

State Department of Assessments & Taxation

Dwelling cost valuation method in AAVS (MD Value method):

$$\begin{aligned} & \text{(Constant Rate of dwelling style)} \\ & \quad + \\ & \text{(Dwelling Area \#1 * Sq. Ft. Rate of area type)} \\ & \quad + \\ & \text{(Dwelling Area \#2 * Sq. Ft. Rate of area type)} \\ & \quad + \\ & \text{(Dwelling Area \#3 * Sq. Ft. Rate of area type)} \\ & \quad + \\ & \text{(Any additional dwelling areas * Sq. Ft. Rate of area type)} \\ & \quad * \\ & \text{(Exterior Wall Adjustment \#1 + Ext. Wall Adj. \#2 + Ext. Wall Adj. \#3, etc.)} \\ & \quad * \\ & \text{Townhouse Adjustment (if necessary)} \\ & \quad = \\ & \text{Dwelling Adjusted Base Value} \\ & \quad + \\ & \text{(Porch Area * Sq. Ft. Rate of area type) (plus any additional porches)} \\ & \quad + \\ & \text{(Garage Area * Sq. Ft. Rate of area type) (plus any additional garage areas)} \\ & \quad + \\ & \text{(Area of any other attached items * Sq. Ft. Rate of area type)} \\ & \quad + \\ & \text{Structural Element Charges (Bathrooms, fireplaces, A/C, etc.)} \\ & \quad = \\ & \text{Total Base Value * Quality Index * County Index} \\ & \quad = \\ & \text{Replacement Cost New (RCN) * (100\% - (Depreciation Rate + Obsolescence Rate))} \\ & \quad * \\ & \text{Neighborhood Adjustment (AKA Market Value Index or MVI)} \\ & \quad = \\ & \text{Dwelling Value} \\ & \quad + \\ & \text{Extra Feature Values (AKA Accessory Structures)} \\ & \quad + \\ & \text{Land Value} \\ & \quad = \\ & \text{Total Property Value} \end{aligned}$$

DWELLING BASE RATES

| | 1 STORY | | | 1 1/2 STORY | | 2 STORY | | 2 1/2 STORY | | 3 STORY | | 4 STORY | |
|----------------------------------|---------|-------|-------------|-------------|-------|---------|-------|-------------|-------|---------|-------|---------|-------|
| | NO BSMT | BSMT | Split Foyer | NO BSMT | BSMT | NO BSMT | BSMT | NO BSMT | BSMT | NO BSMT | BSMT | NO BSMT | BSMT |
| STANDARD DWELLING - CONSTANT | 31760 | 35570 | 35570 | 34700 | 37750 | 37890 | 40960 | 41380 | 44440 | 45185 | 48220 | 49340 | 52320 |
| STANDARD DWELLING - SQ. FT. RATE | 79 | 89.25 | 104.4 | 75.75 | 85.5 | 72.5 | 81.9 | 69.45 | 78.45 | 66.55 | 75.15 | 63.75 | 72 |

EXTERIOR WALL ADJUSTMENTS

ADJ

| | |
|------------------------------|------|
| FRAME ADJUSTMENT | 1 |
| BRICK ADJUSTMENT | 1.13 |
| STONE ADJUSTMENT | 1.25 |
| 1/2 BRICK & FRAME ADJUSTMENT | 1.07 |
| 1/2 STONE & FRAME ADJUSTMENT | 1.13 |

COUNTY INDEX

| | |
|------------------|------|
| ALLEGANY | 0.9 |
| ANNE ARUNDEL | 1.11 |
| BALTIMORE CITY | 1.1 |
| BALTIMORE COUNTY | 1.1 |
| CALVERT | 1.06 |
| CAROLINE | 1.01 |
| CARROLL | 1.01 |
| CECIL | 1.01 |
| CHARLES | 1.06 |
| DORCHESTER | 1.01 |
| FREDERICK | 1.01 |
| GARRETT | 0.9 |
| HARFORD | 1.1 |
| HOWARD | 1.1 |
| KENT | 1.01 |
| MONTGOMERY | 1.13 |
| PRINCE GEORGE'S | 1.13 |
| QUEEN ANNE'S | 1.01 |
| SAINT MARY'S | 1.06 |
| SOMERSET | 1.01 |
| TALBOT | 1.01 |
| WASHINGTON | 1.01 |
| WICOMICO | 1.01 |
| WORCESTER | 1.01 |

