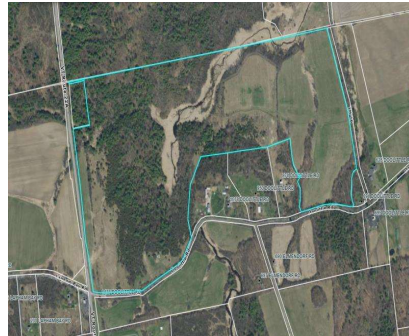




Land Schedules in NEMRC CAMA



157 Towns Under Orders to Reappraise

Significant Increases in Land Values

Sales after 4/1/23 – Continue to Increase

We must determine Housesite Value – 2 Acres or Less



Basic Question

Printing Land Schedule out of CAMA

Answer is NO.

Land System in CAMA is very Flexible

Can Accommodate Multiple Land Types and Schedules

No two appraisers develop the same type schedules

There are some basic assumptions that should be met

Land Schedules must represent unadjusted base values

The Basis for the Current Use Calculator

Wells Land Schedule Total Schedule 23					
Acres	Value	\$/Acre	Acres	Value	\$/Acre
1	30,000	30,000	51	126,000	2,471
2	40,000	20,000	52	127,000	2,442
3	44,375	14,792	53	128,000	2,415
4	48,750	12,188	54	129,000	2,389
5	53,125	10,625	55	130,000	2,364
6	57,500	9,583	56	131,000	2,339
7	61,875	8,839	57	132,000	2,316
8	66,250	8,281	58	133,000	2,293
9	70,625	7,847	59	134,000	2,271
10	75,000	7,500	60	135,000	2,250
11	76,250	6,932	61	136,000	2,230
12	77,500	6,458	62	137,000	2,210
13	78,750	6,058	63	138,000	2,190
14	80,000	5,714	64	139,000	2,172
15	81,250	5,417	65	140,000	2,154
16	82,500	5,156	66	141,000	2,136
21	88,750	4,226	67	142,000	2,119
22	90,000	4,091	68	143,000	2,103
23	91,250	3,967	69	144,000	2,087
24	92,500	3,854	70	145,000	2,071
25	93,750	3,750	71	146,000	2,056
26	95,000	3,654	72	147,000	2,042
27	96,250	3,565	73	148,000	2,027
28	97,500	3,482	74	149,000	2,014
29	98,750	3,405	75	150,000	2,000
30	100,000	3,333	76	151,000	1,987
31	101,250	3,266	77	152,000	1,974
32	102,500	3,203	78	153,000	1,962
33	103,750	3,144	79	154,000	1,949
34	105,000	3,088	80	155,000	1,937
35	106,250	3,036	81	156,000	1,926
36	107,500	2,986	82	157,000	1,915
37	108,750	2,939	83	158,000	1,904
38	110,000	2,895	84	159,000	1,893
39	111,250	2,853	85	160,000	1,882
40	112,500	2,813	86	161,000	1,872
41	113,750	2,774	87	162,000	1,862
42	115,000	2,738	88	163,000	1,852
43	116,250	2,703	89	164,000	1,843
44	117,500	2,670	90	165,000	1,833
45	118,750	2,639	91	166,000	1,824
46	120,000	2,609	92	167,000	1,815
47	121,250	2,580	93	168,000	1,806
48	122,500	2,552	94	169,000	1,798
49	123,750	2,526	95	170,000	1,789
50	125,000	2,500	96	171,000	1,781
			97	172,000	1,773
			98	173,000	1,765
			99	174,000	1,758
			100	175,000	1,750

Determine
Benchmark
Values

1,2,10,50,100,200,300

Raw Land Sales
(Adjusted)

Abstraction

Wells Land Schedule Residual Schedule 23					
Acres	Value	\$/Acre	Acres	Value	\$/Acre
1	4,375	4,375	51	88,000	1,725
2	8,750	4,375	52	89,000	1,712
3	13,125	4,375	53	90,000	1,698
4	17,500	4,375	54	91,000	1,685
5	21,875	4,375	55	92,000	1,673
6	26,250	4,375	56	93,000	1,661
7	30,625	4,375	57	94,000	1,649
8	35,000	4,375	58	95,000	1,638
9	36,250	4,028	59	96,000	1,627
10	37,500	3,750	60	97,000	1,617
11	38,750	3,523	61	98,000	1,607
12	40,000	3,333	62	99,000	1,597
13	41,250	3,173	63	100,000	1,587
14	42,500	3,036	64	101,000	1,578
15	43,750	2,917	65	102,000	1,569
16	45,000	2,813	66	103,000	1,561
17	46,250	2,721	67	104,000	1,552
18	47,500	2,639	68	105,000	1,544
19	48,750	2,566	69	106,000	1,536
20	50,000	2,500	70	107,000	1,529
21	51,250	2,440	71	108,000	1,521
22	52,500	2,386	72	109,000	1,514
23	53,750	2,337	73	110,000	1,507
24	55,000	2,292	74	111,000	1,500
25	56,250	2,250	75	112,000	1,493
26	57,500	2,212	76	113,000	1,487
27	58,750	2,176	77	114,000	1,481
28	60,000	2,143	78	115,000	1,474
29	61,250	2,112	79	116,000	1,468
30	62,500	2,083	80	117,000	1,463
31	63,750	2,056	81	118,000	1,457
32	65,000	2,031	82	119,000	1,451
33	66,250	2,008	83	120,000	1,446
34	67,500	1,985	84	121,000	1,440
35	68,750	1,964	85	122,000	1,435
36	70,000	1,944	86	123,000	1,430
37	71,250	1,926	87	124,000	1,425
38	72,500	1,908	88	125,000	1,420
39	73,750	1,891	89	126,000	1,416
40	75,000	1,875	90	127,000	1,411
41	76,250	1,860	91	128,000	1,407
42	77,500	1,845	92	129,000	1,402
43	78,750	1,831	93	130,000	1,398
44	80,000	1,818	94	131,000	1,394
45	81,250	1,806	95	132,000	1,389
46	82,500	1,793	96	133,000	1,385
47	83,750	1,782	97	134,000	1,381
48	85,000	1,771	98	135,000	1,378
49	86,000	1,755	99	136,000	1,374
50	87,000	1,740	100	137,000	1,370

Using Site/Residual

2 Acres = 40,000

10 Acres = 75,000

2 Acres = 40,000
8 Acres = 35,000

Wells Land Schedule			
23			
Bulk Schedule			
Acres	Value	Multiplier	Constant
1	30,000	—	10,000.00
2	40,000	—	4,375.00
10	75,000	—	1,250.00
50	125,000	—	1,000.00
100	175,000	—	1,000.00
200	275,000	—	1,000.00
300	375,000	—	500.00
500	475,000		

Residual Schedule			
Acres	Value	Multiplier	Constant
1	4,375	—	4,375.00
8	35,000	—	1,250.00
48	85,000	—	1,000.00
98	135,000	—	1,000.00
198	235,000	—	1,000.00
298	335,000	—	500.00
498	435,000		

$Ax + B = \text{Value}$
 $\text{Acres}(\text{Rate}) + \text{Constant} = \text{Value}$

10 Acres

Bulk
 $10(1,250) + 62,500 = 75,000$

Site/Residual
 $2(4,375) + 31,250 = 40,000$

$8(1,250) + 25,000 = 35,000$

Total Value = 75,000

Benchmark Points must be Unadjusted (Grade 1.0)

Less Than 1.0 Acre Schedule

< 1 Acre			
Acres	Value	Multiplier	Constant
0.1	12,000	20,000	10,000
0.2	14,000		
0.3	16,000		
0.4	18,000		
0.5	20,000		
0.6	22,000		
0.7	24,000		
0.8	26,000		
0.9	28,000		



