LAND APPRAISAL PROCEDURES

INTRODUCTION

Land values are derived primarily by the sales comparison method. It is, therefore, important that certain factors be accurately shown and considered. These factors include location, size, topography, present use, highest and best use, etc. The following chapter describes procedures for recording these important elements and determining land values.

MARKET NEIGHBORHOODS

Cabarrus County utilizes stratification of properties by means of establishing market neighborhoods. Below are definitions of Market and Market Area from the IAAO (International Association of Assessing Officers). These concepts guide the determination of the neighborhood boundaries that we use.

Market—IAAO (1) The topical area of common interest in which buyers and sellers interact. (2) The collective body of buyers and sellers for a particular product.

Market Area- IAAO- A geographic area, typically encompassing a group of neighborhoods, defined on the basis that the properties within its boundaries are subject to similar economic forces and supply and demand factors. A separate valuation model is often developed for each market area. Smaller or mid-sized jurisdictions may constitute a single market area.

The reason Market Neighborhood boundaries are determined by geographic boundaries comes from the most important Market concept---"Location, Location, and Location". The neighborhoods are established with natural boundaries, most commonly, railroads, census tracts, townships, interstate highways, lakes, rivers, creeks, watersheds, zoning, and large acreage ownerships. The purpose of dividing a County into smaller geographic Neighborhoods is to allow the appraiser to better study the markets sales, rents, and depreciation. This allows for more than one appraiser to set land values and still be consistent with the other land appraisers establishing base land values in adjoining neighborhoods. By dividing a County into smaller neighborhoods, generally 1,000 adjoining parcels, the revaluation process can make a county with 500,000 parcels just as easy to appraise as a county with 10,000 parcels. The only difference being the number of appraisers needed to accomplish a revaluation on schedule. Also, the ability of the appraiser to change and adjust values in mass by neighborhood reduces the time and personnel needed to complete a revaluation on time and created more equitable values.

A neighborhood generally has multiple land uses within the 1,000 parcels. By grouping the parcels within the same neighborhood by zoning or land use on a land analysis file it allows the appraiser to set and change base rates for land by each zoning or land use and by type, Acres, Lots, Front foot, Square foot, or by Unit for Condominiums in mass. Sales ratios can be used to support these values by neighborhood, land use, and improvement types.

Adjusting all like properties to the same degree within a neighborhood market in mass, eliminates the practice of "chasing sales" and provides for consistent and equitable assessment of all properties.

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The market or sales comparison approach is the most applicable method for the valuation of land. The income approach should also be considered when applicable. The value of properties for which sufficient vacant land sale data is not available, as often happens in the downtown area and the older subdivisions where no vacant parcels remain may be estimated using a land residual approach as detailed in the Income Property Valuation Chapter. In new residential subdivisions where groups of lots are sold from the developer to various builders and no true arm's length sales are available may be valued based on a percentage of total sale prices. This percentage can range from 10% to 30% depending on the amenities that are available in the area.

Land value is generally estimated by comparing the subject property to similar properties which have recently sold and making adjustments to the comparable for the different factors affecting land value.

Some of the factors which must be considered include: location, size, shape, topography, accessibility, present use, highest and best use, zoning, utilities, income to the land, supply and demand for the particular type land, improvements to the land and improvements on the land. Irrigation, drainage, sea walls, sidewalks, curbs, gutter, etc. are examples of improvements to the land and are included in the value of the land. Building structures are improvements on the land and with few exceptions, (some condominium or cooperative buildings), are valued apart from the land.

LAND APPRAISAL PROCEDURE

All splits to the property ownership maps must be posted current to the appraisal.

All zoning and use should be shown on the property ownership maps.

Roads should be classified paved, dirt, nonexistent, etc. and the availability of public improvements indicated on the property ownership maps as necessary.

The following table of road classifications and public improvement classifications are to be used as a note to the land data and may be inserted in the "Other Adjustments" portion of the Land Data section of the Field Data Collection Instrument:

ROAD CLASSIFICATIONS:

Nonexistent ..... NX
Private Drive ..... PD
Dirt
- Rural Dirt ..... RD
- Suburban Dirt ..... SD
- Urban Dirt ..... UD

Paved
- Rural Paved ..... RP
- Suburban Paved ..... SP
- Urban Paved ..... UP

Rural Gravel ..... RG
Rural Dirt Road
Private Dirt Roads ..... RT
Paved with water ..... PW
Public or Community
Paved with water & sewer ..... PS
Interstate ..... IS

PUBLIC IMPROVEMENT CLASSIFICATIONS

Electric ..... E
Water ..... W
Sewer ..... S

Curb C
Gas ..... G

Sidewalk ..... K

Storm Drainage ..... D

Qualified, recent sales data should be posted to the property ownership maps. This data should include whether the sale was vacant or improved, the month and the year of the sale, the amount of the sale and the units and unit price of the sale if it was a vacant sale as follows:

V-6/93	or	I-5/93
250,000 (50,000 Ac)		24,500

The maps are then taken into the field by the land appraiser to field check, study and analyze the sales and their characteristics. The appraiser can then use the sales to compare to other parcels with similar characteristics in the immediate area. Notes should be placed on vacant parcels to indicate the condition of the land if fill is required as follows:

LAND CONDITION	NOTATION	CONDITION FACTOR
Vacant no fill required	VOK	100
Vacant minimum fill	VF	75-95
Vacant major fill	VJF	50-75
Vacant not usable	VNU	30-50

The appraiser should also note the characteristics of the area appraised for similarities which may be encountered in other areas which have insufficient sales.

> The appropriate unit values and depth table can then be posted to the property ownership map using the same format for each type of property; however, the depth table on Card 01 cc 52 will only function when the unit type in Card 02 cc 49-50 is LT or FF.

Generally residential property is valued by front foot, (FF), or lot (LT), acreage (AC), units, (UT); commercial property by front foot, (FF), or square foot, (SF), acreage, (AC), unit (UT); industrial property by square foot (SF), or acreage, (AC), units, (UT); and agricultural property by acreage, (AC). (Some tracts may require two or more different land units.)

LAND MODELS

Currently there are seven different land models in use with the PASCO Appraisal System most of which when properly used should give reliable results. It has been our experience over the last 35 years that the Somers Depth Curve gives excellent equalization and values when pricing by the front foot. These models are supported by current market sales.

Models 1, 2 and 3 are based on the Somers curves and standard depths as follows.

LAND MODEL 00	Unit Lot/Acreage Value
LAND MODEL 01	100 Feet Standard Depth Appraised per Front Foot
LAND MODEL 02	150 Feet Standard Depth Appraised per Front Foot
LAND MODEL 03	200 Feet Standard Depth Appraised per Front Foot
LAND MODEL 04	Base Price Rural Acreage - Market Value
LAND MODEL 05	Present Use Value
LAND MODEL 06	Base Price Industrial Acreage – Market Value
LAND MODEL 07	Base Price Commercial Acreage – Market Value
LAND MODEL 08	Base Price Urban Acreage - Market Value

LAND MODEL 00 – Unit Lot/Acreage Value Pricing

Lots or acreage within a particular subdivision or neighborhood are assigned a base value. Adjustments are then made to each individual parcel for factors such as; access, topography, location, shape, easements, right of ways, percolation, or any other factor that may positively or negatively influence the value of the parcel.

Pricing Guidelines:

Excess Land Residential Lots:

The value of excess land in residential lots varies from area to area depending on what the buyer is looking for. In many new subdivisions small lots with small yards is desirable and in such subdivisions excessive size may yield no additional value. In subdivisions that appeal to buyers that are looking for large lots that provide more privacy and room for outdoor activities, excess land is desirable and should be reflected in the appraised value.

The appraiser when appraising a neighborhood must decide how to appraise excess land. Some suggested guidelines are:

1) Make no adjustment.

2) Use the 50% rule. Decide what the average lot size is and set the base lot priced. Adjust lots that are larger or smaller by valuing the difference at 50% of value. This approach is especially useful when converting older subdivisions from front footage to lot pricing but can also be used in modern subdivisions.

   Example 1: Typical lot size is 75 feet and the subject lot is 90 feet. 90/75 = 120% or the subject is 20% larger. 20% x 50% = +10% Size Adjustment.
   Example 2: Typical lot size is 75 feet and the subject lot is 60 feet. 60/75 = 80% or the subject is 20% smaller. -20% x 50% = -10% Size Adjustment.
   Example 3: Typical lot size is .75 acres and the subject lot is 1.25 acres. 1.25/.75 = 1.67% or the subject is 67% larger. +67% x 50% = +33.5% say +35 Size Adjustment.
   If it is determined that the lot is unbuildable due to the zoning requirements multiply the result of the calculation by 30%.

   Example 4: Typical lot size is 75 feet and the subject lot is 30 feet. 30/75 = 40% or the subject is 60% smaller. -60% x 50% = -30% Size Adjustment. This yields a 70% condition factor which should be reduced by 30%. 70% x 30% = 21% say 20% or -80% for size and unbuildable.

   In the event that a house is built in the middle of 2 or more lots and no additional homes can be built on the land, one lot will be valued at full value and each additional lot will be valued at 50% of value unless the size of the house built required the use of 2 or more lots in which case all lots will be valued at full value.

   Example 1: Typical lot size is 75 feet and the subject lot is two 75 foot lots. 100% + 50% = 150% - 150%/2 lots = 75% or a -25% Size Adjustment. Price as 2.00 LT with a condition factor of 75% HSE ON 2 LTS.

   Example 2: Typical lot size is 75 feet and the subject lot is three 75 foot lots. 100% + 50% +50% = 200% - 200%/3 lots = 67% or a -33% Size Adjustment. Price as 3.00 LT with a condition factor of 67% HSE ON 3 LTS.

   In custom quality neighborhoods where additional lots may be necessary to accommodate the size of the home being built, all lots may need to be valued at full value.
3) If the 50% rule does not work for a particular neighborhood adjust the percentage to whatever the market dictates, say 30%, 75% etc. and follow the examples above.

LAND MODEL 00 – Unit Lot Value Pricing (*Typical lot is 1 acre or less)*

Site suitability for a septic system when sewer is not available:

For parcels that do not have access to a sewer system consideration must be given, if the parcel has had a site evaluation or preliminary evaluation performed by the Health Department or a Licensed Soil Scientist which resulted in it being deemed unsuitable. Before determining the amount of adjustment to be made information must be received to determine what restrictions have been placed on the lot.

Bedroom limits may be established for lots that are found to be marginally suitable. A property owner may wish to build a 5 bedroom house on their lot but the lot may be found suitable for no more than 3 bedrooms. In this case the lot is a suitable building lot with restrictions. In this case the adjustment could vary depending on the area the lot is located in. If building a three bedroom home is a reasonable highest and best use for the lot then no adjustment is required. However, if the lot is located in a subdivision that is made up of large homes with 4 and 5 bedrooms then the use of the subject lot is impaired and consideration should be given at the determination of the appraiser.

If a lot has limited or no suitability for a conventional septic system there are numerous options to make the lot buildable using alternative systems or proprietary systems. The following is a list of various types of septic systems and a general estimate of their average cost.

Systems that can be approved by the local Health Department:

System	Average Cost 3 BR	Soil Depth Requirement
Conventional Gravity System	$ Market	36 inches of suitable soil
Low Pressure System	$ Market	24 inches of suitable soil
Drip System	$ Market	18 inches of suitable soil
Pre-treatment Drip System	$ Market	As little as 12 inches of suitable soil

Systems that can be approved by the State of North Carolina:

System	Average Cost 3 BR	Soil Depth Requirement
Pre-treatment Surface Drip System (Requires 2 acres or more)	$ Market	As little as 6 inches of suitable soil

Adjustments for Lots Requiring Non-conventional Septic Systems: (NCSS)

Calculate an adjustment to the nearest 5% based on the cost to cure that will deduct the following values from the subject lot:

Suitable for Conventional System	No adjustment
Low Pressure System Required	$ Market
Drip System Required	$ Market
Pre-treatment Drip System Required	$ Market
Pre-treatment Surface Drip System Required	$ Market

Once the septic system has been installed this adjustment is to be removed.

Example: The lot has a base price of $80,000 and a 90% condition for size yielding a total land value of $72,000 and it is determined that the lot will require a Drip System, calculate the NCSS factor $24,000/$72,000 = -33% or 67% good, total adjustment for the parcel is rounded to 65% NCSS/SIZE. **Note the amount of NCSS adjustment in the land line note field, the amount of the NCSS adjustment is the difference between the original condition factor 90% and the new Condition factor 65% or 90% - 65% = 25% NCSS/SIZE.**

Example (Cont.)

Land line prior to adjustment:

[0100] [LDR] [100] [200] [1.000] [0] [.90] [SIZE][RP] [80000.00] [1.000] [LT] [ ]

Land line after adjustment:

[0100] [LDR] [100] [200] [1.000] [0] [.65] [PERK/SIZE][RP] [80000.00] [1.000] [LT] [-25 NCSS]

Adjustments for Lots Unsuitable for Septic and approved by CHA when sewer is not available: (PERK)

No Suitable System Available	-70% of the base lot value or 30% Condition
Found Unsuitable in the Past	-20% of the base lot value or 80% Condition
(Alternative Systems Unknown)	(Supported by market sales)

The PERK factor should be netted against any existing condition factor. Once public sewer is available this adjustment is to be removed.

Example: The lot has a base price of $80,000 and a 110% condition for size yielding a total land value of $88,000 and it is determined that the lot is unsuitable for any type of septic system, the PERK adjustment is -70% or 30% good, total adjustment for the parcel is 30% x 110% = 33% rounded to 35% PERK/SIZE. **Note the amount of PERK adjustment in the land line note field.**

Land line prior to adjustment:

[0100] [LDR] [100] [200] [1.000] [0] [1.10] [SIZE][RP] [80000.00] [1.000] [LT] [ ]

Land line after adjustment:

[0100] [LDR] [100] [200] [1.000] [0] [.35] [PERK/SIZE][RP] [80000.00] [1.000] [LT] [-70 PERK]

Access:

Price based on typical access for the area and adjusts non-typical based on the area market or using Land Model 4 or 8 factors if area market information is not available.

LAND MODEL 01 – 03 - Front Foot Value Pricing

CALCULATION FOR VARIOUS LOT SHAPES

The following grouping of regular and irregular-shaped lots has been prepared to illustrate lot shapes most frequently encountered and the method of computing their value when pricing by the front foot.

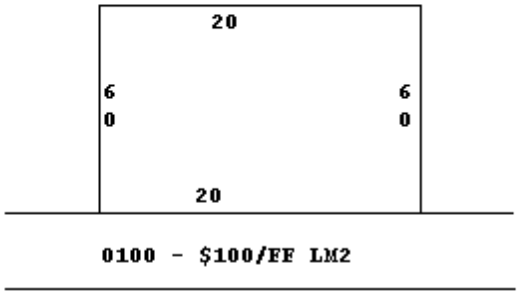
Note: The Land Model 2 chart for a standard lot depth of 150 - feet and a unit front foot value of $100.00 have been used in all of the calculations.

The following examples are for illustrative purposes of how these models can be applied.

