12 UNITS PER Acrea and Below. Apartments or Commercial Condos	By Market	By Market	By Market
T11 Intermediate: Properties that were purchased with the original zoning, but are obviously purchased for a higher use. This is NOT a permanent land type. Use appropriate Rates for the future use, if known.	By Market	By Market	By Market

**Table 8: Marshall & Swift MSVPO Place Holder**

Guilford County adopts the CoreLogic/Marshall & Swift Valuation Service as the cost model for commercial buildings. The County utilizes both the hardcopy manual as well as an automated calculation system known as MSVPO. A copy of the manual will remain on display in the Tax Assessor's office until the end of the 2026 reappraisal cycle. Updates to the paper copy of the manual, as well as the MVSPPO rates, and the CAMA system will be frozen as of the December 2026 release date.

*Both the Marshall & Swift Valuation Service manual and MVSPPO are the intellectual property of CoreLogic®.*

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Though this schedule is comprehensive, it still requires the judgement of the appraiser to analyze the market information and adjust factors like depreciation based on observations.

If there are any differences between the Marshall & Swift Manual and the MSVPO, the County will use the MSVPO rates.

**Table 9: Income Model Types**

An income model has been created for each of the major types of income producing properties.

Income Model Types			
Model Desc, InvQ A	Model Desc, InvQ B	Model Desc, InvQ C	Model Desc, InvQ D
Admin 18-600 A	Admin 18-600 B	Admin 18-600 C	Admin 18-600 D
AptHR 11-300 A	AptHR 11-300 B	AptHR 11-300 C	AptHR 11-300 D
AptLR 12-352 A	AptLR 12-352 B	AptLR 12-352 C	AptLR 12-352 D
AptSC 12-451 A	AptSC 12-451 B	AptSC 12-451 C	AptSC 12-451 D
AtoCtr 14-410 A	AtoCtr 14-410 B	AtoCtr 14-410 C	AtoCtr 14-410 D
AtoSh 14-303 A	AtoSh 14-303 B	AtoSh 14-303 C	AtoSh 14-303 D
AutDeal 14-555 A	AutDeal 14-555 B	AutDeal 14-555 C	AutDeal 14-555 D
Bank 15-304 A	Bank 15-304 B	Bank 15-304 C	Bank 15-304 D
BdBrkfst 12-539 A	BdBrkfst 12-539 B	BdBrkfst 12-539 C	BdBrkfst 12-539 D
BrTvrn 13-442 A	BrTvrn 13-442 B	BrTvrn 13-442 C	BrTvrn 13-442 D
Bwlng 16-306 A	Bwlng 16-306 B	Bwlng 16-306 C	Bwlng 16-306 D
Chrch 16-308 A	Chrch 16-308 B	Chrch 16-308 C	Chrch 16-308 D
CktLng 13-441 A	CktLng 13-441 B	CktLng 13-441 C	CktLng 13-441 D
ClbHse 11-311 A	ClbHse 11-311 B	ClbHse 11-311 C	ClbHse 11-311 D
CldStg 14-447 A	CldStg 14-447 B	CldStg 14-447 C	CldStg 14-447 D
ClsRm 18-356 A	ClsRm 18-356 B	ClsRm 18-356 C	ClsRm 18-356 D
CmpCtr 14-497 A	CmpCtr 14-497 B	CmpCtr 14-497 C	CmpCtr 14-497 D
CmtCtr 16-514 A	CmtCtr 16-514 B	CmtCtr 16-514 C	CmtCtr 16-514 D
CntyClb 11-314 A	CntyClb 11-314 B	CntyClb 11-314 C	CntyClb 11-314 D
Cnvlst 15-313 A	Cnvlst 15-313 B	Cnvlst 15-313 C	Cnvlst 15-313 D
Collg 18-377 A	Collg 18-377 B	Collg 18-377 C	Collg 18-377 D
ConvStr 13-419 A	ConvStr 13-419 B	ConvStr 13-419 C	ConvStr 13-419 D
CRWshAt 64-436 A	CRWshAt 64-436 B	CRWshAt 64-436 C	CRWshAt 64-436 D
CrWshDR 64-435 A	CrWshDR 64-435 B	CrWshDR 64-435 C	CrWshDR 64-435 D
CrWshSS 64-434 A	CrWshSS 64-434 B	CrWshSS 64-434 C	CrWshSS 64-434 D
DayCare 18-426 A	DayCare 18-426 B	DayCare 18-426 C	DayCare 18-426 D
DentOfc 15-444 A	DentOfc 15-444 B	DentOfc 15-444 C	DentOfc 15-444 D
DiscWhs 13-458 A	DiscWhs 13-458 B	DiscWhs 13-458 C	DiscWhs 13-458 D
DptStor 13-318 A	DptStor 13-318 B	DptStor 13-318 C	DptStor 13-318 D
DrgStr 13-511 A	DrgStr 13-511 B	DrgStr 13-511 C	DrgStr 13-511 D
Drm 11-321 A	Drm 11-321 B	Drm 11-321 C	Drm 11-321 D
DryClnr 13-499 A	DryClnr 13-499 B	DryClnr 13-499 C	DryClnr 13-499 D
DscStor 13-319 A	DscStor 13-319 B	DscStor 13-319 C	DscStor 13-319 D

Model Desc, InvQ A	Model Desc, InvQ B	Model Desc, InvQ C	Model Desc, InvQ D
DstWhse 14-407 A	DstWhse 14-407 B	DstWhse 14-407 C	DstWhse 14-407 D
ELDAL 12-589 A	ELDAL 12-589 B	ELDAL 12-589 C	ELDAL 12-589 D
ElmSchl 18-365 A	ElmSchl 18-365 B	ElmSchl 18-365 C	ElmSchl 18-365 D
EqpStor 17-470 A	EqpStor 17-470 B	EqpStor 17-470 C	EqpStor 17-470 D
ExtSty 12-588 A	ExtSty 12-588 B	ExtSty 12-588 C	ExtSty 12-588 D
FitCtr 16-483 A	FitCtr 16-483 B	FitCtr 16-483 C	FitCtr 16-483 D
FlwHl 16-516 B	FlwHl 16-516 C	FlwHl 16-516 D	FlwHl 16-516A
FrStn 15-322 A	FrStn 15-322 B	FrStn 15-322 C	FrStn 15-322 D
FstFud 13-349 A	FstFud 13-349 B	FstFud 13-349 C	FstFud 13-349 D
GlfcrtStg 17-523 A	GlfcrtStg 17-523 B	GlfcrtStg 17-523 C	GlfcrtStg 17-523 D
GOV 15-327 A	GOV 15-327 B	GOV 15-327 C	GOV 15-327 D
Gymn 18-370 A	Gymn 18-370 B	Gymn 18-370 C	Gymn 18-370 D
HFTE 11-330 A	HFTE 11-330 B	HFTE 11-330 C	HFTE 11-330 D
HiSchl 18-484 A	HiSchl 18-484 B	HiSchl 18-484 C	HiSchl 18-484 D
HlthClb 11-418 A	HlthClb 11-418 B	HlthClb 11-418 C	HlthClb 11-418 D
HMFS 11-594 A	HMFS 11-594 B	HMFS 11-594 C	HMFS 11-594 D
HMLS 11-595 A	HMLS 11-595 B	HMLS 11-595 C	HMLS 11-595 D
Hosp 15-331 A	Hosp 15-331 B	Hosp 15-331 C	Hosp 15-331 D
Ind 14-494 A	Ind 14-494 B	Ind 14-494 C	Ind 14-494 D
IndFlx 14-453 A	IndFlx 14-453 B	IndFlx 14-453 C	IndFlx 14-453 D
IndShll 14-454 A	IndShll 14-454 B	IndShll 14-454 C	IndShll 14-454 D
InTen 16-416 A	InTen 16-416 B	InTen 16-416 C	InTen 16-416 D
JHSchl 18-366 A	JHSchl 18-366 B	JHSchl 18-366 C	JHSchl 18-366 D
Knnls 15-490 A	Knnls 15-490 B	Knnls 15-490 C	Knnls 15-490 D
Lab 14-496 A	Lab 14-496 B	Lab 14-496 C	Lab 14-496 D
LtCom 17-471 A	LtCom 17-471 B	LtCom 17-471 C	LtCom 17-471 D
MainShd 18-157 A	MainShd 18-157 B	MainShd 18-157 C	MainShd 18-157 D
MatStor 17-468 A	MatStor 17-468 B	MatStor 17-468 C	MatStor 17-468 D
MedOfc 15-341 A	MedOfc 15-341 B	MedOfc 15-341 C	MedOfc 15-341 D
MgaWhs 14-584 A	MgaWhs 14-584 B	MgaWhs 14-584 C	MgaWhs 14-584 D
MinLub 14-423 A	MinLub 14-423 B	MinLub 14-423 C	MinLub 14-423 D
MinWhs 14-525 A	MinWhs 14-525 B	MinWhs 14-525 C	MinWhs 14-525 D
Mkt 13-340 A	Mkt 13-340 B	Mkt 13-340 C	Mkt 13-340 D
MIAnch 13-700 A	MIAnch 13-700 B	MIAnch 13-700 C	MIAnch 13-700 D
MniMrt 13-531 A	MniMrt 13-531 B	MniMrt 13-531 C	MniMrt 13-531 D
MnWhse 14-386 A	MnWhse 14-386 B	MnWhse 14-386 C	MnWhse 14-386 D
Motel 12-343 A	Motel 12-343 B	Motel 12-343 C	Motel 12-343 D
MPRm 18-362 A	MPRm 18-362 B	MPRm 18-362 C	MPRm 18-362 D

Model Desc, InvQ A	Model Desc, InvQ B	Model Desc, InvQ C	Model Desc, InvQ D
MRTY 11-342 A	MRTY 11-342 B	MRTY 11-342 C	MRTY 11-342 D
MtlRm 12-540 A	MtlRm 12-540 B	MtlRm 12-540 C	MtlRm 12-540 D
Mus 16-481 A	Mus 16-481 B	Mus 16-481 C	Mus 16-481 D
MxRet 13-459 A	MxRet 13-459 B	MxRet 13-459 C	MxRet 13-459 D
NBSC 13-412 A	NBSC 13-412 B	NBSC 13-412 C	NBSC 13-412 D
OfcShl 15-492 A	OfcShl 15-492 B	OfcShl 15-492 C	OfcShl 15-492 D
Office 15-341 A	Office 15-341 B	Office 15-341 C	Office 15-341 D
OutSurg 15-431 A	OutSurg 15-431 B	OutSurg 15-431 C	OutSurg 15-431 D
PkStr 14-345 A	PkStr 14-345 B	PkStr 14-345 C	PkStr 14-345 D

**Table 10: Income Model Rental Types and Rates**

Short Desc	INQF	PGI 1	Rate +4	Rate +3	Rate +2	Rate +1	Rate Avg	Rate - 1	Rate -2	Rate -3
			1.64	1.45	1.3	1.15	1	0.9	0.83	0.75
AptHR 11-300 A	1.30000	Door Count, Agg	2,800.00	2,475.00	2,200.00	1,950.00	1,700.00	1,525.00	1,400.00	1,275.00
AptHR 11-300 B	1.00000	Door Count, Agg	2,125.00	1,875.00	1,700.00	1,500.00	1,300.00	1,175.00	1,075.00	975.00
AptHR 11-300 C	0.80000	Door Count, Agg	1,725.00	1,525.00	1,375.00	1,200.00	1,050.00	950.00	875.00	800.00
AptHR 11-300 D	0.75000	Door Count, Agg	1,600.00	1,425.00	1,275.00	1,125.00	975.00	875.00	800.00	725.00

Typical Market Rates are taken from sales and information from third-party market data. To create the estimated market rates, we consider the quality of investment based on items like, but not limited to, location, number of units, age of the property, proximity to locations of interest, etc.

The rates are derived from sales within Guilford County supplemented by information like Costar® and Trepp®, along with trade journals, online forums, and articles.

The data shown for this unit is for demonstration purposes. Final values will be established from market data sampled prior to December 31, 2025.

**Table 11: Income Model Vacancy, Collection, Misc Income, Expenses, and Unloaded Capitalization Rates**

Short Desc	Vacancy/Coll %	Misc Income%	Expense %	Unloaded Cap/ Disc & Recapture
AptHR 11-300 A	10.00	9.00	33.00	3.99
AptHR 11-300 B	10.00	9.00	35.00	4.31
AptHR 11-300 C	10.00	9.00	37.00	6.13
AptHR 11-300 D	10.00	9.00	39.00	6.40

Typical Market Rates are taken from sales and information from third-party market data. To create the estimated market rates, we consider the quality of investment based on items like, but not limited to, location, number of units, age of the property, proximity to locations of interest, etc.

The rates are taken from similar market data.

The data shown for this unit is for demonstration purposes. Final values will be established from market data sampled prior to December 31, 2025.

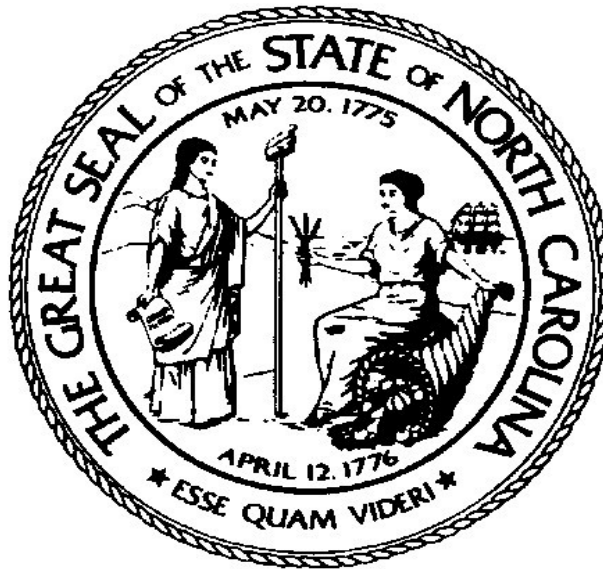
**Document 1: Excerpts from the 2026 USE-VALUE MANUAL FOR  
AGRICULTURAL, HORTICULTURAL AND FOREST LAND**

**2026 USE-VALUE MANUAL**

**FOR AGRICULTURAL, HORTICULTURAL**

**AND**

**FOREST LAND**





April 2025

North Carolina Use-Value Advisory Board  
North Carolina Department of Revenue  
Raleigh, North Carolina

## Foreword

When originally enacted in 1973, the objective of the present-use value program was to keep “the family farm in the hands of the farming family.” By the early 1970’s, North Carolina had become a prime site for industrial and commercial companies to relocate because of its plentiful and reliable work force. With this growth came other improvements to the State’s infrastructure to accommodate this growth, such as new and larger road systems, more residential subdivisions, and new industrial and commercial developments. The land on which to build these improvements came primarily from one source: farmland. As the demand for this land skyrocketed, so did its price as well as its assessed value, as counties changed from a fractional assessment to a market value system. Farmers who owned land near these sites soon could not afford the increase in property values and sought relief from the General Assembly.

In response, the General Assembly passed legislation known as the Present-Use Value program. As originally enacted, the basic tenets of this program were that only individuals who lived on the land for which they were applying could immediately qualify and that the land had to have a highest and best use as agriculture, horticulture or forest land. Land might also have qualified if the farmer owned it for seven years. Passage of this law eased the financial burden of most farmers and eliminated to some degree the “sticker shock” of the new property tax values. From that time until the mid-1980’s, the present-use value schedules were based on farmer-to-farmer sales, and quite often the market value schedules were very similar to the present use schedules, especially in the more rural areas.

Virtually every session of the General Assembly has seen new changes to the law, causing a constant rethinking as to how the law is to be administered. The mid-1980’s saw several court cases that aided in this transformation. Among the legislative changes that resulted from these cases were the use of soil productivity to determine value, the use of a 9% capitalization rate, and the utilization of the “unit concept” to bring smaller tracts under the present use value guidelines.

