

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

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

DWELLING BASE RATES

	1 STORY		1 1/2 STORY		2 STORY		2 1/2 STORY		3 STORY		4 STORY	
	NO BSMT	BSMT	NO BSMT	BSMT	NO BSMT	BSMT	NO BSMT	BSMT	NO BSMT	BSMT	NO BSMT	BSMT
STANDARD DWELLING - CONSTANT	31760	35570	34700	37750	37890	40960	41380	44440	45185	48220	49340	52320
STANDARD DWELLING - SQ. FT. RATE	79	89.25	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	1.13
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	1.13
KENT	1.01
MONTGOMERY	1.13
PRINCE GEORGE'S	1.13
QUEEN ANNES	1.01
SAINT MARY'S	1.06
SOMERSET	1.01
TALBOT	1.01
WASHINGTON	0.9
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	46	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
	Concrete Patio	50	7.75
	Concrete Patio w/roof	51	22.70
	Brick Patio	52	11.25
	Brick Patio w/roof	53	26.35
	Stone Patio	54	16.45
	Stone Patio w/roof	55	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)	199,181	2 story with Basement - 1,216 sq.ft. * 81.90
+	+	
(Dwelling Area #2 * Sq. Ft. Rate of area type)	12,138	1 story with Basement - 136 sq.ft. * 89.25
+	+	
(Exterior Wall Adjustment #1 + Ext. Wall Adj. #2)	1.0000	100% Siding
+	+	
Townhouse Adjustment (if necessary)	N/A	Example dwelling is not a townhouse
=	=	
Dwelling Adjusted Base Value	252,279	(40,960 + 238,820 + 45,267) * 1.0325
+	+	
(Porch Area * Sq. Ft. Rate of area type)	9,725	1 Story open Porch (150 sq.ft.*32.35) & Porch-No Roof (280 sq.ft*17.40)
+	+	
(Garage Area * Sq. Ft. Rate of area type)	24,664	Frame Attached Garage (884 sq.ft * 27.90)
+	+	
Structural Element Charges (Bathrooms, fireplaces, A/C, etc.)	35,594	2 Full Bathroom (5,000), 1 Half Bathroom (2,840), & A/C (2,568 sq.ft.* 2.70), Fireplace (4,170), Brick Trim (1,000 sq.ft. * 16.65)
=	=	
Total Base Value	322,262	335,611 + 11,523 + 18,748 + 30,982
+	+	
Quality Index	1.00	Average Quality
+	+	
County Index	0.90	Washington County Index
=	=	
Replacement Cost New (RCN)	290,036	322,262 * 1.00 * 0.90
+	+	
(100% - (Depreciation Rate + Obsolescence Rate))	0.880	12% Depreciation
+	+	
Neighborhood Adjustment (AKA Market Value Index or MVI)	0.75	Market Adjustment for this dwelling model in this neighborhood
=	=	
Dwelling Value	191,400	
+	+	
Extra Feature Values (AKA Accessory Structures)	26,300	Frame Garage (21,900), Shed (4,400)
+	+	
Land Value	88,400	See Example PRC
=	=	
Total Property Value	306,100	191,424 + 26,300 + 88,400

1 PROPERTY ADMINISTRATIVE DATA					
Account No.	2206016472	Value Method	MD Value	Dwelling No.	1
Map/ Gr/ Par/Sec/Bl/Lt	0063/0015/0196///3	Occupancy	Owner Occupied (H)	Year Built	2002
District/ Card Seq	06/ 00268-000-00-00	Curtilage	306100	Model No.	25
Owner's Name	DOE JOHN	Land Use	Residential (R)	Quality	Average
Address	19835 TOMS RD	Valued By	2228	Condition	Good
	BOONSBORO 21713-0000	Geo Code	80	Dwelling Type	Standard Unit
Neighborhood	MOUNTAIN VIEW ESTATES	Zoning	AGRICULTURAL (RURAL) DIST	Foundation Area	1,352
				Enclosed Area	2,568

