##### Land Valuation

**Lot Depth Tables (100 and 120 Feet Standard Depth)**

|  |  |
| --- | --- |
| **100 Feet Standard Depth** | **120 Feet Standard Depth** |
| Depth | Factor | Depth | Factor | Depth | Factor | Depth | Factor | Depth | Factor | Depth | Factor | Depth | Factor | Depth | Factor |
| 1 | .07 | 51 | .74 | 101 | 1.00 | 151 | 1.14 | 1 | .03 | 51 | .65 | 101 | .91 | 151 | 1.12 |
| 2 | .09 | 52 | .75 | 102 | 1.01 | 152 | 1.15 | 2 | .05 | 52 | .65 | 102 | .92 | 152 | 1.12 |
| 3 | .11 | 53 | .75 | 103 | 1.01 | 153 | 1.15 | 3 | .08 | 53 | .66 | 103 | .92 | 153 | 1.12 |
| 4 | .13 | 54 | .76 | 104 | 1.01 | 154 | 1.15 | 4 | .10 | 54 | .66 | 104 | .93 | 154 | 1.12 |
| 5 | .15 | 55 | .77 | 105 | 1.01 | 155 | 1.15 | 5 | .13 | 55 | .67 | 105 | .93 | 155 | 1.13 |
| 6 | .17 | 56 | .78 | 106 | 1.02 | 156 | 1.15 | 6 | .15 | 56 | .68 | 106 | .94 | 156 | 1.13 |
| 7 | .19 | 57 | .78 | 107 | 1.02 | 157 | 1.16 | 7 | .17 | 57 | .68 | 107 | .94 | 157 | 1.13 |
| 8 | .21 | 58 | .79 | 108 | 1.02 | 158 | 1.16 | 8 | .19 | 58 | .69 | 108 | .95 | 158 | 1.13 |
| 9 | .23 | 59 | .79 | 109 | 1.03 | 159 | 1.16 | 9 | .21 | 59 | .69 | 109 | .95 | 159 | 1.14 |
| 10 | .25 | 60 | .80 | 110 | 1.03 | 160 | 1.16 | 10 | .24 | 60 | .70 | 110 | .96 | 160 | 1.14 |
| 11 | .27 | 61 | .81 | 111 | 1.03 | 161 | 1.16 | 11 | .26 | 61 | ,71 | 111 | .96 | 161 | 1.14 |
| 12 | .29 | 62 | .81 | 112 | 1.03 | 162 | 1.17 | 12 | .27 | 62 | .71 | 112 | .97 | 162 | 1.14 |
| 13 | .31 | 63 | .82 | 113 | 1.04 | 163 | 1.17 | 13 | .29 | 63 | .72 | 113 | .97 | 163 | 1.15 |
| 14 | .33 | 64 | .82 | 114 | 1.04 | 164 | 1.17 | 14 | .31 | 64 | .73 | 114 | .97 | 164 | 1 15 |
| 15 | .35 | 65 | .83 | 115 | 1.04 | 165 | 1.17 | 15 | .33 | 65 | .73 | 115 | .98 | 165 | 1.15 |
| 16 | .37 | 66 | .84 | 116 | 1.05 | 166 | 1.17 | 16 | .35 | 66 | .74 | 116 | .98 | 166 | 1.15 |
| 17 | .38 | 67 | .84 | 117 | 1.05 | 167 | 1.17 | 17 | .36 | 67 | .75 | 117 | .99 | 167 | 1.15 |
| 18 | .40 | 68 | 85 | 118 | 1.05 | 168 | 1.18 | 18 | .38 | 68 | .75 | 118 | .99 | 168 | 1.16 |
| 19 | .41 | 69 | .85 | 119 | 1.06 | 169 | 1.18 | 19 | .40 | 69 | .76 | 119 | 1.00 | 169 | 1.16 |
| 20 | .43 | 70 | .86 | 120 | 1.06 | 170 | 1.18 | 20 | .41 | 70 | .76 | 120 | 1.00 | 170 | 1.16 |
| 21 | .44 | 71 | .87 | 121 | 1 06 | 175 | 1.18 | 21 | .42 | 71 | .77 | 121 | 1.00 | 175 | 1.17 |
| 22 | .46 | 72 | .87 | 122 | 1.07 | 180 | 1.19 | 22 | .43 | 72 | .78 | 122 | 1.01 | 180 | 1.18 |
| 23 | .47 | 73 | .88 | 123 | 1.07 | 185 | 1.20 | 23 | .44 | 73 | .78 | 123 | 1.01 | 185 | 1.19 |
| 24 | .49 | 74 | .88 | 124 | 1.07 | 190 | 1.20 | 24 | .45 | 74 | .79 | 124 | 1.02 | 190 | 1.20 |