Through the years the General Assembly has expanded the present-use value program to include new types of ownership such as business entities, tenants in common, trusts, and testamentary trusts. Legislation also expanded the definition of a relative. More recent legislation has established cash rents as the basis for determining present-use value for agricultural and horticultural land, while retaining the net income basis for determining present-use value for forestland.

This Use-Value Advisory Board Manual is published yearly to communicate the UVAB recommended present-use value rates and to explain the methodology used in establishing the recommended rates.

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Steve Whitfield, NC Forest Landowners Assn.

John Hatcher, Private Landowner Representative

## **USE-VALUE ADVISORY BOARD MANUAL**

Following are explanations of the major components of this manual.

### **I. Cash Rents**

Beginning in 1985, the basis for determining present-use value for agricultural land was based on the soil productivity for growing corn and soybeans. At that time, corn and soybeans were considered the predominant crops in the state. Over time, fewer and fewer acres went into the production of corn and soybeans and the land used for these crops tended to be lower quality. As a result, both the productivity and value of these crops plummeted, thus resulting in lower present-use values. A viable alternative was sought to replace corn and soybeans as the basis for present-use value. Following a 1998 study by North Carolina State University, cash rents for agricultural and horticultural land were determined to be the preferred alternative. Cash rents are a very good indicator of net income, which can be converted into a value using an appropriate capitalization rate.

The General Assembly passed legislation that established cash rents as the required method for determining the recommended present-use values for agricultural and horticultural land. The cash rents data from the NCSU study served as the basis for determining present-use value for the 2004-2007 UVAB manuals. However, starting in 2006, funding became available for the North Carolina Department of Agriculture to perform an extensive statewide cash rents survey on a yearly basis.

The 2006 survey became the basis for the 2008 UVAB recommended values, and this process will continue forward until changes dictate otherwise (i.e. the 2007 survey is used to establish the 2009 UVAB values, etc.).

Forestland does not lend itself well to cash rents analysis and continues to be valued using the net income from actual production.

## II. Soil Types and Soil Classification

The 1985 legislation divided the state using the six Major Land Resource Areas (MLRAs). Five different classes of productive soils and one non-productive soil class for each MLRA were determined. Each class was identified by its net income according to type: agriculture, horticulture and forestry. The net income was then divided by a 9% capitalization rate to determine the present use value. For 2004 and forward, the following change has taken place. For agricultural and horticultural classifications, the five different soil classes have been reduced to three soil classes and one non-productive soil class. Forestland present-use value has kept the five soil classes and one non-productive soil class. The use of the six MLRAs has been retained.

The six MLRAs are as follows:

MLRA 130		Mountains
	MLRA 133A	Upper Coastal Plain
	MLRA 136	Piedmont
	MLRA 137	Sandhills
	MLRA 153A	Lower Coastal Plains
	MLRA 153B	Tidewater

The soils are listed in this manual according to the MLRA in which they occur. They are then further broken down into their productivity for each of the three types of use: agriculture, horticulture and forestry. Every soil listed in each of the MLRAs is ranked by its productivity into four classes (with the exception of forestry which retained its previous six classes). The classes for agricultural and horticultural land are as follows:

CLASS I	Best Soils
CLASS II	Average Soils
CLASS III	Fair Soils
CLASS IV	Non-Productive Soils

It should be noted that, in some soil types, all the various slopes of that soil have the same productivity class for each of the usages, and therefore for the sake of brevity, the word "ALL" is listed to combine these soils. Each of the classes set up by the UVAB soils subcommittee corresponds to a cash rent income established by the most recent cash rents survey conducted by the North Carolina Department of Agriculture. This rent income is then capitalized by a rate established each year by the UVAB (see below). The criteria for establishing present-use value for forestry have remained basically unchanged from previous years due to the quantity and quality of information already available.



### **III. Capitalization Rate**

The capitalization rate mandated by the 1985 legislation for all types of present-use value land was 9%. The 1998 study by NCSU strongly indicated that a lower capitalization rate for agricultural and horticultural land was more in line with current sales and rental information. The 2002 legislation mandated a rate between 6%-7% for agricultural and horticultural land.

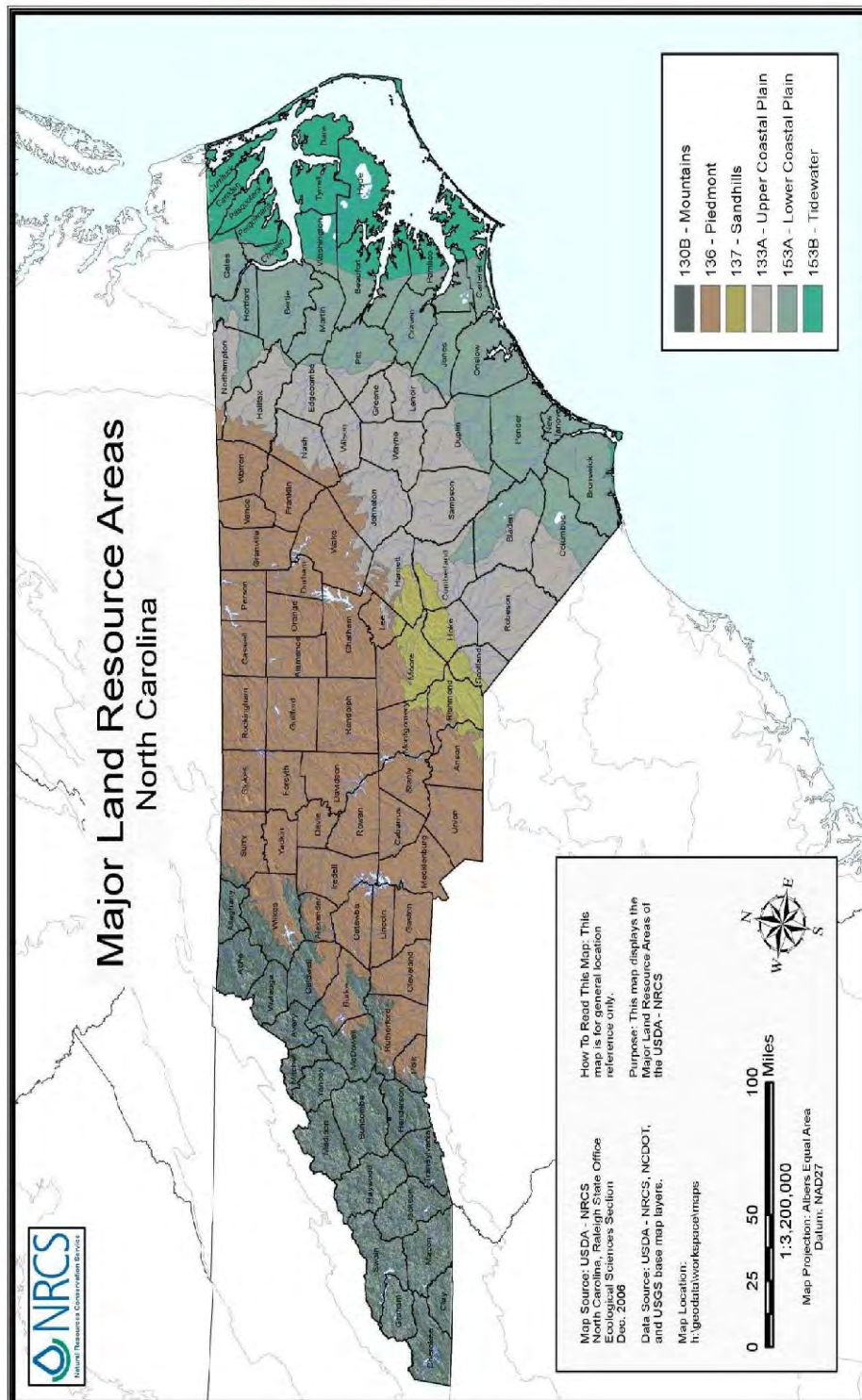
For the year 2004 and the subsequent years, the UVAB has set the capitalization rate at 6.5% for agricultural and horticultural land.

The capitalization rate for forestland continues to be fixed at 9% as mandated by the statutes.



**IV. Other Issues**

The value for the best agricultural land can be no higher than \$1,200 an acre for any MLRA.



## PRESENT-USE VALUE SCHEDULES

**AGRICULTURAL RENTS**

<b>MLRA</b>	<b>BEST</b>	<b>AVERAGE</b>	<b>FAIR</b>
130	90.30	54.30	35.50
133A	82.15	58.30	43.65
136	61.80	42.10	27.35
137	67.50	47.30	32.20
153A	77.10	56.10	42.20
153B	103.95	70.70	53.00

**AGRICULTURAL SCHEDULE**

<b>MLRA</b>	<b>CLASS I</b>	<b>CLASS II</b>	<b>CLASS III</b>
130	\$1,200*	\$835	\$545
133A	\$1,200*	\$895	\$670
136	\$950	\$645	\$420
137	\$1,035	\$725	\$495
153A	\$1,185	\$860	\$645
153B	\$1,200*	\$1,085	\$815

--NOTE: All Class IV or Non-Productive Land will be appraised at \$40.00 per acre.

--Cash rents were capitalized at a rate of 6.5% to produce the Agricultural Schedule.

\* As required by statute, agricultural values cannot exceed \$1,200.

**HORTICULTURAL SCHEDULE**

All horticultural crops requiring more than one growing season between planting or setting out and harvest, such as Christmas trees, ornamental shrubs and nursery stock, apple and peach orchards, grapes, blueberries, strawberries, sod and other similar horticultural crops should be classified as horticulture regardless of location in the state.

**HORTICULTURAL RENTS**

<b>MLRA</b>	<b>BEST</b>	<b>AVERAGE</b>	<b>FAIR</b>
130	161.70	111.10	72.90
133A	99.10	68.40	52.25
136	89.20	58.05	40.15
137	84.35	56.85	37.70
153A	93.80	58.15	44.40
153B	122.40	92.80	84.35

**HORTICULTURAL SCHEDULE**

<b>MLRA</b>	<b>CLASS I</b>	<b>CLASS II</b>	<b>CLASS III</b>
130	\$2,485	\$1,705	\$1,120
133A	\$1,520	\$1,050	\$800
136	\$1,370	\$890	\$615
137	\$1,295	\$870	\$580
153A	\$1,440	\$890	\$680
153B	\$1,880	\$1,425	\$1,295

--NOTE: All Class IV or Non-Productive Land will be appraised at \$40.00 per acre.

--Cash rents were capitalized at a rate of 6.5% to produce the Horticultural Schedule.

**FORESTLAND NET PRESENT VALUES**

<b>MLRA</b>	<b>Class I</b>	<b>Class II</b>	<b>Class III</b>	<b>Class IV</b>	<b>Class V</b>
130	\$35.95	\$24.87	\$9.10	\$5.06	\$5.01
133A	\$32.06	\$24.43	\$19.44	\$7.42	\$5.05
136	\$35.29	\$25.34	\$23.71	\$15.07	\$11.13
137	\$38.31	\$25.34	\$24.80	\$8.58	\$3.25
153A	\$32.06	\$24.43	\$19.44	\$7.42	\$5.05
153B	\$27.11	\$19.44	\$19.37	\$7.42	\$5.05

**FORESTLAND SCHEDULE**

<b>MLRA</b>	<b>Class I</b>	<b>Class II</b>	<b>Class III</b>	<b>Class IV</b>	<b>Class V</b>
130	\$395	\$275	\$100	\$60	\$55
133A	\$355	\$270	\$215	\$80	\$60
136	\$390	\$280	\$265	\$165	\$125
137	\$425	\$280	\$275	\$95	\$40
153A	\$355	\$270	\$215	\$80	\$60
153B	\$300	\$215	\$215	\$80	\$60

--NOTE: All Class VI or Non-Productive Land will be appraised at \$40.00/Acre. Exception: For any MLRA where the Class V rate is \$40 or less, use 80% of the Class V rate.

--Net Present Values were divided by a capitalization rate of 9.00% to produce the Forestland Schedule.

## **2009 Cash Rent Study**

### **INTRODUCTION**

The National Agricultural Statistics Service in cooperation with the North Carolina Department of Agricultural and Consumer Services collected cash rents data on the 2009 County Estimates Survey. North Carolina farmers were surveyed to obtain cash rent values per acre for three land types: Agricultural, horticultural, and Christmas tree land. Supporting funds for this project were provided by the North Carolina Legislature. Appreciation is expressed to all survey participants who provided the data on which this report is based.

### **THE SURVEY**

The survey was conducted by mail with telephone follow-up during September through February.

Values relate to the data collection time period when the respondent completed the survey.

### **THE DATA**

This report includes the most current number of responses and average rental rate per acre. Producers were asked to provide their best estimate of cash rent values in their county by land quality. The data published here are simple averages of the best estimate of the cash rent value per acre. These averages are not official estimates of actual sales.

Reported data that did not represent agricultural usage were removed in order to give a more accurate reflection of agricultural rents and values. To ensure respondent confidentiality and provide more statistical reliability, counties and districts with fewer than 10 reports are not published individually, but are included in aggregate totals. Published values in this report should never be used as the only factor to establish rental arrangements.

Data were collected for three land types: Agricultural, horticultural, and Christmas tree land. Agricultural land includes land used to produce row crops such as soybeans, corn, peanuts, and small grains, pasture land, and hay. Agricultural land also includes any land on which livestock are grown. Horticultural land includes commercial production or growing of fruits or vegetables or nursery or floral products such as apple orchards, blueberries, cucumbers, tomatoes, potted plants, flowers, shrubs, sod, and turf grass. Christmas tree land includes any land to produce Christmas trees, including cut and balled Christmas trees.