Alternate Report Format

Land Schedule Calculation Report
Town of Wells 2023

02/15/2024
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SITE VALUE					BULK VALUE				
Acres	Rate	Constant	Total Value	Value/Acre	Acres	Rate	Constant	Total Value	Value/Acre
0.00	*	0.0	+	0	=	0		0	
0.01	*	0.0	+	12000	=	12000		1200000	
0.10	*	0.0	+	12000	=	12000		120000	
0.20	*	0.0	+	14000	=	14000		70000	
0.30	*	0.0	+	16000	=	16000		53333	
0.40	*	0.0	+	18000	=	18000		45000	
0.50	*	0.0	+	20000	=	20000		40000	
0.60	*	0.0	+	22000	=	22000		36667	
0.70	*	0.0	+	24000	=	24000		34286	
0.80	*	0.0	+	26000	=	26000		32500	
0.90	*	0.0	+	28000	=	28000		31111	
1.00	*	10000.0	+	20000	=	30000		30000	
2.00	*	4375.0	+	31250	=	40000		20000	
3.00	*	4375.0	+	31250	=	44376		14792	
10.00	*	1250.0	+	62500	=	75000		7500	
50.00	*	1000.0	+	75000	=	125000		2500	
100.0	*	1000.0	+	75000	=	175000		1750	
200.0	*	1000.0	+	75000	=	275000		1375	
300.0	*	500.0	+	225000	=	375000		1250	
500.0	*	950.0	+	0	=	475000		950	
1000.0	*	950.0	+	0	=	950000		950	
0.00	*	0.0	+	0	=	0		0	
0*	4375.0	+	0	=	0		0		
0*	4375.0	+	0	=	0		0		
0*	4375.0	+	0	=	0		0		
0*	4375.0	+	0	=	0		0		
0*	4375.0	+	0	=	0		0		
0*	4375.0	+	0	=	0		0		
0*	4375.0	+	0	=	0		0		
0*	4375.0	+	0	=	0		0		
0*	4375.0	+	0	=	0		0		
0*	4375.0	+	0	=	0		0		
0.00*	4375.0	+	0	=	0		0		
1.00*	4375.0	+	0	=	4375		4375		
8.00*	1250.0	+	25000	=	35000		4375		
48.00*	1000.0	+	37000	=	85008		1771		
98.00*	1000.0	+	37000	=	135044		1378		
198.0*	1000.0	+	37000	=	235026		1187		
298.0*	500.0	+	186000	=	334952		1124		
498.0*	873.5	+	0	=	434754		873		
998*	873.5	+	0	=	8728254		873		

Alternate Report Format

Land Schedule Report

02/15/2024
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SITE or TOTAL VALUE			BULK VALUE		
Acres	Value/Acre	Value	Acres	Value/Acre	Value
Benchmark	0.01	1200000		0	4375
Benchmark	0.10	120000		0	4375
Benchmark	0.20	70000		0	4375
Benchmark	0.30	53333		0	4375
Benchmark	0.40	45000		0	4375
Benchmark	0.50	40000		0	4375
Benchmark	0.60	36667		0	4375
Benchmark	0.70	34286		0	4375
Benchmark	0.80	32500		0	4375
Benchmark	0.90	31111		0	4375
Benchmark	1.00	30000		0	4375
Benchmark	2.00	20000		0.00	4375
	3.00	14792		1.00	4375
	4.00	12188		2.00	4375
	5.00	10625		3.00	4375
	6.00	9583		4.00	4375
	7.00	8839		5.00	4375
	8.00	8281		6.00	4375
	9.00	7847		7.00	4375
Benchmark	10.00	7500		8.00	4375
	11.00	6932		9.00	4028
	12.00	6458		10.00	3750
	13.00	6058		11.00	3523
	14.00	5714		12.00	3333
	15.00	5417		13.00	3175
	16.00	5156		14.00	3036
	17.00	4926		15.00	2917
	18.00	4722		16.00	2813
	19.00	4539		17.00	2721
	20.00	4375		18.00	2639
	21.00	4226		19.00	2566
	22.00	4091		20.00	2500
	23.00	3967		21.00	2440
	24.00	3854		22.00	2386
	25.00	3750		23.00	2337
	26.00	3654		24.00	2292
	27.00	3565		25.00	2250
	28.00	3482		26.00	2212
	29.00	3405		27.00	2176
	30.00	3333		28.00	2143

Developing Land Schedules

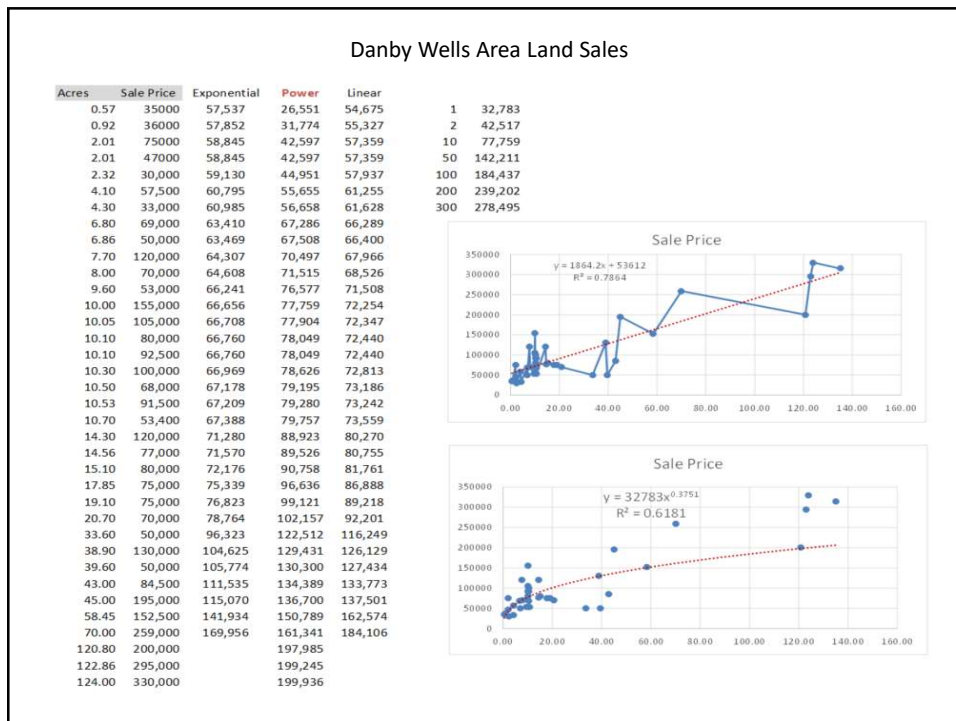
- Land Sales in Town
- Land Sales in Area
- Improved Sales – Abstract Land Value
- Test Schedules with Sales Ratio Study