LAND MODEL 01 - 03

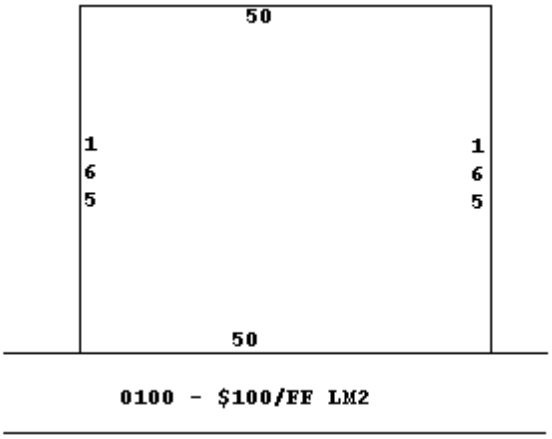
EXAMPLE 1 - (LINE 1)

RECTANGULAR LOT
RULE: Use frontage and 100% condition factor



EXAMPLE 2 - (LINE 2)

RECTANGULAR LOT
RULE: Use frontage and 100% condition factor

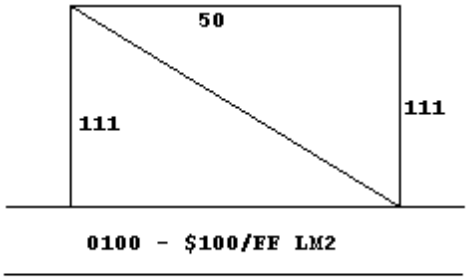


	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT
1	0100	R6	20	60	0.65	2	1.00	EX.1
2	0100	R6	50	165	1.03	2	1.00	EX.2
3								
4								
5								
6								

UNIT PRICE	NO. UNITS	TY
100.00	20.00	FF
100.00	50.00	FF

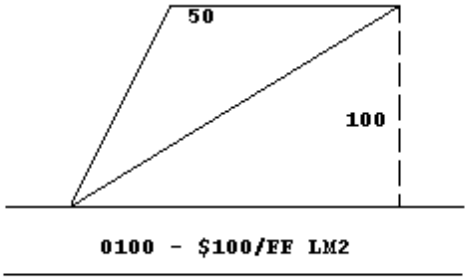
EXAMPLE 3 - (LINE 1)

TRIANGLE WITH APEX ON STREET
RULE: Use 30% condition factor



EXAMPLE 4 - (LINE 2)

TRIANGLE WITH APEX ON STREET
RULE: Use perpendicular for depth as shown and 30% condition factor



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT
1	0100	R6	50	111	0.89	2	.30	EX.3
2	0100	R6	50	100	0.85	2	.30	EX.4
3								
4								
5								
6								

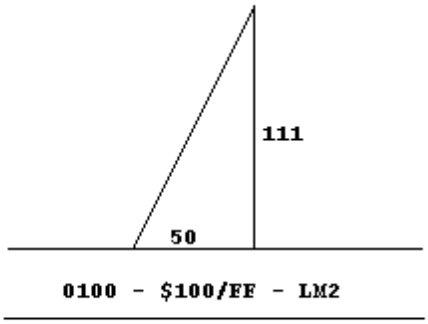
UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF

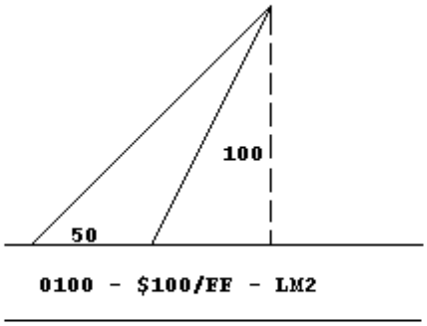
EXAMPLE 5 - (LINE 1)

TRIANGLE WITH BASE ON STREET
RULE: Use 70% condition factor

EXAMPLE 6 - (LINE 2)

TRIANGLE WITH BASE ON STREET
RULE: Use perpendicular for depth as shown and 70% condition factor





	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT
1	0100	R6	50	111	0.89	2	0.70	EX.5
2	0100	R6	50	100	0.85	2	0.70	EX.6
3								
4								
5								
6								

UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF

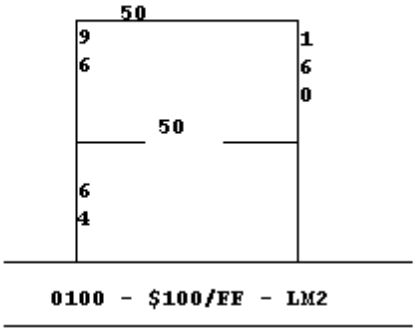
EXAMPLE 7 - (LINE 1)

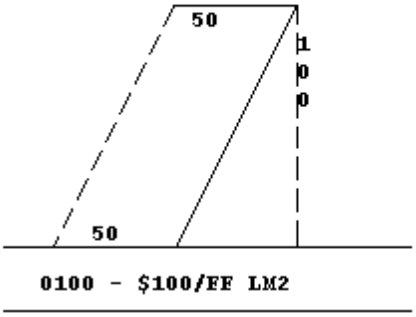
BACK LOT
RULE: Use difference between longest depth factor and shortest depth factor

i.e. 1.03 - .69 = .34

EXAMPLE 8 - (LINE 2)

PARALLEL LOT
RULE: Use perpendicular depth as shown



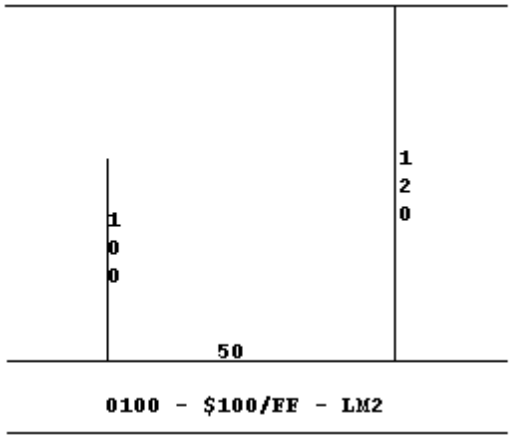


	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT
1	0100	R6	50	96	1.00	0	0.34	EX.7
2	0100	R6	50	100	0.85	2	1.00	EX.8
3								
4								
5								
6								

UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF

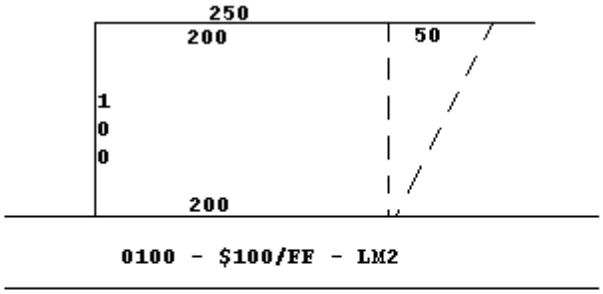
EXAMPLE 9 - (LINE 1)

PARALLEL SIDES
RULE: Use average depth
i.e. $\frac{120 + 100}{2} = \frac{220}{2} = 110$



EXAMPLE 10 - (LINES 2&3)

IRREGULAR LOT
RULE: calculate as rectangle and triangle



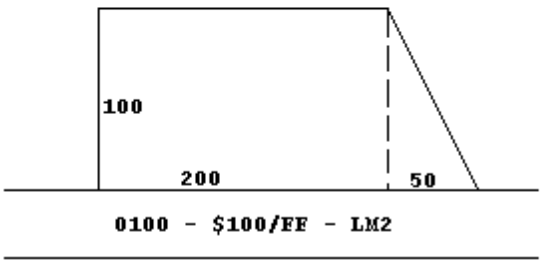
	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT
1	0100	R6	50	110	0.89	2	1.00	EX.9
2	0100	R6	200	100	0.85	2	1.00	EX.10
3	0100	R6	50	100	0.85		0.30	EX.10
4								
5								
6								

UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	200.00	FF
100.00	50.00	FF

LAND MODEL 01 - 03

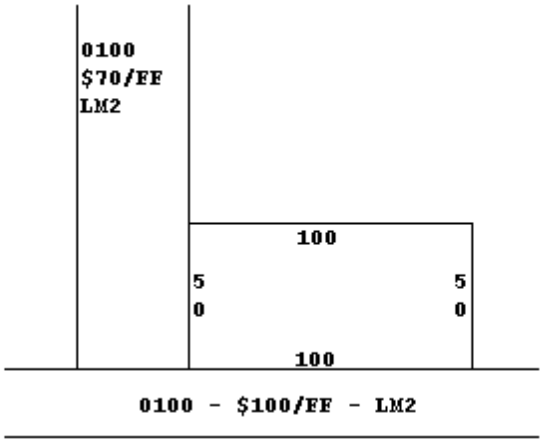
EXAMPLE 11 - (LINES 1&2)

IRREGULAR LOT
RULE: Calculate as rectangle and triangle



EXAMPLE 12 - (LINE 3)

CORNER LOT
RULE: Use sides with highest value frontage (side with highest dollar value per front foot for frontage figure)



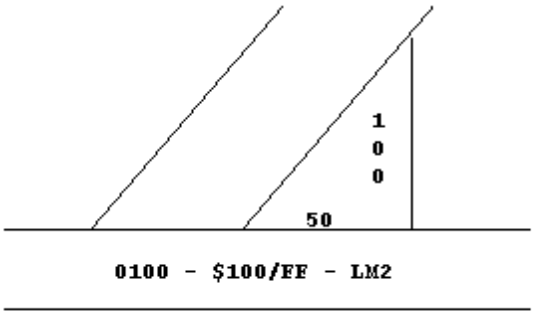
	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT
1	0100	R6	200	100	0.85	2	1.00	EX.11
2	0100	R6	50	100	0.85	2	0.70	EX.11
3	0100	R6	100	50	0.49		1.00	EX.12
4								
5								
6								

UNIT PRICE	NO. UNITS	TY
100.00	200.00	FF
100.00	50.00	FF
100.00	100.00	FF

LAND MODEL 01 - 03

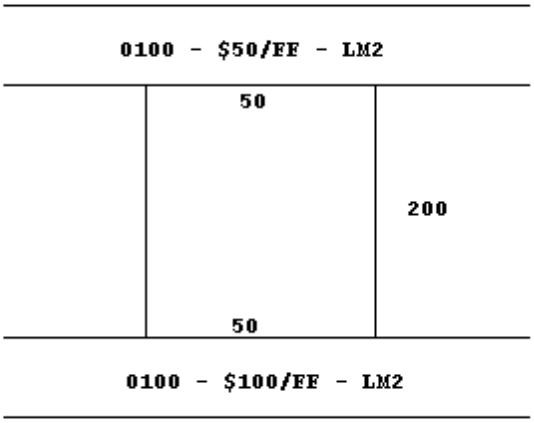
EXAMPLE 13 - (LINE 1)

TRIANGULAR CORNER LOT
RULE: See #12 and #5



EXAMPLE 14 - (LINES 2 & 3)

THROUGH LOT STANDARD DEPTH OR MORE
RULE: Compute on high value street and compute on low value street



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT
1	0100	R6	50	100	0.85	2	0.70	EX.13
2	0100	R6	50	150	1.00	2	1.00	EX.14
3	0100	R6	50	150	1.00	2	1.00	EX.14
4								
5								
6								

UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF
50.00	50.00	FF

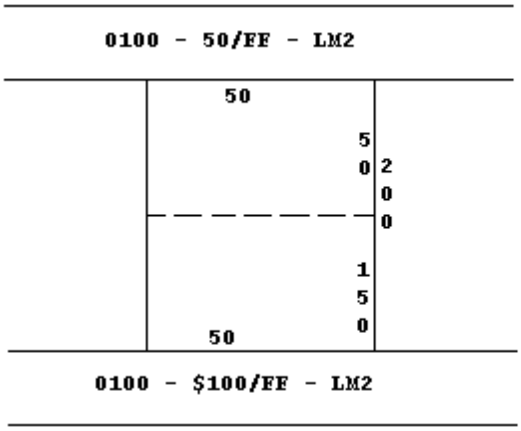
LAND MODEL 01 - 03

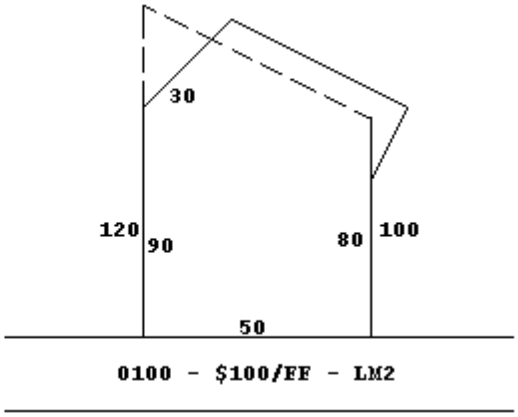
EXAMPLE 15 - (LINES 1&2)

THROUGH LOT OVER STANDARD DEPTH
RULE: Compute on high value to
standard depth and on low
value street the remainder

EXAMPLE 16 - (LINE 3)

IRREGULAR LOT
RULE: Compute as parallel sides
see #9





	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT
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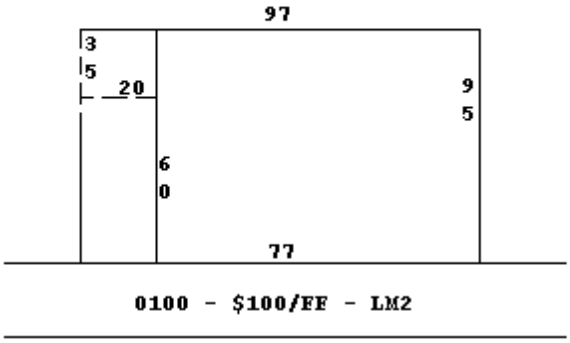
2	0100	R6	50	50	0.59	2	1.00	EX.15
3	0100	R6	50	110	0.89	2	1.00	EX.16
4								
5								
6								

UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
50.00	50.00	FF
100.00	50.00	FF

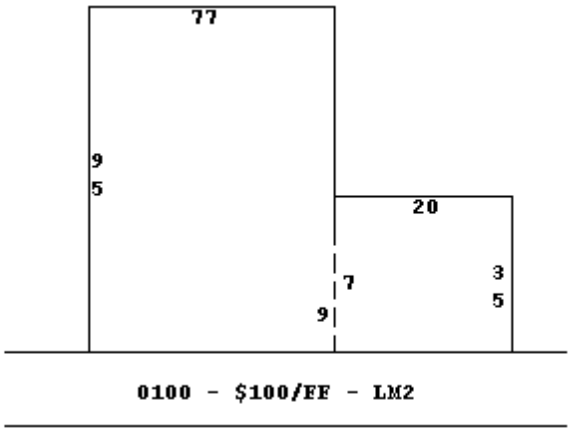
EXAMPLE 17 - (LINES 1&2)

L-SHAPED LOT WITH THE BASE OF THE "L" OFF THE STREET
RULE: Compute as rectangle and back lot
(see #7 back lot depth = .83 - .65 = .18)



EXAMPLE 18 - (LINES 3&4)

L-SHAPED LOT WITH THE BASE OF THE "L" ON THE STREET
RULE: Compute as two separate rectangles

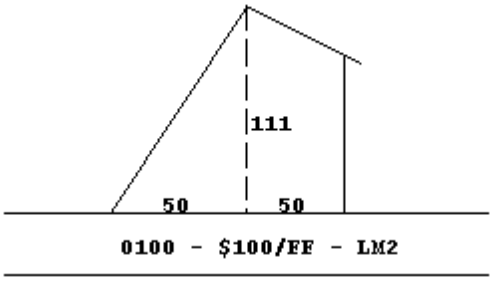


	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT
1	0100	R6	77	95	0.83	2	1.00	EX.17
2	0100	R6	20	35	1.00	2	0.18	EX.17
3	0100	R6	77	95	0.83	2	1.00	EX.18
4	0100	R6	20	35	0.46	2	1.00	EX.18
5								
6								

UNIT PRICE	NO. UNITS	TY
100.00	77.00	FF
100.00	20.00	FF
100.00	77.00	FF
100.00	20.00	FF

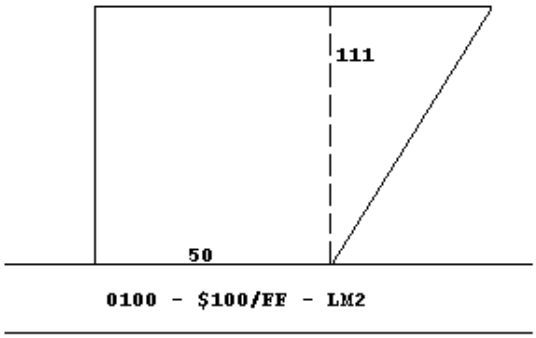
EXAMPLE 19

IRREGULAR LOT
See #5 and #9 - Figure as 67%
triangle and parallel sides



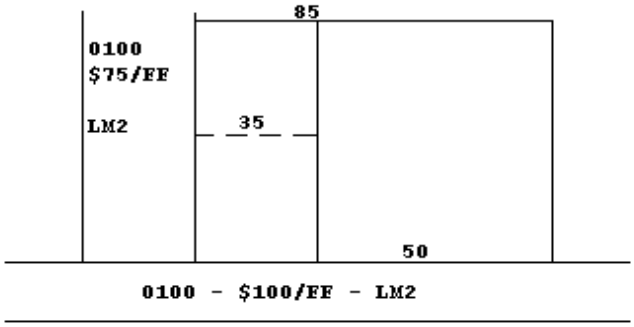
EXAMPLE 20

IRREGULAR LOT
See #2 and #3 - Figure as 33%
triangle and rectangle



EXAMPLE 21

TWO STREET FRONT LOT
RULE: Compute on high value street
for full depth and on low
street as remainder