## 2009 Average Cash Rents for Resource Area = 130 Mountains

County	Agricultural High Productivity			Agricultural Medium Productivity			Agricultural Low Productivity			Horticultural High Productivity			Horticultural Medium Productivity			Horticultural Low Productivity			Christmas Trees High Productivity			Christmas Trees Medium Productivity			Christmas Trees Low Productivity		
	No. of reports	Average		No. of reports	Average		No. of reports	Average		No. of reports	Average		No. of reports	Average		No. of reports	Average		No. of reports	Average		No. of reports	Average		No. of reports	Average	
ALLEGANY	22	69.80	2	55.50	21	33.30																					
ASHE	9	76.30	6	43.50	15	28.30																					
AVERY																											
BUNCOMBE	37	60.70	3	53.60	27	33.60																					
BURKE	25	55.20	20	33.20	19	26.60																					
CALDWELL	6	35.40	1	23.20	10	16.70																					
CHEROKEE	6	88.00	1	48.60	10	29.50																					
CLAY	6	66.70	11	39.10	13	25.20																					
GRAHAM																											
HAYWOOD	4	17.90	26	73.80	29	43.50																					
HENDERSON	24	63.50	6	57.60	18	36.90																					
JACKSON																											
MACDOWELL																											
MACON	1	73.20	2	43.30																							
MADISON	26	16.50	22	63.20	23	40.50																					
MITCHELL																											
POLK																											
SWAIN																											
TRANSYLVANIA	11	93.60																									
WATAUGA	27	79.00	6	49.70	14	32.50																					
WILKES	79	57.30	7	39.30	59	27.00																					
YANCEY	9	17.90	8	72.30	13	48.85																					
AREA TOTAL	422	82.10	349	49.40	317	32.30	78	147.00	47	101.10	41	68.30	69	153.60	47	93.40	38	61.30									



## 2009 Average Cash Rents for Resource Area = 133A Upper Coastal Plain

County	Agricultural High Productivity			Agricultural Medium Productivity			Agricultural Low Productivity			Horticultural High Productivity			Horticultural Medium Productivity			Horticultural Low Productivity			Christmas Trees High Productivity			Christmas Trees Medium Productivity			Christmas Trees Low Productivity		
	No. of reports	Average		No. of reports	Average		No. of reports	Average		No. of reports	Average		No. of reports	Average		No. of reports	Average		No. of reports	Average		No. of reports	Average		No. of reports	Average	
	36	63.0	36	49.20	25	33.80																					
BLADEN	77	60.80	36	45.80	51	34.60																					
COLUMBUS	36	66.40	26	44.70	25	30.40																					
CUMBERLAND	62	69.30	16	50.80	90	39.70																					
DUPLIN	36	77.0	26	57.20	22	43.60																					
EDGECOMBE	6	79.70	40	55.00	36	41.90																					
GREENE	28	83.30	16	64.20	14	42.0																					
HALFAX	58	74.50	52	51.70	39	36.40																					
HARNETT	13	71.90	84	49.90	63	33.40																					
JOHNSTON	60	81.00	46	58.70	33	42.0																					
LENOR	5	77.80	39	52.70	31	43.0																					
NASH	23	102.00	7	73.80	13	57.30																					
NORTHAMPTON	53	49.80	52	38.90	28	32.40																					
ROBESON	18	81.00	136	56.40	87	41.80																					
SAMPSON	1	44.50																									
SCOTLAND	98	69.70	64	62.30	65	47.00																					
WAYNE	40	82.80	30	61.90	27	49.20																					
WILSON	1038	74.70	818	53.90	565	39.70				61	90.40			46	62.20												
AREA TOTAL																											



## 2009 Average Cash Rents for Resource Area = 136 Piedmont

County	Agricultural High Productivity		Agricultural Medium Productivity		Agricultural Low Productivity		Horticultural High Productivity		Horticultural Medium Productivity		Horticultural Low Productivity		Christmas Trees High Productivity		Christmas Trees Medium Productivity		Christmas Trees Low Productivity	
	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average
ALAMANCE	63	52.30	51	32.90	50	20.70												
ALEXANDER	35	49.30	28	33.40	29	20.00												
ANSON	35	50.30	31	41.30	25	28.40												
BURKE	25	55.20	22	33.20	19	26.60												
CABARRUS	20	42.20	16	37.80	13	23.90												
CALDWELL	33	35.40	11	23.50	30	16.70												
CASWELL	54	49.90	41	30.90	44	19.20												
CATAWBA	32	39.20	29	28.60	31	19.20												
CHATHAM	47	48.60	43	34.70	37	23.30												
CLEVELAND	44	36.50	39	29.20	34	21.20												
DAVIDSON	50	45.60	43	32.90	40	21.40												
DAVIE	38	60.70	27	39.30	24	21.30												
DURHAM	35	36.50	32	27.50	33	21.50												
FORSYTH	26	63.60	16	48.80	18	23.30												
FRANKLIN	43	59.20	38	37.30	35	21.90												
GASTON	37	33.50	15	27.30	15	16.80												
GRANVILLE	58	53.00	45	31.60	43	17.60												
GUILFORD	46	41.20	39	27.00	34	17.60												
HALIFAX	28	83.30	18	64.20	14	42.30												
IREDELL	52	53.90	49	43.40	43	27.90												
JOHNSTON	103	71.90	84	49.90	63	33.40	13	93.90	10	53.00								
LEE	25	72.40	20	45.40	16	33.30												
LINCOLN	16	35.60	14	21.60	12	16.60												
MECKLENBURG	1	61.40																
MONTGOMERY	16	41.60	16	39.30	14	20.00												
MOORE	37	56.50	33	37.30	25	23.90												
NASH	51	77.80	39	52.70	31	43.30												
ORANGE	31	37.60	26	31.60	25	19.40												
PERSON	34	60.70	28	40.60	22	23.30												
POLK																		
RANDOLPH	96	48.20	81	33.80	73	21.00												
RICHMOND	21	32.60	15	23.30	18	19.30												
ROCKINGHAM	55	55.30	41	30.30	40	16.60												
ROWAN	47	48.80	36	34.70	33	23.50												
RUTHERFORD	21	37.40	16	27.60	14	19.30												
STANLY	34	52.50	30	40.30	29	27.90												
STOKES	54	74.20	39	47.30	34	28.30												
SURRY	73	83.90	57	53.90	53	35.30												
UNION	55	66.30	50	47.80	40	40.30												
VANCE	32	55.00	22	29.30	23	17.20												
WAKE	55	61.20	46	36.20	39	26.20												
WARREN	24	40.90	15	25.30	20	17.80												
WILKES	79	57.30	71	39.30	59	27.00												
YADKIN	79	67.00	60	47.80	58	31.00												
AREA TOTAL	9798	56.30	4458	38.30	3324	24.90	125	81.90	101	52.80	89	36.50	48	77.90	43	52.90	41	35.00

## 2009 Average Cash Rents for Resource Area = 137 Sandhills

County	Agricultural High Productivity		Agricultural Medium Productivity		Agricultural Low Productivity		Horticultural High Productivity		Horticultural Medium Productivity		Horticultural Low Productivity		Christmas Trees High Productivity		Christmas Trees Medium Productivity		Christmas Trees Low Productivity	
	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average
HARNETT	58	74.50	52	5170	30	36.40												
HOKE	17	56.50	11	45.00	11	29.30												
LEE	25	72.40	20	45.40	8	33.80												
MOORE	37	96.50	33	37.30	25	23.90												
RICHMOND	21	32.60	15	23.30	8	8.30												
SCOTLAND	30	44.50																
AREA TOTAL	168	61.40	139	43.00	115	29.30	*	76.70	*	6170	*	34.30						

An \* indicates the data is published even though there are less than 10 reports.



## 2009 Average Cash Rents for Resource Area = 153A Lower Coastal Plain

County	Agricultural High			Agricultural Medium			Agricultural Low			Horticultural High			Horticultural Medium			Horticultural Low			Christmas Trees High			Christmas Trees Medium			Christmas Trees Low		
	No. of reports	Average	Productivity	No. of reports	Average	Productivity	No. of reports	Average	Productivity	No. of reports	Average	Productivity	No. of reports	Average	Productivity	No. of reports	Average	Productivity	No. of reports	Average	Productivity	No. of reports	Average	Productivity	No. of reports	Average	Productivity
BEAUFORT	30	53.70		20	52.00		21	44.50																			
BERTIE	4	75.00		20	60.90		21	60.90																			
BLADEN	36	63.00		32	49.20		25	33.50																			
BRUNSWICK	23	44.40		16	36.00		13	30.00																			
CARTERET																											
CHOWAN	20	87.00		10	58.90		12	51.70																			
COLUMBUS	77	60.80		36	43.90		31	34.60																			
GRAVEN	32	60.60		20	47.80		21	35.20																			
DUPLIN	42	69.30		18	50.80		90	39.70																			
EDGECOMBE	36	77.00		20	57.20		22	43.60																			
GATES	10	81.20		11	62.30																						
HERTFORD	6	73.00		11	49.60																						
JONES	23	64.40		22	49.80		20	41.50																			
MARTIN	46	50.70		30	53.20		29	40.50																			
NEW HANOVER																											
ONSLOW	34	55.40		24	42.80		23	34.80																			
PAMLICO	10	70.40		10	51.20		13	36.50																			
PENDER	24	67.00		21	45.50		19	33.70																			
PITT	45	73.70		30	56.20		33	40.50																			
WASHINGTON	19	53.80		10	61.00																						
AREA TOTAL	872	70.90		626	61.00		442	38.40		30	55.30		15	62.30		13	40.40										





## 2009 Average Cash Rents for Resource Area = 153B Tidewater

County	Agricultural High Productivity		Agricultural Medium Productivity		Agricultural Low Productivity		Horticultural High Productivity		Horticultural Medium Productivity		Horticultural Low Productivity		Christmas Trees High Productivity		Christmas Trees Medium Productivity		Christmas Trees Low Productivity	
	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average
BEAUFORT	30	83.70	28	52.00	21	37.10												
CAMDEN																		
CARTER																		
CHOWAN	20	87.00	8	58.40	12	5170												
CURRITUCK	10	85.00																
DARE																		
HYDE																		
PAMLICO	8	70.40	8	5120	13	36.50												
PASQUOTANK	9	105.30	7	73.20	10	60.00												
PERQUIMANS	24	80.90	2	78.30	18	58.90												
TYRRELL	10	109.50																
WASHINGTON	2	28.30	10	61.00														
AREA TOTAL	161	84.50	117	64.30	111	48.20	12	111.30	14	84.40	1	76.70						

An \* indicates the data is published even though there are less than 10 reports.

## 2009 Average Cash Rents - State Total

	Agricultural High Productivity		Agricultural Medium Productivity		Agricultural Low Productivity		Horticultural High Productivity		Horticultural Medium Productivity		Horticultural Low Productivity		Christmas Trees High Productivity		Christmas Trees Medium Productivity		Christmas Trees Low Productivity	
	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average	No. of reports	Average
County	3431	66.90	2743	45.60	2434	31.50	284	103.20	184	87.70	385	46.90	194	121.50	93	76.30	80	49.40
STATE TOTAL																		

## Christmas Tree Guidelines

This information replaces a previous memorandum issued by our office dated December 12, 1989. The 1989 General Assembly enacted an “in-lieu of income” provision allowing land previously qualified as horticulture to continue to receive benefits of the present-use value program when the crop being produced changed from any horticultural product to Christmas trees. It also directed the Department of Revenue to establish a separate gross income requirement different from the \$1,000 gross income requirement for horticultural land, when the crop being grown was evergreens intended for use as Christmas trees. N.C.G.S. 105-289(a)(6) directs the Department of Revenue:

**“To establish requirements for horticultural land, used to produce evergreens intended for use as Christmas trees, in lieu of a gross income requirement until evergreens are harvested from the land, and to establish a gross income requirement for this type of horticultural land, that differs from the income requirement for other horticultural land, when evergreens are harvested from the land.”**

It should be noted that horticultural land used to produce evergreens intended for use as Christmas trees is the only use allowed benefit of the present-use value program without first having met a gross income requirement. The trade-off for this exception is a different gross income requirement in recognition of the potential for greater income than would normally be associated with other horticultural or agricultural commodities.

While the majority of Christmas tree production occurs in the western mountain counties (MLRA 130), surveys as far back as 1996 indicate that there are approximately 135 Christmas tree operations in non-mountain counties (MLRAs 136, 137, 133A, 153A & 153B). They include such counties in the piedmont and coastal plain as Craven, Halifax, Robeson, Wake, and Warren. For this reason we have prepared separate in-lieu of income requirements and gross income requirements for these two areas of the State. The different requirements recognize the difference in species, growing practices, markets, and resulting gross income potential.

After consulting with cooperative extension agents, the regional Christmas tree/horticultural specialist at the Western North Carolina Experimental Research Station, and various landowners/growers, we have determined the standards in the following attachments to be reasonable guidelines for compliance with G.S. 105-289(a)(6). Please note these requirements are subject to the whims of weather and other conditions that can have a significant impact. The combined effect of recent hurricanes, spring freezes, and ice storms across some parts of the State should be taken into consideration when appropriate within each county. As with other aspects of the present-use value program, owners of Christmas tree land should not be held accountable for conditions such as adverse weather or disease outbreak beyond their control.

We encourage every county to contact their local Cooperative Extension Service Office to obtain the appropriate local data and expertise to support particular situations in each county.

## **I. Gross Income Requirement for Christmas Trees**

For MLRA 130, the gross income requirement for horticultural land used to grow evergreens intended for use as Christmas trees is \$2,000 per acre.

For all other MLRAs, the gross income requirement for horticultural land used to grow evergreens intended for use as Christmas trees is \$1,500 per acre.

## **II. In-Lieu of Income Requirement**

### **MLRA 130 – Mountains**

The in-lieu of income requirement is for acreage in production but not yet undergoing harvest, and will be determined by sound management practices, best evidenced by the following:

1. Sites prepared by controlling problem weeds and saplings, taking soil samples, and applying fertilizer and/or lime as appropriate.
2. Generally, a 5' x 5' spacing producing approximately 1,750 potential trees per acre. Spacing must allow for adequate air movement around the trees. (There is very little 4' x 4' or 4.5' x 4.5' spacing. Some experimentation has occurred with 5' x 6' spacing, primarily aimed at producing a 6' tree in 5 years. All of the preceding examples should be acceptable.)
3. A program for insect and weed control.
4. Generally, an eight-to-ten year setting to harvest cycle. (Most leases are for 10 years, which allows for a replanting of non-established or dying seedlings up through the second year.)

The gross income requirement for acres undergoing Christmas tree harvest in the mountain region of North Carolina (MLRA 130) is \$2,000 per acre. Once Christmas trees are harvested from specific acreage, the requirement for those harvested acres will revert to the in-lieu of income requirement.

As an example, if the total amount of acres devoted to Christmas tree production is six acres, three of which are undergoing harvest and three of which have yet to reach maturity, the gross income requirement would be \$6,000.



**MLRA 136 – Piedmont, MLRA 137 – Sandhills, MLRA 133A – Upper Coastal Plain, MLRA 153A – Lower Coastal Plain, and MLRA 153B – Tidewater.**

The in-lieu of income requirement is for acreage in production but not yet undergoing harvest, and will be determined by sound management practices, best evidenced by the following:

1. Sites prepared by controlling problem weeds and saplings, taking soil samples, and applying fertilizer and/or lime as appropriate.
2. Generally, a 7' x 7' spacing producing approximately 900 potential trees per acre. Spacing must allow for adequate air movement around the trees. (There may be variations in the spacing dependent on the species being grown, most likely Virginia Pine, White Pine, Eastern Red Cedar, and Leyland Cypress. All reasonable spacing practices should be acceptable.)
3. A program for insect and weed control.
4. Generally a five-to-six year setting to harvest cycle. (Due to the species being grown, soil conditions and growing practices, most operations are capable of producing trees for market in the five-to-six year range. However, the combined effect of adverse weather and disease outbreak may force greater replanting of damaged trees thereby lengthening the current cycle beyond that considered typical.)

The gross income requirement for acres undergoing Christmas tree harvest in the non-mountain regions of North Carolina (MLRAs 136, 137, 133A, 153A, and 153B) is \$1,500 per acre. Once Christmas trees are harvested from specific acreage, the requirement for those harvested acres will revert to the in-lieu of income requirement.

As an example, if the total amount of acres devoted to Christmas tree production is six acres, three of which are undergoing harvest and three of which have yet to reach maturity, the gross income requirement would be \$4,500.

## Procedure for Forestry Schedules

The charge to the Forestry Group is to develop five net income per-acre ranges for each MLRA based on the ability of the soils to produce timber income. The task is confounded by variable species and stand type; management level, costs and opportunities; markets and stumpage prices; topographies; and landowner objectives across North Carolina.

In an attempt to develop realistic net income per acre in each MLRA, the Forestry Group considered the following items by area:

1. Soil productivity and indicator tree species (or stand type);
2. Average stand establishment and annual management costs; 3. Average rotation length and timber yield; and
4. Average timber stumpage prices.

Having selected the appropriate combinations above, the harvest value (gross income) from a managed rotation on a given soil productivity level can be calculated, netted of costs and amortized to arrive at the net income per acre per year soil expectation value. The ensuing discussion introduces users of this manual to the procedure, literature and software citations and decisions leading to the five forest land classes for each MLRA. Column numbers beside sub-headings refer to columns in the Forestry Net Present Values Table.

Soil Productivity/Indicator Species Selection (Col. 1). Soil productivity in forestry is measured by site index (SI). Site index is the height to which trees of a given species will grow on a given soil/site over a designed period of time (usually 50 or 25 years, depending on species, site or age of site table). The Forestry Group identified key indicator species (or stand types) for each MLRA and then assigned site index ranges for the indicator species that captured the management opportunities for that region. The site index ranges became the productivity class basis for further calculations of timber yield and generally can be correlated to Natural Resource Conservation Service (NRCS) cubic foot per acre productivity classes for most stand types. By MLRA, the following site index ranges and species/stand types cover the overwhelming majority of soils/sites and management opportunities.

