

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

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

**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	1.27
ANNE ARUNDEL	1.60
BALTIMORE CITY	1.56
BALTIMORE COUNTY	1.56
CALVERT	1.51
CAROLINE	1.41
CARROLL	1.41
CECIL	1.41
CHARLES	1.51
DORCHESTER	1.41
FREDERICK	1.41
GARRETT	1.27
HARFORD	1.56
HOWARD	1.60
KENT	1.41
MONTGOMERY	1.60
PRINCE GEORGE'S	1.60
QUEEN ANNE'S	1.41
SAINT MARY'S	1.51
SOMERSET	1.41
TALBOT	1.41
WASHINGTON	1.41
WICOMICO	1.41
WORCESTER	1.41

**QUALITY INDEX ADJUSTMENT**

Index Value = 1.17		
Base Quality = 4		
Quality	Power	Index
1	-3	0.62
2	-2	0.73
3	-1	0.85
4	0	1
5	1	1.17
6	2	1.37
7	3	1.60
8	4	1.87
9	5	2.19

**MANUFACTURED HOMES**

Quality	Sq. Ft. Rate
1	25.11
2	28.35
3	45.36
4	51.84
5	68.50
6	82.50

**TOWNHOUSE ADJUSTMENTS**

END UNIT	0.97
CENTER UNIT	0.93

**STRUCTURAL ELEMENT RATES**

FIELD	Category Name	Code	Average
<b>ROOF COVER</b>	Comp Shingle	<b>29</b>	0.00
	Built-Up	<b>34</b>	0.00
	Tile	<b>31</b>	4.75
	Metal	<b>33</b>	2.50
	Slate	<b>30</b>	5.25
	Combination	<b>35</b>	0.00
<b>DORMERS</b>	Individual	<b>DRI</b>	1100.00
	Linear Foot	<b>DRL</b>	230.00
<b>HEAT TYPE</b>	Hot Air	<b>40</b>	0.00
	Hot Water Baseboard	<b>41</b>	2.05
	Heat Pump	<b>42</b>	0.00
	Hot Water Radiator	<b>43</b>	0.00
	Electric	<b>44</b>	0.00
	Solar	<b>45</b>	0.00
	Space Heater	<b>46</b>	-1.85
	None	<b>79</b>	0.00
<b>AIR COND.</b>	Combined System	<b>47</b>	2.70
	Separate System	<b>48</b>	5.20
<b>FULL BATHS</b>		<b>BT</b>	5000.00
<b>HALF BATHS</b>		<b>HB</b>	2840.00
<b>PORCHES</b>	Deck	<b>F60</b>	16.20
	Deck w/roof	<b>F61</b>	31.15
	Porch - no roof	<b>F62</b>	17.40
	1 Story Open	<b>F63</b>	32.35
	2 Story Open	<b>F64</b>	48.55
	3 Story Open	<b>F65</b>	64.75
	Enclosed Porch	<b>F66</b>	67.10
	Concrete Patio	<b>F67</b>	8.75
	Conc. Patio w/roof	<b>F68</b>	23.70
	Brick Patio	<b>F69</b>	12.70
	Brick Patio w/roof	<b>F70</b>	27.80
	Stone Patio	<b>F71</b>	18.50
	Stone Patio w/roof	<b>F72</b>	32.45
	Enclosed Patio	<b>F91</b>	53.65
<b>FIREPLACES</b>	1 Story Frame	<b>51</b>	4170.00
	1 Story Brick	<b>52</b>	4850.00
	1 Story Stone	<b>88</b>	5385.00
	2 Story Frame	<b>53</b>	4845.00
	2 Story Brick	<b>54</b>	5395.00
	2 Story Stone	<b>89</b>	6585.00
	3 Story Frame	<b>55</b>	5720.00
	3 Story Brick	<b>56</b>	7000.00
	3 Story Stone	<b>90</b>	7770.00
	1 Story Same Chimney	<b>57</b>	2570.00
	2 Story Same Chimney	<b>58</b>	3145.00
	3 Story Same Chimney	<b>59</b>	3145.00
	1 Story Gas	<b>84</b>	3600.00
	2 Story Gas	<b>85</b>	3860.00
	3 Story Gas	<b>86</b>	4090.00
Direct-vented gas	<b>87</b>	3250.00	
<b>BASEMENT ROOMS</b>	Basement Room	<b>BSR</b>	6270.00
	Basement Bedroom	<b>BSB</b>	4600.00
	Finished Basement	<b>BSF</b>	35.25