QUALITY INDEX ADJUSTMENT

| Index Value = 1.17 | | | |
|--------------------|-----------|-------|-------|
| Base Quality = 4 | | | |
| | Quality | Power | Index |
| 1 | LOW | -3 | 0.62 |
| 2 | ECONOMY | -2 | 0.73 |
| 3 | BELOW AVG | -1 | 0.85 |
| 4 | AVERAGE | 0 | 1 |
| 5 | ABOVE AVG | 1 | 1.17 |
| 6 | GOOD | 2 | 1.37 |
| 7 | VERY GOOD | 3 | 1.6 |
| 8 | EXCELLENT | 4 | 1.87 |
| 9 | SUPERIOR | 5 | 2.19 |

MOBILE HOMES

| Quality | Sq. Ft. Rate |
|---------|--------------|
| 1 | 25.11 |
| 2 | 28.35 |
| 3 | 45.36 |
| 4 | 51.84 |

TOWNHOUSE ADJUSTMENTS

| | |
|-------------|------|
| END UNIT | 0.97 |
| CENTER UNIT | 0.93 |

STRUCTURAL ELEMENT RATES

| FIELD | Category Name | Code | Average |
|-----------------------|----------------------|------------|---------|
| ROOF COVER | Comp Shingle | 29 | 0.00 |
| | Built-Up | 34 | 0.00 |
| | Tile | 31 | 4.75 |
| | Metal | 33 | 2.50 |
| | Slate | 30 | 5.25 |
| | Combination | 35 | 0.00 |
| DORMERS | Individual | DRI | 1100.00 |
| | Linear Foot | DRL | 230.00 |
| HEAT TYPE | Hot Air | 40 | 0.00 |
| | Hot Water Baseboard | 41 | 2.05 |
| | Heat Pump | 42 | 0.00 |
| | Hot Water Radiator | 43 | 0.00 |
| | Electric | 44 | 0.00 |
| | Solar | 45 | 0.00 |
| | Space Heater | 46 | -1.85 |
| | None | 79 | 0.00 |
| AIR COND. | Combined System | 47 | 2.70 |
| | Separate System | 48 | 5.20 |
| FULL BATHS | | BT | 5000.00 |
| HALF BATHS | | HB | 2840.00 |
| PORCHES | Deck | F60 | 16.20 |
| | Deck w/roof | F61 | 31.15 |
| | Porch - no roof | F62 | 17.40 |
| | 1 Story Open | F63 | 32.35 |
| | 2 Story Open | F64 | 48.55 |
| | 3 Story Open | F65 | 64.75 |
| | Enclosed Porch | F66 | 67.10 |
| | Concrete Patio | F67 | 7.75 |
| | Conc. Patio w/roof | F68 | 22.70 |
| | Brick Patio | F69 | 11.25 |
| | Brick Patio w/roof | F70 | 26.35 |
| | Stone Patio | F71 | 16.45 |
| | Stone Patio w/roof | F72 | 31.40 |
| | Enclosed Patio | F91 | 53.65 |
| FIREPLACES | 1 Story Frame | 51 | 4170.00 |
| | 1 Story Brick | 52 | 4850.00 |
| | 1 Story Stone | 88 | 5385.00 |
| | 2 Story Frame | 53 | 4845.00 |
| | 2 Story Brick | 54 | 5935.00 |
| | 2 Story Stone | 89 | 6585.00 |
| | 3 Story Frame | 55 | 5720.00 |
| | 3 Story Brick | 56 | 7000.00 |
| | 3 Story Stone | 90 | 7770.00 |
| | 1 Story Same Chimney | 57 | 2570.00 |
| | 2 Story Same Chimney | 58 | 3145.00 |
| | 3 Story Same Chimney | 59 | 3145.00 |
| | 1 Story Gas | 84 | 3600.00 |
| | 2 Story Gas | 85 | 3860.00 |
| | 3 Story Gas | 86 | 4090.00 |
| Direct-vented gas | 87 | 3250.00 | |
| BASEMENT ROOMS | Basement Room | BSR | 6270.00 |
| | Basement Bedroom | BSB | 4600.00 |
| | Finished Basement | BSF | 35.25 |