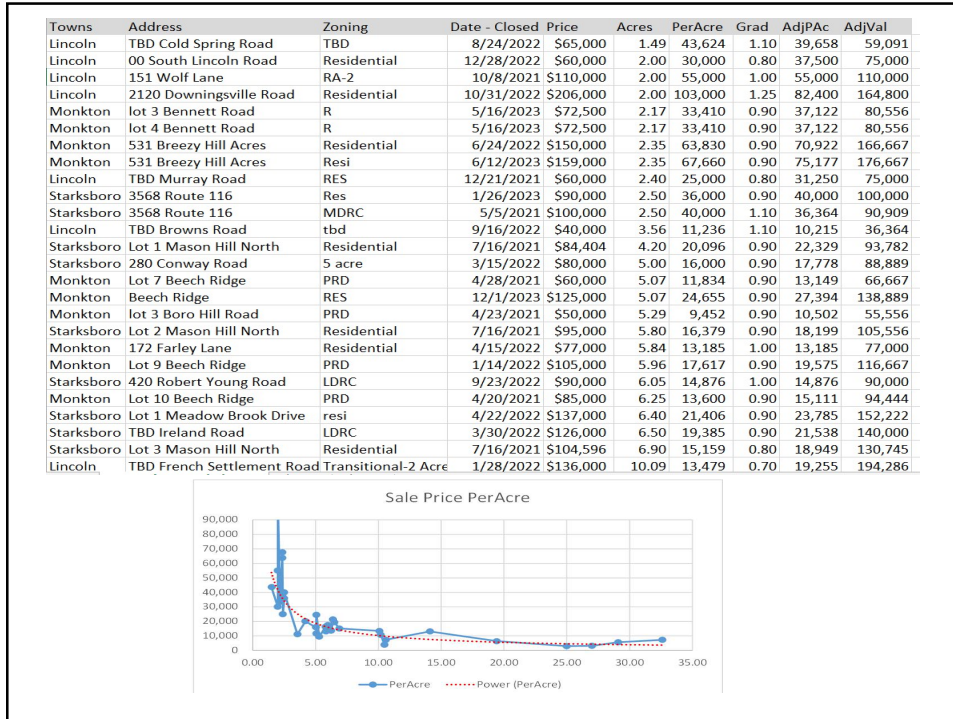
Ratio Summary Statistics

Year	Count	Median	Mean	Wtd. Mean	IQR	SD	COD
1 2020	27	1.2229	1.2952	1.2732	0.2823	0.1531	9.534
2 2021	29	1.1200	1.1223	1.0805	0.2054	0.1557	10.294
3 2022	18	0.9920	1.0086	0.9851	0.0549	0.1511	7.042
Combined	74	1.1579	1.1577	1.0995	0.2348	0.1515	12.521

Danby Wells Area Land Sales

Town	Buyer	Location	Acres	Sale Date	Sale Price	S/Acre			
Poultney	Masurka	Ferncliff Rd	0.57	8/11/2021	35,000	61,404			
Danby	Goodrich	Cascade Rd	0.92	5/11/2021	36,000	39,130	0.75	50,267	37,449
Poultney	Deninno	Kinni Lane	1.10	6/23/2021	125,000	113,636			
Poultney	Antel	Endless Brook Rd	2.01	8/5/2022	75,000	37,313			
Poultney	Blum	Endless Brook Rd	2.01	9/23/2020	47,000	23,383			
Danby	Sabet	Lilly Hill Rd	2.10	6/25/2021	17,100	8,143	2.11	20,443	43,134
Rupert	Foxworthy	Neilson Rd	2.32	10/7/2020	30,000	12,931			
Sandgate	Aumiller	West Sandgate	4.10	9/29/2021	57,500	14,024			
Rupert	Barbato	Route 315	4.30	1/17/2022	33,000	7,674			
Middletown Sp	40 Mountain Rd	Mountain Rd	6.80	8/4/2021	69,000	10,147			
Wells	Dunckelman	Wells Brook Rd	6.86	3/5/2021	50,000	7,289			
Wells	Ouderkirk	Parks Dr	7.70	7/1/2022	120,000	15,584			
Tinmouth	Steeves	Gilmore Rd	8.00	8/3/2021	70,000	8,750			
Poultney	Lake St. Catherine	Lewis Rd	9.60	9/9/2022	53,000	5,521			
Danby	Canty	Staples Rd	10.00	10/29/2021	155,000	15,500			
Middletown Sp	Donoghue	Wescott Rd	10.05	10/28/2021	105,000	10,448			
Rupert	Bushee	Route 153	10.10	8/18/2021	80,000	7,921	10.27	8,439	86,657
Tinmouth	Cananagh	Route 133	10.10	3/30/2021	92,500	9,158			
Middletown Sp	Genier	Dayton Hill Rd	10.14	3/18/2022	31,000	3,057			
Tinmouth	Robertson	East Rd	10.30	8/10/2021	100,000	9,709			
Sandgate	Kastner	Weldon Dr	10.50	7/9/2020	68,000	6,476			
Danby	Darring	Staples Rd	10.53	2/11/2022	91,500	8,689			
Rupert	Hudson	Quarry Rd	10.70	2/14/2022	53,400	4,991			
Danby	Taylor	Highview Ridge Rd	14.30	12/24/2021	120,000	8,392			
Rupert	Biagioli	Clark Road	14.56	10/19/2020	77,000	5,288			
Middletown Sp	Derrendinger	South St	15.10	4/14/2022	80,000	5,298			
Tinmouth	Colmer	Sugarhouse Land	17.85	6/11/2021	75,000	4,202			
Poultney	Townsend	Clark Hollow	19.10	5/6/2021	75,000	3,927			
Poultney	Endless Brook	Route 30	19.99	5/4/2021	200,000	10,005			
Middletown Sp	Thomas	South St	20.70	5/26/2022	70,000	3,382			
Rupert	Rubin	Pawlet Mt Rd	33.60	7/16/2021	50,000	1,488			
Wells	Merrill	Vt Route 31	38.90	11/15/2021	130,000	3,342			
Wells	Rupp	Ballard Farm Rd	39.60	1/6/2022	50,000	1,263			





	Description	Grades
	Parcels or portions located in Flood Plain	.4
	Portions of land restricted by major power line easement	.4
	Portions of land that are in a ravine or are steep	.4 - .6
	Parcels that are low and/or wet	.5 - .7
	Land located on Class 4 roads with no power	.5 - .7
	Parcels with limited utility Parcels where there is not an actual two acre site.	.5 - .8
	Portions of land that have a steep incline	.6 - .8
	Parcels with limited or difficult access.	.6 - .8
	Parcels with right of way through the housesite	.9
	Parcels with shared driveways	.9
	Typical Lot	1.0
	Parcels or portions that are open and flat	1.05 - 1.25
	View Influences	
	Less than Average	.7 - .9
	Average	1.0
	Better Than Average	1.05 - 1.25
	Enhancing	1.25 - 1.5
	Good	1.5 - 1.75
	Spectacular	2.0
	Parcel with Privacy and Views	1.5 - 2.0
	Commercial Properties	1.0 - 5.0

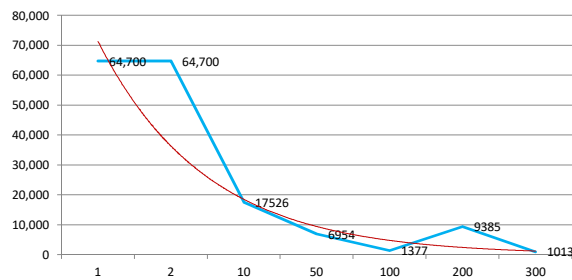
	Bulk Land Grading
	Landlocked Wood Land .25 - .4
	WoodLand .4 - .7
	Bulk Land .5 - 1.25
	Improved Parcel Grading
	Less Than Average .4 - .9 (Wet, Below Grade, Steep, Location)
	Average 1.00 (Typical Land)
	Better Than Average 1.05 - 1.25 (Better Location, Views, Access)
	Good 1.25 - 1.5 (Enhancing Views and Location)
	Very Good 1.5 - 2.5 (Exceptional Views, Desirable Location)

