

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

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

**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    |

| <b>EXTERIOR WALL ADJUSTMENTS</b> | 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 |

| <b>COUNTY INDEX</b> |      |
|---------------------|------|
| ALLEGANY            | 0.9  |
| ANNE ARUNDEL        | 1.13 |
| 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 |

| <b>QUALITY INDEX ADJUSTMENT</b> |           |       |       |
|---------------------------------|-----------|-------|-------|
| 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  |

| <b>MOBILE HOMES</b> |              |
|---------------------|--------------|
| Quality             | Sq. Ft. Rate |
| 1                   | 25.11        |
| 2                   | 28.35        |
| 3                   | 45.36        |
| 4                   | 51.84        |

| <b>TOWNHOUSE ADJUSTMENTS</b> |      |
|------------------------------|------|
| 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**

| <b>FIELD</b>                              | <b>Category Name</b>    | <b>Cat. #</b> | <b>Average</b> |
|---|-------------------------|---------------|----------------|
| <b>DETACHED GARAGES</b>                   | Frame                   | <b>33</b>     | 38.70          |
|   | Frame w/Storage Over    | <b>34</b>     | 40.22          |
|   | Frame w/Room Over       | <b>35</b>     | 82.07          |
|   | Brick                   | <b>36</b>     | 46.76          |
|   | Brick w/Storage Over    | <b>37</b>     | 48.28          |
|   | Brick w/Room Over       | <b>38</b>     | 91.17          |
|   | Stone                   | <b>39</b>     | 51.60          |
|   | Stone w/Storage Over    | <b>40</b>     | 53.12          |
|   | Stone w/Room Over       | <b>41</b>     | 96.50          |
|   | Carport                 | <b>42</b>     | 24.50          |
|   | Room Over               | <b>46</b>     | 41.76          |
| Full Bath                                 | <b>47</b>               | 3547.00       |                |
| Half Bath                                 | <b>48</b>               | 1636.00       |                |
| Kitchen                                   | <b>49</b>               | 3305.00       |                |
| <b>FARM BUILDINGS</b>                     | Pole Shed               | <b>21</b>     | 7.62           |
|   | Stable                  | <b>22</b>     | 11.57          |
|   | Barn                    | <b>23</b>     | 9.24           |
|   | Dairy Barn              | <b>24</b>     | 23.22          |
|   | Swine Barn              | <b>25</b>     | 10.19          |
|   | Milking Parlor          | <b>26</b>     | 24.38          |
|   | Poultry House           | <b>27</b>     | 5.46           |
|   | Corn Crib               | <b>28</b>     | 8.43           |
|   | Corn Bin                | <b>29</b>     | 6.45           |
|   | Silo                    | <b>30</b>     | 20.96          |
|   | Agr. Greenhouse         | <b>31</b>     | 14.50          |
|   | Tobacco Barn            | <b>32</b>     | 10.57          |
|   | Grain Tank              | <b>43</b>     | 1.63           |
|   | Machine Shed            | <b>44</b>     | 11.00          |
| Horse Barn                                | <b>45</b>               | 20.96         |                |
| <b>PIERS</b>                              | 4' Wide Pier            | <b>10</b>     | 112.46         |
|   | 5' Wide Pier            | <b>11</b>     | 115.21         |
|   | 6' Wide Pier            | <b>12</b>     | 118.02         |
|   | 8' Wide Pier            | <b>13</b>     | 127.31         |
|   | Pier w/Water            | <b>14</b>     | 8.21           |
|   | Pier w/Electric         | <b>15</b>     | 5.47           |
|   | Pier w/Water & Electric | <b>16</b>     | 13.70          |
|   | Pier Addition           | <b>17</b>     | 4.58           |
|   | Boat House              | <b>18</b>     | 25.60          |
| Piles                                     | <b>19</b>               | 281.00        |                |
| <b>MISCELLANEOUS ACCESSORY STRUCTURES</b> | Vinyl Pool              | <b>1</b>      | 23.70          |
|   | Concrete Pool           | <b>2</b>      | 39.50          |
|   | Pool Enclosure          | <b>3</b>      | 18.32          |
|   | Bathhouse               | <b>4</b>      | 28.21          |
|   | Tennis Court - Concrete | <b>5</b>      | 5.21           |
|   | Tennis Court - Asphalt  | <b>6</b>      | 3.08           |
|   | Tennis Court Lights     | <b>7</b>      | 5071.00        |
|   | Res. Greenhouse         | <b>8</b>      | 36.83          |
|   | Gazebo                  | <b>9</b>      | 24.75          |
|   | Shed                    | <b>20</b>     | 9.17           |
|   | Concrete Patio          | <b>50</b>     | 7.75           |
|   | Concrete Patio w/roof   | <b>51</b>     | 22.70          |
|   | Brick Patio             | <b>52</b>     | 11.25          |
|   | Brick Patio w/roof      | <b>53</b>     | 26.35          |
|   | Stone Patio             | <b>54</b>     | 16.45          |
| Stone Patio w/roof                        | <b>55</b>               | 31.40         |                |