MLRA 153A, 153B, 137, 136, 133A:

<u>Species/Stand Type</u>	<u>SI Range (50 yr. basis)</u>
Loblolly pine	86-104
Loblolly pine	66-85
Loblolly pine	60-65
Mixed hardwoods	Mixed species and site indices on coves, river bottoms, bottomlands
Pond and/or longleaf pine	50-55
Upland hardwoods (MLRA 136)	40-68 (Upland oak)

MLRA 130:

<u>Species/Stand Type</u>	<u>SI Range (50 yr. basis)</u>
White pine	70-89
White pine	55-69
Shortleaf/mixed hardwoods	Mixed species/sites (SI 42-58 shortleaf)
Bottomland/cove hardwoods	Mixed species/site indices on coves and bottoms
Upland oak ridges	40-68

The site index ranges above, in most cases, can be correlated to individual soil series (and series' phases) according to NRCS cubic foot per acre productivity classes. An exception will be the cove, bottomland, river bottom, and other hardwood sites where topographic position must also be considered. The Soils Group is responsible for assigning soil series to the appropriate class for agriculture, horticulture and forestry.

Stand Establishment and Annual Management Costs (Columns 2 and 3). Stand establishment costs include site preparation and tree planting costs. Costs vary from \$0 to over \$200 per acre depending on soils, species, and management objectives. No cost would be incurred for natural regeneration (as practiced for hardwoods) with costs increasing as pine plantations are intensively managed on highly productive sites. The second column in the Forestry Net Present Values Table contains average establishment costs for the past five years as reported by the N.C. Forest Service for site classes in each MLRA.

Annual management may include costs of pine release, timber stand improvement activities, prescribed burning, boundary line maintenance, consultant fees and other contractual services. Cost may vary from \$0 on typical floodplain or bottomland stands to as high as \$6 per acre per year on intensively managed pine plantations. Annual management costs in Forestry Net Present Values Table are the best estimates under average stand management regimes by site class.

Rotation Length and Timber Yields (Columns 4, 5, 6). Saw timber rotations are recommended on all sites in North Carolina. This decision is based on the market situation throughout the state, particularly the scarce markets for low quality and small-diameter pine and hardwood, which normally would be used for pulpwood. Timber thinnings are not available to most woodlot managers and, therefore, rotations are assumed to proceed unthinned until the optimum economic product mix is achieved.

Timber yields are based on the most current yield models developed at the N.C. State University College of Natural Resources for loblolly pine. (Hafley, Smith, and Buford, 1982) and natural hardwood stands (Gardner et al. 1982). White pine yields, mountain mixed stand yields, and upland oak yields are derived from U.S. Forest Service yield models developed by Vimmerstedt

(1962) and McClure and Knight. Longleaf and pond pine yields are from Schumacher and Coile (1960).

Timber Stumpage Prices (Columns 7 and 8). Cost of forestry operations are derived from the past five-year regional data (provided by the NC Forest Service). For timber, stumpage prices (prices paid for standing timber to landowners) are derived over the same 5-year period from regional timber price data obtained from Timber Mart-South, Inc, or similar timber price reporting system.

Harvest Values (Column 9). Multiplication of timber yields (columns 5 and 6) times the respective timber stumpage prices (columns 7 and 8) gives the gross harvest value of one rotation.

Annualized Net Present Value (NPV) (Column 10). Harvest values (column 9) are discounted to present value at a 4 percent discount rate, which is consistent with rates used and documented by the U.S. Forest Service, forestry industry and forestry economists. This rate approximates the longterm measures of the opportunity cost of capital in the private sector of the U. S. economy (Row et al. 1981; Gunter and Haney, 1984). The respective establishment costs and the present value of annual management costs are subtracted from the present value of the income to obtain the net present value of the timber stand. This is then amortized over the life of the rotation to arrive at the annualized net present value (or annual net income) figure.

## Forestry Net Present Values

Indicator Species or Stand Types, Lengths of Rotation, Costs, Yields, Price and Annualized Net Present Value per Acre of Land by Site Index  
Ranges in Each Major Land Resource Area, North Carolina.

(1) Species/Stand Type	(2) Est. Cost	(3) Mgmt. Cost	(4) Rot. Lgth.	(5) Yield (MBF)	(6) Yield (cfs)	(7) Price /mbf	(8) Price /cfs	(9) Harvest Value	(10) Annualized NPV
<b>MLRAs 153A and 133A (Lower and Upper CP)</b>									
Mixed hardwoods	0	0.0	50	11.5	44	251.69	18.99	3,730	24.43
Loblolly pine (86-104)	370	3.0	30	12	14.4	229.68	28.48	3,166	32.06
Loblolly pine (66-85)	273	2.0	30	7	16.8	229.68	28.48	2,086	19.44
Loblolly pine (60-65)	138	1.0	40	4.8	12.7	229.68	28.48	1,464	7.42
Pond pine (50-55)	48	0.5	50	2.7	20	229.68	28.48	1,190	5.05
Longleaf pine (50-55)	48	0.5	50	3.2	8	229.68	28.48	963	4.30
<b>MLRA 153B ( Tidewater)</b>									
Mixed hardwoods	0	0.0	50	8.43	44	251.69	18.99	2,957	19.37
Loblolly pine (86-104)	456	3.0	30	12	14.4	229.68	28.48	3,166	27.11
Loblolly pine (66-85)	273	2.0	30	7	16.8	229.68	28.48	2,086	19.44
Loblolly pine (60-65)	138	1.0	40	4.8	12.7	229.68	28.48	1,464	7.42
Pond pine ( low site)	48	0.5	50	2.7	20	229.68	28.48	1,190	5.05
<b>MLRA 137 ( Sandhills)</b>									
Mixed hardwoods	0	0.0	50	11.9	46	251.69	18.99	3,869	25.34
Loblolly pine (86-104)	273	3.0	30	12	15.6	229.68	28.48	3,201	38.31
Loblolly pine (66-85)	138	2.0	30	6.4	16.9	229.68	28.48	1,951	24.80
Loblolly pine (60-65)	55	1.0	50	7.2	7	229.68	28.48	1,853	8.58
Longleaf pine (50-55)	55	0.5	50	3.2	8	229.68	28.48	963	3.25



## Forestry Net Present Values

Indicator Species or Stand Types, Lengths of Rotation, Costs, Yields, Price and Annualized Net Present Value per Acre of Land by Site Index Ranges in Each Major Land Resource Area, North Carolina.

(1) Species/Stand Type	(2) Est. Cost	(3) Mgmt. Cost	(4) Rot. Lgth.	(5) Yield (MBF)	(6) Yield (cfs)	(7) Price /mbf	(8) Price /cfs	(9) Harvest Value	(10) Annualized NPV
<b>MLRA 136 (Pied)</b>									
Mixed hardwoods	0	0.0	50	11.9	46	251.69	18.99	3,869	25.34
Loblolly pine (85-104)	289	3.0	30	11.5	15.6	229.68	28.48	3,086	35.29
Loblolly pine (66-85)	157	2.0	30	6.4	16.9	229.68	28.48	1,951	23.71
Loblolly pine (60-65)	55	0.5	40	4.1	15	229.68	28.48	1,369	11.13
Upland hardwoods	0	0.0	50	6.05	32	229.68	28.48	2,301	15.07
<b>MLRA 130 (MTN)</b>									
Mixed hardwoods*	0	0.0	50	10.95	0	346.74	16.59	3,797	24.87
White pine (70-89)	290	2.0	30	17.8	0	172.36	18.56	3,068	35.95
White pine (55-69)	183	1.0	35	8.5	0	172.36	18.56	1,465	9.10
Shortleaf/mixed hwd.	0	0.0	60	6	0	198.89	18.56	1,193	5.01
Upland oak ridge (40-68)	0	0.0	70	5.32	0	346.74	16.59	1,845	5.06

\* Coves, river bottoms, bottomland yields

## MLRA136 – Piedmont

Map Unit Name	Agri	For	Hort
Ailey-Appling complex, 2 to 8 percent slopes	II	II	II
Ailey-Appling complex, 8 to 15 percent slopes, bouldery	IV	II	III
Alamance silt loam, gently sloping phase	II	II	II
Alamance variant gravelly loam, ALL	IV	II	II
Altavista fine sandy loam, 2 to 6 percent slopes, eroded	II	I	I
Altavista fine sandy loam, 7 to 10 percent slopes	II	I	I
Altavista fine sandy loam, 0 to 2 percent slopes occasionally flooded	I	I	II
Altavista fine sandy loam, ALL OTHER	I	I	I
Altavista fine sandy loam, clayey variant	I	I	I
Altavista loam, 0 to 3 percent slopes, rarely flooded	I	I	I
Altavista sandy loam, ALL	I	I	I
Altavista silt loam, ALL	I	I	I
Appling coarse sandy loam, eroded gently sloping phase	II	II	II
Appling coarse sandy loam, eroded sloping phase	II	II	II
Appling coarse sandy loam, ALL OTHER	II	II	I
Appling fine sandy loam, 2 to 6 percent slopes	II	II	I
Appling fine sandy loam, 2 to 6 percent slopes, eroded	II	II	II
Appling fine sandy loam, 2 to 7 percent slopes	II	II	I
Appling fine sandy loam, 2 to 7 percent slopes, eroded	II	II	II
Appling fine sandy loam, 6 to 10 percent slopes	II	II	I
Appling fine sandy loam, 6 to 10 percent slopes, eroded	II	II	II
Appling fine sandy loam, 7 to 10 percent slopes(Wedowee)	II	II	I
Appling fine sandy loam, 7 to 10 percent slopes, eroded (Wedowee)	II	II	II
Appling fine sandy loam, 10 to 14 percent slopes (Wedowee)	III	II	II
Appling fine sandy loam, 10 to 14 percent slopes, eroded (Wedowee)	III	II	II
Appling fine sandy loam, (Wedowee), ALL OTHER	IV	II	II
Appling gravelly sandy loam, 2 to 6 percent slopes	II	II	I
Appling gravelly sandy loam, 2 to 6 percent slopes, eroded	II	II	II
Appling gravelly sandy loam, 6 to 10 percent slopes	II	II	I
Appling gravelly sandy loam, 6 to 10 percent slopes, eroded	II	II	II
Appling loamy sand, 2 to 6 percent slopes	II	II	I
Appling sandy clay loam, 6 to 10 percent slopes, severely eroded	III	II	II
Appling sandy clay loam, 10 to 15 percent slopes, severely eroded	IV	II	II
Appling sandy clay loam, severely eroded sloping phase	III	II	III
Appling sandy loam, 1 to 6 percent slopes	II	II	I
Appling sandy loam, 2 to 6 percent slopes	II	II	I
Appling sandy loam, 2 to 6 percent slopes, eroded	II	II	II
Appling sandy loam, 2 to 8 percent slopes	II	II	I
Appling sandy loam, 6 to 10 percent slopes	II	II	I
Appling sandy loam, 6 to 10 percent slopes, eroded	II	II	II
Appling sandy loam, 6 to 12 percent slopes	II	II	II

Appling sandy loam, 8 to 15 percent slopes	II	II	II
Appling sandy loam, 10 to 15 percent slopes	III	II	II
Appling sandy loam, 10 to 15 percent slopes, eroded	III	II	II
Appling sandy loam, 10 to 25 percent slopes, eroded (Wedowee)	IV	II	II
Appling sandy loam, 15 to 25 percent slopes (Wedowee)	IV	II	II
Appling sandy loam, 15 to 25 percent slopes, eroded (Wedowee)	IV	II	II
Appling sandy loam, eroded gently sloping phase	II	II	II
Map Unit Name	Agri	For	Hort
Appling sandy loam, eroded sloping phase	II	II	II
Appling sandy loam, eroded strongly sloping phase	III	II	II
Appling sandy loam, gently sloping phase	II	II	I
Appling sandy loam, moderately steep phase (Wedowee)	III	II	II
Appling sandy loam, sloping phase	II	II	II
Appling sandy loam, strongly sloping phase	II	II	II
Appling-Marlboro complex, 1 to 6 percent slopes	II	II	II
Appling-Urban land complex, ALL	IV	II	IV
Armenia, ALL	IV	III	III
Ashlar-Rock outcrop complex, ALL	IV	V	IV
Augusta, ALL	III	I	II
Ayersville gravelly loam, ALL	IV	V	II
Badin channery loam, 8 to 15 percent slopes	III	II	II
Badin channery silt loam, 2 to 8 percent slopes	III	II	II
Badin channery silt loam, 8 to 15 percent slopes	III	II	II
Badin channery silt loam, ALL OTHER	IV	II	II
Badin channery silty clay loam, eroded, ALL	III	II	II
Badin silty clay loam, 2 to 8 percent slopes, moderately eroded	III	II	II
Badin silty clay loam, 8 to 15 percent slopes, moderately eroded	IV	II	II
Badin-Goldston complex, 2 to 8 percent slopes	III	II	II
Badin-Goldston complex, 8 to 15 percent slopes	IV	II	III
Badin-Goldston complex, 15 to 25 percent slopes	IV	II	IV
Badin-Nanford complex, 15 to 30 percent slopes	IV	II	IV
Badin-Tarrus complex, 2 to 8 percent slopes	II	II	I
Badin-Tarrus complex, 2 to 8 percent slopes, moderately eroded	III	II	I
Badin-Tarrus complex, 8 to 15 percent slopes	III	II	II
Badin-Tarrus complex, 8 to 15 percent slopes, moderately eroded	IV	II	II
Badin-Tarrus complex, 15 to 25 percent slopes	IV	II	II
Badin-Tarrus complex, 25 to 45 percent slopes	IV	II	IV
Badin-Urban land complex, ALL	IV	II	IV
Banister loam, 1 to 6 percent slopes, rarely flooded	II	I	I
Bethlehem gravelly sandy loam, 2 to 8 percent slopes	III	II	II
Bethlehem gravelly sandy loam, 8 to 15 percent slopes	IV	II	II
Bethlehem-Hibriten complex, 6 to 15 percent slopes	IV	II	III
Bethlehem-Urban land complex, 2 to 15 percent slopes	IV	II	IV
Buncombe, ALL	IV	III	IV
Callison-Lignum complex, 2 to 6 percent slopes	III	II	II
Callison-Misenheimer complex, 6 to 10 percent slopes	III	II	II
Carbonton-Brickhaven complex, ALL	IV	II	IV