LAND MODEL #1

DEPTH FACTOR TABLE
100 FEET STANDARD DEPTH

DEPTH	D.F.	DEPTH	D.F.
10-12	.26	102-103	1.02
13-16	.33	104-106	1.03
17-20	.40	107-110	1.04
21-24	.45	111-114	1.05
25-28	.50	115-118	1.06
29-32	.55	119-122	1.07
33-36	.59	123-128	1.09
37-40	.63	129-134	1.11
41-44	.67	135-140	1.12
45-48	.70	141-146	1.14
49-52	.72	147-152	1.15
53-55	.75	153-158	1.16
56-59	.78	159-164	1.17
60-63	.81	165-169	1.18
64-67	.83	170-175	1.19
68-71	.85	176-181	1.20
72-75	.87	182-187	1.20
76-79	.89	188-193	1.21
80-83	.91	194-199	1.22
84-87	.93	200-Up	1.22
88-91	.95		
92-95	.97		
96-98	.98		
99-101	1.00		

LAND MODEL #2

DEPTH FACTOR TABLE
150 FEET STANDARD DEPTH

DEPTH	D.F.	DEPTH	D.F.
10-12	.18	168-172	1.04
13-17	.25	173-177	1.05
18-22	.29	178-182	1.05
23-27	.36	183-187	1.06
28-32	.41	188-192	1.07
33-37	.46	193-197	1.07
38-42	.51	198-205	1.07
43-47	.55	206-215	1.08
48-52	.59	216-225	1.09
53-57	.62	226-235	1.10
58-62	.65	236-245	1.10
63-67	.69	246-255	1.11
68-72	.72	256-265	1.12
73-77	.74	266-275	1.12
78-82	.77	276-285	1.13
83-87	.79	286-295	1.13
88-92	.81	296-310	1.14
93-97	.83	311-330	1.15
98-102	.85	331-350	1.16
103-107	.87	351-370	1.16
108-112	.89	371-390	1.17
113-117	.91	391-410	1.17
118-122	.93	411-430	1.18
123-127	.94	431-450	1.18
128-132	.96	451-470	1.18
133-137	.97	471-490	1.19
138-142	.98	491-510	1.19
143-147	.99	511-530	1.20
148-152	1.00	531-550	1.20
153-157	1.01	551-570	1.21
158-162	1.03	571-590	1.21
163-167	1.03	591-Up	1.22

LAND MODEL #3

DEPTH FACTOR TABLE
200 FEET STANDARD DEPTH

DEPTH	D.F.	DEPTH	D.F.	DEPTH	D.F.
10-12	.14	143-147	.89	278-282	1.07
13-17	.19	148-152	.90	283-287	1.08
18-22	.25	153-157	.92	288-291	1.08
23-27	.30	158-162	.93	293-297	1.08
28-32	.34	163-167	.94	298-305	1.08
33-37	.37	168-172	.95	306-315	1.09
38-42	.41	173-177	.96	316-325	1.09
43-47	.45	178-182	.97	326-335	1.10
48-52	.49	183-187	.97	336-345	1.10
53-57	.52	188-192	.98	346-355	1.11
58-62	.55	193-197	.99	356-365	1.11
63-67	.58	198-202	1.00	366-375	1.12
68-72	.60	203-207	1.01	376-385	1.12
73-77	.63	208-212	1.02	386-395	1.13
78-82	.65	213-217	1.02	396-410	1.13
83-87	.68	218-222	1.02	411-430	1.14
88-92	.70	223-227	1.03	431-450	1.14
93-97	.72	228-232	1.03	451-470	1.15
98-102	.74	233-237	1.04	471-490	1.16
103-107	.76	238-242	1.04	491-510	1.16
108-112	.78	243-247	1.05	511-530	1.16
113-117	.80	248-252	1.05	531-550	1.16
118-122	.82	253-257	1.06	551-570	1.17
123-127	.83	258-262	1.06	571-590	1.17
128-132	.85	263-267	1.06	591-UP	1.17
133-137	.86	268-272	1.07		
138-142	.88	273-277	1.07		

Size Adjustments

Priced by Square Footage (suggested adjustment)

Square Footage	1 ac Typical Size Adjustment	.5 ac Typical Size Adjustment
0 - 15,000	115%	105%
15,001 - 25,000	110%	100%
25,001 - 35,000	105%	95%
35,001 - 50,000	100%	90%
50,001 - 65,000	95%	85%
65,001 - 80,000	90%	80%
80,001 - 95,000	85%	75%
95,001 - 110,000	80%	70%
110,001 - 125,000	75%	65%
125,001 - 175,000	70%	60%
175,001 - Up	65%	55%

Priced by Front Footage (suggested adjustment)

Front Footage	Excess Frontage Adjustment ----------Typical Frontage----------			
	200'	150'	100'	50'
0 - 70	115%	110%	105%	100%
71 - 125	110%	105%	100%	95%
126 - 175	105%	100%	95%	90%
176 - 250	100%	95%	90%	85%
251 - 325	95%	90%	85%	80%
326 - 400	90%	85%	80%	75%
401 - 475	85%	80%	75%	70%
476 - 550	80%	75%	70%	65%
551 - 625	75%	70%	65%	60%
626 - 875	70%	65%	60%	55%
876 - Up	65%	60%	55%	50%

LAND MODEL 04

THE BASE PRICE METHOD FOR RURAL ACREAGE

The Base Price Method of appraising land is referred to as Land Model 04. This land model is utilized to reflect market value when appraising acreage. The market indicates that land values change when properties have different amenities such as road frontage, public utilities, road types and the size of tract.

Land Model 04 is also an excellent appraisal tool when utilizing the neighborhood concept for different locations within the jurisdiction being appraised.

The following is a description of how these factors affect each parcel of land:

A. Location:

Location is the key factor in the determination of market value in the County. Depending on market demand and sales prices, Base Price Areas were established throughout the County. Within each base price area other location factors may be applied to a given parcel. The concept of neighborhood homogeneity may tend to affect values as the parcel comes more under the influence of the neighborhood and less under the influence of the total base area. The market demands higher prices for property in or near active market areas. Desirable subdivisions, availability of water and sewer, proximity to shopping areas, higher base price areas and the existence of amenities are factors which tend to increase market demand. The inverse may be true for parcels near a declining subdivision or undesirable industrial or commercial use area. These influences must be determined and adjusted on an individual bases by the appraiser.

B. Size:

The size of a parcel plays a major role in determining the per acre price at which a parcel of land will sell. The market for a parcel of land has an indirect correlation with the number of potential buyers in the market. This situation stimulates more price negotiation and longer turnover periods for large tracts. Consequently, the actual cash value per acre decreases as the size of the parcel increases.

The value of small lots containing less than one acre depends greatly on zoning and health department restrictions, therefore, these lots are typically priced by the lot. Tracts priced by the acre are typically priced using the base price method in conjunction with following size factor chart:

SIZE ADJUSTMENTS — **RURAL ACREAGE** — **Land Model 04**

Acreage Range	Size Factor Calculation
.001 - .250 Acres	Acres x Base x 370%
.259 - .999 Acres	Acres - .250 x Base x 195% + (.250 x Base x 370%) Formula - ((Acres - .250) x 195%) + .93 Acres
1.000 Acres	Acres x Base x 240%
1.001 - 10.000 Acres	Acres - 1.000 x Base x 100% + (1.000 x base x 240%) Formula - ((Acres - 1.000) x 100%) + 2.40 Acres
10.001 - 19.999 Acres	Acres - 10 x Base x 90% + [(1.00 x Base x 240%) + (9.00 x Base X 100%)] Formula - ((Acres – 10) x 90%) + 11.40 Acres

Acreage Range	Size Factor Calculation
20.000 - 25.000 Ac	Acres x Base x 100%
25.001 - 100.000 Ac	Acres - 25 x Base x 93% + (25 x base x 100%) Formula - ((Acres – 25) x 93%) + 25.00 Acres
100.001 - 300.000 Ac	Acres - 100 x Base x 82% + [(25 x Base x 100%) + (75 x Base x 93%)] Formula -((Acres – 100) x 82%) + 94.75 Acres
300.001 Plus Ac	Acres - 300 x Base x 60% + [(25 x Base x 100%) + (75 x Base x 93%) + (200 x Base x 82%)] Formula-((Acres – 300) x 60%) + 258.75 Acres

Table of Calculations made by system:

.01 Acres	370.0%	15.00 Acres	106.0%
.10 Acres	370.0%	20.00 Acres	100.0%
.20 Acres	370.0%	25.00 Acres	100.0%
.30 Acres	340.8%	30.00 Acres	98.8%
.40 Acres	304.4%	40.00 Acres	97.4%
.50 Acres	282.5%	50.00 Acres	96.5%
.60 Acres	267.9%	75.00 Acres	95.3%
.70 Acres	257.5%	100.00 Acres	94.8%
.80 Acres	249.7%	150.00 Acres	90.5%
.90 Acres	243.6%	200.00 Acres	88.4%
1.00 Acres	240.0%	250.00 Acres	87.1%
2.00 Acres	170.0%	300.00 Acres	86.3%
3.00 Acres	146.7%	350.00 Acres	82.5%
4.00 Acres	135.0%	400.00 Acres	79.7%
5.00 Acres	128.0%	450.00 Acres	77.5%
6.00 Acres	123.3%	500.00 Acres	75.8%
7.00 Acres	120.0%	600.00 Acres	73.1%
8.00 Acres	117.5%	700.00 Acres	71.3%
9.00 Acres	115.6%	800.00 Acres	69.8%
10.00 Acres	114.0%	1000.00 Acres	67.9%

C. **Road Frontage:** **RURAL ACREAGE** **Land Model 04**

The market tends to recognize parcels containing 10 acres or less as residential home-sites. Tracts of this size do not to tend to vary in price unless they have inadequate road frontage. Parcels containing ten acres or less are considered to have adequate frontage if 30% of the total acreage is in road frontage. Sales of large tracts, which have potential for development, tend to reflect the amount of road frontage in relation to total parcel size. Parcels containing more than ten acres are considered to have adequate frontage if 10% of the total acreage is in road frontage. Dividing the number of acres of road frontage (1 Acre = 208' X 208') by the total acreage, yields the percent of frontage to total acreage. This percent when applied to the following chart produces a plus or minus factor to be applied to each parcel.

Percent FTG To Total Acreage	0-10 Acres	10.01 Acres And Up	Percent FTG To Total Acreage	0-10 Acres	10.01 Acres And Up
.01 - .99	-10%	-12%	41.00 - 42.99	+3%	+6%
1.00 - 1.50	-9%	-11%	43.00 - 44.99	+3%	+7%
1.51 - 1.99	-8%	-10%	45.00 - 46.99	+3%	+7%
2.00 - 2.50	-7%	-9%	47.00 - 48.99	+4%	+8%
2.51 - 2.99	-6%	-8%	49.00 - 50.99	+4%	+8%
3.00 - 3.99	-5%	-7%	51.00 - 52.99	+4%	+9%
4.00 - 4.99	-5%	-6%	53.00 - 54.99	+4%	+9%
5.00 - 5.99	-4%	-5%	55.00 - 56.99	+5%	+10%
6.00 - 6.99	-4%	-4%	57.00 - 58.99	+5%	+10%
7.00 - 7.99	-3%	-3%	59.00 - 60.99	+5%	+10%
8.00 - 8.99	-3%	-2%	61.00 - 62.99	+5%	+11%
9.00 - 9.99	-3%	-1%	63.00 - 64.99	+6%	+11%
10.00 - 10.99	-2%	0%	65.00 - 66.99	+6%	+12%
11.00 - 12.99	-2%	+1%	67.00 - 68.99	+6%	+12%
13.00 - 17.99	-2%	+1%	69.00 - 70.99	+6%	+13%
18.00 - 22.99	-1%	+2%	71.00 - 71.99	+7%	+13%
23.00 - 25.99	-1%	+2%	72.00 - 72.99	+7%	+14%
26.00 - 28.99	-1%	+3%	73.00 - 73.99	+7%	+14%
29.00 - 30.99	+0%	+3%	74.00 - 74.99	+7%	+15%
31.00 - 32.99	+1%	+4%	75.00 - 75.99	+8%	+15%
33.00 - 34.99	+1%	+4%	76.00 - 76.99	+8%	+16%
35.00 - 36.99	+2%	+5%	77.00 - 77.99	+8%	+16%
37.00 - 38.99	+2%	+5%	78.00 - 78.99	+8%	+17%
39.00 - 40.99	+3%	+6%	79.00 - 79.99	+10%	+17%
			80.00 - 100.00	+10%	+18%

D. **Access:** **RURAL ACREAGE** **Land Model 04**

1. Paved – Asphalt, tar and gravel or concrete surfaced streets.
2. Dirt - Dirt streets maintained by the government.
3. Gravel – Dirt streets under government maintenance that have been improved with the addition of loose gravel.
4. Privately Dirt Streets (RT) - These streets are privately maintained, usually by a group of property owners or the developer.
5. No Legal Access (NX) - Parcels having no access are useful mainly as add on property for adjoining owners which have access. Residential use is limited on these parcels; therefore, small tracts do not show the dramatic increase in per acre price.
6. Private Drive (PD) - Parcels have no state maintained access but have an established access drive or an easement less than 60 feet wide to property.
7. Recorded Easements - Parcels that have no state maintained road frontage but have an easement 60 feet wide or greater should be given front footage in the amount of the easement and the road type should be based on the road from which the easement intersects. Parcels with easements less than 60 feet in width should be coded as Private Drive (PD).

PD should be used if the property owner owns adjoining land that has frontage thereby providing access.

Type Access Code	Factor	
RP	+00	Rural Paved Road - Considered normal with no adjustment required (no W/S).
SP	+00	Suburban Paved Road - Considered normal with no adjustment required (no W/S).
UP	+00	Urban Paved Road - Considered normal with no adjustment required (no W/S).
IS	+10	Interstate
RD	-05	Rural Dirt Road - state maintained.
SD	-05	Suburban Dirt Road - state maintained.
UD	-05	Urban Dirt Road - state maintained.
RG	-05	Rural Gravel Road - state maintained.
RT	-10	Private Dirt Road - not state maintained.
DW		Rural Dirt Road - state maintained with water; see following chart
GW		Rural Gravel Road - state maintained with water; see following chart
PD		Private Drive or easement (no public access); see following chart
PS		Paved with public water and sewer; see following chart.
PW		Paved with public water; see following chart
NX		No legal access to property. The following factors are to be applied to parcels having no access in order to reduce both the base price and the size factor influence. - see chart.