**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   |

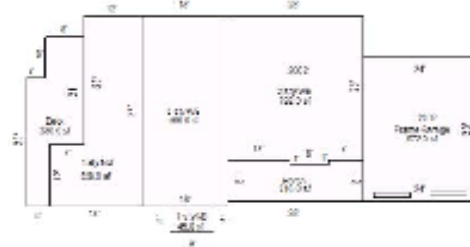
STATE OF MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION  
PROPERTY RECORD CARD - REASSESSMENT YEAR 2012

|   |                             |  |  |
|---|-----------------------------|--|--|
| Owner<br>John Q. DOE                                      | Property Use<br>Residential | Map/Gr/Plat/Sec/Bldg<br>220000 70003 70000 | Legal Description<br>4.13 ACRES (PAR A)<br>12345 ANYWHERE DR<br>MARYLAND ACRES |
| Mail Addr<br>12345 ANYWHERE DR<br>ANYPLACE, MD 21111-1111 | Occupancy<br>Owner Occupied | Field Sequence Number<br>01234-022-00-00   |  |
|   | Valued By<br>MD Value       | Neighborhood<br>BPRUC                      |  |

| VALUE SUMMARY<br>FULL CASH VALUE |         |         |
|----------------------------------|---------|---------|
|                                  | Prior   | Current |
| Total Land                       | 116,300 | 95,300  |
| Total Improvements               | 348,600 | 253,300 |
| Total Value                      | 464,900 | 348,600 |
| Preferential Land                | 0       | 0       |
| Curtilage                        | 464,900 | 348,600 |

| 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    | 1,455 | 2,916        |
| 1 Story No Basement      | 573   | 573          |
| Deck                     | 200   | 0            |
| Frame Attached Garage    | 872   | 0            |
| 1 Story Open Porch       | 216   | 0            |
| <b>Total Heated Area</b> |       | <b>3,489</b> |



| SALES DATA |  |            |
|------------|--|------------|
| Sale Date  |  | Sale Price |
| 08/01/1990 |  | 49500      |

| DWELLING CHARACTERISTICS |               |       |
|--------------------------|---------------|-------|
| CATEGORY                 | TYPE          | UNITS |
| 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    |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