Cartecay and Chewacla soils	II	III	III
Cecil clay loam, 2 to 6 percent slopes, eroded	III	II	II
Cecil clay loam, 2 to 6 percent slopes, severely eroded	III	II	II
Cecil clay loam, 2 to 7 percent slopes, severely eroded	III	II	II
Cecil clay loam, 2 to 8 percent slopes, eroded	III	II	II
Cecil clay loam, 6 to 10 percent slopes, eroded	III	II	II
Cecil clay loam, 6 to 10 percent slopes, severely eroded	IV	II	II
Cecil clay loam, ALL OTHER	IV	II	II
Cecil fine sandy loam, 2 to 6 percent slopes	II	II	I
Map Unit Name	Agri	For	Hort
Cecil fine sandy loam, 2 to 6 percent slopes, eroded	II	II	II
Cecil fine sandy loam, 2 to 7 percent slopes	II	II	I
Cecil fine sandy loam, 2 to 7 percent slopes, eroded	II	II	II
Cecil fine sandy loam, 2 to 8 percent slopes	II	II	I
Cecil fine sandy loam, 6 to 10 percent slopes	III	II	II
Cecil fine sandy loam, 6 to 10 percent slopes, eroded	III	II	II
Cecil fine sandy loam, 7 to 10 percent slopes (Pacolet)	III	II	II
Cecil fine sandy loam, 7 to 10 percent slopes, eroded (Pacolet)	III	II	II
Cecil fine sandy loam, 8 to 15 percent slopes	III	II	II
Cecil fine sandy loam, 10 to 14 percent slopes (Pacolet)	III	II	II
Cecil fine sandy loam, 10 to 14 percent slopes, eroded (Pacolet)	III	II	II
Cecil fine sandy loam, 10 to 15 percent slopes	III	II	II
Cecil fine sandy loam, 10 to 15 percent slopes (Pacolet)	III	II	II
Cecil fine sandy loam, 10 to 15 percent slopes, eroded (Pacolet)	III	II	II
Cecil fine sandy loam, 14 to 25 percent slopes (Pacolet)	IV	II	II
Cecil fine sandy loam, 14 to 25 percent slopes, eroded (Pacolet)	IV	II	II
Cecil fine sandy loam, 25 to 40 percent slopes (Pacolet)	IV	II	III
Cecil fine sandy loam, 25 to 40 percent slopes, eroded (Pacolet)	IV	II	III
Cecil fine sandy loam, eroded gently sloping phase	II	II	II
Cecil fine sandy loam, eroded sloping phase	II	II	II
Cecil fine sandy loam, eroded strongly sloping phase	III	II	II
Cecil fine sandy loam, gently sloping phase	II	II	I
Cecil fine sandy loam, moderately steep phase	III	II	II
Cecil fine sandy loam, sloping phase	III	II	II
Cecil fine sandy loam, strongly sloping phase	III	II	II
Cecil gravelly fine sandy loam, 2 to 6 percent slopes	II	II	I
Cecil gravelly fine sandy loam, 2 to 6 percent slopes, eroded	II	II	II
Cecil gravelly fine sandy loam, 2 to 7 percent slopes	II	II	I
Cecil gravelly fine sandy loam, 2 to 7 percent slopes, eroded	III	II	II
Cecil gravelly fine sandy loam, 6 to 10 percent slopes	III	II	II
Cecil gravelly fine sandy loam, 6 to 10 percent slopes, eroded	III	II	II
Cecil gravelly fine sandy loam, 7 to 10 percent slopes	III	II	II
Cecil gravelly fine sandy loam, 7 to 10 percent slopes, eroded (Pacolet)	III	II	II
Cecil gravelly fine sandy loam, 10 to 14 percent slopes (Pacolet)	III	II	II
Cecil gravelly fine sandy loam, 10 to 14 percent slopes, eroded (Pacolet)	III	II	II
Cecil gravelly fine sandy loam, 10 to 15 percent slopes	III	II	II
Cecil gravelly fine sandy loam, 10 to 15 percent, eroded (Pacolet)	III	II	II
Cecil gravelly fine sandy loam, ALL OTHER	IV	II	II

Cecil gravelly sandy clay loam, 2 to 8 percent slopes, eroded	III	II	II
Cecil gravelly sandy clay loam, 8 to 15 percent slopes, eroded	IV	II	II
Cecil gravelly sandy loam, 2 to 6 percent slopes	II	II	I
Cecil gravelly sandy loam, 2 to 6 percent slopes, eroded	II	II	I
Cecil gravelly sandy loam, 6 to 10 percent slopes	III	II	II
Cecil gravelly sandy loam, 6 to 10 percent slopes, eroded	III	II	II
Cecil gravelly sandy loam, 10 to 15 percent slopes	IV	II	IV
Cecil loam, 2 to 6 percent slopes	II	II	I
Cecil loam, ALL OTHER	III	II	II
Cecil sandy clay loam, 8 to 15 percent slopes, eroded	IV	II	II
Map Unit Name	Agri	For	Hort
Cecil sandy clay loam, 8 to 15 percent slopes, moderately eroded	IV	II	II
Cecil sandy clay loam, ALL OTHER	III	II	II
Cecil sandy loam, 2 to 6 percent slopes	II	II	I
Cecil sandy loam, 2 to 6 percent slopes, eroded	III	II	II
Cecil sandy loam, 2 to 8 percent slopes	II	II	I
Cecil sandy loam, 2 to 8 percent slopes, eroded	III	II	II
Cecil sandy loam, 6 to 10 percent slopes	III	II	I
Cecil sandy loam, 6 to 10 percent slopes, eroded	III	II	II
Cecil sandy loam, 8 to 15 percent slopes	III	II	II
Cecil sandy loam, 8 to 15 percent slopes, eroded	IV	II	II
Cecil sandy loam, 10 to 15 percent slopes	III	II	II
Cecil sandy loam, 10 to 15 percent slopes, eroded	III	II	II
Cecil sandy loam, 10 to 15 percent slopes, eroded (Pacolet)	III	II	II
Cecil sandy loam, 15 to 45 percent slopes (Pacolet)	IV	II	II
Cecil sandy loam, eroded gently sloping phase	III	II	II
Cecil sandy loam, eroded sloping phase	III	II	II
Cecil sandy loam, gently sloping phase	II	II	I
Cecil sandy loam, sloping phase	III	II	I
Cecil soils, (Pacolet), ALL	IV	II	II
Cecil stony fine sandy loam, (Uwharrie), ALL	IV	II	II
Cecil-Urban land complex, ALL	IV	II	IV
Chastain silty clay loam	IV	III	III
Chenneby silt loam, 0 to 2 percent slopes, frequently flooded	III	III	III
Chewacla and Chastain soils, 0 to 2 percent slopes, frequently flooded	IV	III	III
Chewacla and Wehadkee, ALL	IV	III	III
Chewacla silt loam, frequently flooded	III	III	III
Chewacla, ALL OTHER	II	III	III
Cid, ALL	III	II	II
Cid-Lignum complex, 1 to 6 percent slopes	II	II	II
Cid-Misenheimer complex, 0 to 4 percent slopes	III	II	II
Cid-Urban land complex, 1 to 5 percent slopes	IV	II	IV
Meadowfield-Fairview complex, 15 to 25 percent slopes	IV	IV	IV
Meadowfield-Rhodhiss complex, 25 to 60 percent slopes, very stony	IV	IV	IV
Meadowfield-Woolwine complex, 8 to 15 percent slopes	IV	IV	IV
Claycreek fine sandy loam, 0 to 2 percent slopes	III	I	II
Colfax sandy loam, ALL	III	II	II

Colvard sandy loam, 0 to 3 percent slopes, occasionally flooded	I	III	III
Colfax silt loam	III	II	II
Congaree, frequently flooded	II	III	III
Congaree, ALL OTHER	I	III	III
Coronaca clay loam, ALL	II	II	I
Coronaca-Urban land complex, 2 to 10 percent slopes	IV	II	IV
Creedmoor coarse sandy loam, ALL	III	I	II
Creedmoor fine sandy loam, 8 to 15 percent slopes	IV	I	II
Creedmoor fine sandy loam, ALL OTHER	III	I	II
Creedmoor loam, 2 to 8 percent slopes	III	I	II
Creedmoor sandy loam, 10 to 15 percent slopes	IV	I	II
Creedmoor sandy loam, 10 to 20 percent slopes	IV	I	II
Map Unit Name	Agri	For	Hort
Creedmoor sandy loam, ALL OTHER	III	I	II
Creedmoor silt loam, ALL	III	I	II
Cullen clay loam, ALL	II	II	II
Cullen-Wynott complex, 15 to 35 percent slopes	IV	II	III
Cut and fill land	IV	VI	IV
Davidson clay, severely eroded strongly sloping phase	III	I	II
Davidson sandy clay loam, 15 to 25 percent slopes	III	I	I
Davidson, ALL OTHER	II	I	I
Dillard fine sandy loam, 2 to 8 percent slopes, rarely flooded	I	III	I
Dogue, ALL	II	I	I
Dogue-Roanoke complex, 0 to 6 percent slopes, rarely flooded	II	I	III
Durham coarse sandy loam, gently sloping phase	II	I	I
Durham coarse sandy loam, sloping phase	III	I	I
Durham loamy sand, 6 to 10 percent slopes, eroded	III	I	I
Durham loamy sand, ALL OTHER	II	I	I
Durham sandy loam, eroded sloping phase	II	I	I
Durham sandy loam, ALL OTHER	III	I	I
Efland silt loam, eroded gently sloping phase (Badin)	II	II	II
Efland silt loam, eroded sloping phase (Badin)	III	II	II
Efland silt loam, gently sloping phase (Badin)	II	II	II
Efland silt loam, sloping phase (Badin)	II	II	II
Efland silt loam, strongly sloping phase (Badin)	III	II	II
Efland silty clay loam severely eroded strongly sloping phase (Badin)	III	II	II
Efland silty clay loam, severely eroded sloping phase (Badin)	III	II	II
Enon clay loam, 2 to 6 percent slopes, eroded	III	II	II
Enon clay loam, 6 to 10 percent slopes, eroded	III	II	II
Enon clay loam, 10 to 15 percent slopes, eroded	IV	II	II
Enon clay loam, severely eroded sloping phase	III	II	II
Enon clay loam, severely eroded strongly sloping phase	IV	II	II
Enon cobbly loam, 2 to 8 percent slopes	II	II	II
Enon cobbly loam, 8 to 15 percent slopes	III	II	II
Enon complex, gullied	IV	II	IV
Enon fine sandy loam, 2 to 15 percent slopes, very stony	IV	II	II
Enon fine sandy loam, 2 to 6 percent slopes	II	II	II

Enon fine sandy loam, 2 to 6 percent slopes, eroded	III	II	II
Enon fine sandy loam, 2 to 8 percent slopes	II	II	II
Enon fine sandy loam, 6 to 10 percent slopes	III	II	II
Enon fine sandy loam, 6 to 10 percent slopes, eroded	III	II	II
Enon fine sandy loam, 8 to 15 percent slopes	III	II	II
Enon fine sandy loam, 10 to 15 percent slopes	III	II	II
Enon fine sandy loam, 10 to 15 percent slopes, eroded	III	II	II
Enon fine sandy loam, eroded gently sloping phase	II	II	II
Enon fine sandy loam, eroded sloping phase	III	II	II
Enon fine sandy loam, gently sloping phase	II	II	II
Enon fine sandy loam, sloping phase	III	II	II
Enon gravelly loam, 2 to 8 percent slopes	II	II	II
Enon gravelly loam, 8 to 15 percent slopes	III	II	II
Enon loam, 2 to 6 percent slopes	II	II	II
Map Unit Name	Agri	For	Hort
Enon loam, 6 to 10 percent slopes	II	II	II
Enon loam, 6 to 12 percent slopes	III	II	II
Enon loam, eroded gently sloping phase	II	II	II
Enon loam, eroded sloping phase	III	II	II
Enon loam, eroded strongly sloping phase	III	II	II
Enon loam, gently sloping phase	II	II	II
Enon loam, sloping phase	III	II	II
Enon loam, strongly sloping phase	III	II	II
Enon sandy loam, 2 to 8 percent slopes	II	II	II
Enon sandy loam, 8 to 15 percent slopes	III	II	II
Enon very cobbly loam, very stony, ALL	IV	II	IV
Enon very stony loam, ALL	IV	II	IV
Enon-Mayodan complex, 15 to 35 percent slopes, very stony	IV	II	III
Enon-Urban land complex, ALL	IV	II	IV
Enon-Wynott complex, 2 to 8 percent slopes	II	II	II
Enon-Wynott complex, 4 to 15 percent slopes, very bouldery	IV	II	IV
Fairview sandy clay loam, 2 to 8 percent slopes, moderately eroded	II	II	II
Fairview sandy clay loam, 8 to 15 percent slopes, moderately eroded	III	II	II
Fairview sandy clay loam, 15 to 25 percent slopes, moderately eroded	IV	II	II
Fairview-Urban land complex, ALL	IV	II	IV
Fluvaquents-Udifluvents complex, 0 to 3 percent slopes, mounded, occasionally flooded	IV	VI	IV
Gaston clay loam, 2 to 8 percent slopes, eroded	II	II	II
Gaston clay loam, 8 to 15 percent slopes, eroded	III	II	II
Gaston loam, 15 to 25 percent slopes	III	II	II
Gaston sandy clay loam, 2 to 8 percent slopes, eroded	II	II	II
Gaston sandy clay loam, 8 to 15 percent slopes, eroded	III	II	II
Georgeville clay loam, 2 to 6 percent slopes, eroded	II	I	II
Georgeville clay loam, 2 to 8 percent slopes, eroded	II	I	II
Georgeville clay loam, 8 to 15 percent slopes, eroded	III	I	II
Georgeville gravelly loam, 2 to 6 percent slopes	II	I	I
Georgeville gravelly loam, 2 to 8 percent slopes, stony	III	I	II
Georgeville gravelly loam, 6 to 10 percent slopes	II	I	I
Georgeville gravelly loam, 10 to 25 percent slopes	IV	I	II

Georgeville gravelly silt loam, 2 to 8 percent slopes	II	I	I
Georgeville gravelly silt loam, 8 to 15 percent slopes	III	I	II
Georgeville loam, 2 to 6 percent slopes	II	I	I
Georgeville loam, 2 to 8 percent slopes	II	I	I
Georgeville loam, 6 to 10 percent slopes	II	I	I
Georgeville loam, 8 to 15 percent slopes	III	I	I
Georgeville loam, ALL OTHER	IV	I	II
Georgeville silt loam, 2 to 6 percent slopes	II	I	I
Georgeville silt loam, 2 to 6 percent slopes, eroded	III	I	II
Georgeville silt loam, 2 to 8 percent slopes	II	I	I
Georgeville silt loam, 2 to 10 percent slopes, eroded	III	I	II
Georgeville silt loam, 4 to 15 percent slopes, extremely stony	IV	I	IV
Georgeville silt loam, 6 to 10 percent slopes	II	I	I
Georgeville silt loam, 6 to 10 percent slopes, eroded	III	I	II
Georgeville silt loam, 8 to 15 percent slopes	III	I	I
Map Unit Name	Agri	For	Hort
Georgeville silt loam, 10 to 15 percent slopes	III	I	I
Georgeville silt loam, 10 to 15 percent slopes, eroded	III	I	II
Georgeville silt loam, 10 to 25 percent slopes	IV	I	II
Georgeville silt loam, 15 to 45 percent slopes, extremely bouldery	IV	I	IV
Georgeville silt loam, eroded gently sloping phase	II	I	II
Georgeville silt loam, eroded sloping phase	III	I	II
Georgeville silt loam, eroded strongly sloping phase	III	I	II
Georgeville silt loam, gently sloping phase	II	I	I
Georgeville silt loam, moderately steep phase	III	I	II
Georgeville silt loam, sloping phase	II	I	I
Georgeville silt loam, strongly sloping phase	III	I	I
Georgeville silty clay loam, 2 to 6 percent slopes, moderately eroded	II	I	II
Georgeville silty clay loam, 2 to 8 percent slopes	II	I	II
Georgeville silty clay loam, 2 to 8 percent slopes, eroded	II	I	II
Georgeville silty clay loam, 2 to 8 percent slopes, moderately eroded	II	I	II
Georgeville silty clay loam, 6 to 10 percent slopes, moderately eroded	III	I	II
Georgeville silty clay loam, 8 to 15 percent slopes, eroded	IV	I	II
Georgeville silty clay loam, 8 to 15 percent slopes, moderately eroded	IV	I	II
Georgeville silty clay loam, severely eroded gently sloping phase	III	I	II
Georgeville silty clay loam, severely eroded moderately steep phase	IV	I	III
Georgeville silty clay loam, severely eroded sloping phase	III	I	III
Georgeville silty clay loam, severely eroded strongly sloping phase	IV	I	III
Georgeville-Badin complex, ALL	IV	I	II
Georgeville-Montonia complex, very stony ALL	IV	I	III
Georgeville-Urban land complex, ALL	IV	I	IV
Goldston, ALL	IV	II	III
Goldston-Badin complex, ALL	IV	II	III
Granville gravelly sandy loam, 2 to 8 percent slopes	II	II	I
Granville sandy loam, 2 to 6 percent slopes	II	II	I
Granville sandy loam, 2 to 6 percent slopes, eroded	II	II	I
Granville sandy loam, 2 to 8 percent slopes	II	II	I
Granville sandy loam, 6 to 10 percent slopes	III	II	I