Middlebury Area Land Sales Adjusted

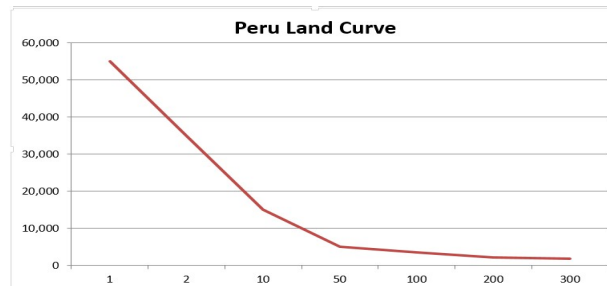
PID	Owner	Road	Acres	SaleD	SaleP	Per Acre	Location	Quality	Grade	Adj/Acre	BaseVal
Middlebury MLS		Maecliff Ct	0.41	6/6/2017	57,000	139,024	1.00	1.00	1.00	139,024	57,000
Middlebury Robbett		White Pines Lane	0.42	12/27/2017	142,000	338,095	1.00	1.25	1.25	270,476	113,600
Middlebury MLS		White Pine Lane	0.42	12/20/2017	142,000	338,095	1.00	1.25	1.25	270,476	113,600
Middlebury Birdsall		White Pine Lane	0.44	6/8/2015	130,000	295,455	1.00	1.25	1.25	236,364	104,000
Middlebury Morgan		White Pine Lane	0.44	2/23/2015	130,000	295,455	1.00	1.25	1.25	236,364	104,000
Middlebury Rock		Meadow Glen	0.51	7/21/2017	90,000	176,471	1.00	1.25	1.25	141,176	72,000
Middlebury MLS		Meadow Glen	0.57	9/8/2017	96,500	169,298	1.00	1.25	1.25	135,439	77,200
Middlebury Town&Country F		Daisy Lane	0.58	2/22/2017	65,000	112,068	1.00	1.00	1.00	112,068	64,999
Bristol Stoney Hill		West Street	0.60	7/5/2016	67,000	111,667	0.90	0.90	0.81	137,860	82,716
Middlebury Horning		South Ridge Drive	0.63	9/8/2014	82,500	130,952	1.00	1.25	1.25	104,762	66,000
Middlebury Abell		Rockwood LN	0.82	3/21/2019	85,000	103,659	1.00	0.80	0.80	129,573	106,250
Middlebury Dessureault		Meadow Glenn	0.92	9/19/2013	95,000	103,261	1.00	1.25	1.25	82,609	76,000
Weybridge MLS		Peulans Rd	1.00	4/19/2018	72,500	72,500	0.90	1.25	1.13	64,444	64,444
Middlebury Fitzpatrick		South Ridge	1.03	6/3/2016	95,000	92,233	1.00	1.25	1.25	73,786	76,000
Middlebury Corbett		Meadow Glenn	1.18	8/2/2013	95,000	80,508	1.00	1.25	1.25	64,407	76,000
Middlebury Noble		South Ridge Drive	1.20	11/20/2017	92,500	77,083	1.25	1.25	1.56	49,333	59,200
Middlebury Middle Road Ver		Meadow Glen	1.21	1/26/2018	116,000	95,868	1.00	1.25	1.25	76,694	92,800
Middlebury Anderson		White Pine Lane	1.26	5/20/2015	140,000	111,111	1.00	1.25	1.25	88,889	112,000
Middlebury Greene		Daisy Lane	1.27	2/27/2018	81,500	64,174	1.00	1.25	1.25	51,339	65,201
Cornwall MLS		Foote Farm Rd	1.50	10/26/2018	85,500	57,000	1.00	1.25	1.25	45,600	68,400
Middlebury Jordan		South Ridge	1.53	7/5/2016	80,000	52,288	1.00	1.25	1.25	41,830	64,001
Cornwall MLS		Beaver Brook	1.62	1/19/2017	92,000	56,790	1.00	1.25	1.25	45,432	73,600
Starksboro Aldrich		Van Dine Rd	1.65	6/18/2016	59,000	35,758	0.80	0.80	0.64	55,871	92,188
Middlebury Donovan		Meadow Glen Dr	1.97	5/15/2018	95,000	48,223	1.00	1.25	1.25	38,578	75,999
Middlebury MLS		Meadow Glenn Dr	1.97	5/15/2018	120,000	60,914	1.00	1.25	1.25	48,731	96,000
Bristol Snelling		Picnic Lane	2.30	5/22/2018	70,000	30,435	0.90	1.00	0.90	33,817	77,778
Cornwall MLS		Beaver Brook	2.40	4/19/2017	80,000	33,333	1.00	1.00	1.00	33,333	80,000
Middlebury Cady Road LLC		Cady Rd	2.80	1/29/2018	55,000	19,643	1.00	0.90	0.90	21,826	61,112
Middlebury Collins		Airport Rd	3.50	9/29/2017	62,500	17,857	1.00	0.80	0.80	22,321	78,124

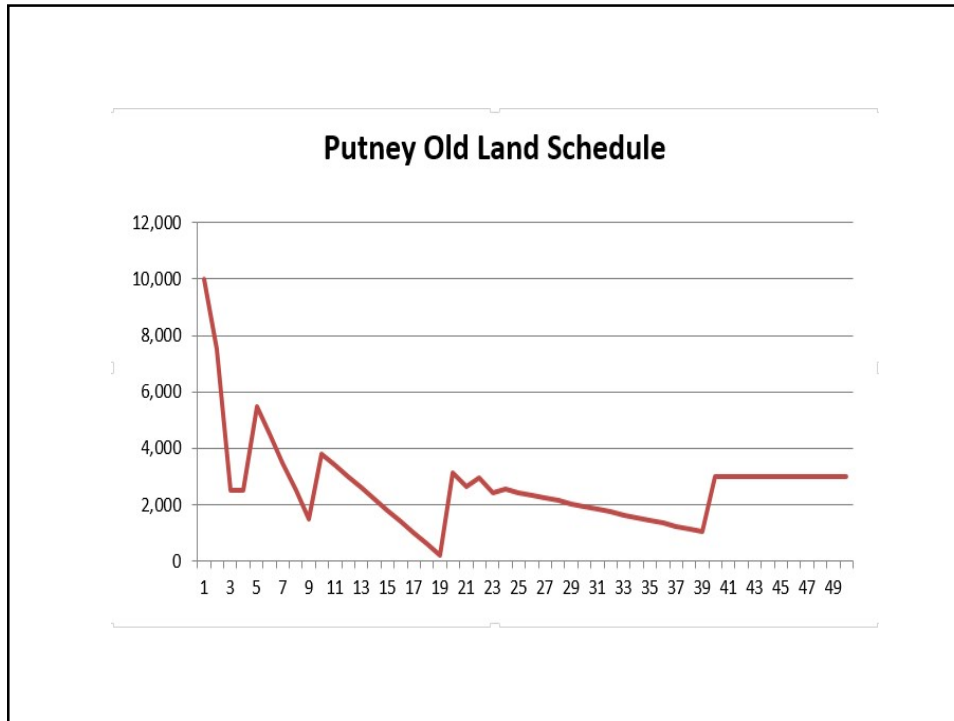
.42 Acres SP 142,000 / Grade 1.25 = 113,600 Base Value