| FIELD | Category Name | Code | Average |
|------------------------|---------------------|------------|---------|
| TRIM | Brick | TRB | 16.65 |
| | Stone | TRS | 24.60 |
| ATTACHED GARAGE | Frame | F73 | 27.90 |
| | Brick | F74 | 35.45 |
| | Stone | F75 | 39.70 |
| | Built-in | F76 | -53.20 |
| | Basement | F77 | 6.60 |
| | Carport | F78 | 19.15 |
| MISC. FEATURES | Extra Kitchen | KTE | 5435.00 |
| | Kitchen Sink | KTS | 725.00 |
| | Lavatory | LAV | 850.00 |
| | Water Closet | WC | 875.00 |
| | Bath Tub | BTB | 1350.00 |
| | Shower Stall | SHR | 1215.00 |
| | Laundry Tub | LTB | 830.00 |
| | Water Heater | WTH | 1950.00 |
| | Sauna | 9 | 4900.00 |
| | Whirlpool | 10 | 2680.00 |
| | Spa - Fiberglass | 11 | 3975.00 |
| | Spa - Concrete | 12 | 5050.00 |
| | Hot Tub | 13 | 2620.00 |
| | Wet Bar | 14 | 1340.00 |
| | Storage Over | 15 | 4.85 |
| | Room Over | RMO | 59.25 |
| | Basement Under | 17 | 13.80 |
| | Open Breezeway | F18 | 24.90 |
| | Enclosed Breezeway | F19 | 60.05 |
| | Loft/Balcony | 22 | 24.05 |
| | Walkout Basement | 23 | 3500.00 |
| | Attached Greenhouse | F24 | 53.05 |
| Attached Storage | F25 | 11.55 | |
| Cathedral Ceiling | 26 | 12.50 | |
| Attic Room | 38 | 22.00 | |
| Unfinished Area | 93 | -35.50 | |
| Elevators | 92 | 19980.00 | |

EXTRA FEATURE RATES

| FIELD | Category Name | Cat. # | Average |
|---|-------------------------|---------------|----------------|
| DETACHED GARAGES | Frame | 33 | 38.70 |
| | Frame w/Storage Over | 34 | 40.22 |
| | Frame w/Room Over | 35 | 82.07 |
| | Brick | 36 | 46.76 |
| | Brick w/Storage Over | 37 | 48.28 |
| | Brick w/Room Over | 38 | 91.17 |
| | Stone | 39 | 51.60 |
| | Stone w/Storage Over | 40 | 53.12 |
| | Stone w/Room Over | 41 | 96.50 |
| | Carport | 42 | 24.50 |
| | Room Over | 46 | 41.76 |
| | Full Bath | 47 | 3547.00 |
| | Half Bath | 48 | 1636.00 |
| Kitchen | 49 | 3305.00 | |
| FARM BUILDINGS | Pole Shed | 21 | 7.62 |
| | Stable | 22 | 11.57 |
| | Barn | 23 | 9.24 |
| | Dairy Barn | 24 | 23.22 |
| | Swine Barn | 25 | 10.19 |
| | Milking Parlor | 26 | 24.38 |
| | Poultry House | 27 | 5.46 |
| | Corn Crib | 28 | 8.43 |
| | Corn Bin | 29 | 6.45 |
| | Silo | 30 | 20.96 |
| | Agr. Greenhouse | 31 | 14.50 |
| | Tobacco Barn | 32 | 10.57 |
| | Grain Tank | 43 | 1.63 |
| | Machine Shed | 44 | 11.00 |
| | Horse Barn | 45 | 20.96 |
| PIERS | 4' Wide Pier | 10 | 112.46 |
| | 5' Wide Pier | 11 | 115.21 |
| | 6' Wide Pier | 12 | 118.02 |
| | 8' Wide Pier | 13 | 127.31 |
| | Pier w/Water | 14 | 8.21 |
| | Pier w/Electric | 15 | 5.47 |
| | Pier w/Water & Electric | 16 | 13.70 |
| | Pier Addition | 17 | 4.58 |
| | Boat House | 18 | 25.60 |
| | Piles | 19 | 281.00 |
| MISCELLANEOUS ACCESSORY STRUCTURES | Vinyl Pool | 1 | 23.70 |
| | Concrete Pool | 2 | 39.50 |
| | Pool Enclosure | 3 | 18.32 |
| | Bathhouse | 4 | 28.21 |
| | Tennis Court - Concrete | 5 | 5.21 |
| | Tennis Court - Asphalt | 6 | 3.08 |
| | Tennis Court Lights | 7 | 5071.00 |
| | Res. Greenhouse | 8 | 36.83 |
| | Gazebo | 9 | 24.75 |
| | Shed | 20 | 9.17 |