Granville sandy loam, 6 to 10 percent slopes, eroded	III	II	I
Granville sandy loam, 10 to 15 percent slopes	IV	II	I
Grover, ALL	IV	II	III
Gullied land, ALL	IV	VI	IV
Halewood stony sandy loam, (Edneyville), ALL	IV	III	II
Hatboro sandy loam, 0 to 2 percent slopes, frequently flooded	IV	III	IV
Hayesville and Cecil clay loams, 7 to 14 percent slopes, severely eroded (Cecil and Cecil)	II	II	II
Hayesville and Cecil clay loams, 7 to 14 percent slopes, severely eroded (Cecil and Cecil)	III	II	II
Hayesville and Cecil clay loams, 14 to 25 percent slopes, severely eroded (Pacolet and Pacolet)	IV	II	II
Hayesville and Cecil fine sandy loam, eroded, ALL	IV	II	II
Helena clay loam, severely eroded sloping phase	IV	II	II
Helena coarse sandy loam, sloping phase	IV	II	II
Helena coarse sandy loam, ALL OTHER	III	II	II
Helena fine sandy loam, 2 to 8 percent slopes	III	II	II
Helena sandy loam, 10 to 15 percent slopes	IV	II	II
Helena sandy loam, ALL OTHER	III	II	II
Map Unit Name	Agri	For	Hort
Helena-Sedgefield sandy loams, ALL	III	II	II
Helena-Urban land complex, ALL	IV	II	IV
Helena-Worsham complex, 1 to 6 percent slopes	IV	II	III
Herndon loam, 2 to 6 percent slopes	II	II	I
Herndon loam, 6 to 10 percent slopes	II	II	I
Herndon silt loam, 2 to 6 percent slopes	II	II	I
Herndon silt loam, 2 to 6 percent slopes, eroded	II	II	II
Herndon silt loam, 2 to 8 percent slopes	II	II	I
Herndon silt loam, 6 to 10 percent slopes	III	II	I
Herndon silt loam, 6 to 10 percent slopes, eroded	III	II	II
Herndon silt loam, 8 to 15 percent slopes	III	II	I
Herndon silt loam, 10 to 15 percent slopes, eroded	III	II	II
Herndon silt loam, 15 to 25 percent slopes	III	II	I
Herndon silt loam, eroded gently sloping phase	II	II	II
Herndon silt loam, eroded sloping phase	III	II	II
Herndon silt loam, eroded strongly sloping phase	III	II	II
Herndon silt loam, gently sloping phase	II	II	I
Herndon silt loam, moderately steep phase	III	II	I
Herndon silt loam, sloping phase	II	II	I
Herndon silt loam, strongly sloping phase	III	II	I
Herndon silty clay loam, ALL	IV	II	II
Herndon stony silt loam, 2 to 10 percent slopes	III	II	II
Hibriten very cobbly sandy loam, ALL	IV	V	III
Hiwassee clay loam, 8 to 15 percent slopes, eroded	III	II	II
Hiwassee clay loam, 8 to 15 percent slopes, moderately eroded	III	II	II
Hiwassee clay loam, 10 to 15 percent slopes, eroded	III	II	II
Hiwassee clay loam, 15 to 30 percent slopes, moderately eroded	IV	II	II
Hiwassee clay loam, ALL OTHER	II	II	II
Hiwassee gravelly loam, 2 to 8 percent slopes	II	II	I
Hiwassee gravelly loam, 8 to 15 percent slopes	II	II	II
Hiwassee loam, 2 to 6 percent slopes	II	II	I

Hiwassee loam, 2 to 6 percent slopes, eroded	II	II	II
Hiwassee loam, 2 to 7 percent slopes, eroded	II	II	II
Hiwassee loam, 2 to 8 percent slopes	II	II	I
Hiwassee loam, 6 to 10 percent slopes	II	II	I
Hiwassee loam, 6 to 10 percent slopes, eroded	II	II	II
Hiwassee loam, 8 to 15 percent slopes	II	II	I
Hiwassee loam, 10 to 15 percent slopes	II	II	I
Hiwassee loam, 10 to 15 percent slopes, eroded	III	II	II
Hiwassee loam, 15 to 25 percent slopes	IV	II	II
Hornsboro, ALL	I	I	I
Hulett, ALL	IV	II	II
Hulett-Saw complex, 4 to 15 percent slopes, very rocky	IV	II	III
Hulett-Urban Land complex, 2 to 8 percent slopes	IV	II	IV
Iotla sandy loam, 0 to 2 percent slopes, occasionally flooded	II	III	III
Iredell clay loam, 2 to 6 percent slopes	III	II	III
Iredell fine sandy loam, 10 to 14 percent slopes (Wilkes)	IV	II	III
Iredell fine sandy loam, 10 to 14 percent slopes, eroded (Wilkes)	IV	II	III
Map Unit Name	Agri	For	Hort
Iredell fine sandy loam, ALL OTHER	III	II	III
Iredell gravelly loam, 1 to 4 percent slopes	III	II	III
Iredell loam, ALL	III	II	III
Iredell sandy loam, ALL	III	II	III
Iredell very stony loam, gently sloping phase (Enon)	IV	II	IV
Iredell-Urban land complex, ALL	IV	II	IV
Iredell-Urban land-Picture complex, 0 to 10 percent slopes	IV	II	IV
Kirksey silt loam, ALL	II	II	II
Kirksey-Cid complex, 2 to 6 percent slopes	III	II	II
Leaksville silt loam, 0 to 4 percent slopes	III	III	III
Leaksville-Urban land complex, 0 to 4 percent slopes	IV	III	IV
Leveled clayey land	IV	VI	IV
Lignum gravelly silt loam, 2 to 8 percent slopes	II	III	II
Lignum loam, 2 to 6 percent slopes	II	III	II
Lignum silt loam, 7 to 12 percent slopes	III	III	II
Lignum silt loam, ALL OTHER	II	III	II
Lloyd clay loam, 2 to 6 percent slopes, severely eroded (Gaston)	II	II	II
Lloyd clay loam, 2 to 10 percent slopes, severely eroded (Pacolet)	II	II	II
Lloyd clay loam, 6 to 10 percent slopes, severely eroded (Gaston)	II	II	II
Lloyd clay loam, 10 to 14 percent slopes, severely eroded (Pacolet)	III	II	III
Lloyd clay loam, 10 to 15 percent slopes, severely eroded (Gaston)	III	II	III
Lloyd clay loam, 14 to 25 percent slopes, severely eroded (Pacolet)	IV	II	IV
Lloyd clay loam, 15 to 25 percent slopes, severely eroded (Gaston)	IV	II	IV
Lloyd clay loam, severely eroded gently sloping phase (Gaston)	II	II	II
Lloyd clay loam, severely eroded sloping phase (Gaston)	II	II	II
Lloyd clay loam, severely eroded strongly sloping phase (Gaston)	III	II	III
Lloyd clay loam, severely eroded, moderately steep phase (Cecil)	IV	II	III
Lloyd fine sandy loam, 2 to 6 percent slopes (Cecil)	II	II	II
Lloyd fine sandy loam, 2 to 6 percent slopes, eroded (Cecil)	II	II	II
Lloyd fine sandy loam, 6 to 10 percent slopes (Cecil)	III	II	II

Lloyd fine sandy loam, 6 to 10 percent slopes, eroded (Cecil)	III	II	II
Lloyd fine sandy loam, 10 to 15 percent slopes (Pacolet)	II	II	II
Lloyd fine sandy loam, 10 to 15 percent slopes, eroded (Pacolet)	III	II	II
Lloyd fine sandy loam, 15 to 25 percent slopes (Pacolet)	IV	II	II
Lloyd fine sandy loam, 15 to 25 percent slopes, eroded (Pacolet)	IV	II	III
Lloyd loam, 2 to 6 percent slopes (Gaston)	II	II	I
Lloyd loam, 2 to 6 percent slopes, eroded (Davidson)	II	II	II
Lloyd loam, 2 to 6 percent slopes, eroded (Gaston)	II	II	I
Lloyd loam, 2 to 7 percent slopes (Pacolet)	II	II	I
Lloyd loam, 2 to 7 percent slopes, eroded (Pacolet)	II	II	II
Lloyd loam, 6 to 10 percent slopes (Cecil)	III	II	II
Lloyd loam, 6 to 10 percent slopes, eroded (Cecil)	III	II	II
Lloyd loam, 6 to 10 percent slopes, eroded (Davidson)	II	II	II
Lloyd loam, 7 to 10 percent slopes (Pacolet)	III	II	II
Lloyd loam, 7 to 10 percent slopes, eroded (Pacolet)	III	II	II
Lloyd loam, 10 to 14 percent slopes (Pacolet)	IV	II	II
Lloyd loam, 10 to 14 percent slopes, eroded (Pacolet)	IV	II	III
Lloyd loam, 10 to 15 percent slopes (Cecil)	IV	II	II
Map Unit Name	Agri	For	Hort
Lloyd loam, 10 to 15 percent slopes, eroded (Davidson)	II	II	III
Lloyd loam, 10 to 15 percent slopes, eroded (Pacolet)	III	II	III
Lloyd loam, 14 to 25 percent slopes (Pacolet)	IV	II	II
Lloyd loam, 14 to 25 percent slopes, eroded (Pacolet)	IV	II	III
Lloyd loam, 15 to 25 percent slopes (Pacolet)	IV	II	II
Lloyd loam, 15 to 25 percent slopes, eroded (Pacolet)	IV	II	III
Lloyd loam, 25 to 40 percent slopes (Pacolet)	IV	II	IV
Lloyd loam, eroded gently sloping phase (Gaston)	III	II	II
Lloyd loam, eroded sloping phase (Cecil)	III	II	II
Lloyd loam, eroded strongly sloping phase (Cecil)	IV	II	II
Lloyd loam, gently sloping phase (Gaston)	II	II	I
Lloyd loam, level phase (Gaston)	II	II	I
Lloyd loam, moderately steep phase (Cecil)	II	II	II
Lloyd loam, sloping phase (Cecil)	II	II	II
Lloyd loam, strongly sloping phase (Cecil)	IV	II	II
Local alluvial land, ALL	IV	III	III
Louisa fine sandy loam, 25 to 45 percent slopes	IV	II	III
Louisa sandy loam, 25 to 45 percent slopes	IV	II	III
Louisburg and Louisa soils, 25 to 55 percent slopes	IV	II	II
Louisburg and Louisa soils, ALL OTHER	IV	II	III
Louisburg coarse sandy loam, ALL	IV	II	II
Louisburg loamy coarse sand, ALL	IV	II	IV
Louisburg loamy sand, 2 to 6 percent slopes	III	II	II
Louisburg loamy sand, 6 to 10 percent slopes	III	II	II
Louisburg loamy sand, 6 to 15 percent slopes	IV	II	II
Louisburg loamy sand, 10 to 15 percent slopes	IV	II	II
Louisburg loamy sand, 15 to 45 percent slopes	IV	II	III
Louisburg sandy loam, ALL	IV	II	II
Louisburg-Wedowee complex, 15 to 25 percent slopes	IV	II	II



Louisburg-Wedowee complex, ALL OTHER	III	II	II
Made land	IV	VI	IV
Madison clay loam, 2 to 6 percent slopes, eroded	III	II	II
Madison clay loam, 6 to 10 percent slopes, eroded	III	II	II
Madison clay loam, eroded, ALL OTHER	IV	II	II
Madison complex, gullied	IV	II	IV
Madison fine sandy loam, 2 to 6 percent slopes	II	II	II
Madison fine sandy loam, 2 to 7 percent slopes	II	II	II
Madison fine sandy loam, 2 to 7 percent slopes, eroded	II	II	II
Madison fine sandy loam, 6 to 10 percent slopes	III	II	II
Madison fine sandy loam, 7 to 10 percent slopes	III	II	II
Madison fine sandy loam, 7 to 10 percent slopes, eroded	III	II	II
Madison fine sandy loam, 10 to 14 percent slopes	III	II	II
Madison fine sandy loam, 10 to 14 percent slopes, eroded	IV	II	II
Madison fine sandy loam, 10 to 15 percent slopes	III	II	II
Madison fine sandy loam, 14 to 25 percent slopes	IV	II	II
Madison fine sandy loam, 15 to 45 percent slopes	IV	II	II
Madison gravelly fine sandy loam, 2 to 6 percent slopes	II	II	II
Madison gravelly fine sandy loam, 2 to 6 percent slopes, eroded	II	II	II
Map Unit Name	Agri	For	Hort
Madison gravelly fine sandy loam, 6 to 10 percent slopes	III	II	II
Madison gravelly fine sandy loam, 6 to 10 percent slopes, eroded	III	II	II
Madison gravelly fine sandy loam, 7 to 10 percent slopes	III	II	II
Madison gravelly fine sandy loam, 10 to 14 percent slopes	III	II	II
Madison gravelly fine sandy loam, 10 to 15 percent slopes	III	II	II
Madison gravelly fine sandy loam, ALL OTHER	IV	II	II
Madison gravelly sandy clay loam, 2 to 8 percent slopes, moderately eroded	III	II	II
Madison gravelly sandy clay loam, 8 to 15 percent slopes, moderately eroded	IV	II	II
Madison gravelly sandy loam, 10 to 25 percent slopes, eroded	IV	II	II
Madison gravelly sandy loam, ALL OTHER	III	II	II
Madison sandy clay loam, 2 to 8 percent slopes, eroded	III	II	II
Madison sandy clay loam, 8 to 15 percent slopes, eroded	IV	II	II
Madison sandy clay loam, 15 to 25 percent slopes, eroded	IV	II	II
Madison sandy loam, 2 to 6 percent slopes	II	II	II
Madison sandy loam, 2 to 6 percent slopes, eroded	II	II	II
Madison sandy loam, 6 to 10 percent slopes	II	II	II
Madison sandy loam, 6 to 10 percent slopes, eroded	III	II	II
Madison sandy loam, 8 to 15 percent slopes	III	II	II
Madison sandy loam, 10 to 15 percent slopes	III	II	II
Madison sandy loam, ALL OTHER	IV	II	II
Madison-Bethlehem complex, 2 to 8 percent slopes, stony, moderately eroded	III	II	II
Madison-Bethlehem complex, 8 to 15 percent slopes, very stony, moderately eroded	IV	II	III
Madison-Bethlehem-Urban Land complex, 2 to 8 percent slopes	IV	II	IV
Madison-Udorthents complex, 2 to 15 percent slopes, gullied	IV	II	IV
Madison-Urban land complex, 2 to 10 percent slopes	IV	II	IV
Mantachie soils	III	III	II
Masada fine sandy loam, ALL	I	II	I
Masada gravelly sandy clay loam, eroded, ALL	II	II	I