Peru Old Land Schedule



Peru Land Curve





Bulk Schedule				Residual		
Acres	Value	Multiplier	Constant	Acres	Value	\$/Acre
1	20,000			1	3,125	3,125
		-	5,000	2	6,250	3,125
2	25,000			3	9,375	3,125
		-	3,125	4	12,500	3,125
10	50,000			5	15,625	3,125
		-	875	6	18,750	3,125
50	85,000			7	21,875	3,125
		-	1,300	8	25,000	3,125
100	150,000			9	25,875	2,875
		-	500	10	26,750	2,675
200	200,000			11	27,625	2,511
		-	500	12	28,500	2,375
300	250,000			13	29,375	2,260
		-	500	14	30,250	2,161
500	350,000			15	31,125	2,075
		-		16	32,000	2,000
		-		17	32,875	1,934
		-		18	33,750	1,875
		-		19	34,625	1,822
		-		20	35,500	1,775
		-		21	36,375	1,732
		-		22	37,250	1,693
		-		23	38,125	1,658
		-		24	39,000	1,625
		-		25	39,875	1,595
		-		26	40,750	1,567
		-		27	41,625	1,542
		-		28	42,500	1,518
		-		29	43,375	1,496
		-		30	44,250	1,475
		-		51	63,900	1,253
		-		52	65,200	1,254
		-		53	66,500	1,255
		-		54	67,800	1,256
		-		55	69,100	1,256
		-		56	70,400	1,257
		-		57	71,700	1,258
		-		58	73,000	1,259
		-		59	74,300	1,259
		-		60	75,600	1,260
		-		61	76,900	1,261
		-		62	78,200	1,261
		-		63	79,500	1,262
		-		64	80,800	1,263
		-		65	82,100	1,263
		-		66	83,400	1,264
		-		67	84,700	1,264
		-		68	86,000	1,265
		-		69	87,300	1,265
		-		70	88,600	1,266
		-		71	89,900	1,266
		-		72	91,200	1,267
		-		73	92,500	1,267
		-		74	93,800	1,268
		-		75	95,100	1,268
		-		76	96,400	1,268
		-		77	97,700	1,269
		-		78	99,000	1,269
		-		79	100,300	1,270
		-		80	101,600	1,270

Residual Schedule				
Acres	Value	Multiplier	Constant	
1	3,125			
		-	3,125	0
8	25,000			
		-	875	18,000
48	60,000			
		-	1,300	-2,400
98	125,000			
		-	500	76,000
198	175,000			
		-	500	76,000
298	225,000			
		-	500	76,000

Pittsfield Land Schedule

Table	Page	Row	0	1	2	3	4	Total	Residual
43	5	1	0.01	2,000	18,000	1,800	0	18,020	
43	5	2	0.25	2,000	20,000	1,800	0	20,500	
43	5	3	0.5	2,000	22,000	1,800	0	23,000	
43	5	4	0.65	2,000	24,000	1,800	0	25,300	
43	5	5	0.75	2,000	26,000	1,800	0	27,500	
43	5	6	1	2,000	28,000	1,800	0	30,000	
43	5	7	2	2,000	28,000	1,800	0	32,000	
43	5	8	8	0	0	1,800	355		14,755
43	5	9	10	0	0	1,700	355	46,755	17,355
43	5		48			1,700	355		81,955
43	5		50			1,700	355	113,955	85,355
43	5	10	98	0	0	1,500	8,413		155,413
43	5	11	100	0	0	1,500	8,413	187,413	158,413
43	5	12	398	0	0	1,200	8,413		486,013
43	5	13	400	0	0	1,200	8,413	518,013	488,413
43	5	14	10,000	0	0	1,000	8,413		10,008,413

Cannot Use Total Acres > 2 Acres

Residual Land Values	97 Acres	165,255
	98 Acres	155,413
	397 Acres	603,913
	398 Acres	486,013

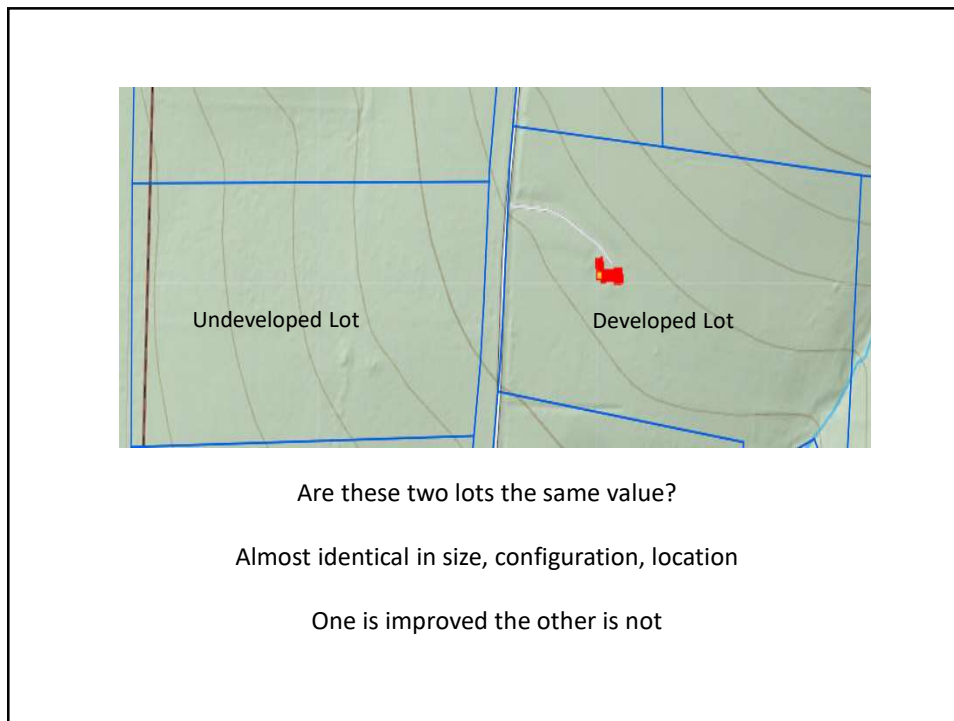
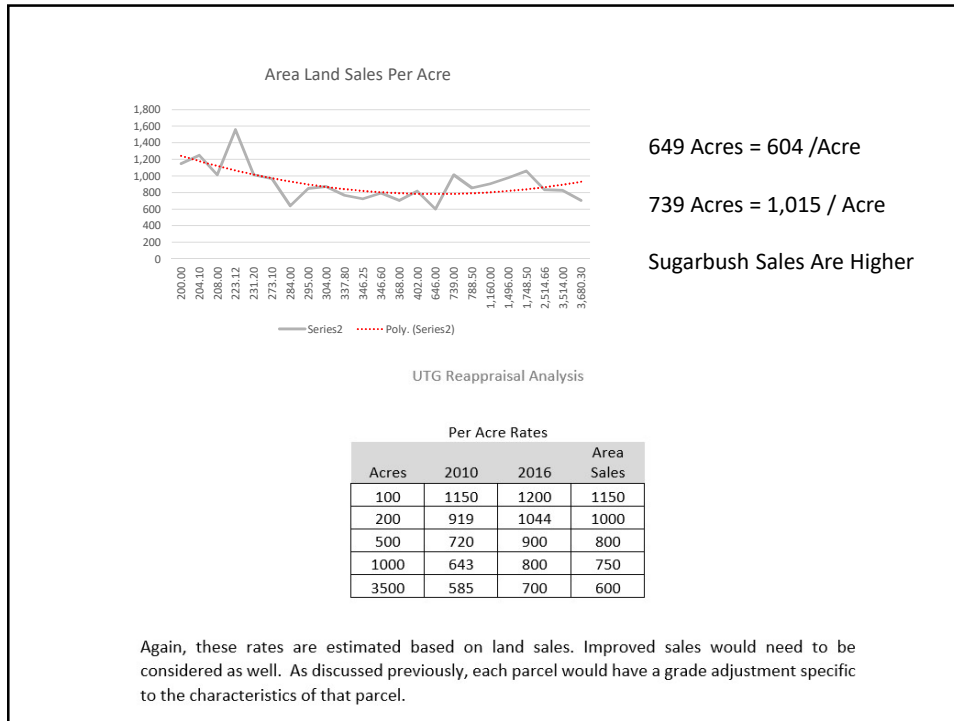
Problem – No Total Acres – Land in Two Towns and Current Use Calculator