| 25 | .50 | 75 | .89 | 125 | 1.08 | 195 | 1.21 | 25 | .46 | 75 | .79 | 125 | 1.02 | 195 | 1.21 |
| 26 | .51 | 76 | .89 | 126 | 1.08 | 200 | 1.21 | 26 | .47 | 76 | .80 | 126 | 1.03 | 200 | 1.22 |
| 27 | .52 | 77 | .90 | 127 | 1.08 | 205 | 1.21 | 27 | .48 | 77 | .80 | 127 | 1.03 | 205 | 1.22 |
| 28 | .53 | 78 | .90 | 128 | 1.08 | 210 | 1.21 | 28 | .48 | 78 | .81 | 128 | 1.03 | 210 | 1.23 |
| 29 | .54 | 79 | .91 | 129 | 1.09 | 215 | 1.21 | 29 | .49 | 79 | .81 | 129 | 1.04 | 215 | 1.23 |
| 30 | .55 | 80 | .91 | 130 | 1.09 | 220 | 1.22 | 30 | .50 | 80 | .82 | 130 | 1.04 | 220 | 1.23 |
| 31 | .56 | 81 | .92 | 131 | 1.09 | 225 | 1.22 | 31 | .51 | 81 | .82 | 131 | 1.05 | 225 | 1.23 |
| 32 | .57 | 82 | .92 | 132 | 1.10 | 230 | 1.22 | 32 | .52 | 82 | .83 | 132 | 1.05 | 230 | 1.24 |
| 33 | .58 | 83 | .93 | 133 | 1 10 | 235 | 1.22 | 33 | 53 | 83 | .83 | 133 | 1.05 | 235 | 1 24 |
| 34 | .59 | 84 | .93 | 134 | 1.10 | 240 | 1.23 | 34 | .53 | 84 | .84 | 134 | 1\_06 | 240 | 1.24 |
| 35 | .60 | 85 | .94 | 135 | 1.10 | 250 | 1.23 | 35 | .54 | 85 | .84 | 134 | 1 . 06 | 250 | 1.25 |
| 36 | .61 | 86 | .94 | 136 | 1.11 | 260 | 1.24 | 36 | .55 | 86 | .85 | 136 | 1 . 0 7 | 260 | 1.25 |
| 37 | .62 | 87 | .95 | 137 | 1.11 | 270 | 1.24 | 37 | .56 | 87 | .85 | 137 | 1.07 | 270 | 1 25 |
| 38 | .63 | 88 | .95 | 138 | 1.11 | 280 | 1.25 | 38 | .57 | 88 | .86 | 138 | 1.07 | 280 | 1.25 |
| 39 | .64 | 89 | .96 | 139 | 1.12 | 290 | 1.25 | 39 | .57 | 89 | .86 | 139 | 1.08 | 290 | 1.26 |
| 40 | .65 | 90 | .96 | 140 | 1.12 | 300 | 1.26 | 40 | .58 | 90 | .87 | 140 | 1.08 | 300 | 1.26 |
| 41 | .66 | 91 | .96 | 141 | 1.12 | 310 | 1.26 | 41 | .59 | 91 | .87 | 141 | 1.08 | 310 | 1.26 |
| 42 | .67 | 92 | .97 | 142 | 1.12 | 320 | 1.27 | 42 | .59 | 92 | .87 | 142 | 1.09 | 320 | 1.26 |
| 43 | .67 | 93 | .97 | 143 | 1.13 | 330 | 1.27 | 43 | .60 | 93 | .88 | 143 | 1.09 | 330 | 1.27 |
| 44 | .68 | 94 | .98 | 144 | 1.13 | 340 | 1.28 | 44 | .60 | 94 | .88 | 144 | 1.09 | 340 | 1.27 |
| 45 | .69 | 95 | .98 | 145 | 1.13 | 350 | 1.28 | 45 | .61 | 95 | .89 | 145 | 1-10 | 350 | 1.27 |
| 46 | .70 | 96 | .98 | 146 | 1.13 | 360 | 1.29 | 46 | .62 | 96 | .89 | 146 | 1.10 | 360 | 1.27 |
| 47 | .71 | 97 | .99 | 147 | 1.14 | 370 | 1.29 | 47 | .63 | 97 | .90 | 147 | 1.10 | 370 | 1.28 |
| 48 | .71 | 98 | .99 | 148 | 1.14 | 380 | 1.30 | 48 | .63 | 98 | .90 | 148 | 1.11 | 380 | 1.28 |
| 49 | .72 | 99 | 1.00 | 149 | 1.14 | 390 | 1.30 | 49 | .63 | 99 | .91 | 149 | 1.11 | 390 | 1.28 |
| 50 | .73 | 100 | 1.00 | 150 | 1.14 | 400 | 1.31 | 50 | .64 | 100 | .91 | 150 | 1.11 | 400 | 1.28 |