Masada loam, 2 to 8 percent slopes	I	II	I
Masada loam, 8 to 15 percent slopes	II	II	I
Masada sandy clay loam, eroded ALL	II	II	I
Masada sandy loam, 2 to 8 percent slopes	I	II	I
Masada sandy loam, 8 to 15 percent slopes	II	II	I
Masada sandy loam, 15 to 25 percent slopes	IV	II	II
Masada-Urban land complex, 2 to 15 percent slopes	IV	II	IV
Mayodan fine sandy loam, 2 to 6 percent slopes	II	I	I
Mayodan fine sandy loam, 2 to 6 percent slopes, eroded	II	I	I
Mayodan fine sandy loam, 2 to 7 percent slopes	II	I	I
Mayodan fine sandy loam, 2 to 8 percent slopes	II	I	I
Mayodan fine sandy loam, 6 to 10 percent slopes	III	I	I
Mayodan fine sandy loam, 7 to 10 percent slopes	III	I	I
Mayodan fine sandy loam, 7 to 10 percent slopes, eroded	III	I	I
Mayodan fine sandy loam, 8 to 15 percent slopes	III	I	I
Mayodan fine sandy loam, 10 to 14 percent slopes	III	I	I
Mayodan fine sandy loam, 10 to 14 percent slopes, eroded	III	I	II
Mayodan fine sandy loam, ALL OTHER	IV	I	II
Mayodan gravelly sandy loam, 2 to 6 percent slopes	II	I	I
Mayodan gravelly sandy loam, 2 to 6 percent slopes, eroded	II	I	I
Map Unit Name	Agri	For	Hort
Mayodan gravelly sandy loam, 2 to 8 percent slopes	II	I	I
Mayodan gravelly sandy loam, 6 to 10 percent slopes	III	I	I
Mayodan gravelly sandy loam, 6 to 10 percent slopes, eroded	IV	I	I
Mayodan gravelly sandy loam, 8 to 15 percent slopes	III	I	II
Mayodan gravelly sandy loam, 10 to 15 percent slopes	III	I	II
Mayodan gravelly sandy loam, 15 to 25 percent slopes	IV	I	II
Mayodan sandy clay loam, 2 to 8 percent slopes, eroded	II	I	II
Mayodan sandy clay loam, 8 to 15 percent slopes, eroded	III	I	II
Mayodan sandy clay loam, 15 to 25 percent slopes, eroded	IV	I	II
Mayodan sandy loam, 2 to 6 percent slopes	II	I	I
Mayodan sandy loam, 2 to 6 percent slopes, eroded	II	I	I
Mayodan sandy loam, 2 to 8 percent slopes	II	I	I
Mayodan sandy loam, 6 to 10 percent slopes	III	I	I
Mayodan sandy loam, 6 to 10 percent slopes, eroded	III	I	I
Mayodan sandy loam, 8 to 15 percent slopes	III	I	II
Mayodan sandy loam, 10 to 15 percent slopes	III	I	II
Mayodan sandy loam, 10 to 15 percent slopes, eroded	IV	I	II
Mayodan sandy loam, 15 to 25 percent slopes	IV	I	II
Mayodan sandy loam, 15 to 25 percent slopes, stony	IV	I	IV
Mayodan silt loam, 2 to 8 percent slopes	II	I	I
Mayodan silt loam, 8 to 15 percent slopes	III	I	II
Mayodan silt loam, 15 to 25 percent slopes	IV	I	II
Mayodan silt loam, 25 to 45 percent slopes	IV	I	III
Mayodan silt loam, thin, ALL	III	I	II
Mayodan silty clay loam, 2 to 8 percent slopes, eroded	III	I	II
Mayodan silty clay loam, 8 to 15 percent slopes, eroded	IV	I	II
Mayodan-Brickhaven complex, 15 to 30 percent slopes	IV	I	III

Mayodan-Exway complex, eroded, ALL	III	I	II
Mayodan-Pinkston complex, 25 to 45 percent slopes	IV	I	III
Mayodan-Urban land complex, ALL	IV	I	IV
McQueen loam, 1 to 6 percent slopes	II	II	II
Mecklenburg clay loam, 2 to 8 percent slopes, eroded	II	II	II
Mecklenburg clay loam, 2 to 8 percent slopes, moderately eroded	II	II	II
Mecklenburg clay loam, 6 to 15 percent slopes, severely eroded	IV	II	II
Mecklenburg clay loam, 8 to 15 percent slopes, eroded	III	II	II
Mecklenburg clay loam, 8 to 15 percent slopes, moderately eroded	III	II	II
Mecklenburg clay loam, severely eroded sloping phase	IV	II	II
Mecklenburg fine sandy loam, 2 to 6 percent slopes	II	II	I
Mecklenburg fine sandy loam, 2 to 8 percent slopes	II	II	II
Mecklenburg fine sandy loam, 8 to 15 percent slopes	III	II	II
Mecklenburg loam, 2 to 6 percent slopes	II	II	I
Mecklenburg loam, 2 to 6 percent slopes, eroded	II	II	II
Mecklenburg loam, 2 to 7 percent slopes, eroded	II	II	II
Mecklenburg loam, 2 to 8 percent slopes	II	II	I
Mecklenburg loam, 6 to 10 percent slopes	II	II	II
Mecklenburg loam, 6 to 10 percent slopes, eroded	II	II	II
Mecklenburg loam, 7 to 14 percent slopes, eroded	III	II	II
Mecklenburg loam, 8 to 15 percent slopes	III	II	II
Map Unit Name	Agri	For	Hort
Mecklenburg loam, 10 to 15 percent slopes, eroded	III	II	II
Mecklenburg loam, ALL OTHER	IV	II	II
Mecklenburg loam, dark surface variant, 2 to 6 percent slopes	II	II	I
Mecklenburg loam, dark surface variant, 6 to 10 percent slopes	II	II	II
Mecklenburg loam, dark surface variant, 10 to 15 percent slopes	III	II	II
Mecklenburg loam, eroded gently sloping phase	II	II	II
Mecklenburg loam, eroded sloping phase	II	II	II
Mecklenburg loam, eroded strongly sloping phase	III	II	II
Mecklenburg sandy clay loam, eroded, ALL	III	II	II
Mecklenburg-Urban land complex, ALL	IV	II	IV
Miscellaneous water	IV	VI	IV
Misenheimer channery silt loam, 0 to 4 percent slopes	IV	V	III
Misenheimer-Callison complex, 0 to 3 percent slopes	IV	V	III
Misenheimer-Cid complex, 0 to 3 percent slopes	IV	V	III
Misenheimer-Kirksey complex, 0 to 5 percent slopes	IV	V	III
Mixed alluvial land, ALL	IV	III	III
Mocksville sandy loam, 2 to 8 percent slopes	II	II	II
Mocksville sandy loam, 8 to 15 percent slopes	III	II	II
Mocksville sandy loam, 15 to 45 percent slopes	IV	II	III
Moderately gullied land, ALL	IV	VI	IV
Monacan and Arents soils	I	III	IV
Monacan loam	I	III	III
Montonia very channery silt loam, 25 to 60 percent slopes, very stony	IV	V	IV
Mooshaunee-Hallison complex, 2 to 8 percent slopes	III	II	II
Mooshaunee-Hallison complex, 8 to 15 percent slopes	IV	II	III
Mooshaunee-Hallison complex, 15 to 25 percent slopes	IV	II	IV

Mooshaunee-Hallison complex, ALL OTHER	IV	II	IV
Nanford gravelly fine sandy loam, 8 to 15 percent slopes	III	II	II
Nanford silt loam, 2 to 6 percent slopes	II	II	I
Nanford silt loam, 2 to 8 percent slopes	II	II	I
Nanford silt loam, 8 to 15 percent slopes	III	II	II
Nanford silty clay loam, 2 to 6 percent slopes, moderately eroded	III	II	II
Nanford-Badin complex, 6 to 10 percent slopes	III	II	II
Nanford-Badin complex, 10 to 15 percent slopes	IV	II	II
Nanford-Emporia complex, 2 to 8 percent slopes	II	II	I
Nason gravelly loam, 2 to 6 percent slopes	III	II	I
Nason gravelly loam, 6 to 10 percent slopes	III	II	II
Nason gravelly loam, 10 to 25 percent slopes	IV	II	II
Nason gravelly loam, 25 to 50 percent slopes	IV	II	III
Nason gravelly silt loam, 2 to 8 percent slopes	II	II	I
Nason gravelly silt loam, 8 to 15 percent slopes	III	II	II
Nason loam, 2 to 6 percent slopes	II	II	I
Nason loam, 6 to 10 percent slopes	III	II	I
Nason silt loam, 2 to 6 percent slopes	II	II	I
Nason silt loam, 2 to 8 percent slopes	II	II	I
Nason silt loam, 6 to 12 percent slopes	III	II	I
Nason silt loam, 8 to 15 percent slopes	III	II	I
Nason silt loam, 10 to 15 percent slopes	III	II	I
Map Unit Name	Agri	For	Hort
Nason silt loam, 15 to 25 percent slopes	IV	II	II
Nason stony silt loam, 10 to 15 percent slopes (Uwharrie)	IV	II	IV
Oakboro silt loam, ALL	III	III	III
Orange gravelly loam, 2 to 7 percent slopes	II	II	II
Orange loam, 0 to 2 percent slopes	II	II	II
Orange silt loam, 0 to 3 percent slopes	II	II	II
Orange silt loam, eroded gently sloping moderately well drained variant	III	II	II
Orange silt loam, eroded gently sloping phase	III	II	II
Orange silt loam, eroded sloping moderately well drained variant	III	II	II
Orange silt loam, gently sloping moderately well drained variant	III	II	II
Orange silt loam, gently sloping phase	II	II	II
Orange silt loam, nearly level phase	II	II	II
Orange silt loam, sloping moderately well drained variant	III	II	II
Pacolet clay loam, 2 to 6 percent slopes, eroded	II	II	II
Pacolet clay loam, 2 to 8 percent slopes, moderately eroded	II	II	II
Pacolet clay loam, 6 to 10 percent slopes, eroded	III	II	II
Pacolet clay loam, 6 to 10 percent slopes, severely eroded	III	II	II
Pacolet clay loam, 8 to 15 percent slopes, moderately eroded	III	II	II
Pacolet clay loam, 10 to 15 percent slopes, eroded	III	II	II
Pacolet clay loam, 15 to 45 percent slopes, eroded	IV	II	II
Pacolet complex, 10 to 25 percent slopes, severely eroded	IV	II	III
Pacolet fine sandy loam, 2 to 6 percent slopes	II	II	I
Pacolet fine sandy loam, 6 to 10 percent slopes	III	II	I
Pacolet fine sandy loam, 8 to 15 percent slopes	III	II	II

Pacolet fine sandy loam, 10 to 15 percent slopes	III	II	II
Pacolet fine sandy loam, ALL OTHER	IV	II	II
Pacolet gravelly fine sandy loam, 2 to 6 percent slopes	II	II	I
Pacolet gravelly fine sandy loam, 6 to 10 percent slopes	III	II	II
Pacolet gravelly fine sandy loam, 8 to 15 percent slopes	III	II	II
Pacolet gravelly fine sandy loam, 15 to 25 percent slopes	IV	II	II
Pacolet gravelly sandy clay loam, 15 to 30 percent slopes, eroded	IV	II	II
Pacolet gravelly sandy loam, 2 to 8 percent slopes	II	II	I
Pacolet gravelly sandy loam, 8 to 15 percent slopes	III	II	II
Pacolet gravelly sandy loam, ALL OTHER	IV	II	II
Pacolet loam, 10 to 15 percent slopes	III	II	II
Pacolet loam, 15 to 25 percent slopes	IV	II	II
Pacolet sandy clay loam, 2 to 6 percent slopes, eroded	II	II	II
Pacolet sandy clay loam, 2 to 6 percent slopes, moderately eroded	II	II	II
Pacolet sandy clay loam, 2 to 8 percent slopes, eroded	II	II	II
Pacolet sandy clay loam, 6 to 10 percent slopes, moderately eroded	III	II	II
Pacolet sandy clay loam, 8 to 15 percent slopes, eroded	III	II	II
Pacolet sandy clay loam, 8 to 15 percent slopes, moderately eroded	III	II	II
Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded	III	II	II
Pacolet sandy clay loam, ALL OTHER	IV	II	II
Pacolet sandy loam, 2 to 6 percent slopes	II	II	I
Pacolet sandy loam, 2 to 8 percent slopes	II	II	I
Pacolet sandy loam, 6 to 10 percent slopes	III	II	II
Pacolet sandy loam, 8 to 15 percent slopes	III	II	II
Map Unit Name	Agri	For	Hort
Pacolet sandy loam, 10 to 15 percent slopes	III	II	II
Pacolet sandy loam, ALL OTHER	IV	II	II
Pacolet soils, 10 to 25 percent slopes	IV	II	III
Pacolet-Bethlehem complex, 2 to 8 percent slopes, eroded	III	II	II
Pacolet-Bethlehem complex, 2 to 8 percent slopes, moderately eroded	III	II	II
Pacolet-Bethlehem complex, ALL OTHER	IV	II	II
Pacolet-Bethlehem complex, 15 to 25 percent slopes, stony	IV	II	III
Pacolet-Bethlehem-Urban Land complex, ALL	IV	II	IV
Pacolet-Madison-Urban land complex, ALL	IV	II	IV
Pacolet-Saw complex, 2 to 8 percent slopes, eroded	III	II	II
Pacolet-Saw complex, 2 to 8 percent slopes, moderately eroded	III	II	II
Pacolet-Saw complex, ALL OTHER	IV	II	II
Pacolet-Udorthents complex, gullied, ALL	IV	II	IV
Pacolet-Urban land complex, ALL	IV	II	IV
Pacolet-Wilkes complex, 8 to 15 percent slopes	III	II	II
Pacolet-Wilkes complex, 15 to 25 percent slopes	IV	II	II
Picture loam, 0 to 3 percent slopes	IV	II	III
Pinkston, ALL	IV	II	III
Pinoka, ALL	IV	II	III
Pinoka-Carbonton complex, 2 to 8 percent slopes	IV	II	III
Pits, ALL	IV	VI	IV
Poindexter and Zion sandy loams, 2 to 8 percent slopes	III	II	II

Poindexter and Zion sandy loams, 8 to 15 percent slopes	IV	II	II
Poindexter and Zion sandy loams, ALL OTHER	IV	II	III
Poindexter fine sandy loam, 25 to 60 percent slopes	IV	II	III
Poindexter loam, 2 to 8 percent slopes	III	II	II
Poindexter loam, 8 to 15 percent slopes	IV	II	II
Poindexter loam, 15 to 45 percent slopes	IV	II	III
Poindexter-Mocksville complex, 2 to 8 percent slopes	IV	II	II
Poindexter-Mocksville complex, 8 to 15 percent slopes	IV	II	II
Poindexter-Mocksville complex, ALL OTHER	IV	II	III
Poindexter-Zion-Urban land complex, 2 to 15 percent slopes	IV	II	IV
Polkton-White Store complex, 2 to 8 percent slopes, severely eroded	III	II	III
Polkton-White Store complex, ALL OTHER	IV	II	III
Quarry, ALL	IV	VI	IV
Rhodhiss, ALL	IV	II	II
Rhodhiss-Bannertown complex, 25 to 50 percent slopes	IV	II	III
Rion fine sandy loam, 2 to 8 percent slopes	III	II	II
Rion fine sandy loam, 8 to 15 percent slopes	IV	II	II
Rion fine sandy loam, 15 to 25 percent slopes	IV	II	II
Rion fine sandy loam, 25 to 60 percent slopes	IV	II	III
Rion loamy sand, 8 to 15 percent slopes	IV	II	II
Rion loamy sand, 15 to 25 percent slopes	IV	II	III
Rion sandy loam, 2 to 8 percent slopes	III	II	II
Rion sandy loam, 8 to 15 percent slopes	III	II	II
Rion sandy loam, 15 to 25 percent slopes	IV	II	II
Rion sandy loam, 15 to 30 percent slopes	IV	II	II
Rion sandy loam, ALL OTHER	IV	II	III
Map Unit Name	Agri	For	Hort
Rion, Pacolet, and Wateree soils, 25 to 60 percent slopes	IV	II	IV
Rion-Ashlar complex, 15 to 35 percent slopes, stony	IV	II	III
Rion-Ashlar complex, 25 to 60 percent slopes, rocky	IV	II	IV
Rion-Ashlar-Rock outcrop complex, 45 to 70 percent slopes	IV	II	IV
Rion-Cliffside complex, 25 to 60 percent slopes, very stony	IV	II	IV
Rion-Hibriten complex, 25 to 45 percent slopes, very stony	IV	II	IV
Rion-Urban land complex, 2 to 10 percent slopes	IV	II	IV
Rion-Wateree-Wedowee complex, 8 to 15 percent slopes	IV	II	III
Rion-Wedowee complex, ALL	III	II	II
Rion-Wedowee-Ashlar complex, ALL	IV	II	III
Riverview and Buncombe soils, 0 to 3 percent slopes, frequently flooded	II	III	III
Riverview and Toccoa soils, 0 to 4 percent slopes, occasionally flooded	II	III	III
Riverview, frequently flooded, ALL	II	III	III
Riverview, occasionally flooded, ALL	I	III	III
Roanoke, ALL	II	III	III
Roanoke-Wahee complex, 0 to 3 percent slopes, occasionally flooded	II	III	III
Rock outcrop	IV	VI	IV
Rock outcrop-Ashlar complex, 2 to 15 percent slopes	IV	VI	IV
Rock outcrop-Wake complex, ALL	IV	VI	IV
Sauratown channery fine sandy loam, 25 to 60 percent slopes, very stony	IV	IV	IV
Saw-Pacolet complex, ALL	IV	II	II