Update Cost Tables

List / Description Cost Table Add Page(s) Excel Table Link

Table # Site/Acre Land Rates Neighborhood

Rownum	Acres	1.00	2.00	3.00	4.00	col05	col06	col07	col08	col09	col10
1	0.01	0.00	27000.00	3666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0.19	0.00	27500.00	3666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	0.29	0.00	28000.00	3666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	0.39	0.00	28500.00	3666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.49	0.00	29000.00	3666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	0.59	0.00	29500.00	3666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	0.69	0.00	30000.00	3666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	0.79	0.00	30500.00	3666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	0.89	0.00	31000.00	3666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	0.99	0.00	31500.00	3666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	1.00	3000.01	28999.99	3666.67	-0.01	0.00	0.00	0.00	0.00	0.00	0.00
12	1.14	0.00	32750.00	3666.67	-0.01	0.00	0.00	0.00	0.00	0.00	0.00
13	1.49	0.00	33500.00	3666.67	-0.01	0.00	0.00	0.00	0.00	0.00	0.00
14	1.74	0.00	34250.00	3666.67	-0.01	0.00	0.00	0.00	0.00	0.00	0.00





**MicroSolve CAMA
Land Valuation Systems**

- ❖ Land Value Is Curvilinear, Not Linear
- ❖ Develop a Series of Linear Functions to Mimic a Curve.
- ❖ Site Value is an Improvement to Land

Land Only Sales do not get the base values necessary to value Improved properties.

Too many intangibles included in the valuation of improved properties:

- Zoning Permits
- Onsite Septic
- Power
- Internet
- Curb Cuts

Must use improved sales to help determine a land schedule.

23

MicroSolve/CAMA

Market Adjusted Cost Approach

Replacement Cost Tables = Marshall & Swift
(Base Adjusted by Time/Location)

Depreciation = Age (Effective) and Condition

Land Tables = Land Value
(Housesite Value, Acres, Frontage)

Site Improvements = Water and Septic

Outbuildings = Marshall & Swift
(Detached Structures)

Land + Site Improvements + Outbuilding + RCNLD = Total Value



Modifying Land Tables

- Table 43 – Site & Residual
- Table 44 – Square Foot
- Table 45 – Frontage
- Table 57 – Woodland
- Table 58 – Cropland
- Table 59 – Pasture Land
- Table 60 – Other Land

- Table 50 – Neighborhood Factors

25

Rownum	Acres	1.00	2.00	3.00	4.00	col05	col06	col07	col08
6	0.50	20000.00	10000.00	4375.00	0.00	0.00	0.00	0.00	0.00
7	0.60	20000.00	10000.00	4375.00	0.00	0.00	0.00	0.00	0.00
8	0.70	20000.00	10000.00	4375.00	0.00	0.00	0.00	0.00	0.00
9	0.80	20000.00	10000.00	4375.00	0.00	0.00	0.00	0.00	0.00
10	0.90	20000.00	10000.00	4375.00	0.00	0.00	0.00	0.00	0.00
11	1.00	10000.00	20000.00	4375.00	0.00	0.00	0.00	0.00	0.00
12	2.00	4375.00	31250.00	4375.00	0.00	0.00	0.00	0.00	0.00
13	3.00	4375.00	31250.00	4375.00	0.00	0.00	0.00	0.00	0.00
14	8.00	4375.00	31250.00	1250.00	25000.00	0.00	0.00	0.00	0.00
15	10.00	1250.00	62500.00	1250.00	25000.00	0.00	0.00	0.00	0.00
16	48.00	1250.00	62500.00	1000.00	37000.00	0.00	0.00	0.00	0.00
17	50.00	1000.00	75000.00	1000.00	37000.00	0.00	0.00	0.00	0.00
18	98.00	1000.00	75000.00	1000.00	37000.00	0.00	0.00	0.00	0.00
19	100.00	1000.00	75000.00	1000.00	37000.00	0.00	0.00	0.00	0.00

Table 43

Column 1 & 2
Site/Total Acres

Column 3 & 4
Residual Acres

Each NB can
have a unique
land schedule

Table structure
must be the
same for all NB

Neighborhood Codes
How used in CAMA

Can develop land schedule for each Neighborhood


 Can develop Neighborhood factors

 Can combine both

 Can do Nothing – Must Have a NB Code

Description:	97.31 ACRES & DW
Tax Map #:	3
Category:	2
St/Road#:	2947
Suffix:	
St/Road:	SAW MILL HILL RC
Neighborhood:	4
Land Size:	97.31

Ticklenaked Pond Ryegate
 Neighborhood 8



Neighborhood Codes Define an Area

- The Area may be Physical
- The Area may be by Value

Neighborhood Codes can be used as a Multiplier to adjust land values.

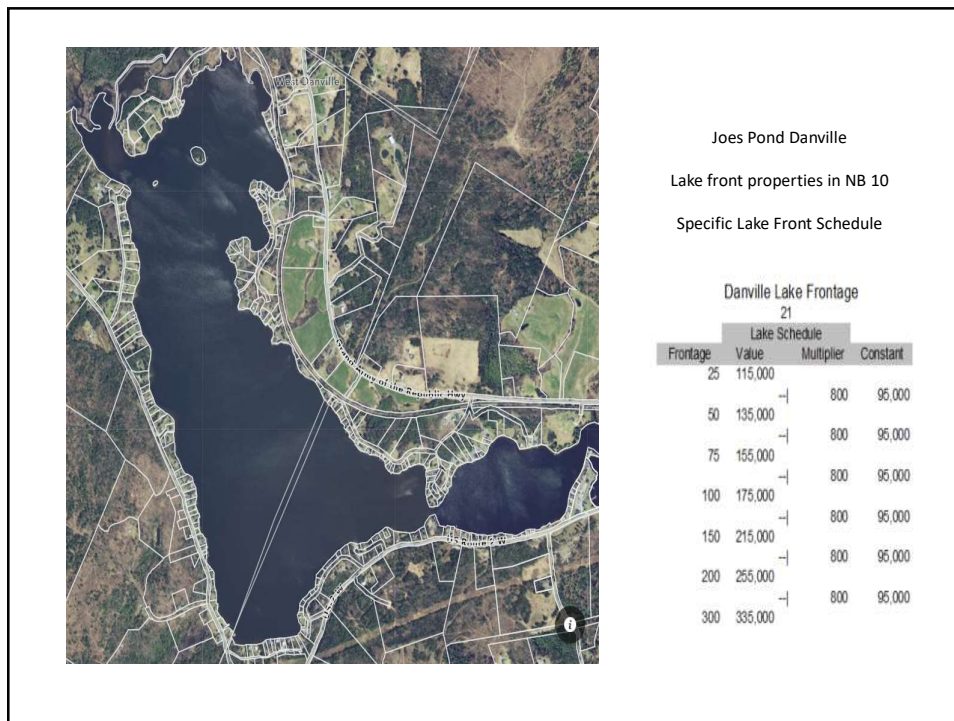
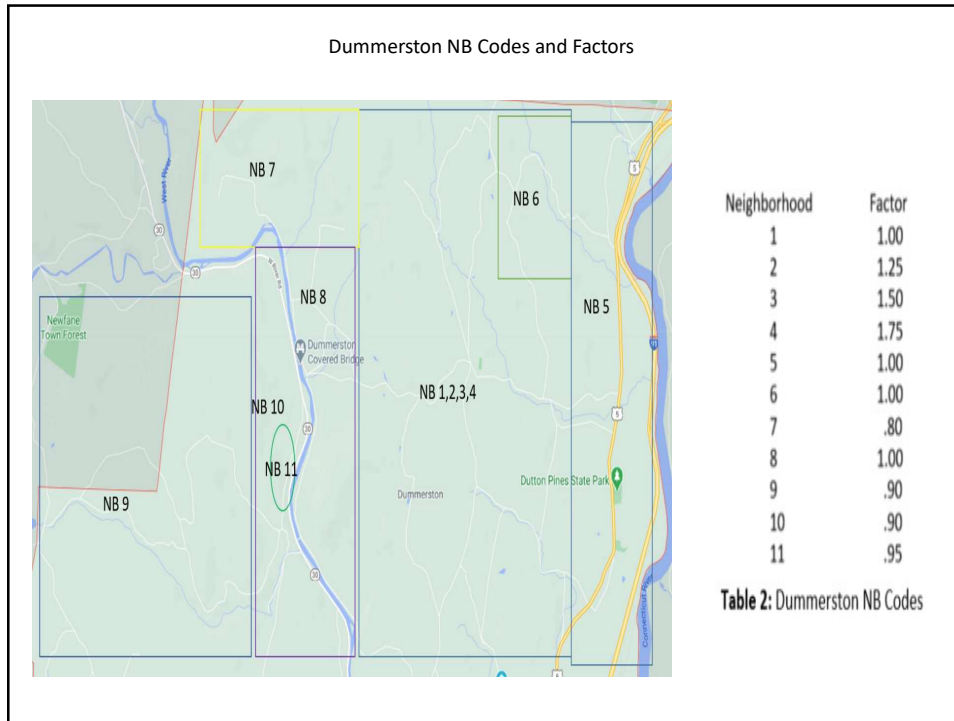
- Dummerston Center Area