##### Land Valuation

**Lot Depth Tables (132 and 150 Feet Standard Depth)**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | **132 Feet Standard Depth** |  |  |  |  | **150 Feet Standard Depth** |  |  |
| Depth | Factor | Depth Factor Depth Factor | Depth | Factor | Depth | Factor | Depth Factor Depth Factor | Depth | Factor |
| 1 | .03 | 51 .62 101 .89 | 151 | 1.06 | 1 | .03 | 51 .57 101 82 | 151 | 1.00 |
| 2 | .05 | 52 .63 102 .90 | 152 | 1.06 | 2 | .04 | 52 .58 102 .83 | 152 | 1.01 |
| 3 | .07 | 53 .64 103 .90 | 153 | 1.06 | 3 | .05 | 53 .58 103 .83 | 153 | 1.01 |
| 4 | .09 | 54 .64 104 .90 | 154 | 1.07 | 4 | .07 | 54 .59 104 .84 | 154 | 1 0 1 |
| 5 | .10 | 55 .65 105 .91 | 155 | 1.07 | 5 | .08 | 55 .59 105 .84 | 155 | 1 02 |
| 6 | .12 | 56 .66 106 .91 | 156 | 1.07 | 6 | .10 | 56 .60 106 .85 | 156 | 1 02 |
| 7 | .13 | 57 .66 107 .91 | 157 | 1.07 | 7 | .12 | 57 .60 107 .85 | 157 | 1.02 |
| 8 | .15 | 58 .67 108 .92 | 158 | 1.08 | 8 | .13 | 58 61 108 .86 | 158 | 1.03 |
| 9 | .17 | 59 .68 109 .92 | 159 | 1.08 | 9 | .14 | 59 .62 109 .86 | 159 | 1.03 |
| 10 | .19 | 60 69 110 .93 | 160 | 1.08 | 10 | .15 | 60 .62 110 .86 | 160 | 1.03 |
| 11 | .20 | 61 .69 111 .93 | 161 | 1.08 | 11 | .17 | 61 .63 111 .87 | 161 | 1.04 |
| 12 | .21 | 62 .70 112 .94 | 162 | 1.09 | 12 | .19 | 62 .63 112 .87 | 162 | 1.D4 |
| 13 | .23 | 63 70 113 .94 | 163 | 1.09 | 13 | .20 | 63 .64 113 .88 | 163 | 1.04 |
| 14 | .24 | 64 .71 114 .94 | 164 | 1.09 | 14 | .21 | 64 .65 114 .88 | 164 | 1.05 |
| 15 | .26 | 65 .72 115 .95 | 165 | 1.09 | 15 | .22 | 65 .65 115 .88 | 165 | 1.05 |
| 16 | .27 | 66 .72 116 .95 | 166 | 1.10 | 16 | .24 | 66 .66 116 .89 | 166 | 1.05 |
| 17 | .29 | 67 .73 117 .95 | 167 | 1.10 | 17 | .25 | 67 .66 117 .89 | 167 | 1.06 |
| 18 | .30 | 68 .73 118 .95 | 168 | 1.10 | 18 | .26 | 68 67 118 .89 | 168 | 1.06 |
| 19 | .32 | 69 .74 119 .96 | 169 | 1.10 | 19 | .27 | 69 .67 119 .90 | 169 | 1.06 |
| 20 | .33 | 70 74 120 .96 | 170 | 1.11 | 20 | .28 | 70 68 120 .90 | 170 | 1 06 |
| 21 | .34 | 71 .75 121 .96 | 175 | 1.12 | 21 | 30 | 71 .68 121 .90 | 175 | 1 07 |
| 22 | .35 | 72 .75 122 .97 | 180 | 1.12 | 22 | .31 | 72 .69 122 .91 | 180 | 1.08 |
| 23 | .37 | 73 .76 123 97 | 185 | 1.13 | 23 | .32 | 73 69 123 .91 | 185 | 1.09 |