Dwelling cost valuation method in AAVS (MD Value method): See example Property Record Card (PRC)

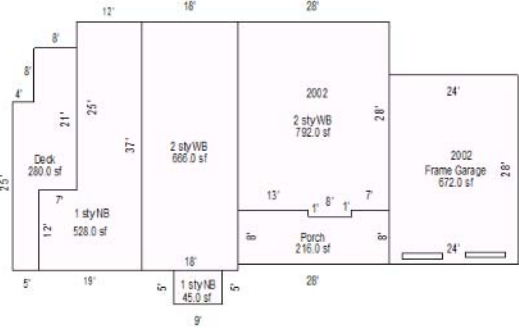
| | | |
|---|---------|--|
| (Constant Rate of dwelling style | 40,960 | 2 Story with Basement dwelling |
| + | + | |
| (Dwelling Area #1 * Sq. Ft. Rate of area type) | 238,820 | 2 story with Basement - 2,916 sq.ft. * 81.90 |
| + | + | |
| (Dwelling Area #2 * Sq. Ft. Rate of area type) | 45,267 | 1 story no Basement - 573 sq.ft. * 79.00 |
| * | * | |
| (Exterior Wall Adjustment #1 + Ext. Wall Adj. #2) | 1.0325 | 75% Siding & 25% Brick - (1.00 * 0.75)+(1.13*0.25) |
| * | | |
| Townhouse Adjustment (if necessary) | N/A | Example dwelling is not a townhouse |
| = | = | |
| Dwelling Adjusted Base Value | 335,611 | (40,960 + 238,820 + 45,267) * 1.0325 |
| + | + | |
| (Porch Area * Sq. Ft. Rate of area type) | 11,523 | 1 Story open Porch (216 sq.ft.*32.35) & Deck (280 sq.ft*16.20) |
| + | + | |
| (Garage Area * Sq. Ft. Rate of area type) | 18,748 | Frame Attached Garage (672 sq.ft * 27.90) |
| + | + | |
| Structural Element Charges (Bathrooms, fireplaces, A/C, etc.) | 30,982 | 2 Full Bathroom (5,000), 1 Half Bathroom (2,840), & A/C (3,489 sq.ft.* 5.20) |
| = | = | |
| Total Base Value | 396,864 | 335,611 + 11,523 + 18,748 + 30,982 |
| * | * | |
| Quality Index | 1.17 | Above Average Quality |
| * | * | |
| County Index | 1.01 | Washington County Index |
| = | = | |
| Replacement Cost New (RCN) | 468,974 | 396,864 * 1.17 * 1.01 |
| * | * | |
| (100% - (Depreciation Rate + Obsolescence Rate)) | 0.750 | 20% Depreciation and 5% Obsolescence (100% - 25%) |
| * | * | |
| Neighborhood Adjustment (AKA Market Value Index or MVI) | 0.70 | Market Adjustment for this dwelling model in this neighborhood |
| = | = | |
| Dwelling Value | 246,211 | |
| + | + | |
| Extra Feature Values (AKA Accessory Structures) | 6,511 | Vinyl Pool - 544 sq.ft., Average Quality, 50% depreciation, located in Washington County (county adjustment of 1.01) |
| + | + | |
| Land Value | 96,300 | See Example PRC |
| = | = | |
| Total Property Value | 349,000 | 246,211 + 6,511 + 96,300 = 349,022 |