Neighborhood Codes can be used to delineate specific land schedules for value areas.


- Ticklenaked Pond NB 8

Neighborhood Codes can be used as a way to segregate different areas of a town.

- Sub development – Trailer Park
- Lake Front
- Forest Area
- High Value Area – Estate Type



NBHD	Factor
1	1
2	2.5
3	1
4	0.5
5	0.5
6	0.85
7	1.2
8	2.5
9	1.3
10	1
11	0.7
12	0.6
13	1
14	1.2
15	1.2
16	0.6
17	0.35
18	1
19	1
20	1



LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	2.50	1.00		437,500
SI AddlBldLot	2.00	2.50	1.00		437,500
SI AddlBldLot	2.00	2.50	0.80		350,000
AC Other	125.72	2.50	1.50		1,562,200
Total	131.72				2,787,200

Count of Ratio			
NB	Road	Total	
20	KAPICA LN	10	
	PECOR AVE	36	
	RITA WAY	44	
	SPARROW CIR	8	
20 Total		98	
22	FORBES RD	1	
	LAWNWOOD DR	21	
	PARTRIDGE LN	30	
	ROUTE 7 SOUTH	3	
22 Total		55	
23	DEWEY DR	26	
	MANSFIELD RD	23	
	OWEN CT	44	
	TAYLOR ST	54	
	WENTWORTH LN	4	
23 Total		151	
24	DORIS DR	1	
	FLAT IRON RD	4	
	KAPICA LN	1	
	ROUTE 7 SOUTH	1	
24 Total		7	
(blank)	(blank)		
(blank) Total			
Grand Total		311	

Neighborhood Codes for MHO parks in Milton

NB defines each individual park

Test NB Value by Sales Ratio Study

Ratio Summary Statistics

NB	Count	Median	Mean	Wtd.				COD
				Mean	IQR	SD		
1	20	1.0056	1.0180	1.0241	0.0502	0.0668	4.034	
2	4	1.0357	1.0193	0.9771	0.1413	0.0755	5.625	
3	4	1.0024	1.0524	1.0356	0.1943	0.1177	6.927	
4	1	0.9386	0.9386	0.9386	0.0000		0.000	
5	9	0.9921	0.9928	0.9734	0.0795	0.0894	5.420	
6	13	1.0208	1.0246	1.0632	0.0810	0.0970	5.819	
7	9	1.0516	1.0513	1.0275	0.1559	0.1298	8.089	
8	8	1.0018	1.0231	1.0400	0.0688	0.0886	5.200	
9	14	1.0436	1.0555	1.0465	0.1276	0.0874	6.291	
10	2	1.2982	1.2982	1.1633	0.6703	0.4739	25.815	
11	2	0.9988	0.9988	0.9985	0.0050	0.0035	0.251	
Combined	86	1.0100	1.0333	1.0239	0.0800	0.0991	6.637	

Middlebury Land Schedule			
19			
Bulk Schedule			
Acres	Value	Multiplier	Constant
1	75,000		
		10,000	65,000
2	85,000		
		8,125	68,750
10	150,000		
		2,500	125,000
50	250,000		
		2,000	150,000
100	350,000		
		1,000	250,000
200	450,000		
		1,000	250,000
300	550,000		
		500	400,000
500	650,000		

Middlebury Land Schedule			
19 NB1			
Bulk Schedule			
Acres	Value	Multiplier	Constant
1	200,000		
		50,000	150,000
2	250,000		
		6,250	237,500
10	300,000		
		1,250	287,500
50	350,000		
		1,000	300,000
100	400,000		
		1,000	300,000
200	500,000		
		500	400,000
300	550,000		
		500	400,000
500	650,000		

Middlebury Land Schedule			
19 NB2			
Bulk Schedule			
Acres	Value	Multiplier	Constant
1	160,000		
		40,000	120,000
2	200,000		
		5,000	190,000
10	240,000		
		1,000	230,000
50	280,000		
		800	240,000
100	320,000		
		800	240,000
200	400,000		
		400	320,000
300	440,000		
		400	320,000
500	520,000		

Middlebury Land Schedule			
19 NB12			
Bulk Schedule			
Acres	Value	Multiplier	Constant
1	115,000		
		35,000	80,000
2	150,000		
		6,250	137,500
10	200,000		
		1,875	181,250
50	275,000		
		1,500	200,000
100	350,000		
		1,000	250,000
200	450,000		
		1,000	250,000
300	550,000		
		500	400,000
500	650,000		

Morristown Land Schedules

Residential Base				NB 1 & 2 Commercial			
< 1 Acre				< 1 Acre			
Acres	Value	Multiplier	Constant	Acres	Value	Multiplier	Constant
0.1	55,000	50,000	50,000	0.1	105,000	50,000	100,000
0.2	60,000			0.2	110,000		
0.3	65,000			0.3	115,000		
0.4	70,000			0.4	120,000		
0.5	75,000			0.5	125,000		
0.6	80,000			0.6	130,000		
0.7	85,000			0.7	135,000		
0.8	90,000			0.8	140,000		
0.9	95,000			0.9	145,000		

NB 3 Commercial			
< 1 Acre			
Acres	Value	Multiplier	Constant
0.1	270,000	200,000	250,000
0.2	290,000		
0.3	310,000		
0.4	330,000		
0.5	350,000		
0.6	370,000		
0.7	390,000		
0.8	410,000		
0.9	430,000		

Morristown Land Schedule			
Bulk Schedule			
Acres	Value	Multiplier	Constant
1	100,000	25000.00	75000.00
2	125,000	6250.00	112500.00
10	175,000	1875.00	156250.00
50	250,000	1500.00	175000.00
100	325,000	1250.00	200000.00
200	450,000	500.00	350000.00
300	500,000	500.00	350000.00
500	600,000		