No Legal Access (NX)	No Public Access (PD)	Paved with water (PW)
0.01 - 1.5 Acres = -40%	0.01 - 1.5 Acres = -15%	0.01 - 1.5 Acres = +10%
1.51 - 3.0 Acres = -38%	1.51 - 3.0 Acres = -15%	1.51 - 3.0 Acres = +12%
3.01 - 4.0 Acres = -36%	3.01 - 4.0 Acres = -15%	3.01 - 4.0 Acres = +14%
4.01 - 5.0 Acres = -35%	4.01 - 5.0 Acres = -15%	4.01 - 5.0 Acres = +16%
5.01 - 6.0 Acres = -34%	5.01 - 6.0 Acres = -15%	5.01 - 6.0 Acres = +18%
6.01 - 7.0 Acres = -33%	6.01 - 7.0 Acres = -15%	6.01 - 7.0 Acres = +20%
7.01 - 8.0 Acres = -32%	7.01 - 8.0 Acres = -15%	7.01 - 8.0 Acres = +22%
8.01 - 9.0 Acres = -32%	8.01 - 9.0 Acres = -15%	8.01 - 9.0 Acres = +24%
9.01 - 10.0 Acres = -31%	9.01- 10.0 Acres = -15%	9.01 -10.0 Acres = +26%
10.01 - 15.0 Acres = -30%	10.01- 15.0 Acres = -15%	10.01- 15.0 Acres = +28%
15.01 - 30.0 Acres = -30%	15.01- 30.0 Acres = -15%	15.01- 30.0 Acres = +30%
30.01 - 50.0 Acres = -30%	30.01- 50.0 Acres = -16%	30.01- 50.0 Acres = +30%
50.01 - 70.0 Acres = -30%	50.01- 70.0 Acres = -17%	50.01- 70.0 Acres = +30%
70.01 -100.0 Acres = -30%	70.01-100.0 Acres = -18%	70.01- 100.0 Acres = +30%
100.01 -150.0 Acres = -30%	100.01- 50.0 Acres = -19%	100.01- 150.0 Acres = +30%
150.01 - Up Acres = -30%	150.01- Up Acres = -20%	150.01 - Up Acres = +30%

Land Model 04

Dirt road with water (DW)	Gravel road with water (GW)	Paved with sewer (PS)
0.01 - 1.5 Acres = +05%	0.01 - 1.5 Acres = +05%	0.01 - 1.5 Acres = +25%
1.51 - 3.0 Acres = +07%	1.51 - 3.0 Acres = +07%	1.51 - 3.0 Acres = +27%
3.01 - 4.0 Acres = +09%	3.01 - 4.0 Acres = +09%	3.01 - 4.0 Acres = +29%
4.01 - 5.0 Acres = +11%	4.01 - 5.0 Acres = +11%	4.01 - 5.0 Acres = +30%
5.01 - 6.0 Acres = +13%	5.01 - 6.0 Acres = +13%	5.01 - 6.0 Acres = +32%
6.01 - 7.0 Acres = +15%	6.01 - 7.0 Acres = +15%	6.01 - 7.0 Acres = +34%
7.01 - 8.0 Acres = +17%	7.01 - 8.0 Acres = +17%	7.01 - 8.0 Acres = +36%
8.01 - 9.0 Acres = +19%	8.01 - 9.0 Acres = +19%	8.01 - 9.0 Acres = +38%
9.01 -10.0 Acres = +21%	9.01 - 10.0 Acres = +21%	9.01 - 10.0 Acres = +40%
10.01 -15.0 Acres = +23%	10.01 - 15.0 Acres = +23%	10.01 - 15.0 Acres = +45%
15.01 - 30.0 Acres = +25%	15.01 - 30.0 Acres = +25%	15.01 - 30.0 Acres = +55%
30.01 - 50.0 Acres = +25%	30.01 - 50.0 Acres = +25%	30.01 - 50.0 Acres = +60%
50.01 - 70.0 Acres = +25%	50.01 - 70.0 Acres = +25%	50.01 - 70.0 Acres = +60%
70.01 -100.0 Acres = +25%	70.01 - 100.0 Acres = +25%	70.01 - 100.0 Acres = +60%
100.01-150.0 Acres = +25%	100.01 - 150.0 Acres = +25%	100.01 - 150.0 Acres = +60%
150.01 -Up Acres = +25%	150.01 - Up Acres = +25%	150.01 - Up Acres = +60%

*Note - This chart is in the computer and automatically applied when Land Model 04 is used.

E. **Topography**: **RURAL ACREAGE** **Land Model 04**

Land considered usable but suffering from rough topography may need further adjustment in order to achieve market value. Rough topography increases the development and building cost required to gain the optimum use from a parcel of land. The usable land on each parcel must be looked at as a whole and adjustments applied as indicated by comparable sales.

Site suitability for a septic system when sewer is not available:
Many tracts of land in the County have problems with suitability for septic systems (PERK). The majority of Cabarrus County is made up of soil types that are difficult for use with ground absorption septic systems. Therefore, the purchaser of an acreage tract may not be able to get a septic permit for their desired building site. In this event the owner may need to search their land for a site suitable for a conventional septic system or explore the use of a different type of system such as a low pressure system or a drip system. Acreage appraisals are made using comparable acreage sales within the area, therefore the fact that septic problems exist has already been addressed in the base price assigned to the acreage.

If a parcel has had a site evaluation or preliminary evaluation performed by the Health Department or a Licensed Soil Scientist which resulted in all or part of the acreage being deemed unsuitable, consideration should be given. Before determining the amount of adjustment to be made information must be received to determine what restrictions have been placed on the lot. If a parcel is 10 acres or less and has one building site approved then the highest and best use of the parcel is a large building site and no Perk adjustment is necessary. If a parcel is greater than 10 acres and has one building site approved then the 10 acres around the building site needs no adjustment and any remaining acreage that has been tested and failed is to be adjusted by factors found in this section. These factors are to be applied to the portion of the parcel that has been tested and failed in order to reduce appraised values proportionate to market value.

Bedroom limits may be established for building sites that are found to be marginally suitable. A property owner may wish to build a 5 bedroom house on their acreage but the acreage may be found suitable for no more than 3 bedrooms. In this case the lot is a suitable building lot with restrictions. In this case the adjustment could vary depending on the area the land is located in. If building a three bedroom home is a reasonable highest and best use for the lot then no adjustment is required. However, if the lot is located in an area that is made up of large homes with 4 and 5 bedrooms then the use of the subject lot is impaired and consideration should be given at the determination of the appraiser.

Land Model 04

If acreage has limited or no suitability for a conventional gravity septic system there are numerous options to make the lot buildable using alternative systems or proprietary systems. The following is a list of various types of septic systems and a general estimate of their average cost.

Systems that can be approved by the local Health Department:

System	Average Cost 3 BR	Soil Depth Requirement
Conventional Gravity System	$ Market	36 inches of suitable soil
Low Pressure System	$ Market	24 inches of suitable soil
Drip System	$ Market	18 inches of suitable soil
Pre-treatment Drip System	$ Market	As little as 12 inches of suitable soil

Systems that can be approved by the State of North Carolina:

System	Average Cost 3 BR	Soil Depth Requirement
Pre-treatment Surface Drip System (Requires 2 acres or more)	$ Market	As little as 6 inches of suitable soil

Adjustments for Acreage Requiring Non-conventional Septic Systems: (NCSS)

For the area found unsuitable calculate an adjustment to the nearest 5% that will deduct the following values from the subject parcel:

Suitable for Conventional System	No adjustment
Low Pressure System Required	$ Market
Drip System Required	$ Market
Pre-treatment Drip System Required	$ Market
Pre-treatment Surface Drip System Required	$ Market

Once the septic system has been installed this adjustment is to be removed.

Example 1: A 10 acre parcel has been tested and approved for a drip system. Divide the total land value, say $116,000 by the Drip System adjustment ($24,000/$116,000 = 20.68% or -20% NCSS added to the existing topo adjustment. **Note the amount of NCSS adjustment in the land line note field so that it can be removed once the septic system has been installed.**

[0120] [LDR] [620] [ ] [1.160] [4] [.80] [+00+00+00-20+00][RP] [10000.00] [10.000] [AC] [-20 NCSS]

Adjustments for Acreage Unsuitable for Septic when sewer is not available: (PERK)

No Suitable System Available	-50% added to the TOPO adjustment
Found Unsuitable in the Past	-20% added to the TOPO adjustment
(Alternative Systems Unknown)	(Supported by market sales)

Adjustments will only be applied to the acreage that has been tested. Perk adjustments require some subjective opinions from the appraiser; if a parcel has had substantial adjustment for topo applied due to certain areas being deemed unbuildable or due to the existence of flood plane on the property, then perk test for those areas need not be considered as the appropriate adjustments have already been made. The following examples are to be used by the appraiser as guidance in making adjustments for perk rejections.

Example 1 - 10 ac with 1 approved site and 9 ac found to be unsuitable: If a parcel is 10 acres or less and has one building site approved for a conventional system even if other sites were rejected then the highest and best use of the parcel is a large building site and no Perk adjustment is necessary.

Land Model 04

A 10 acre parcel has been tested and approved for 1 building site; no perk adjustment is needed even if other sites were rejected.

[0120] [LDR] [620] [ ] [1.160] [4] [.80] [+00+00+00+00+00][RP] [10000.00] [10.000] [AC] [ ]

Example 2 - All acreage unsuitable: All 5 acres of a 5 acre parcel has been tested and rejected for all systems and the existing condition factor is .75 for Access, Topo and Shape ; (-50% perk factor x 75% condition factor = -37.5% say -38% perk) a -38 adjustment is added to the Topo adjustment for the parcel.

Land line prior to adjustment:

[0120] [LDR] [310] [ ] [1.320] [4] [.75] [+00-05+00-10-10][RD] [10000.00] [5.000] [AC] [ ]

Land line after adjustment:

[0120] [LDR] [310] [ ] [1.320] [4] [.37] [+00-05+00-48-10][RD] [10000.00] [5.000] [AC] [-38 PERK]

Example 3 – Less than 20 acres with part of the acreage tested and found unsuitable: If a parcel is greater than 10 acres and has one building site approved then the 10 acres around the building site needs no adjustment and any remaining acreage that has been tested and failed is to be adjusted as follows.

If 7.5 acres of a 15 acre parcel has been rejected for all systems; 10.0 acres will be priced at 100% and 5.0 of the acres (15 total ac – 10 ac home site) that were rejected will be priced at -50% or (50% x 5.0 ac / 15 ac = -16.7% Perk say -17% Perk). Net the Perk adjustment against the existing condition factor. By example if the 15 acre parcel has a factor of 0.85 for frontage and topo, calculate the adjusted perk factor as follows; (-16.7 PERK x 85% = -14.03) say – 14% Perk is added to the existing Topo adjustment for the parcel.

Land line prior to adjustment:

[0120] [LDR] [310] [ ] [1.320] [4] [.85] [-05+00+00-10+00][RP] [10000.00] [15.000] [AC] [ ]

Land line after adjustment:

[0120] [LDR] [310] [ ] [1.320] [4] [.71] [-05+00+00-24+00][RP] [10000.00] [15.000] [AC] [-15 PERK]

Example 4 - 20 acres or more with part of the acreage tested and found unsuitable: If 10.0 acres of a 200 acre parcel has been tested and found unsuitable for a conventional system but the suitability for non-conventional systems has not been explored; 190.0 acres will be priced at 100% and the 10.0 of the acres that were rejected will be priced at -20% or ((80% x 10.0) ac / 200 ac) = -04% PERK). Net the Perk adjustment against the existing condition factor. By example if the 200 acre parcel has a factor of 0.85 for frontage and topo, calculate the adjusted perk factor as follows; (-04% PERK x 85% = -3.40) say -03% Perk is added to the existing Topo adjustment for the parcel.

Land line prior to adjustment:

[0120] [LDR] [1310] [ ] [0.914] [4] [.85] [-05+00+00-10+00][RP] [10000.00] [200.000] [AC] [ ]

Land line after adjustment:

[0120] [LDR] [1310] [ ] [0.914] [4] [.82] [-05+00+00-13+00][RP] [10000.00] [200.000] [AC] [-03 PERK]

FLOOD PLAIN ADJUSTMENTS: **RURAL ACREAGE** **Land Model 04**

Parcels being developed must typically have some Open Space; therefore the flood plain has a value as open space. Parcels that have flood plain should be adjusted according to the acreage that is actually within the various flood plain areas. There are three flood plain areas designated on the GIS maps; Floodway which cannot be developed, the 100 year Flood Zone which has some limited development potential, and the 500 Flood Zone which typically is a thin band around the outside of the 100 year Flood Zone and has a much greater potential for development. Other adjustments may be necessary to account for factors such as placement in relation to parcel as a whole, access, location, etc., if in the opinion of the appraiser they are warranted. Flood plain areas are suggested to be priced as follows, unless other market factors apply:

- **Floodway** Enter on a separate land line and use Land Model 0 and Use Code 9612 unit price will be listed at **$750/Acre**.
- **100 Year Flood Zone** Enter on a separate land line and use Land Model 0 and Use Code 9610 unit price will be listed at **$1500/Acre**.
- **500 Year Flood Zone** Priced with the non-flood plain land and adjusted in the Topo Factor as appropriate for the parcel.

Example: 100 acres with 5 acres in the Floodway, 7 acres in the 100 year flood zone and 1 acre in the 500 year flood zone:

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100	RM-1	95		0.950	4	0.88	-12	0					RP	10000.00	8360.00	88.000	AC		Y	735680		☐
2	9610	RM-1			1.000	0	1.00							RP	1500.00	1500.00	7.000	AC		Y	10500		☐
3	9612	RM-1			1.000	0	1.00							RP	750.00	750.00	5.000	AC		Y	3750		☐

Wetlands Definitions

Generally, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface (Cowardin, December 1979). Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance. Indeed, wetlands are found from the tundra to the tropics and on every continent except Antarctica.

For regulatory purposes under the Clean Water Act, the term wetlands means "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas."

[taken from the EPA Regulations listed at 40 CFR 230.3(t)

F. **Shape:**

The utility of a specific parcel may be affected by its shape. The appraiser determines what is unusable and to what extent it affects the value of the subject parcel.

G. **Right of Ways:**

Land falling within a state road right-of-way or surface assessment is to be coded 9400. These right- of-ways add no value to the property and, therefore, receive a zero unit price.

Surface easements governing power and petroleum right-of ways may have varying effects on each parcel. The extent of their liability is based mainly on their location within the parcel. Therefore, these easements are priced according to the base price and conditioned back at the discretion of the appraiser.

LAND MODEL 08

THE BASE PRICE METHOD FOR URBAN ACREAGE

The Base Price Method of appraising urban land is referred to as Land Model 08. This land model is utilized to reflect market value when appraising acreage in areas that generally have access to all utilities. The market indicates that land values change when properties have different amenities such as road frontage, road types, the size of the parcel, or lack public utilities.

Land Model 08 is also an excellent appraisal tool when utilizing the neighborhood concept for different locations within the jurisdiction being appraised.

The following is a description of how these factors affect each parcel of land:

A. **Location:**

Location is the key factor in the determination of market value in the County. Depending on market demand and sales prices, Base Price Areas were established throughout the County. Within each base price area other location factors may be applied to a given parcel. The concept of neighborhood homogeneity may tend to affect values as the parcel comes more under the influence of the neighborhood and less under the influence of the total base area. The market demands higher prices for property in or near active market areas. Desirable subdivisions, availability of water and sewer, proximity to shopping areas, higher base price areas and the existence of amenities are factors which tend to increase market demand. The inverse may be true for parcels near a declining subdivision or undesirable industrial or commercial use area. These influences must be determined and adjusted on an individual bases by the appraiser.

B. **Size:**

The size of a parcel plays a major role in determining the per acre price at which a parcel of land will sell. The market for a parcel of land has an indirect correlation with the number of potential buyers in the market. This situation stimulates more price negotiation and longer turnover periods for large tracts. Consequently, the actual cash value per acre decreases as the size of the parcel increases.

The value of small lots containing less than one acre depends greatly on zoning and health department restrictions, therefore, these lots are typically priced by the lot or by front footage. Tracts priced by the acre are typically priced using the base price method in conjunction with following size factor chart:

SIZE ADJUSTMENTS — **URBAN ACREAGE**

Acreage Range	Size Factor Calculation
.001 - .250 Acres	Acres x Base x 400%
.259 - .999 Acres	Acres - .250 x Base x 215% + (.250 x Base x 400%) Formula - ((Acres - .250) x 215%) + 1.00 Acres
1.000 Acres	Acres x Base x 260%
1.001 - 10.000 Acres	Acres - 1.000 x Base x 100% + (1.000 x base x 260%) Formula - ((Acres - 1.000) x 100%) + 2.60 Acres
10.001 - 19.999 Acres	Acres - 10 x Base x 90% + [(1.000 x Base x 260%) + (9.000 x Base X 100%)] Formula - ((Acres – 10) x 90%) + 11.60 Acres

Land Model 08

Acreage Range	Size Factor Calculation
20.000 - 25.000 Ac	Acres x Base x 100%
25.001 - 100.000 Ac	Acres - 25 x Base x 93% + (25 x base x 100%) Formula - ((Acres – 25) x 93%) + 25.00 Acres
100.001 - 300.000Ac	Acres - 100 x Base x 82% + [(25 x Base x 100%) + (75 x Base x 93%)] Formula -((Acres – 100) x 82%) + 94.75 Acres
300.001 Plus Ac	Acres - 300 x Base x 60% + [(25 x Base x 100%) + (75 x Base x 93%) + (200 x Base x 82%)] Formula-((Acres – 300) x 60%) + 258.75 Acres

Table of Calculations made by system:

.01 Acres	400.0%	15.00 Acres	107.3%
.10 Acres	400.0%	20.00 Acres	100.0%
.20 Acres	400.0%	25.00 Acres	100.0%
.30 Acres	369.2%	30.00 Acres	98.8%
.40 Acres	330.6%	40.00 Acres	97.4%
.50 Acres	307.5%	50.00 Acres	96.5%
.60 Acres	292.1%	75.00 Acres	95.3%
.70 Acres	281.1%	100.00 Acres	94.8%
.80 Acres	272.8%	150.00 Acres	90.5%
.90 Acres	266.4%	200.00 Acres	88.4%
1.00 Acres	260.0%	250.00 Acres	87.1%
2.00 Acres	180.0%	300.00 Acres	86.3%
3.00 Acres	153.3%	350.00 Acres	82.5%
4.00 Acres	140.0%	400.00 Acres	79.7%
5.00 Acres	132.0%	450.00 Acres	77.5%
6.00 Acres	126.7%	500.00 Acres	75.8%
7.00 Acres	122.9%	600.00 Acres	73.1%
8.00 Acres	120.0%	700.00 Acres	71.3%
9.00 Acres	117.8%	800.00 Acres	69.8%
10.00 Acres	116.0%	1000.00 Acres	67.9%

C. **Road Frontage** **URBAN ACREAGE** **Land Model 08**

The market tends to recognize parcels containing 10 acres or less as residential home-sites. Tracts of this size do not to tend to vary in price unless they have inadequate road frontage. Parcels containing ten acres or less are considered to have adequate frontage if 30% of the total acreage is in road frontage. Sales of large tracts, which have potential for development, tend to reflect the amount of road frontage in relation to total parcel size. Parcels containing more than ten acres are considered to have adequate frontage if 10% of the total acreage is in road frontage. Dividing the number of acres of road frontage (1 Acre = 208' X 208') by the total acreage, yields the percent of frontage to total acreage. This percent when applied to the following chart produces a plus or minus factor to be applied to each parcel.