| | | | |
|---|--|---|---|
| Owner JOHN Q. DOE Mail Addr 12345 ANYWHERE DR ANYPLACE, MD 21111-1111 | Property Use Residential Occupancy Owner Occupied Valued By Value Method MD Value | Map/Gr/Par/Sec/Bl/Lt 220000 /0023 /0260 / / /A Field Sequence Number 01234-022-00-00 Neighborhood 8010077.22 BPRUC | Legal Description 4.13 ACRES PAR A 12345 ANYWHERE DR MARYLAND ACRES |
|---|--|---|---|

| VALUE SUMMARY FULL CASH VALUE | | |
|----------------------------------|---------|---------|
| | Prior | Current |
| Total Land | 116,300 | 96,300 |
| Total Improvements | 348,600 | 253,300 |
| Total Value | 464,900 | 349,600 |
| Preferential Land | 0 | 0 |
| Curtilage | 464,900 | 349,600 |

| DWELLING DATA | | |
|---------------|-------------------------|------|
| Dwelling No. | 1 Year Built | 1982 |
| Type | Standard Unit Model No. | 024 |
| Quality | Above Average Curtilage | No |

| SECTION NAME | AREA | HEATED AREA |
|--------------------------|-------|--------------|
| 2 Story With Basement | 1,458 | 2,916 |
| 1 Story No Basement | 573 | 573 |
| Deck | 280 | 0 |
| Frame Attached Garage | 672 | 0 |
| 1 Story Open Porch | 216 | 0 |
| Total Heated Area | | 3,489 |



| DWELLING CHARACTERISTICS | | |
|--------------------------|---------------|-----|
| CATEGORY | TYPE | % |
| ROOF COVER RES | COMPOSITION | 100 |
| HEATING TYPE RES | ELECTRIC | 100 |
| PHYSICAL CONDITION | AVERAGE | 100 |
| AIR CONDITIONING | A/C: SEPARATE | 100 |
| EXTERIOR WALL | FRAME | 75 |
| EXTERIOR WALL | BRICK | 25 |

| CATEGORY | UNITS |
|------------|-------|
| BATHS | 3.00 |
| HALF BATHS | 1.00 |

SITE ADDRESS: 12345 ANYWHERE DR, ANYPLACE 21111-1111

| OUTBUILDING DATA | | | | | | | | | | | | | |
|------------------|-----|----|-----|--------|-------|--------|---------|-----------|------------|-------|-------|------------|-------|
| DESCRIPTION | BLD | YR | BLT | LENGTH | WIDTH | UNITS | QUALITY | CURTILAGE | PRICE/UNIT | %COND | VALUE | OVR. VALUE | NOTES |
| Vinyl Pool | | | | 0 | 0 | 544.00 | Average | No | 23.70 | 50 | 6,511 | | |

| | |
|---------------------------|--------|
| Total Depreciation | 0.2500 |
|---------------------------|--------|

| DEPRECIATION TYPE | ADJUSTMENT |
|-------------------------|------------|
| Functional Obsolescence | 0.0500 |

| PRICE INDEX TYPE | ADJUSTMENT |
|----------------------|------------|
| Neighborhood Adj. | 0.7000 |
| County Multiplier | 1.0100 |
| Quality Factor | 1.1700 |
| Structure Adjustment | 1.0325 |

| LAND DATA | | | | | | | | | | |
|--------------------|------------|-------|-------|-----------|-----------|------------|-----------|--------|------------|-----------|
| DESCRIPTION | FRONT FEET | DEPTH | UNITS | UNIT TYPE | INFLUENCE | ADJUSTMENT | CURTILAGE | VALUE | OVR. VALUE | LAND NOTE |
| Primary Improved 1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | Yes | 65,000 | | |
| Secondary 1 | 0.00 | 0.00 | 3.13 | AC | | 1.00 | Yes | 31,300 | | |

| PARCEL NOTES | | PROPERTY CHARACTERISTICS | |
|---|--|--------------------------|-----------------------|
| Cedar siding. 97 RA - Remove greenhouse NC. 2000RA add pool & deck. 2009 RA - Refinished bank barn - added back to assessment. 03RA 2WB addition, bath, demolish garage & construct new garage, porch \$88,000; send NC notice. | | CATEGORY | CHARACTERISTIC |
| | | Sewer System | Septic |