| 24 | .38 | 74 .76 124 .97 | 190 | 1.14 | 24 | .33 | 74 .70 124 92 | 190 | 1 10 |
| 25 | .39 | 75 .77 125 .98 | 195 | 1.14 | 25 | .34 | 75 .70 125 .92 | 200 | 1 11 |
| 26 | .40 | 76 77 126 98 |  200 | 1. 15 | :>6 | 35 | 7fl 70 126 9:> | :>10 | 1 11 |
| 27 | .41 | 77 .78 127 .98 | 205 | 1 .15 | 27 | .36 | 77 .71 127 .93 | 215 | 1 11 |
| 28 | .42 | 78 .78 128 .99 | 210 | 1.16 | 28 | 37 | 78 .71 128 .93 | 220 | 1.12 |
| 29 | .43 | 79 .79 129 .99 | 215 | 1.16 | 29 | .38 | 79 .72 129 .94 | 225 | 1.12 |
| 30 | .44 | 80 .80 130 .99 | 220 | 1.16 | 30 | .39 | 80 .72 130 .94 | 230 | 1 12 |
| 31 | .45 | 81 .80 131 1.00 | 225 | 1.16 | 31 | .40 | 81 .73 131 .94 | 235 | 1.12 |
| 32 | .46 | 82 .80 132 1.00 | 230 | 1.17 | 32 | .41 | 82 .73 132 .95 | 240 | 1 13 |
| 33 | .47 | 83 .81 133 1.00 | 235 | 1.17 | 33 | .42 | 83 .74 133 .95 | 250 | 1 13 |
| 34 | .48 | 84 .81 134 1.01 | 240 | 1.17 | 34 | .43 | 84 . 74 134 .95 | 260 | 1 111 |
| 35 | 49 | 85 .82 135 1.01 | 250 | 1.18 | 35 | .43 | 85 .75 135 .96 | 270 | 1.14 |
| 36 | .50 | 86 .82 136 1.01 | 260 | 1.18 | 36 | .44 | 86 .75 136 96 | 280 | 1.15 |
| 37 | .51 | 87 .83 137 1.02 | 270 | 1.19 | 37 | .45 | 87 .76 137 .96 | 290 | 1.15 |
| 38 | .52 | 88 .84 138 1.02 | 280 | 1.19 | 38 | .46 | 88 .77 138 .97 | 300 | 1 16 |
| 39 | .53 | 89 .84 139 1.02 | 290 | 1.20 | 39 | .47 | 89 77 139 .97 | 310 | 1.16 |
| 40 | .54 | 90 .85 140 1.03 | 300 | 1.20 | 40 | .48 | 90 .78 140 .97 | 320 | 1.17 |
| 41 | .54 | 91 .85 141 1.03 | 310 | 1.21 | 41 | .49 | 91 .78 141 .98 | 330 | 1.17 |
| 42 | .55 | 92 .86 142 1.03 | 320 | 1.21 | 42 | .50 | 92 .79 142 .98 | 340 | 1 18 |
| 43 | .56 | 93 .86 143 1.04 | 330 | 1.22 | 43 | .51 | 93 .79 143 .98 | 350 | 1.18 |
| 44 | 56 | 94 .86 144 1.04 | 340 | 1.22 | 44 | .52 | 94 .80 144 .99 | 360 | 1.19 |
| 45 | .57 | 95 .87 145 1.01 | 350 | 1.23 | 45 | .52 | 95 .80 145 .99 | 370 | 1 19 |
| 46 | .58 | 96 .87 146 1.05 | 360 | 1.23 | 46 | .53 | 96 .80 146 .99 | 380 | 1.20 |
| 47 | .59 | 97 .88 147 1.05 | 370 | 1.24 | 47 | .54 | 97 .81 147 99 | 390 | 1.20 |
| 48 | .60 | 98 .88 148 1.05 | 380 | 1.24 | 48 | .55 | 98 .81 148 1 00 | 400 | 1 21 |
| 49 | .61 | 99 .89 149 1.06 | 390 | 1.25 | 49 | .56 | 99 .82 149 1.00 |  |  |
| 50 | .62 | 100 .89 150 1.06 | 400 | 1.25 | 50 | .56 | 100 .82 150 1 00 |  |  |