Percent FTG To Total Acreage	0-10 Acres	10.01 Acres And Up	Percent FTG To Total Acreage	0-10 Acres	10.01 Acres And Up
.01 - .99	-10%	-12%	41.00 - 42.99	+3%	+6%
1.00 - 1.50	-9%	-11%	43.00 - 44.99	+3%	+7%
1.51 - 1.99	-8%	-10%	45.00 - 46.99	+3%	+7%
2.00 - 2.50	-7%	-9%	47.00 - 48.99	+4%	+8%
2.51 - 2.99	-6%	-8%	49.00 - 50.99	+4%	+8%
3.00 - 3.99	-5%	-7%	51.00 - 52.99	+4%	+9%
4.00 - 4.99	-5%	-6%	53.00 - 54.99	+4%	+9%
5.00 - 5.99	-4%	-5%	55.00 - 56.99	+5%	+10%
6.00 - 6.99	-4%	-4%	57.00 - 58.99	+5%	+10%
7.00 - 7.99	-3%	-3%	59.00 - 60.99	+5%	+10%
8.00 - 8.99	-3%	-2%	61.00 - 62.99	+5%	+11%
9.00 - 9.99	-3%	-1%	63.00 - 64.99	+6%	+11%
10.00 - 10.99	-2%	0%	65.00 - 66.99	+6%	+12%
11.00 - 12.99	-2%	+1%	67.00 - 68.99	+6%	+12%
13.00 - 17.99	-2%	+1%	69.00 - 70.99	+6%	+13%
18.00 - 22.99	-1%	+2%	71.00 - 71.99	+7%	+13%
23.00 - 25.99	-1%	+2%	72.00 - 72.99	+7%	+14%
26.00 - 28.99	-1%	+3%	73.00 - 73.99	+7%	+14%
29.00 - 30.99	+0%	+3%	74.00 - 74.99	+7%	+15%
31.00 - 32.99	+1%	+4%	75.00 - 75.99	+8%	+15%
33.00 - 34.99	+1%	+4%	76.00 - 76.99	+8%	+16%
35.00 - 36.99	+2%	+5%	77.00 - 77.99	+8%	+16%
37.00 - 38.99	+2%	+5%	78.00 - 78.99	+8%	+17%
39.00 - 40.99	+3%	+6%	79.00 - 79.99	+10%	+17%
			80.00 - 100.00	+10%	+18%

E. Access: All utilities considered standard.

1. Paved – Asphalt, tar and gravel or concrete surfaced streets.
2. Dirt - Dirt streets maintained by the government.
3. Gravel – Dirt streets under government maintenance that have been improved with the addition of loose gravel.
4. Privately Dirt Streets (RT) - These streets are privately maintained, usually by a group of property owners or the developer.
5. No Legal Access (NX) - Parcels having no access are useful mainly as add on property for adjoining owners which have access. Residential use is limited on these parcels, therefore, small tracts do not show the dramatic increase in per acre price.
6. Private Drive (PD) - Parcels have no state maintained access but have an established access drive or an easement less than 60 feet wide to property.
7. Recorded Easements - Parcels that have no state maintained road frontage but have an easement 60 feet wide or greater should be given front footage in the amount of the easement and the road type should be based on the road from which the easement intersects. Parcels with easements less than 60 feet in width should be coded as Private Drive (PD).

If the property owner owns adjoining land that has frontage, use the access code of that street with 60 feet of frontage.

Access (continued) **URBAN ACREAGE** **Land Model 08**

Code	Factor	
RP	-40	Rural paved is adjusted for lack of water and sewer.
SP	-40	Suburban paved is adjusted for lack of water and sewer.
UP	-40	Urban paved is adjusted for lack of water and sewer.
IS	-30	Interstate – minus for lack of water and sewer and plus for location.
RD	-45	Rural dirt is adjusted for lack of water, sewer and paving.
SD	-45	Suburban dirt is adjusted for lack of water, sewer and paving
UD	-45	Urban dirt is adjusted for lack of water, sewer and paving
RG	-45	Rural gravel is adjusted for lack of water, sewer and paving.
RT	-50	Privately Dirt Streets are adjusted for lack of water, sewer, paving and maintenance.
DW		Rural Dirt Road - government maintained with water; see following chart
GW		Rural Gravel Road - government maintained with water; see following chart
PD		Private Drive or easement (no public access); see following chart
PS		Paved with public water and sewer; see following chart.
PW		Paved with public water; see following chart
NX		No legal access to property. The following factors are to be applied to parcels having no access in order to reduce both the base price and the size factor influence.- see chart.

No Legal Access (NX)	No Public Access (PD)	Paved with water (PW)
0.01 - 1.5 Acres = -65%	0.01 - 1.5 Acres = -50%	0.01 - 1.5 Acres = -35%
1.51 - 3.0 Acres = -64%	1.51 - 3.0 Acres = -50%	1.51 - 3.0 Acres = -34%
3.01 - 4.0 Acres = -64%	3.01 - 4.0 Acres = -50%	3.01 - 4.0 Acres = -33%
4.01 - 5.0 Acres = -63%	4.01 - 5.0 Acres = -50%	4.01 - 5.0 Acres = -32%
5.01 - 6.0 Acres = -63%	5.01 - 6.0 Acres = -50%	5.01 - 6.0 Acres = -31%
6.01 - 7.0 Acres = -62%	6.01 - 7.0 Acres = -50%	6.01 - 7.0 Acres = -30%
7.01 - 8.0 Acres = -62%	7.01 - 8.0 Acres = -50%	7.01 - 8.0 Acres = -29%
8.01 - 9.0 Acres = -61%	8.01 - 9.0 Acres = -50%	8.01 - 9.0 Acres = -28%
9.01 - 10.0 Acres = -61%	9.01- 10.0 Acres = -50%	9.01 -10.0 Acres = -27%
10.01 - 15.0 Acres = -60%	10.01- 15.0 Acres = -50%	10.01- 15.0 Acres = -26%
15.01 - 30.0 Acres = -60%	15.01- 30.0 Acres = -52%	15.01- 30.0 Acres = -25%
30.01 - 50.0 Acres = -60%	30.01- 50.0 Acres = -53%	30.01- 50.0 Acres = -25%
50.01 - 70.0 Acres = -60%	50.01- 70.0 Acres = -54%	50.01- 70.0 Acres = -24%
70.01 -100.0 Acres = -60%	70.01-100.0 Acres = -55%	70.01- 100.0 Acres = -23%
100.01 -150.0 Acres = -60%	100.01- 50.0 Acres = -56%	100.01- 150.0 Acres = -22%
150.01 - Up Acres = -60%	150.01- Up Acres = -57%	150.01 - Up Acres = -21%

Dirt road with water (DW)	Gravel road with water (GW)	Paved with sewer (PS)
0.01 - 1.5 Acres = -43%	0.01 - 1.5 Acres = -40%	0.01 - 1.5 Acres = -20%
1.51 - 3.0 Acres = -43%	1.51 - 3.0 Acres = -39%	1.51 - 3.0 Acres = -18%
3.01 - 4.0 Acres = -42%	3.01 - 4.0 Acres = -39%	3.01 - 4.0 Acres = -16%
4.01 - 5.0 Acres = -42%	4.01 - 5.0 Acres = -38%	4.01 - 5.0 Acres = -14%
5.01 - 6.0 Acres = -41%	5.01 - 6.0 Acres = -38%	5.01 - 6.0 Acres = -12%
6.01 - 7.0 Acres = -40%	6.01 - 7.0 Acres = -37%	6.01 - 7.0 Acres = -10%
7.01 - 8.0 Acres = -39%	7.01 - 8.0 Acres = -36%	7.01 - 8.0 Acres = -08%
8.01 - 9.0 Acres = -38%	8.01 - 9.0 Acres = -35%	8.01 - 9.0 Acres = -06%
9.01 -10.0 Acres = -37%	9.01 - 10.0 Acres = -34%	9.01 - 10.0 Acres = -04%
10.01 -15.0 Acres = -36%	10.01 - 15.0 Acres = -33%	10.01 - 15.0 Acres = -02%
15.01 - 30.0 Acres = -35%	15.01 - 30.0 Acres = -32%	15.01 - 30.0 Acres = +00%
30.01 - 50.0 Acres = -35%	30.01 - 50.0 Acres = -32%	30.01 - 50.0 Acres = +00%
50.01 - 70.0 Acres = -34%	50.01 - 70.0 Acres = -31%	50.01 - 70.0 Acres = +01%
70.01 -100.0 Acres = -33%	70.01 - 100.0 Acres = -30%	70.01 - 100.0 Acres = +02%
100.01-150.0 Acres = -32%	100.01 - 150.0 Acres = -29%	100.01 - 150.0 Acres = +03%
150.01 -Up Acres = -31%	150.01 - Up Acres = -28%	150.01 - Up Acres = +04%

*Note - This chart is in the computer and automatically applied when Land Model 08 is used.

E. **Topography**: **URBAN ACREAGE** **Land Model 08**

Land considered usable but suffering from rough topography may need further adjustment in order to achieve market value. Rough topography increases the development and building cost required to gain the optimum use from a parcel of land. The usable land on each parcel must be looked at as a whole and adjustments applied as indicated by comparable sales.

Percolation Rejections When Sewer Is Not Available

See Land Model 04 adjustments located in this Chapter.

Flood Plain Adjustments:

Parcels being developed must typically have some Open Space; therefore the flood plain has a value as open space. Parcels that have flood plain should be adjusted according to the acreage that is actually within the various flood plain areas. There are three flood plain areas designated on the GIS maps; Floodway which cannot be developed, the 100 year Flood Zone which has some limited development potential, and the 500 Flood Zone which typically is a thin band around the outside of the 100 year Flood Zone and has a much greater potential for development. Other adjustments may be necessary to account for factors such as placement in relation to parcel as a whole, access, location, etc., if in the opinion of the appraiser they are warranted. Flood plain areas are suggested to be priced as follows, unless other market factors apply:

- **Floodway** Enter on a separate land line and use Land Model 0 and Use Code 9612 unit price will be listed at **$750/Acre**.
- **100 Year Flood Zone** Enter on a separate land line and use Land Model 0 and Use Code 9610 unit price will be listed at **$1500/Acre**.
- **500 Year Flood Zone** Priced with the non-flood plain land and adjusted in the Topo Factor as appropriate for the parcel.

Example: 100 acres with 5 acres in the Floodway, 7 acres in the 100 year flood zone and 1 acre in the 500 year flood zone:

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100	RM-1	95		0.950	4	0.88	-12	0					RP	10000.00	8360.00	88.000	AC		Y	735680		☐
2	9610	RM-1			1.000	0	1.00							RP	1500.00	1500.00	7.000	AC		Y	10500		☐
3	9612	RM-1			1.000	0	1.00							RP	750.00	750.00	5.000	AC		Y	3750		☐

Wetlands Definitions

Generally, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface (Cowardin, December 1979). Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance. Indeed, wetlands are found from the tundra to the tropics and on every continent except Antarctica.

For regulatory purposes under the Clean Water Act, the term wetlands means "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas."

[taken from the EPA Regulations listed at 40 CFR 230.3(t)

F. **Shape:**

The utility of a specific parcel may be affected by its shape. The appraiser determines what is unusable and to what extent it affects the value of the subject parcel.

G. **Right of Ways:**

Land falling within a state road right-of-way or surface assessment is to be coded 9400. These right- of-ways add no value to the property and, therefore, receive a zero unit price.

Surface easements governing power and petroleum right-of ways may have varying effects on each parcel. The extent of their liability is based mainly on their location within the parcel. Therefore, these easements are priced according to the base price and conditioned back at the discretion of the appraiser.

THE BASE PRICE METHOD INDUSTRIAL ACREAGE **LAND MODEL 06**

The Base Price Method of appraising industrial acreage is referred to as **Land Model 06**. This land model is utilized to reflect market value when appraising acreage in areas that typically have access to all utilities. The market indicates that land values change when properties have different amenities such as road frontage, road types, the size of the parcel, or lack public utilities.

Land Model 06 is also an excellent appraisal tool when utilizing the neighborhood concept for different locations within the jurisdiction being appraised.

The following is a description of how these factors affect each parcel of land:

A. **Location:**

Location is the key factor in the determination of market value in the County. Depending on market demand and sales prices, Base Price Areas were established throughout the County. Within each base price area other location factors may be applied to a given parcel. The concept of neighborhood homogeneity may tend to affect values as the parcel comes more under the influence of the neighborhood and less under the influence of the total base area. The market demands higher prices for property in or near active market areas. Desirable subdivisions, availability of water and sewer, proximity to shopping areas, higher base price areas and the existence of amenities are factors which tend to increase market demand. The inverse may be true for parcels near a declining subdivision or undesirable industrial use area. These influences must be determined and adjusted on an individual bases by the appraiser.

B. **Size:**

The size of a parcel plays a major role in determining the per acre price at which a parcel of land will sell. The market for a parcel of land has an indirect correlation with the number of potential buyers in the market. This situation stimulates more price negotiation and longer turnover periods for large tracts. Consequently, the actual cash value per acre decreases as the size of the parcel increases.