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

SITE ADDRESS: 12345 ANYWHERE DR, ANYPLACE 21111-1111

| OUTBUILDING DATA   |            |            |       |      |        |         |           |         |         |           |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
|--|------------|------------|-------|------|--------|---------|-----------|---------|---------|-----------|------------|-----------|--|----------------------------|--|------------|-------------------|------------|--|-------------------------|--------|--|--------------------|--|--------|------------------|--|------------|-------------------|--------|--|-------------------|--------|--|----------------|--------|--|----------------------|--------|--|
| DESCRIPTION  | FLOOR      | CEILING    | WALLS | ROOF | COND.  | QUALITY | CURTILAGE | PERCENT | ROOFING | VALUE     | OVR. VALUE | LAND NOTE |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
| Vinyl Pool   |            |            | 0     | 0    | 544.00 | Average | No        | 23.70   | 50      | 6,511     |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
| <table border="1"> <thead> <tr> <th colspan="2">DEPRECIATION &amp; ADJUSTMENTS</th> <th>ADJUSTMENT</th> </tr> </thead> <tbody> <tr> <td>DEPRECIATION TYPE</td> <td>ADJUSTMENT</td> <td></td> </tr> <tr> <td>Functional Obsolescence</td> <td>0.0500</td> <td></td> </tr> <tr> <td colspan="2">Total Depreciation</td> <td>0.2500</td> </tr> <tr> <td colspan="2">PRICE INDEX TYPE</td> <td>ADJUSTMENT</td> </tr> <tr> <td>Neighborhood Adj.</td> <td>0.7000</td> <td></td> </tr> <tr> <td>County Multiplier</td> <td>1.0100</td> <td></td> </tr> <tr> <td>Quality Factor</td> <td>1.1700</td> <td></td> </tr> <tr> <td>Structure Adjustment</td> <td>1.0325</td> <td></td> </tr> </tbody> </table> |            |            |       |      |        |         |           |         |         |           |            |           |  | DEPRECIATION & ADJUSTMENTS |  | ADJUSTMENT | DEPRECIATION TYPE | ADJUSTMENT |  | Functional Obsolescence | 0.0500 |  | Total Depreciation |  | 0.2500 | PRICE INDEX TYPE |  | ADJUSTMENT | Neighborhood Adj. | 0.7000 |  | County Multiplier | 1.0100 |  | Quality Factor | 1.1700 |  | Structure Adjustment | 1.0325 |  |
| DEPRECIATION & ADJUSTMENTS   |            | ADJUSTMENT |       |      |        |         |           |         |         |           |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
| DEPRECIATION TYPE  | ADJUSTMENT |            |       |      |        |         |           |         |         |           |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
| Functional Obsolescence  | 0.0500     |            |       |      |        |         |           |         |         |           |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
| Total Depreciation   |            | 0.2500     |       |      |        |         |           |         |         |           |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
| PRICE INDEX TYPE   |            | ADJUSTMENT |       |      |        |         |           |         |         |           |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
| Neighborhood Adj.  | 0.7000     |            |       |      |        |         |           |         |         |           |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
| County Multiplier  | 1.0100     |            |       |      |        |         |           |         |         |           |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
| Quality Factor   | 1.1700     |            |       |      |        |         |           |         |         |           |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
| Structure Adjustment   | 1.0325     |            |       |      |        |         |           |         |         |           |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
| DWELLING VALUE   |            |            |       |      |        |         |           |         |         | \$246,822 |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |
| VALUE PER SQ. FT. OF HEATED AREA   |            |            |       |      |        |         |           |         |         | 70.74     |            |           |  |                            |  |            |                   |            |  |                         |        |  |                    |  |        |                  |  |            |                   |        |  |                   |        |  |                |        |  |                      |        |  |

| LAND DATA          |            |       |       |           |           |            |           |        |            |           |  |  |  |
|--------------------|------------|-------|-------|-----------|-----------|------------|-----------|--------|------------|-----------|--|--|--|
| DESCRIPTION        | FRONT FEET | DEPTH | UNITS | UNIT TYPE | INCIDENCE | ADJUSTMENT | CURTILAGE | VALUE  | OVR. VALUE | LAND NOTE |  |  |  |
| Primary Improved 1 | 0.00       | 0.00  | 1.00  | AC        |           | 1.00       | Yes       | 85,000 |            |           |  |  |  |
| Secondary 1        | 0.00       | 0.00  | 3.13  | AC        |           | 1.00       | Yes       | 31,300 |            |           |  |  |  |

| PARCEL NOTES   |  |  |  | CATEGORY     |  | DWELLING CHARACTERISTICS |  |
|--|--|--|--|--------------|--|--------------------------|--|
| Cedar siding, 97 RA - Remove greenhouse NC, 2000RA add pool & deck.                              |  |  |  | Sewer System |  | Sep/6c                   |  |
| 2009 RA - Refinished bank barn - added back to assessment.                                       |  |  |  |              |  |                          |  |
| 03RA 2WS addition, bath, demolish garage & construct new garage, porch \$85,000; send NC notice. |  |  |  |              |  |                          |  |