2 DWELLING BASE VALUE				
STORY	FOUNDATION AREA	ENCLOSED AREA	RATE	COST
2 Story With Basement	1,216	2,432	81.90	199,181
1 Story With Basement	136	136	89.25	12,138
Building Constant				40,960
SUBTOTAL				252,279

3 DWELLING AREA ADJUSTMENTS					
ADJUSTMENT	ADJUSTMENT TYPE	TYPE PERCENT	TYPE ADJ	ADJ RATE	TOTAL ADJ
Structure Adjustment	Siding	100.00%	1.00	1.0000	
Total Structure Adjustment					1.0000
SUBTOTAL					1.0000

4 SUBTOTAL: DWELLING ADJUSTED BASE VALUE	252,279
---	----------------

5 OTHER CHARGES				
ITEM	SIZE/UNITS	RATE	COST	
ROOF COVER RES-Composition Shingle				
HEATING TYPE RES-Heat Pump				
AIR CONDITIONING-A/C: COMBINED SYSTEM	2,568	2.70	6,934	
BATHS (Over Allowance)	1	5,000.00	5,000	
HALF BATHS	1	2,840.00	2,840	
FIREPLACE: 1 STY FRAME	1	4,170.00	4,170	
TRIM: BRICK	1,000	16.65	16,650	
Frame Attached Garage	884	27.90	24,664	
1 Story Open Porch	150	32.35	4,853	
Porch - No Roof	280	17.40	4,872	

6 SUBTOTAL: OTHER CHARGES	69,983
----------------------------------	---------------

7 TOTAL DWELLING BASE VALUE	322,262
------------------------------------	----------------

8 DWELLING VALUE ADJUSTMENTS		
County Multiplier		0.90
Quality Factor		1.00
Neighborhood Adjustment		0.75
ADJUSTED TOTAL DWELLING BASE VALUE		217,527

9 DEPRECIATION		
TYPE	PERCENT	AMOUNT
Normal Depreciation	12.00%	-26,103

10 DWELLING VALUE	191,400
--------------------------	----------------

11 ACCESSORY STRUCTURES / EXTRA FEATURES									
TYPE (YEAR BUILT)	QUALITY	LENGTH/WIDTH	SIZE/UNITS	RATE	QUAL ADJ	COUNTY ADJ	DEPR	COST	
Frame Garage (2012)	Economy	48 / 24	1,152	38.70	0.731	0.90	75.0%	21,900	
Shed	Very Good	14 / 32	448	9.17	1.602	0.90	75.0%	4,400	

12 TOTAL ACCESSORY STRUCTURES / EXTRA FEATURES	26,300
---	---------------

13 TOTAL IMPROVEMENT VALUE	217,700
-----------------------------------	----------------

14 LAND VALUATION				
LAND TYPE	SIZE	RATE	ADJUSTMENT	COST
Primary Improved 1	1.00 Acreage	80,000.00	1.00	80,000
Secondary 1	1.12 Acreage	7,500.00	1.00	8,400

15 TOTAL LAND VALUE	88,400
----------------------------	---------------

16 TOTAL PROPERTY VALUE	306,100
--------------------------------	----------------

Remarks
03/07/2012 - RA 2013 ADD DET. METAL GAR. GRAVEL FLOOR, PERMIT COSTS 5K
07ra add shed

