

Appendix

EXAMPLE OF LAND RATE CORRELATION

(Lot #1 = 10,000 sq. ft.)

Area	Rate	Value
1. 10,000 sq. ft.	\$1.30	\$13,000
2.		
3.		
Eff. Width Eff. Depth		
Depth Factor		
Vacancy: 40%		
	Total:	7,800

(Lot #2 = 43,599 sq. Ft.)

Area	Rate	Value
1. 10,000 sq. ft.	\$1.30	\$13,000
2. 33,599 sq. ft.	.20	6,710
3.		
Eff. Width Eff. Depth		
Depth Factor		
Vacancy: 40% 1 st Area		
	Total:	\$14,510

(Lot #3 = 3.0 acres)

Area	Rate	Value
1. 1.0 acre	\$19,700	\$19,700
2. 2.0 acre	4,350	8,700
3.		
Eff. Width Eff. Depth		
Depth Factor		
Vacancy: 30% 1 st Area		
	Total:	\$22,490