**Land Valuation**

**Lot Depth Tables (175 and 200 Feet Standard Depth)**

 **175 Feet Standard Depth** I **200 Feet Standard Depth**

.77

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Depth** | **Factor** | **Depth** | **Factor** | **Depth** | **Factor** | **Depth** | **Factor** | **Depth** | **Factor** | **Depth** | **Factor** | **Depth** | **Factor** | **Depth** | **Factor** |
| 10 | 16 | 90 |  | 170 |  | 300 | 1.09 | 10 | .13 | 110 |  | 210 | 1.01 | 330 | 1 10 |
| 15 | .23 |  |  | 175 | 1.00 | 320 | 1.10 | 15 | .18 | 115 |  | 215 | 1.02 | 340 | 1 10 |
| 20 | .29 | 100 | .81 | 180 | 1.00 | 340 | 1.11 | 20 |  | 120 | .81 | 220 | 1.02 | 350 | 1 11 |
| 25 |  | 105 | .83 | 185 | 1.01 | 360 | 1.11 | 25 | .29 | 125 | 82 | 225 | 1.03 | 360 | 111 |
|  |  |  |  |  |  |  |  | 30 | .33 | 130 | **.84** | 230 | 1.03 | 370 | 1 12 |
| 30 | 38 | 110 |  | 190 | 1.02 | 380 | L12 | 35 |  |  |  | 235 | 1.04 | 380 | 1 12 |
|  | .43 | 115 |  | 195 | 1.02 | 400 | 1.12 | 40 |  | 140 | .87 | 240 | 1 04 | 390 | 113 |
|  | .48 | 120 | .88 | 200 | 1.03 | 420 | 1.13 | 45 |  |  | .88 | 245 | 1 05 | 400 | 1 13 |
| 45 |  | 125 | .89 | 210 | 1.03 |  | 1.13 | 50 | .48 | 150 | .89 | 250 | 1.05 | 420 | 1 14 |
|  |  |  |  |  |  |  |  |  | .51 |  | .91 |  | 1.06 |  | 1 14 |
| 50 |  | 130 | .91 | 220 | 1.04 | 460 | 1.13 | 60 | .54 | 160 | .92 | 260 | 1.06 | 460 | 1 15 |
|  |  | 135 | .92 | 230 | 1.05 | 480 | 1.13 | 65 | .57 | 165 |  | 265 | 1.06 | 480 | 1.15 |
| 60 | .62 | 140 | .94 | 240 | 1.05 | 500 | 1,13 | 70 | .59 | 170 | 94 | 270 | 1.07 | 500 | 1 15 |
| 65 |  |  |  | 250 | 1.06 | 520 | 1.14 |  | 62 |  | .95 |  | 1.07 | 520 | 1 16 |
|  |  |  |  |  |  |  |  | 80 |  | 180 | .96 | 280 | 1 07 | 540 | 1 16 |
| 70 | .68 | 150 | .96 | 260 | 1.07 | 540 | 1.14 | 85 | .67 | 185 | 97 | 285 | 1 08 | 560 | 1 16 |
|  |  | 155 |  | 270 | 1.07 | 560 | 1,15 | 90 |  | 190 | .98 | 290 | 1.08 | 580 | 1 17 |
| 80 | 73 | 160 | .98 | 280 | 1.08 | 580 | 1.15 |  | .71 | 195 |  | 300 | 1 08 | 600 | 1.17 |
| 85 |  | 165 |  | 290 | 1.08 | 600 | 1.16 | 100 | .73 | 200 | 1.00 | 310 | 1 09 |  |  |
|  |  |  |  |  |  |  |  | 105 | .75 | 205 | 1.01 | 320 | 1 09 |  |  |