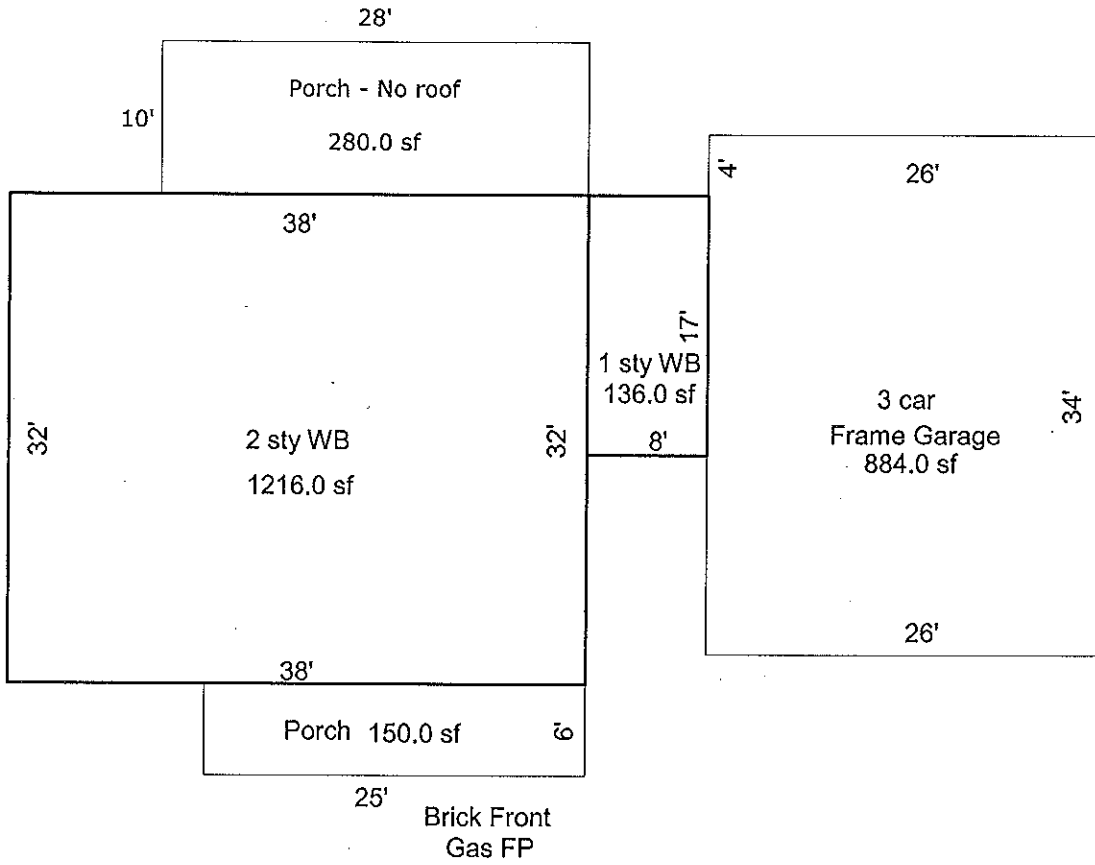
1 PROPERTY ADMINISTRATIVE DATA

Account No.	2206016472	Value Method	MD Value	Dwelling No.	1
Map/ Gr/ Par/Sec/Bl/Lt	0063/0015/0196///3	Occupancy	Owner Occupied (H)	Year Built	2002
District/ Card Seq	06/ 00268-000-00-00	Curtilage	306100	Model No.	25
Owner's Name	DOE JOHN	Land Use	Residential (R)	Quality	Average
Address	19835 TOMS RD	Valued By	2228	Condition	Good
	BOONSBORO 21713-0000	Geo Code	80	Dwelling Type	Standard Unit
Neighborhood	MOUNTAIN VIEW ESTATES	Zoning	AGRICULTURAL (RURAL) DIST	Foundation Area	1,352
				Enclosed Area	2,568

Legal Description LOT 3 2.12 ACRES 12345 MAIN ST

Prior Land	88,400	SALES HISTORY		
Prior Improv	247,900	SALE DATE	12/02/1994	06/22/1987
Prior Total	336,300	SALE PRICE	37,000	18,000
		CONVEYANCE	Arms Length Vacant	Arms Length Improved

SKETCH FOR ACCOUNT 2206016472
Dwelling 1



Sketch by Apex Medina™