Saw-Wake Complex, very rocky, ALL	IV	II	IV
Secrest-Cid complex, 0 to 3 percent slopes	III	II	II
Sedgefield fine sandy loam, 1 to 4 percent slopes	II	II	II
Sedgefield fine sandy loam, 1 to 6 percent slopes	III	II	II
Sedgefield sandy loam, 1 to 6 percent slopes	III	II	II
Sedgefield sandy loam, 2 to 8 percent slopes	III	II	II
Severely gullied land, ALL	IV	VI	IV
Shellbluff loam, 0 to 2 percent slopes, occasionally flooded	II	III	III
Shellbluff silt loam, 0 to 2 percent slopes, frequently flooded	IV	III	III
Skyuka clay loam, 2 to 8 percent slopes, eroded	II	I	II
Skyuka loam, 2 to 8 percent slopes	I	I	II
Spray loam, 0 to 5 percent slopes	IV	II	III
Spray-Urban land complex, 0 to 5 percent slopes	IV	II	IV
Starr loam, ALL	II	I	III
State, ALL	I	I	I
Stoneville loam, 2 to 8 percent slopes	II	II	I
Stoneville loam, 8 to 15 percent slopes	III	II	I
Stoneville loam, 15 to 25 percent slopes	IV	II	II
Stoneville-Urban land complex, 2 to 10 percent slopes	IV	II	IV
Stony land	IV	VI	IV
Swamp	IV	III	IV
Tallapoosa fine sandy loam, ALL	IV	II	III
Tarrus gravelly silt loam, 2 to 8 percent slopes	II	II	I
Tarrus-Georgeville complex, 8 to 15 percent slopes	II	II	I
Tatum and Nason channery silt loams, 15 to 25 percent slopes	IV	II	II
Tatum channery silt loam, ALL	III	II	I
Tatum channery silty clay loam, ALL	III	II	II
Map Unit Name	Agri	For	Hort
Tatum gravelly loam, 2 to 8 percent slopes	II	II	I
Tatum gravelly loam, 8 to 15 percent slopes	III	II	I
Tatum gravelly loam, ALL OTHER	IV	II	II
Tatum gravelly silt loam, 2 to 8 percent slopes	II	II	I
Tatum gravelly silt loam, 8 to 15 percent slopes	III	II	I
Tatum gravelly silt loam, ALL OTHER	IV	II	II
Tatum gravelly silty clay loam, eroded, ALL	III	II	II
Tatum loam, 2 to 6 percent slopes	II	II	I
Tatum loam, 10 to 15 percent slopes	III	II	II
Tatum loam, ALL OTHER	IV	II	II
Tatum silt loam, 2 to 8 percent slopes	II	II	I
Tatum silt loam, 8 to 15 percent slopes	III	II	I
Tatum silt loam, ALL OTHER	IV	II	II
Tatum silty clay loam, eroded, ALL	III	II	II
Tatum-Badin complex, 2 to 8 percent slopes	III	II	I
Tatum-Badin complex, 2 to 8 percent slopes, eroded	III	II	II
Tatum-Badin complex, 8 to 15 percent slopes	III	II	II
Tatum-Montonia complex, 15 to 30 percent slopes	IV	II	II
Tatum-Montonia complex, ALL OTHER	III	II	II
Tatum-Urban land complex, 2 to 8 percent slopes	IV	II	IV

Tetotum fine sandy loam, 1 to 4 percent slopes	I	I	I
Tetotum silt loam, 0 to 3 percent slopes	I	I	I
Tirzah silt loam, eroded gently sloping phase (Tatum)	III	II	I
Tirzah silt loam, eroded sloping phase (Tatum)	II	II	I
Tirzah silt loam, eroded strongly sloping phase (Tatum)	III	II	II
Tirzah silt loam, gently sloping phase (Stoneville)	II	II	II
Tirzah silt loam, sloping phase (Stoneville)	III	II	II
Tirzah silt loam, strongly sloping phase (Stoneville)	III	II	II
Tirzah silty clay loam, severely eroded gently sloping phase (Tatum)	III	II	II
Tirzah silty clay loam, severely eroded sloping phase (Tatum)	III	II	II
Tirzah silty clay loam, severely eroded strongly sloping phase (Tatum)	IV	II	II
Toast sandy loam, 2 to 8 percent slopes	II	I	I
Toast sandy loam, 8 to 15 percent slopes	III	I	II
Toccoa, ALL	I	III	III
Turbeville fine sandy loam, 0 to 3 percent slopes	I	II	I
Udorthents, ALL	IV	VI	IV
Udorthents-Pits complex, mounded, 0 to 2 percent slopes, occasionally flooded	IV	VI	IV
Udorthents-Urban land complex, ALL	IV	VI	IV
Urban land, ALL	IV	VI	IV
Urban land-Arents complex, occasionally flooded	IV	III	IV
Urban land-Iredell-Creedmoor complex, 2 to 10 percent slopes	IV	II	IV
Urban land-Masada complex, 2 to 15 percent slopes	IV	II	IV
Uwharrie clay loam, 2 to 8 percent slopes, eroded	III	II	III
Uwharrie clay loam, 8 to 15 percent slopes, eroded	IV	II	III
Uwharrie loam, 15 to 25 percent slopes	IV	II	III
Uwharrie loam, very stony, ALL	IV	II	III
Uwharrie silt loam, 2 to 8 percent slopes	II	II	I
Uwharrie silty clay loam, 2 to 8 percent slopes, eroded	III	II	II
Map Unit Name	Agri	For	Hort
Uwharrie silty clay loam, 2 to 8 percent slopes, moderately eroded	III	II	II
Uwharrie silty clay loam, 8 to 15 percent slopes, eroded	IV	II	II
Uwharrie stony loam, ALL	IV	II	III
Uwharrie stony loam, very bouldery, ALL	IV	II	IV
Uwharrie-Badin complex, ALL	IV	II	III
Uwharrie-Tatum complex, 8 to 15 percent slopes	III	II	III
Uwharrie-Tatum complex, 8 to 15 percent slopes, moderately eroded	IV	II	III
Uwharrie-Urban Land, 2 to 8 percent slopes	IV	II	IV
Vance clay loam, severely eroded sloping phase	IV	II	II
Vance coarse sandy loam, 2 to 8 percent slopes	II	II	II
Vance coarse sandy loam, eroded gently sloping phase	III	II	II
Vance coarse sandy loam, eroded sloping phase	III	II	II
Vance coarse sandy loam, gently sloping phase	II	II	II
Vance sandy clay loam, ALL	III	II	II
Vance sandy loam, 2 to 6 percent slopes	II	II	II
Vance sandy loam, 2 to 6 percent slopes, eroded	III	II	II
Vance sandy loam, 2 to 8 percent slopes	II	II	II
Vance sandy loam, 6 to 10 percent slopes	III	II	II
Vance sandy loam, 6 to 10 percent slopes, eroded	III	II	II



Vance sandy loam, 8 to 15 percent slopes	III	II	II
Vance sandy loam, 10 to 15 percent slopes	III	II	II
Vance sandy loam, eroded gently sloping phase	III	II	II
Vance sandy loam, eroded moderately sloping phase	III	II	II
Vance sandy loam, eroded strongly sloping phase	IV	II	II
Vance sandy loam, gently sloping phase	II	II	II
Vance-Urban land complex, 2 to 10 percent slopes	IV	II	IV
Wadesboro clay loam, 2 to 8 percent slopes, moderately eroded	II	I	II
Wadesboro clay loam, 8 to 15 percent slopes, moderately eroded	III	I	II
Wadesboro fine sandy loam, 2 to 7 percent slopes (Mayodan)	II	I	II
Wadesboro fine sandy loam, 2 to 7 percent slopes, eroded (Mayodan)	II	I	II
Wadesboro fine sandy loam, 7 to 10 percent slopes (Mayodan)	III	I	II
Wadesboro fine sandy loam, 7 to 10 percent slopes, eroded (Mayodan)	III	I	II
Wadesboro fine sandy loam, 10 to 14 percent slopes (Mayodan)	III	I	II
Wadesboro fine sandy loam, 10 to 14 percent slopes, eroded (Mayodan)	IV	I	II
Wadesboro fine sandy loam, 14 to 30 percent slopes (Mayodan)	IV	I	II
Wahee, ALL	II	III	I
Wake soils, ALL	IV	II	III
Wake-Saw-Wedowee complex, 2 to 8 percent slopes, rocky	IV	II	III
Wake-Wateree complex, 15 to 30 percent slopes, very rocky	IV	II	III
Wake-Wateree-Wedowee complex, 8 to 15 percent slopes, rocky	IV	II	III
Warne and Roanoke fine sandy loams (Dogue)	IV	III	II
Wateree fine sandy loam, ALL	IV	II	II
Wateree-Rion complex, 40 to 95 percent slopes	IV	II	III
Wateree-Rion-Wedowee complex, 15 to 30 percent slopes	IV	II	III
Wedowee coarse sandy loam, 2 to 6 percent slopes	II	I	I
Wedowee coarse sandy loam, 6 to 10 percent slopes	III	I	II
Wedowee loam, 2 to 8 percent slopes	II	I	I
Map Unit Name	Agri	For	Hort
Map Unit Name	Agri	For	Hort
Wedowee loam, 8 to 15 percent slopes	III	I	II
Wedowee loam, 15 to 25 percent slopes	IV	I	II
Wedowee sandy clay loam, 8 to 15 percent slopes, eroded	IV	I	II
Wedowee sandy loam, 2 to 10 percent slopes, extremely bouldery	IV	I	IV
Wedowee sandy loam, 2 to 15 percent slopes, bouldery	IV	I	III
Wedowee sandy loam, 2 to 6 percent slopes	II	I	I
Wedowee sandy loam, 2 to 6 percent slopes, eroded	II	I	II
Wedowee sandy loam, 2 to 8 percent slopes	II	I	I
Wedowee sandy loam, 6 to 10 percent slopes	III	I	II
Wedowee sandy loam, 6 to 10 percent slopes, eroded	III	I	II
Wedowee sandy loam, 6 to 15 percent slopes	III	I	II
Wedowee sandy loam, 8 to 15 percent slopes	III	I	II
Wedowee sandy loam, 10 to 15 percent slopes	III	I	II
Wedowee sandy loam, 10 to 15 percent slopes, eroded	III	I	II
Wedowee sandy loam, 10 to 25 percent slopes	III	I	II
Wedowee sandy loam, 15 to 25 percent slopes	IV	I	II
Wedowee sandy loam, 15 to 35 percent slopes, bouldery	IV	I	III
Wedowee sandy loam, 15 to 40 percent slopes	IV	I	II

Wedowee-Louisburg complex, 2 to 6 percent slopes	II	I	II
Wedowee-Louisburg complex, ALL OTHER	III	I	III
Wedowee-Urban land-Udorthents complex, 2 to 10 percent slopes	IV	I	IV
Wehadkee and Bibb soils	IV	III	III
Wehadkee, ALL	IV	III	III
White Store clay loam, ALL	IV	II	III
White Store fine sandy loam, moderately eroded, ALL	IV	II	III
White Store loam, 8 to 15 percent slopes	IV	II	III
White Store loam, ALL OTHER	III	II	III
White Store sandy loam, 2 to 6 percent slopes	III	II	III
White Store sandy loam, ALL OTHER	IV	II	III
White Store silt loam, 8 to 15 percent slopes	IV	II	III
White Store silt loam, ALL OTHER	III	II	III
White Store-Polkton complex, ALL	IV	II	III
White Store-Urban land complex, ALL	IV	II	IV
Wickham fine sandy loam, 0 to 3 percent slopes, rarely flooded	I	I	I
Wickham fine sandy loam, 2 to 6 percent slopes	I	I	I
Wickham fine sandy loam, 2 to 6 percent slopes, eroded	II	I	I
Wickham fine sandy loam, 2 to 7 percent slopes, eroded	II	I	I
Wickham fine sandy loam, 2 to 8 percent slopes	II	I	I
Wickham fine sandy loam, 6 to 10 percent slopes	II	I	I
Wickham fine sandy loam, 6 to 10 percent slopes, eroded	III	I	II
Wickham fine sandy loam, 7 to 14 percent slopes, eroded	III	I	II
Wickham fine sandy loam, 10 to 15 percent slopes	III	I	II
Wickham sandy loam, ALL	I	I	I
Wilkes, ALL	IV	II	III
Wilkes-Poindexter-Wynott complex, ALL	IV	II	III
Wilkes-Urban land complex, 8 to 15 percent slopes	IV	II	IV
Winnsboro fine sandy loam, 2 to 8 percent slopes	II	II	I
Winnsboro loam, 2 to 8 percent slopes	III	II	I
Map Unit Name	Agri	For	Hort
Winnsboro loam, 8 to 15 percent slopes	IV	II	II
Winnsboro-Wilkes complex, 2 to 8 percent slopes	III	II	II
Winnsboro-Wilkes complex, ALL OTHER	IV	II	III
Woolwine-Fairview complex, 2 to 8 percent slopes, moderately eroded	III	II	II
Woolwine-Fairview complex, moderately eroded, ALL OTHER	IV	II	II
Woolwine-Fairview-Urban land complex, ALL	IV	II	IV
Worsham, ALL	IV	III	III
Wynott cobbly loam, 2 to 10 percent slopes, extremely stony	IV	II	IV
Wynott loam, 2 to 8 percent slopes	III	II	II
Wynott-Enon complex, 2 to 8 percent slopes	II	II	II
Wynott-Enon complex, 2 to 8 percent slopes, moderately eroded	II	II	II
Wynott-Enon complex, 8 to 15 percent slopes	II	II	II
Wynott-Enon complex, 8 to 15 percent slopes, moderately eroded	III	II	II
Wynott-Enon complex, 15 to 25 percent slopes	IV	II	II
Wynott-Enon complex, extremely bouldery, ALL	IV	II	IV
Wynott-Wilkes-Poindexter complex, 2 to 8 percent slopes	IV	II	II
Wynott-Winnsboro complex, 2 to 8 percent slopes	II	II	II

Wynott-Winnsboro complex, 8 to 15 percent slopes	II	II	II
Wynott-Winnsboro complex, 15 to 25 percent slopes	IV	II	II
Zion gravelly loam, 2 to 8 percent slopes	III	II	II
Zion gravelly loam, 8 to 15 percent slopes	IV	II	II
Zion-Enon complex, 2 to 8 percent slopes	III	II	III
Zion-Enon complex, 8 to 15 percent slopes	IV	II	II
Zion-Mocksville complex, 25 to 45 percent slopes	IV	II	III
Zion-Wilkes complex, 8 to 15 percent slopes	IV	II	II
Zion-Winnsboro-Mocksville complex, ALL	IV	II	II