The value of small lots containing less than one acre depends greatly on zoning and health department restrictions, therefore, these lots are typically priced by the lot, square foot or front foot. Tracts priced by the acre are typically priced using the base price method in conjunction with following size factor chart:

SIZE ADJUSTMENTS **INDUSTRIAL ACREAGE** **Land Model 06**

Acreage Range	Size Factor Calculation
.001 - .250 Ac	Acres x Base x 160%
.259 - .750 Ac	Acres - .250 x Base x 175% + (.250 x Base x 160%) Formula - ((Acres - .250) x 175%) + .40 Acres
.751 - 2.000 Ac	Acres x Base x 170%
2.001 – 6.000 Ac	Acres - 2.000 x Base x 115% + (2.000 x base x 170%) Formula - ((Acres - 2.000) x 115%) + 3.40 Acres
6.001 – 20.000 Ac	Acres - 10 x Base x 87% + [(2.00 x Base x 170%) + (4.00 x Base X 115%)] Formula - ((Acres – 6) x 87%) + 8.00 Acres
20.001 - 25.000 Ac	Acres x Base x 100%

Acreage Range	Size Factor Calculation
25.001 - 100.000 Ac	Acres - 25 x Base x 75% +[(25 x Base x 100%) Formula - ((Acres – 25) x 75%) +25.00 Acres
100.001 - 250.000 Ac	Acres - 100 x Base x 60% + (25 x base x 100%) + (75 x Base x 75%)] Formula - ((Acres – 100) x 60%) + 81.25 Acres
250.001 - 500.000 Ac	Acres - 250 x Base x 40% + [(25 x Base x 100%) + (75 x Base x 75%) + (150 x Base x 60%)] Formula - ((Acres – 250) x 40%) + 171.25 Acres
500.001 - 750.000 Ac	Acres - 500 x Base x 25% + [(25 x Base x 100%) + (75 x Base x 75%) + (150 x Base x 60%) + (250 x Base x 40%)] Formula - ((Acres – 500) x 25%) + 271.25 Acres
750.001 – UP	Acres - 750 x Base x 15% + [(25 x Base x 100%) + (75 x Base x 75%) + (150 x Base x 60%) + (250 x Base x 40%) + (250 x Base x 25%)] Formula - ((Acres – 750) x 15%) + 333.75 Acres

Table of Calculations made by system:

Acres	Percent	Acres	Percent	Acres	Percent
0.001	160.0%	4.000	142.5%	75.000	83.3%
0.100	160.0%	5.000	137.0%	100.000	81.3%
0.200	160.0%	6.000	133.3%	150.000	74.2%
0.250	160.0%	7.000	126.7%	200.000	70.6%
0.300	162.5%	8.000	121.8%	250.000	68.5%
0.400	165.6%	9.000	117.9%	300.000	63.8%
0.500	167.5%	10.000	114.8%	350.000	60.4%
0.600	168.8%	14.000	106.9%	400.000	57.8%
0.700	169.6%	18.000	102.4%	450.000	55.8%
0.800	170.0%	20.000	100.9%	500.000	54.3%
0.900	170.0%	25.000	100.0%	600.000	49.4%
1.000	170.0%	30.000	95.8%	750.000	44.5%
2.000	170.0%	40.000	90.6%	800.000	42.7%
3.000	151.7%	50.000	87.5%	1000.000	37.1%

C. **Road Frontage** **INDUSTRIAL ACREAGE** **Land Model 06**

The market tends to recognize parcels containing 10 acres or less as single sites. Tracts of this size do not to tend to vary in price unless they have inadequate road frontage. Parcels containing ten acres or less are considered to have adequate frontage if 30-35% of the total acreage is in road frontage. Sales of large tracts, which have potential for development, tend to reflect the amount of road frontage in relation to total parcel size. Parcels containing more than ten acres are considered to have adequate frontage if 15-20% of the total acreage is in road frontage. Dividing the number of acres of road frontage (1 Acre = 208' X 208') by the total acreage, yields the percent of frontage to total acreage. This percent when applied to the following chart produces a plus or minus factor to be applied to each parcel.

Percent FTG To Total Acreage			0-10 Acres	10.01 Acres And Up
0.00%	-	4.99%	-6%	-3%
5.00%	-	9.99%	-5%	-2%
10.00%	-	14.99%	-4%	-1%
15.00%	-	19.99%	-3%	0%
20.00%	-	24.99%	-2%	1%
25.00%	-	29.99%	-1%	2%
30.00%	-	34.99%	0%	3%
35.00%	-	39.99%	1%	4%
40.00%	-	44.99%	2%	5%
45.00%	-	49.99%	3%	6%
50.00%	-	54.99%	4%	7%
55.00%	-	59.99%	5%	7%
60.00%	-	64.99%	6%	7%
65.00%	-	100.00%	7%	7%

D. **Access:** **All utilities considered standard.**

1. Paved – Asphalt, tar and gravel or concrete surfaced streets.
2. Dirt - Dirt streets maintained by the government.
3. Gravel – Dirt streets under government maintenance that have been improved with the addition of loose gravel.
4. Privately Dirt Streets (RT) - These streets are privately maintained, usually by a group of property owners or the developer.
5. No Legal Access (NX) - Parcels having no access are useful mainly as add on property for adjoining owners which have access. Residential use is limited on these parcels, therefore, small tracts do not show the dramatic increase in per acre price.
6. Private Drive (PD) - Parcels have no state maintained access but have an established access drive or an easement less than 60 feet wide to property.
7. Recorded Easements - Parcels that have no state maintained road frontage but have an easement 60 feet wide or greater should be given front footage in the amount of the easement and the road type should be based on the road from which the easement intersects. Parcels with easements less than 60 feet in width should be coded as Private Drive (PD).

If the property owner owns adjoining land that has frontage use the access code of that street with 60 feet of frontage.

Access (continued) **INDUSTRIAL ACREAGE** **Land Model 06**

Code	Factor	
RP	-40	Rural paved is adjusted for lack of water and sewer.
SP	-40	Suburban paved is adjusted for lack of water and sewer.
UP	-40	Urban paved is adjusted for lack of water and sewer.
IS	-30	Interstate – minus for lack of water and sewer and plus for location.
RD	-45	Rural dirt is adjusted for lack of water, sewer and paving.
SD	-45	Suburban dirt is adjusted for lack of water, sewer and paving
UD	-45	Urban dirt is adjusted for lack of water, sewer and paving
RG	-45	Rural gravel is adjusted for lack of water, sewer and paving.
RT	-50	Privately Dirt Streets are adjusted for lack of water, sewer, paving and maintenance.
DW		Rural Dirt Road - government maintained with water; see following chart
GW		Rural Gravel Road - government maintained with water; see following chart
PD		Private Drive or easement (no public access); see following chart
PS		Paved with public water and sewer; see following chart.
PW		Paved with public water; see following chart
NX		No legal access to property. The following factors are to be applied to parcels having no access in order to reduce both the base price and the size factor influence.- see chart.

No Legal Access (NX)	No Public Access (PD)	Paved with water (PW)
0.01 - 1.5 Acres = -65%	0.01 - 1.5 Acres = -50%	0.01 - 1.5 Acres = -35%
1.51 - 3.0 Acres = -64%	1.51 - 3.0 Acres = -50%	1.51 - 3.0 Acres = -34%
3.01 - 4.0 Acres = -64%	3.01 - 4.0 Acres = -50%	3.01 - 4.0 Acres = -33%
4.01 - 5.0 Acres = -63%	4.01 - 5.0 Acres = -50%	4.01 - 5.0 Acres = -32%
5.01 - 6.0 Acres = -63%	5.01 - 6.0 Acres = -50%	5.01 - 6.0 Acres = -31%
6.01 - 7.0 Acres = -62%	6.01 - 7.0 Acres = -50%	6.01 - 7.0 Acres = -30%
7.01 - 8.0 Acres = -62%	7.01 - 8.0 Acres = -50%	7.01 - 8.0 Acres = -29%
8.01 - 9.0 Acres = -61%	8.01 - 9.0 Acres = -50%	8.01 - 9.0 Acres = -28%
9.01 - 10.0 Acres = -61%	9.01- 10.0 Acres = -50%	9.01 -10.0 Acres = -27%
10.01 - 15.0 Acres = -60%	10.01- 15.0 Acres = -50%	10.01- 15.0 Acres = -26%
15.01 - 30.0 Acres = -60%	15.01- 30.0 Acres = -52%	15.01- 30.0 Acres = -25%
30.01 - 50.0 Acres = -60%	30.01- 50.0 Acres = -53%	30.01- 50.0 Acres = -25%
50.01 - 70.0 Acres = -60%	50.01- 70.0 Acres = -54%	50.01- 70.0 Acres = -24%
70.01 -100.0 Acres = -60%	70.01-100.0 Acres = -55%	70.01- 100.0 Acres = -23%
100.01 -150.0 Acres = -60%	100.01- 50.0 Acres = -56%	100.01- 150.0 Acres = -22%
150.01 - Up Acres = -60%	150.01- Up Acres = -57%	150.01 - Up Acres = -21%

Dirt road with water (DW)	Gravel road with water (GW)	Paved with sewer (PS)
0.01 - 1.5 Acres = -43%	0.01 - 1.5 Acres = -40%	0.01 - 1.5 Acres = 0%
1.51 - 3.0 Acres = -43%	1.51 - 3.0 Acres = -39%	1.51 - 3.0 Acres = 0%
3.01 - 4.0 Acres = -42%	3.01 - 4.0 Acres = -39%	3.01 - 4.0 Acres = 0%
4.01 - 5.0 Acres = -42%	4.01 - 5.0 Acres = -38%	4.01 - 5.0 Acres = 0%
5.01 - 6.0 Acres = -41%	5.01 - 6.0 Acres = -38%	5.01 - 6.0 Acres = 0%
6.01 - 7.0 Acres = -40%	6.01 - 7.0 Acres = -37%	6.01 - 7.0 Acres = 0%
7.01 - 8.0 Acres = -39%	7.01 - 8.0 Acres = -36%	7.01 - 8.0 Acres = 0%
8.01 - 9.0 Acres = -38%	8.01 - 9.0 Acres = -35%	8.01 - 9.0 Acres = 0%
9.01 -10.0 Acres = -37%	9.01 - 10.0 Acres = -34%	9.01 - 10.0 Acres = 0%
10.01 -15.0 Acres = -36%	10.01 - 15.0 Acres = -33%	10.01 - 15.0 Acres = 0%
15.01 - 30.0 Acres = -35%	15.01 - 30.0 Acres = -32%	15.01 - 30.0 Acres = +00%
30.01 - 50.0 Acres = -35%	30.01 - 50.0 Acres = -32%	30.01 - 50.0 Acres = 0%
50.01 - 70.0 Acres = -34%	50.01 - 70.0 Acres = -31%	50.01 - 70.0 Acres = 0%
70.01 -100.0 Acres = -33%	70.01 - 100.0 Acres = -30%	70.01 - 100.0 Acres = 0%
100.01-150.0 Acres = -32%	100.01 - 150.0 Acres = -29%	100.01 - 150.0 Acres = 0%
150.01 -Up Acres = -31%	150.01 - Up Acres = -28%	150.01 - Up Acres = 0%

*Note - This chart is in the computer and automatically applied when Land Model 06 is used.

E. **Topography**: **INDUSTRIAL ACREAGE** **Land Model 06**

The base land price for industrial land is established for land that is level or rough graded and ready to build on. Typical land that is undeveloped receives an automatic -20% in the Topo field of the land line unless it is naturally level. Land considered usable but suffering from rough topography may need further adjustment in order to achieve market value. Rough topography increases the development and building cost required to gain the optimum use from a parcel of land. The usable land on each parcel must be looked at as a whole and adjustments applied as indicated by comparable sales.

Percolation Rejections When Sewer Is Not Available

See Land Model 04 adjustments located in this Chapter.

Flood Plain Adjustments:

Parcels being developed must typically have some Open Space; therefore the flood plain has a value as open space. Parcels that have flood plain should be adjusted according to the acreage that is actually within the various flood plain areas. There are three flood plain areas designated on the GIS maps; Floodway which cannot be developed, the 100 year Flood Zone which has some limited development potential, and the 500 Flood Zone which typically is a thin band around the outside of the 100 year Flood Zone and has a much greater potential for development. Other adjustments may be necessary to account for factors such as placement in relation to parcel as a whole, access, location, etc., if in the opinion of the appraiser they are warranted. Flood plain areas are suggested to be priced as follows, unless other market factors apply:

- **Floodway** Enter on a separate land line and use Land Model 0 and Use Code 9612 unit price will be listed at **$750/Acre**.
- **100 Year Flood Zone** Enter on a separate land line and use Land Model 0 and Use Code 9610 unit price will be listed at **$1500/Acre**.
- **500 Year Flood Zone** Priced with the non-flood plain land and adjusted in the Topo Factor as appropriate for the parcel.

Example: 100 acres with 5 acres in the Floodway, 7 acres in the 100 year flood zone and 1 acre in the 500 year flood zone:

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100	RM-1	95		0.950	4	0.88	-12	0					RP	10000.00	8360.00	88.000	AC		Y	735680		☐
2	9610	RM-1			1.000	0	1.00							RP	1500.00	1500.00	7.000	AC		Y	10500		☐
3	9612	RM-1			1.000	0	1.00							RP	750.00	750.00	5.000	AC		Y	3750		☐

Wetlands Definitions

Generally, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface (Cowardin, December 1979). Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance. Indeed, wetlands are found from the tundra to the tropics and on every continent except Antarctica.

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F. **Shape:**

The utility of a specific parcel may be affected by its shape. The appraiser determines what is unusable and to what extent it affects the value of the subject parcel, based on market sales.

G. **Right of Ways:**

Land falling within a state road right-of-way or surface assessment is to be coded 9400. These right- of-ways add no value to the property and, therefore, receive a zero unit price.

Surface easements governing power and petroleum right-of ways may have varying effects on each parcel. The extent of their liability is based mainly on their location within the parcel. Therefore, these easements are priced according to the base price and conditioned back at the discretion of the appraiser.

THE BASE PRICE METHOD FOR COMMERCIAL ACREAGE **LAND MODEL 07**

The Base Price Method of appraising commercial acreage is referred to as **Land Model 07**. This land model is utilized to reflect market value when appraising acreage in areas that typically have access to all utilities. The market indicates that land values change when properties have different amenities such as road frontage, road types, the size of the parcel, or lack public utilities.

Land Model 07 is also an excellent appraisal tool when utilizing the neighborhood concept for different locations within the jurisdiction being appraised.

The following is a description of how these factors affect each parcel of land:

A. **Location:**

Location is the key factor in the determination of market value in the County. Depending on market demand and sales prices, Base Price Areas were established throughout the County. Within each base price area other location factors may be applied to a given parcel. The concept of neighborhood homogeneity may tend to affect values as the parcel comes more under the influence of the neighborhood and less under the influence of the total base area. The market demands higher prices for property in or near active market areas. Desirable subdivisions, availability of water and sewer, proximity to shopping areas, higher base price areas and the existence of amenities are factors which tend to increase market demand. The inverse may be true for parcels near a declining subdivision or undesirable commercial use area. These influences must be determined and adjusted on an individual bases by the appraiser.

B. **Size:**

The size of a parcel plays a major role in determining the per acre price at which a parcel of land will sell. The total price asked for a parcel of land has an indirect correlation with the number of potential buyers in the market. This situation stimulates more price negotiation and longer turnover periods for large tracts. Consequently, the actual cash value per acre decreases as the size of the parcel increases.

The value of small lots containing less than one acre depends greatly on zoning and health department restrictions, therefore, these lots are typically priced by the lot, square foot or front foot. Tracts priced by the acre are typically priced using the base price method in conjunction with following size factor chart:

SIZE ADJUSTMENTS **COMMERCIAL ACREAGE** **Land Model 07**

Acreage Range	Size Factor Calculation
.001 - .250 Ac	Acres x Base x 300%
.259 - .999 Ac	Acres - .250 x Base x 270% + (.250 x Base x 300%) Formula - ((Acres - .250) x 270%) + .750 Acres
1.000 Ac	Acres x Base x 275%
1.001 – 5.000 Ac	Acres - 1.000 x Base x 105% + (1.000 x base x 275%) Formula - ((Acres - 1.000) x 105%) + 2.750 Acres
5.001 – 24.000 Ac	Acres - 5 x Base x 90% + [(1.00 x Base x 275%) + (4.00 x Base X 105%)] Formula - ((Acres – 5) x 90%) + 6.950 Acres
24.001 - 25.000 Ac	Acres x Base x 100%

Acreage Range	Size Factor Calculation
25.001 - 100.000 Ac	Acres - 25 x Base x 70% +[(25 x Base x 100%) Formula - ((Acres – 25) x 70%) +25.00 Acres
100.001 - 250.000 Ac	Acres - 100 x Base x 55% + (25 x base x 100%) + (75 x Base x 70%)] Formula - ((Acres – 100) x 55%) + 77.500 Acres
250.001 - 500.000 Ac	Acres - 250 x Base x 35% + [(25 x Base x 100%) + (75 x Base x 70%) + (150 x Base x 55%)] Formula - ((Acres – 250) x 35%) + 160.000 Acres
500.001 - 750.000 Ac	Acres - 500 x Base x 20% + [(25 x Base x 100%) + (75 x Base x 70%) + (150 x Base x 55%) + (250 x Base x 35%)] Formula - ((Acres – 500) x 20%) + 247.500 Acres
750.001 – UP	Acres - 750 x Base x 10% + [(25 x Base x 100%) + (75 x Base x 70%) + (150 x Base x 55%) + (250 x Base x 35%) + (250 x Base x 20%)] Formula - ((Acres – 750) x 10%) + 297.500 Acres

Table of Calculations made by system:

Acers	Percent	Acers	Percent	Acers	Percent
0.001	300.0%	4.000	147.5%	75.000	80.0%
0.100	300.0%	5.000	139.0%	100.000	77.5%
0.200	300.0%	6.000	130.8%	150.000	70.0%
0.250	300.0%	7.000	125.0%	200.000	66.3%
0.300	295.0%	8.000	120.6%	250.000	64.0%
0.400	288.8%	9.000	117.2%	300.000	59.2%
0.500	285.0%	10.000	114.5%	350.000	55.7%
0.600	282.5%	12.000	110.4%	400.000	53.1%
0.700	280.7%	15.000	106.3%	450.000	51.1%
0.800	279.4%	20.000	102.3%	500.000	49.5%
0.900	278.3%	25.000	100.0%	600.000	44.6%
1.000	275.0%	30.000	95.0%	750.000	39.7%
2.000	190.0%	40.000	88.8%	800.000	37.8%
3.000	161.7%	50.000	85.0%	1000.000	32.3%

C. **Road Frontage** **COMMERCIAL ACREAGE** **Land Model 07**

The market tends to recognize parcels containing 10 acres or less as single sites. Tracts of this size do not to tend to vary in price unless they have inadequate road frontage. Parcels containing ten acres or less are considered to have adequate frontage if 30% of the total acreage is in road frontage. Sales of large tracts, which have potential for development, tend to reflect the amount of road frontage in relation to total parcel size. Parcels containing more than ten acres are considered to have adequate frontage if 10% of the total acreage is in road frontage. Dividing the number of acres of road frontage (1 Acre = 208' X 208') by the total acreage, yields the percent of frontage to total acreage. This percent when applied to the following chart produces a plus or minus factor to be applied to each parcel.