FIELD	Category Name	Code	Average
<b>TRIM</b>	Brick	<b>TRB</b>	16.65
	Stone	<b>TRS</b>	24.60
<b>ATTACHED GARAGE</b>	Frame	<b>F73</b>	27.90
	Brick	<b>F74</b>	35.45
	Stone	<b>F75</b>	39.70
	Built-in	<b>F76</b>	-53.20
	Basement	<b>F77</b>	6.60
	Carport	<b>F78</b>	19.15
<b>MISC. FEATURES</b>	Extra Kitchen	<b>KTE</b>	5435.00
	Kitchen Sink	<b>KTS</b>	725.00
	Lavatory	<b>LAV</b>	850.00
	Water Closet	<b>WC</b>	875.00
	Bath Tub	<b>BTB</b>	1350.00
	Shower Stall	<b>SHR</b>	1215.00
	Laundry Tub	<b>LTB</b>	830.00
	Water Heater	<b>WTH</b>	1950.00
	Sauna	<b>9</b>	4900.00
	Whirlpool	<b>10</b>	2680.00
	Spa - Fiberglass	<b>11</b>	3975.00
	Spa - Concrete	<b>12</b>	5050.00
	Hot Tub	<b>13</b>	2620.00
	Wet Bar	<b>14</b>	1340.00
	Storage Over	<b>15</b>	4.85
	Room Over	<b>RMO</b>	59.25
	Basement Under	<b>17</b>	13.80
	Open Breezeway	<b>F18</b>	24.90
	Enclosed Breezeway	<b>F19</b>	60.05
	Loft/Balcony	<b>22</b>	24.05
	Walkout Basement	<b>23</b>	3500.00
Attached Greenhouse	<b>F24</b>	53.05	
Attached Storage	<b>F25</b>	11.55	
Cathedral Ceiling	<b>26</b>	34.35	
Attic Room	<b>38</b>	22.00	
Unfinished Area	<b>93</b>	-35.50	
Elevators	<b>92</b>	19980.00	
Foundation:Manuf Home	<b>FNM</b>	26.50	

**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>	8.75
	Concrete Patio w/roof	<b>51</b>	23.70
	Brick Patio	<b>52</b>	12.70
	Brick Patio w/roof	<b>53</b>	27.80
	Stone Patio	<b>54</b>	18.50
	Stone Patio w/roof	<b>55</b>	32.45
Deck	<b>56</b>	16.20	
Dec w/roof	<b>57</b>	31.15	

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

(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
+	*	
(Constant Rate of dwelling style)	40,960	2 Story with Basement dwelling
*		
(Structure Adjustment #1)	1.0000	100% Siding
*		
Townhouse Adjustment (if necessary)	N/A	Example dwelling is not a townhouse
=	=	
Dwelling Adjusted Base Value	252,279	(199,181 + 12,138 + 40,960) * 1.00
+	+	
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)
+	+	
(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)
=	=	
Total Base Value	322,262	252,279 + 35,594 + 9,725 + 24,664
*	*	
County Index	1.41	Washington County Index
*	*	
Quality Index	1.00	Average Quality
*	*	
Neighborhood Adjustment (AKA Market Value Index or MVI)	0.75	Market Adjustment for this dwelling model in this neighborhood
=	=	
Replacement Cost New (RCN)	340,792	322,262 * 1.41 * 1.00 * 0.75
*	*	
(100% - (Depreciation Rate + Obsolescence Rate))	0.880	12% Depreciation
=	=	
Dwelling Value before Court Ordered Adjustment	299,897	
-	-	
Court Ordered Adjustment	5,000	Appeal Board and Tax Court adjustment for certain reasons
=	=	
Final Dwelling Value	294,897	
+	+	
Extra Feature Values (AKA Accessory Structures)	26,300	Frame Garage (21,900), Shed (4,400)
+	+	
Land Value	88,400	
=	=	
Total Property Value	409,597	294,897 + 26,300 + 88,400