95

.99

.77

.79

440

255

75

.97

.98

.99

##### Land Valuation

 **Acreage Size Adjustment Table**

**Note:** When applying this table to square footage, convert the square footage into acreage by dividing by 43,560.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Acre** | **Factor** | **Acre** | **Factor** | **Acre** | Factor | **Acre** | **Factor** |
| .05 | 3.00 | .30 | 1.85 | .55 | 1.44 | .80 | 1.19 |
| .06 | 2.94 | .31 | 1.83 | .56 | 1.44 | .81 | 1.18 |
| .07 | 2.88 | .32 | 1.81 | .57 | 1.43 | .82 | 1.17 |
| .08 | 2.82 | .33 | 1.79 | .58 | 1.43 | .83 | 1.15 |
| .09 | 2.76 | .34 | 1.77 | .59 | 1.42 | .84 | 1.14 |
| .10 | 2.70 | .35 | 1.75 | .60 | 1.42 | .85 | 1.13 |
| .11 | 2.64 | .36 | 1.73 | .61 | 1.42 | .86 | 1.12 |
| .12 | 2.58 | .37 | 1.71 | .62 | 1.41 | .87 | 1.11 |
| .13 | 2.52 | .38 | 1.69 | .63 | 1.41 | .88 | 1.10 |
| .14 | 2.46 | .39 | 1.67 | .64 | 1.40 | .89 | 1.09 |
| .15 | 2.40 | .40 | 1.65 | .65 | 1.40 | .90 | 1.08 |
| .16 | 2.36 | .41 | 1.63 | .66 | 1.38 | .91 | 1.07 |
| .17 | 2.32 | .42 | 1.62 | .67 | 1.37 | .92 | 1.06 |
| .18 | 2.28 | .43 | 1.60 | .68 | 1.35 | .93 | 1.06 |
| .19 | 2.24 | .44 | 1.59 | .69 | 1.34 | .94 | 1.06 |
| .20 | 2.20 | .45 | 1.57 | .70 | 1.32 | .95 | 1.04 |
| .21 | 2.16 | .46 | 1.55 | .71 | 1.30 | .96 | 1.03 |
| .22 | 2.12 | .47 | 1.53 | .72 | 1.29 | .97 | 1.02 |
| .23 | 2.08 | .48 | 1.54 | .73 | 1.28 | .98 | 1.02 |
| .24 | 2.04 | .49 | 1.51 | .74 | 1.26 | .99 | 1.01 |
| .25 | 2.00 | .50 | 1.50 | .75 | 1.25 | 1.00 | 1.00 |
| .26 | 1.97 | .51 | 1.49 | .76 | 1.24 |  |  |
| .27 | 1.94 | .52 | 1.48 | .77 | 1.23 |  |  |
| .28 | 1.91 | .53 | 1.46 | .78 | 1.21 |  |  |
| .29 | 1.88 | .54 | 1.45 | .79 | 1.20 |  |  |