Percent FTG To Total Acreage	0-10 Acres	10.01 Acres And Up	Percent FTG To Total Acreage	0-10 Acres	10.01 Acres And Up
.01 - .99	-18%	-12%	41.00 - 42.99	+3%	+6%
1.00 - 1.50	-17%	-11%	43.00 - 44.99	+3%	+7%
1.51 - 1.99	-16%	-10%	45.00 - 46.99	+3%	+7%
2.00 - 2.50	-15%	-9%	47.00 - 48.99	+4%	+8%
2.51 - 2.99	-14%	-8%	49.00 - 50.99	+4%	+8%
3.00 - 3.99	-13%	-7%	51.00 - 52.99	+4%	+9%
4.00 - 4.99	-12%	-6%	53.00 - 54.99	+4%	+9%
5.00 - 5.99	-11%	-5%	55.00 - 56.99	+5%	+10%
6.00 - 6.99	-10%	-4%	57.00 - 58.99	+5%	+10%
7.00 - 7.99	-9%	-3%	59.00 - 60.99	+5%	+10%
8.00 - 8.99	-8%	-2%	61.00 - 62.99	+5%	+11%
9.00 - 9.99	-7%	-1%	63.00 - 64.99	+6%	+11%
10.00 - 10.99	-6%	0%	65.00 - 66.99	+6%	+12%
11.00 - 12.99	-5%	+1%	67.00 - 68.99	+6%	+12%
13.00 - 17.99	-4%	+1%	69.00 - 70.99	+6%	+13%
18.00 - 22.99	-3%	+2%	71.00 - 71.99	+7%	+13%
23.00 - 25.99	-2%	+2%	72.00 - 72.99	+7%	+14%
26.00 - 28.99	-1%	+3%	73.00 - 73.99	+7%	+14%
29.00 - 30.99	+0%	+3%	74.00 - 74.99	+7%	+15%
31.00 - 32.99	+1%	+4%	75.00 - 75.99	+8%	+15%
33.00 - 34.99	+1%	+4%	76.00 - 76.99	+8%	+16%
35.00 - 36.99	+2%	+5%	77.00 - 77.99	+8%	+16%
37.00 - 38.99	+2%	+5%	78.00 - 78.99	+8%	+17%
39.00 - 40.99	+3%	+6%	79.00 - 79.99	+10%	+17%
			80.00 - 100.00	+10%	+18%

D. **Access:** **All utilities considered standard.**

1. Paved – Asphalt, tar and gravel or concrete surfaced streets.
2. Dirt - Dirt streets maintained by the government.
3. Gravel – Dirt streets under government maintenance that have been improved with the addition of loose gravel.
4. Privately Dirt Streets (RT) - These streets are privately maintained, usually by a group of property owners or the developer.
5. No Legal Access (NX) - Parcels having no access are useful mainly as add on property for adjoining owners which have access. Residential use is limited on these parcels, therefore, small tracts do not show the dramatic increase in per acre price.
6. Private Drive (PD) - Parcels have no state maintained access but have an established access drive or an easement less than 60 feet wide to property.
7. Recorded Easements - Parcels that have no state maintained road frontage but have an easement 60 feet wide or greater should be given front footage in the amount of the easement and the road type should be based on the road from which the easement intersects. Parcels with easements less than 60 feet in width should be coded as Private Drive (PD).

If the property owner owns adjoining land that has frontage use the access code of that street with 60 feet of frontage.

Access (continued) **COMMERCIAL ACREAGE** **Land Model 07**

Code	Factor	
RP	-40	Rural paved is adjusted for lack of water and sewer.
SP	-40	Suburban paved is adjusted for lack of water and sewer.
UP	-40	Urban paved is adjusted for lack of water and sewer.
IS	-30	Interstate – minus for lack of water and sewer and plus for location.
RD	-45	Rural dirt is adjusted for lack of water, sewer and paving.
SD	-45	Suburban dirt is adjusted for lack of water, sewer and paving
UD	-45	Urban dirt is adjusted for lack of water, sewer and paving
RG	-45	Rural gravel is adjusted for lack of water, sewer and paving.
RT	-50	Privately Dirt Streets are adjusted for lack of water, sewer, paving and maintenance.
DW		Rural Dirt Road - government maintained with water; see following chart
GW		Rural Gravel Road - government maintained with water; see following chart
PD		Private Drive or easement (no public access); see following chart
PS		Paved with public water and sewer; see following chart.
PW		Paved with public water; see following chart
NX		No legal access to property. The following factors are to be applied to parcels having no access in order to reduce both the base price and the size factor influence.- see chart.

No Legal Access (NX)	No Public Access (PD)	Paved with water (PW)
0.01 - 1.5 Acres = -65%	0.01 - 1.5 Acres = -50%	0.01 - 1.5 Acres = -35%
1.51 - 3.0 Acres = -64%	1.51 - 3.0 Acres = -50%	1.51 - 3.0 Acres = -34%
3.01 - 4.0 Acres = -64%	3.01 - 4.0 Acres = -50%	3.01 - 4.0 Acres = -33%
4.01 - 5.0 Acres = -63%	4.01 - 5.0 Acres = -50%	4.01 - 5.0 Acres = -32%
5.01 - 6.0 Acres = -63%	5.01 - 6.0 Acres = -50%	5.01 - 6.0 Acres = -31%
6.01 - 7.0 Acres = -62%	6.01 - 7.0 Acres = -50%	6.01 - 7.0 Acres = -30%
7.01 - 8.0 Acres = -62%	7.01 - 8.0 Acres = -50%	7.01 - 8.0 Acres = -29%
8.01 - 9.0 Acres = -61%	8.01 - 9.0 Acres = -50%	8.01 - 9.0 Acres = -28%
9.01 - 10.0 Acres = -61%	9.01- 10.0 Acres = -50%	9.01 -10.0 Acres = -27%
10.01 - 15.0 Acres = -60%	10.01- 15.0 Acres = -50%	10.01- 15.0 Acres = -26%
15.01 - 30.0 Acres = -60%	15.01- 30.0 Acres = -52%	15.01- 30.0 Acres = -25%
30.01 - 50.0 Acres = -60%	30.01- 50.0 Acres = -53%	30.01- 50.0 Acres = -25%
50.01 - 70.0 Acres = -60%	50.01- 70.0 Acres = -54%	50.01- 70.0 Acres = -24%
70.01 -100.0 Acres = -60%	70.01-100.0 Acres = -55%	70.01- 100.0 Acres = -23%
100.01 -150.0 Acres = -60%	100.01- 50.0 Acres = -56%	100.01- 150.0 Acres = -22%
150.01 - Up Acres = -60%	150.01- Up Acres = -57%	150.01 - Up Acres = -21%

Dirt road with water (DW)	Gravel road with water (GW)	Paved with sewer (PS)
0.01 - 1.5 Acres = -43%	0.01 - 1.5 Acres = -40%	0.01 - 1.5 Acres = 0%
1.51 - 3.0 Acres = -43%	1.51 - 3.0 Acres = -39%	1.51 - 3.0 Acres = 0%
3.01 - 4.0 Acres = -42%	3.01 - 4.0 Acres = -39%	3.01 - 4.0 Acres = 0%
4.01 - 5.0 Acres = -42%	4.01 - 5.0 Acres = -38%	4.01 - 5.0 Acres = 0%
5.01 - 6.0 Acres = -41%	5.01 - 6.0 Acres = -38%	5.01 - 6.0 Acres = 0%
6.01 - 7.0 Acres = -40%	6.01 - 7.0 Acres = -37%	6.01 - 7.0 Acres = 0%
7.01 - 8.0 Acres = -39%	7.01 - 8.0 Acres = -36%	7.01 - 8.0 Acres = 0%
8.01 - 9.0 Acres = -38%	8.01 - 9.0 Acres = -35%	8.01 - 9.0 Acres = 0%
9.01 -10.0 Acres = -37%	9.01 - 10.0 Acres = -34%	9.01 - 10.0 Acres = 0%
10.01 -15.0 Acres = -36%	10.01 - 15.0 Acres = -33%	10.01 - 15.0 Acres = 0%
15.01 - 30.0 Acres = -35%	15.01 - 30.0 Acres = -32%	15.01 - 30.0 Acres = 0%
30.01 - 50.0 Acres = -35%	30.01 - 50.0 Acres = -32%	30.01 - 50.0 Acres = 0%
50.01 - 70.0 Acres = -34%	50.01 - 70.0 Acres = -31%	50.01 - 70.0 Acres = 0%
70.01 -100.0 Acres = -33%	70.01 - 100.0 Acres = -30%	70.01 - 100.0 Acres = 0%
100.01-150.0 Acres = -32%	100.01 - 150.0 Acres = -29%	100.01 - 150.0 Acres = 0%
150.01 -Up Acres = -31%	150.01 - Up Acres = -28%	150.01 - Up Acres = 0%

*Note - This chart is in the computer and automatically applied when Land Model 06 is used.

E. **Topography**: **COMMERCIAL ACREAGE** **Land Model 07**

Land considered usable but suffering from rough topography may need further adjustment in order to achieve market value. Rough topography increases the development and building cost required to gain the optimum use from a parcel of land. The usable land on each parcel must be looked at as a whole and adjustments applied as indicated by comparable sales.

Percolation Rejections When Sewer Is Not Available

See Land Model 04 adjustments located in this Chapter.

Flood Plain Adjustments:

Parcels being developed must typically have some Open Space; therefore the flood plain has a value as open space. Parcels that have flood plain should be adjusted according to the acreage that is actually within the various flood plain areas. There are three flood plain areas designated on the GIS maps; Floodway which cannot be developed, the 100 year Flood Zone which has some limited development potential, and the 500 Flood Zone which typically is a thin band around the outside of the 100 year Flood Zone and has a much greater potential for development. Other adjustments may be necessary to account for factors such as placement in relation to parcel as a whole, access, location, etc., if in the opinion of the appraiser they are warranted. Flood plain areas are suggested to be priced as follows, unless other market factors apply:

- **Floodway** Enter on a separate land line and use Land Model 0 and Use Code 9612 unit price will be listed at **$750/Acre**.
- **100 Year Flood Zone** Enter on a separate land line and use Land Model 0 and Use Code 9610 unit price will be listed at **$1500/Acre**.
- **500 Year Flood Zone** Priced with the non-flood plain land and adjusted in the Topo Factor as appropriate for the parcel.

Example: 100 acres with 5 acres in the Floodway, 7 acres in the 100 year flood zone and 1 acre in the 500 year flood zone:

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100	RM-1	95		0.950	4	0.88	-12	0					RP	10000.00	8360.00	88.000	AC		Y	735680		☐
2	9610	RM-1			1.000	0	1.00							RP	1500.00	1500.00	7.000	AC		Y	10500		☐
3	9612	RM-1			1.000	0	1.00							RP	750.00	750.00	5.000	AC		Y	3750		☐

Wetlands Definitions

Generally, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface (Cowardin, December 1979). Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance. Indeed, wetlands are found from the tundra to the tropics and on every continent except Antarctica.

For regulatory purposes under the Clean Water Act, the term wetlands means "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." [Taken from the EPA Regulations listed at 40 CFR 230.3(t).

F. **Shape:**

The utility of a specific parcel may be affected by its shape. The appraiser determines what is unusable and to what extent it affects the value of the subject parcel, based on market sales.

G. **Right of Ways:**

Land falling within a state road right-of-way or surface assessment is to be coded 9400. These right- of-ways add no value to the property and, therefore, receive a zero unit price.

Surface easements governing power and petroleum right-of ways may have varying effects on each parcel. The extent of their liability is based mainly on their location within the parcel. Therefore, these easements are priced according to the base price and conditioned back at the discretion of the appraiser.

Typical Land Model 04, 06, 07 & 08 Pricing

CODE:	Land models will work with any use code.
ZONING:	Land models will work with any zoning code.
FRONTAGE:	Enter the total number of feet of road frontage is required unless the road type is NX or PD.
DEPTH:	Depth is left blank. The system will use 208 feet of depth to calculate the number of acres of frontage.
DE/FA:	The size factor is assigned by the computer from the size chart in this chapter. Enter 1.00.
L/M:	Enter Land Model 04, 06 or 08.
CO/FA:	The condition factor will be calculated by adding the factors present in the following field. Enter 1.00.
RF:	The road frontage field may be + or -. This field is entered by the computer based on the road frontage chart in this chapter.
AC:	The access factor is entered by the computer based on the road type factors in this chapter.
LC:	The location factor may be + or -. This is assigned by the appraiser through market analysis.
TO:	The topo factor may be + or -. This is assigned by the appraiser through market analysis.
OT:	The other factor may be + or -. This factor is used for all factors not previously described such as shape, right of ways, etc. This factor is assigned by the appraiser through market analysis.
RT:	The road type is used to describe the paving and utilities of the road as described in this chapter.
UNIT PRICE:	The base price used for acreage in the neighborhood is entered in this field.
NO. UNITS:	Total acreage is entered in this field.
TY:	Unit type AC (Acres) is required when using Land Model 04
NOTES:	Free form notes field.

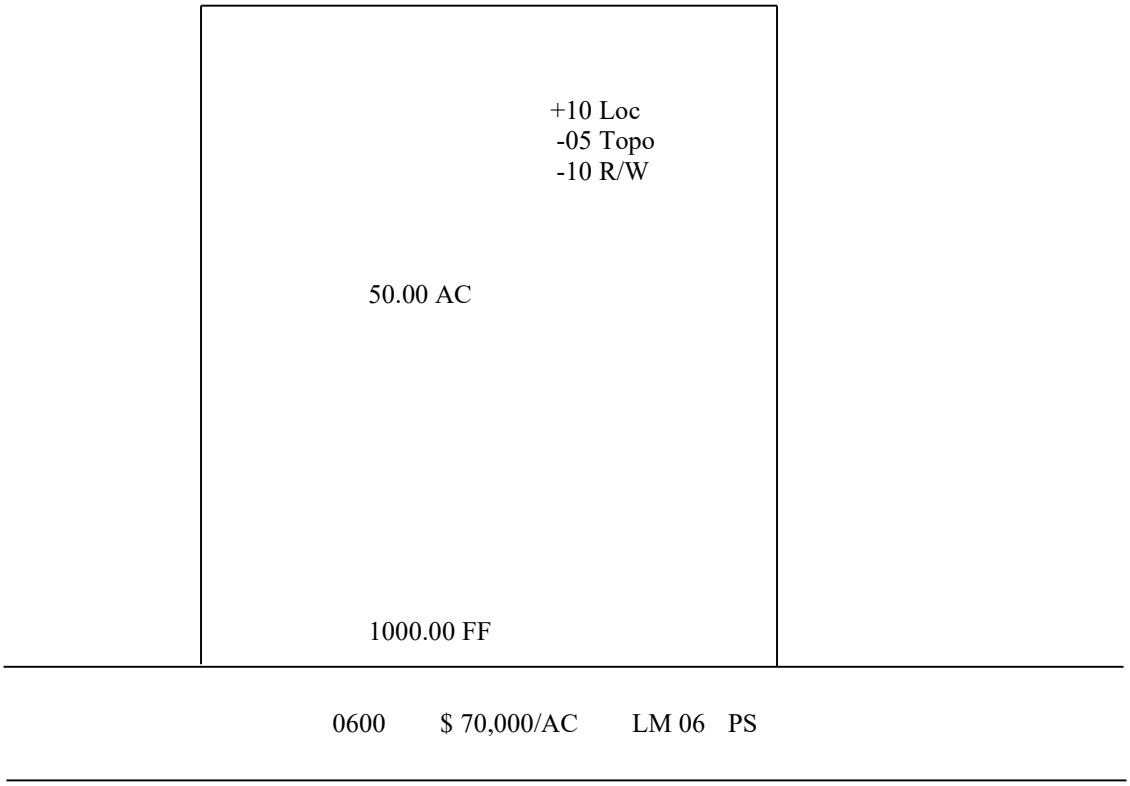
Typical Land Model 04, 06, 07 & 08 Pricing

.....#1 LAND.....

	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF	+AC	+LC	+TO	+0T	RT
1.	[0600]	[IND]	[1000]	[ ]	[0.99]	[06]	[0.95]	[+00	+00	+10	-05	-10	[PS]
2.	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[					[ ]
3.	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[					[ ]
4.	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[					[ ]
5.	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[					[ ]
6.	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[					[ ]

.....#2 LAND.....

	UNITS	NO.UNITS	TY	NOTES
1.	[70000.0]	[50.00]	[AC]	[ ]
2.	[ ]	[ ]	[ ]	[ ]
3.	[ ]	[ ]	[ ]	[ ]
4.	[ ]	[ ]	[ ]	[ ]
5.	[ ]	[ ]	[ ]	[ ]
6.	[ ]	[ ]	[ ]	[ ]



Typical Land Model 04, 06, 07 & 08 Pricing

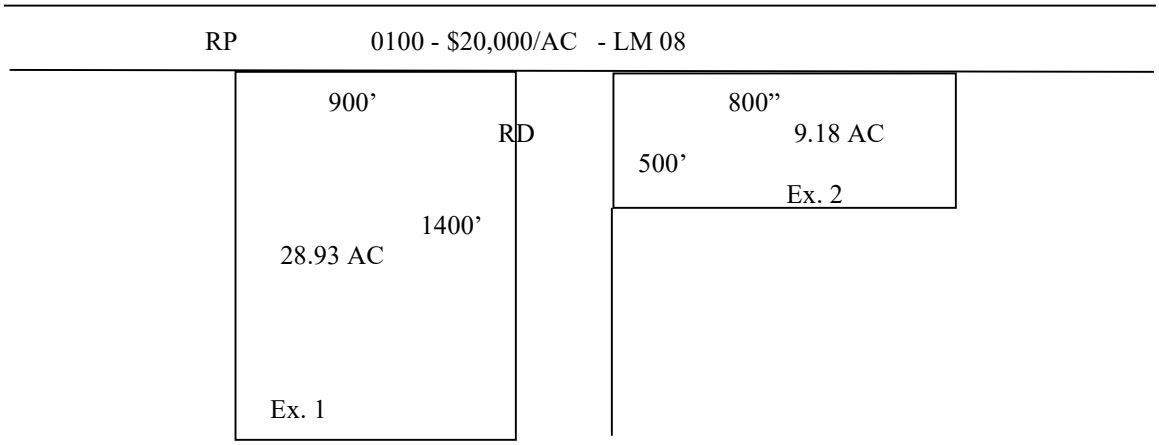
Calculation of access factor when frontage is partially dirt. Enter road type as paved and enter access adjustment in the other adjustment field.

Example 1

1400' = 61%
2300'
- 10% (distance) x 61% =
- 6.1% dirt = -06 Other Adj.

Example 2

500' = 38% dirt
1300'
- 10% (dirt acc.) x 38% =
- 3.8% dirt = -.04 Other Adj.



.....#1 LAND.....

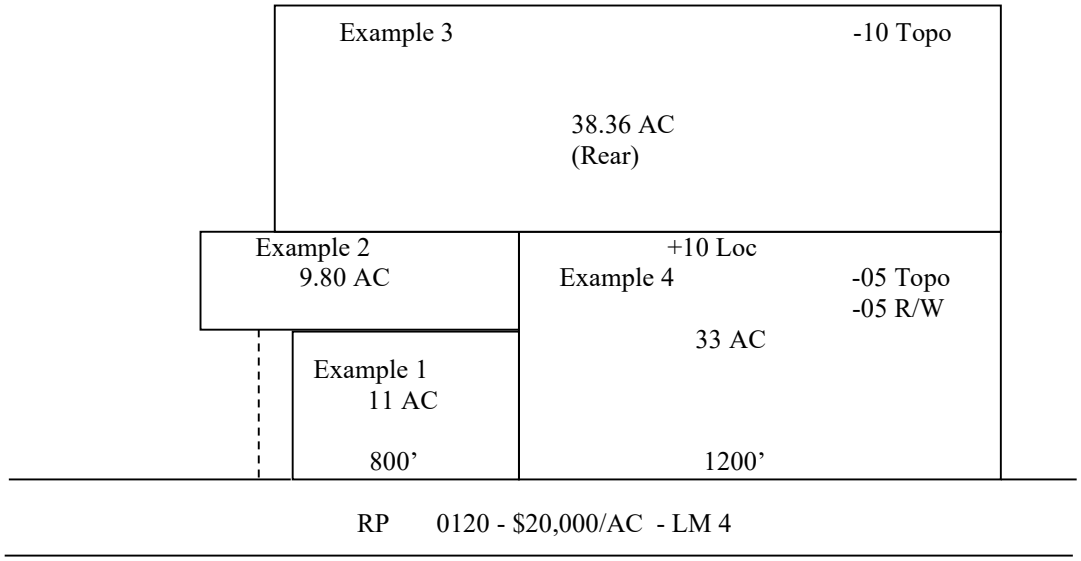
CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF	+AC	+LC	+TO	+0T	RT
[0100]	[RES]	[2300]	[ ]	[1.99]	[08]	[1.08]	[+14	+00	+00	+00	-06	[RP]
[0100]	[RES]	[1300]	[ ]	[1.19]	[08]	[1.11]	[+15	+00	+00	+00	-04	[RP]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[					[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[					[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[					[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[					[ ]

.....#2 LAND.....

	UNITS	NO.UNITS	TY	NOTES
1.	[20000.00]	[28.93]	[AC]	[EXAMPLE 1]
2.	[20000.00]	[9.18]	[AC]	[EXAMPLE 2]
3.	[ ]	[ ]	[ ]	[ ]
4.	[ ]	[ ]	[ ]	[ ]
5.	[ ]	[ ]	[ ]	[ ]
6.	[ ]	[ ]	[ ]	[ ]

Typical Land Model 04, 06, 07 & 08 Pricing

OTHER EXAMPLES:



....

#1 LAND

CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF	+AC	+LC	+TO	+0T	RT
[0120]	[A1]	[800]	[ ]	[1.15]	[04]	[1.02]	[+02	+00	+00	+00	-00	[RP]
[0120]	[A1]	[ ]	[ ]	[1.04]	[04]	[0.69]	[- 31	-30	+00	-00	-00	[PD]
[0120]	[A1]	[ ]	[ ]	[1.02]	[04]	[0.45]	[+00	-45	+00	-10	+00	[NX]
[0120]	[A1]	[1200]	[ ]	[0.98]	[04]	[1.04]	[+04	+00	+10	-05	-05	[RP]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[					[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[					[ ]

..... #2 LAND .....

	UNITS	NO.UNITS	TY	NOTES
1.	[20000.00]	[11.00]	[AC]	[EXAMPLE 1]
2.	[20000.00]	[9.80]	[AC]	[EXAMPLE 2]
3.	[20000.00]	[38.30]	[AC]	[EXAMPLE 3]
4.	[20000.00]	[33.00]	[AC]	[EXAMPLE 4]
5.	[ ]	[ ]	[ ]	[ ]
6.	[ ]	[ ]	[ ]	[ ]

RESIDENTIAL LAND USE CODES

CODE	DESCRIPTION
0100	**Single Family Residential**
0101	Single Family Residential Creek
0102	Single Family Residential Exceptional
0103	Single Family Residential Gated Community
0108	Single Family Residential Camps
0111	Single Family Residential Common Area
0113	Single Family Residential River
0119	Single Family Residential Riparian Rights
0120	Single Family Residential Rural Acreage
0122	Single Family Residential Water Frontage
0123	Single Family Residential Golf Course Frontage
0124	Single Family Residential Water Access
0134	Single Family Residential Mini Farm
0135	Single Family Residential Reservoir
01EX	Single Family Residential Excess Land
0150	**Patio Homes**
0151	Patio Homes Common Area
0153	Patio Homes River Or Creek
0159	Patio Homes Riparian Rights
0160	Patio Homes Rural Acreage
0162	Patio Homes Water Frontage
0163	Patio Homes Golf Course Frontage
0164	Patio Homes Water Access
0200	**Mobile Home Subdivision**
0201	Mobile Homesite
0210	Mobile Home Park
0220	Recreational Vehicle Park
0221	Mobile Home Mini Farm
02EX	Manufactured Home Excess Land

LAND USE CODES
CONDOMINIUM

CODE	DESCRIPTION
0300	**Condominium**
0303	Condominium Speedway
0306	Condominium High Rise
0311	Condominium Common Area
0313	Condominium River Or Creek
0319	Condominium Riparian Rights
0320	Condominium Rural Acreage
0322	Condominium Water Frontage
0323	Condominium Golf Course Frontage
0324	Condominium Water Access
03EX	Condominium Excess Land
0309	**Town House SFR**
0371	Town House Common Area
0373	Town House River Or Creek
0379	Town House Riparian Rights
0380	Town House Rural Acreage
0381	Town House Mountain View
0382	Town House Water Frontage
0383	Town House Golf Course Frontage
0384	Town House Water Access

LAND USE CODES
OFFICE

CODE	DESCRIPTION
0400	**Office**
0418	Office > 4 Story
0419	Medical Office
0420	Medical Condominium
0424	Office Condominium
0431	Day Care Centers
0481	Office Common Area
04EX	Office Excess land

LAND USE CODES
MULTI - FAMILY

CODE	DESCRIPTION
0500	**Multi Family**
0501	Multi Family Common Area
0509	Multi Family Riparian Rights
0510	Multi Family Rural Acreage
0511	Multi Family View
0513	Multi Family Golf Course Frontage
0514	Multi Family Water Access
0560	Multi Family Garden
0561	Multi Family Town House
0562	Multi Family Duplex/Triplex
0563	Multi Family High Rise
05EX	Multi Family Excess Land

LAND USE CODES
INDUSTRIAL

CODE	DESCRIPTION
0600	**Industrial**
0601	Fertilizer Plants
0602	Seafood Processing
0603	Fiber Optics Manufacturers
0604	Motor Speedway – Super Track
0605	Motor Speedway – Dirt Track
0628	Mini - Warehouse
0630	Laboratory/Research
0640	Industrial Park
0641	Light Manufacturing
0642	Heavy Manufacturing
0643	Lumber Yards
0644	Packing Plants
0645	Cigarette Manufacturers
0646	Breweries, Bottlers, Canneries, Wineries
0647	Warehouse Condominium
0648	Warehousing
0649	Steel Frame Warehouse
0651	Cold Storage/Freezer
0652	Truck Terminal
0653	Service Garage
0654	Flex Warehouse
0655	Stadium/Arena
0656	Hog Farms
0657	Motor Sports Garage
0658	Poultry Farms/Turkey Farms
0681	Industrial Common Area
06EX	Industrial Excess Land

LAND USE CODES COMMERCIAL

CODE	DESCRIPTION
0700	**Commercial**
0701	Commercial Water Frontage
0702	Cell Phone Towers
0703	Bill Board Site
0709	Mobile Home Sales/Service
0710	Convenience/Fast Food Store
0711	Convenience Stores
0712	Car Wash
0713	Department Store
0714	Supermarket
0715	Shopping Center (Mall)
0716	Shopping Center (Strip)
0717	Pharmacy
0721	Restaurants
0722	Fast Foods
0723	Banks
0725	Commercial Service (Laundries, TV & Radio Repair, Electric Repair, Etc.)
0726	Service Station
0727	Auto Sales & Service
0728	Parking
0731	Commercial Condominium Common Area
0732	Theaters
0733	Lounges, Night Clubs, Bars
0734	Bowling Alleys, Skating Rinks, Arenas
0735	Commercial Condominium
0736	Business Park
0737	Hotels, Motels - > 3 Floors
0738	Furniture Stores
0739	Motels, Hotels - < 3 Floors
0780	Marina Land
0781	Commercial Common Area
07EX	Commercial Excess land

LAND USE CODES
INSTITUTIONAL/SPECIAL PURPOSE

CODE	DESCRIPTION
7000	Institutional
7002	Habitat for Humanity
7100	Churches
7200	Schools, Colleges, Private
7300	Hospitals, Private
7400	Homes For The Aged
7500	Orphanages
7600	Funeral (Mortuaries, Cemeteries, Crematorium, Mausoleums)
7700	Clubs, Lodges, Union Halls
7710	Yacht Clubs
7720	Retreats
7721	Land Conservation - Private
7730	Camps
7800	Private Country Clubs
7801	Par “3” Golf Courses
7802	Miniature Golf Courses
7803	Public Golf Courses – Regulation
7804	Semi-Private Golf Courses
7900	Airports

LAND USE CODES GOVERNMENT OWNED

CODE	DESCRIPTION
8000	Marinas
8100	Military
8200	Rec Area
8300	Schools (Public)
8400	Colleges (Public)
8500	Hospitals (Public)
8600	Other County Property
8601	Water Plants
8602	Fire Departments
8603	Recycling
8604	Disposal
8605	Jail
8700	Other State
8701	State Ports
8702	Land Conservation (State Owned)
8703	State Correctional
8800	Other Federal
8900	Other Municipal
8901	Municipal Education
8902	Municipal Airport
8903	Municipal Housing Authority

LAND USE CODES MISCELLANEOUS

CODES	DESCRIPTION
9000	Leasehold Interest
9010	No Land Interest
9100	Utility (Gas, Electric, Telephone, Telegraph, Railroad)
9101	Utility/Private
9200	Mining
9300	Petroleum And Gas
9400	Right Of Way
9401	Rail Road R/W
9410	Greenway Trail
9500	Submerged Land, Rivers And Lakes
9501	Island
9510	Retention Pond
9600	Wasteland, Gullies, Rock Outcrop
9601	No Perk Lots
9602	Well Site
9603	Environmental Hazard
9699	Unsuitable For Septic Tank
9610	Flood Zone 100 Year
9611	Wetland
9612	Flood Way
9633	Commercial Landfill
9650	Flood Zone 500 Year
9700	Mineral Rights
9710	Less Mineral Rights (Mineral Rights Taxed Elsewhere)
9800	Owner Unknown
9900	New Parcel
9910	Deleted Parcel (Void)

Common Open Space Procedures:

If ownership:

1) Continues in the Builder/Developer name:

   a) Taxable at Market Value, however, adjust for:
      i. Access to utilities (water/sewer)
      ii. Shape (Buffer only 10% of value)
      iii. TOPO (usually flood plain)
      iv. Access
      v. Right of Ways (power/gas & other utilities)

   b) Review Plat to determine total area of C.O.S. verses buildable area remaining:
      (Price using 2 land lines – (1) @ 10% of value, (1) @ full market value)

   c) If appraiser feels the land will be transferred into Home Owners association: Taxable however adjust back to 10% good.

   d) All improvement will be priced at full market value.

2) Transfers to Home Owner Association

   a) Ask Exempt/exclusion appraiser to review for current status.

   b) Once qualify for exclusion – (Land model 0 @ 0 dollars/acre)
      (Land use code 0111).

   c) All improvements will be placed at a Residual Value (RV) outbuildings and extra features at .01% of value.