Can input the same land schedule into Commercial or develop a specific commercial land schedule

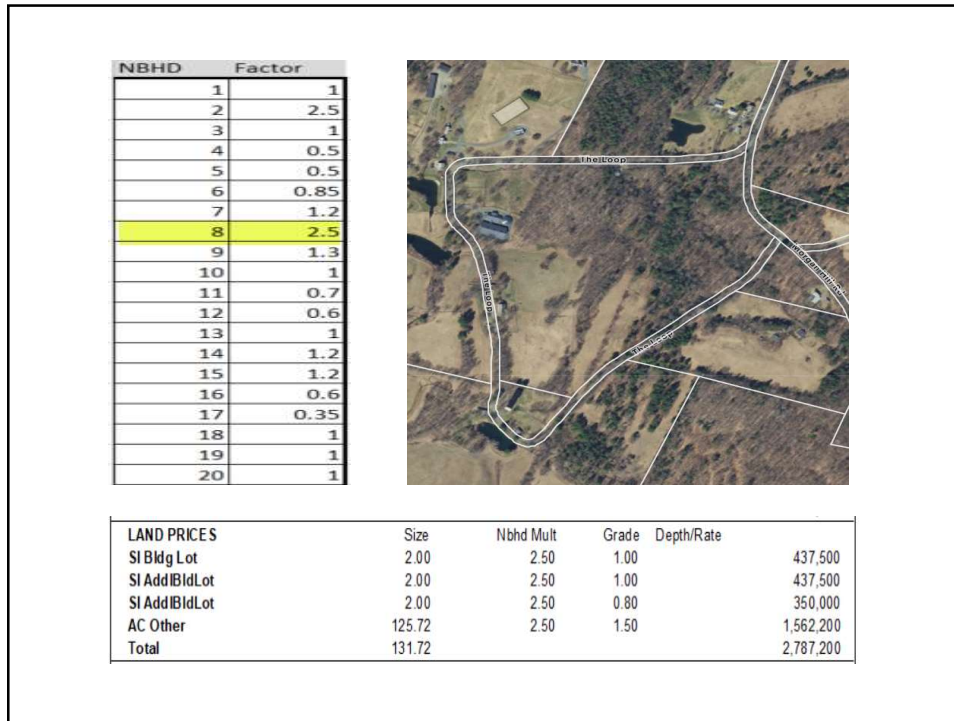
Table 50

Neighborhood Factors Table

Adjusts the calculated land values by a factor specified by Neighborhood.

Cautionary Note:
The Neighborhood Factors are applied to all the land segments for each parcel.

NBHD	Factor
1	1
2	2.5
3	1
4	0.5
5	0.5
6	0.85
7	1.2
8	2.5
9	1.3
10	1
11	0.7
12	0.6
13	1
14	1.2
15	1.2
16	0.6
17	0.35
18	1
19	1
20	1
21	1
22	1
23	1
24	1
25	1
26	1
27	1
28	1
29	1



Additional Building Site

Land ID:

Calc Method: Site

Land Type: Bldg Lot

Area:

Grade:

Land ID:

Calc Method: Acreage

Land Type: Other

Area:

Grade:

Land ID:

Calc Method: Site

Land Type: AddlBldLot

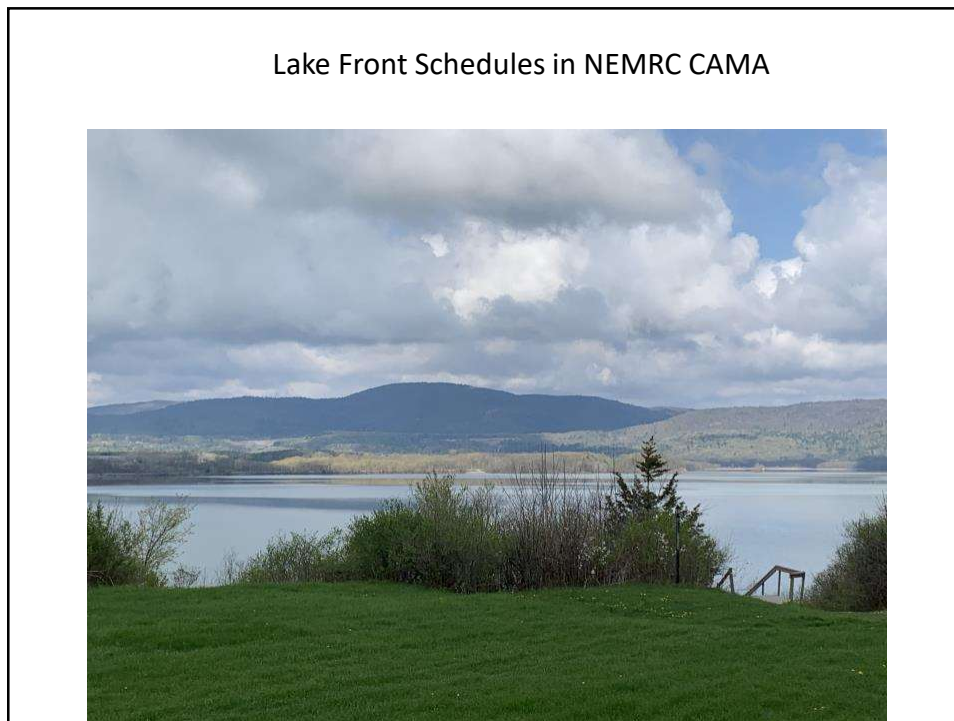
Area:

Grade:

Additional Building Sites
Not an Option on Older
CAMA Systems

Additional
Building Site
Cannot be
Greater than
2 Acres

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate
SI Bldg Lot	2.00	1.00	1.25	50,000
AC Other	93.31	1.00	0.80	104,200
SI AddlBldLot	2.00	1.00	1.00	40,000
Total	97.31			194,200




Lake Frontage Schedule

Wells Lake Schedule				Wells Lake Schedule			NB 11			
Frontage	Value	Multiplier	Constant	Frontage	Value	S/F/F	Frontage	Value	S/F/F	
25	150,000	---	2,000	100,000	51	201,000	3,941	52	202,000	3,885
50	200,000	---	1,000	150,000	53	203,000	3,830	54	204,000	3,778
75	225,000	---	1,000	150,000	55	205,000	3,727	56	206,000	3,679
100	250,000	---	500	200,000	57	207,000	3,632	58	208,000	3,586
150	275,000	---	500	200,000	59	209,000	3,542	60	210,000	3,500
200	300,000	---	500	200,000	61	211,000	3,459	62	212,000	3,419
300	350,000	---	375	237,500	63	213,000	3,381	64	214,000	3,344
500	425,000	---			65	215,000	3,308	66	216,000	3,273
					67	217,000	3,239	68	218,000	3,206
					69	219,000	3,174	70	220,000	3,143
					71	221,000	3,113	72	222,000	3,083
					73	223,000	3,055	74	224,000	3,027
					75	225,000	3,000	76	226,000	2,974
					77	227,000	2,948	78	228,000	2,923
					79	229,000	2,899	80	230,000	2,875
					81	231,000	2,852	82	232,000	2,829
					83	233,000	2,807	84	234,000	2,786
					85	235,000	2,765	86	236,000	2,744
					87	237,000	2,724	88	238,000	2,705
					89	239,000	2,685	90	240,000	2,667
					91	241,000	2,648	92	242,000	2,630
					93	243,000	2,613	94	244,000	2,596
					95	245,000	2,579	96	246,000	2,563
					97	247,000	2,546	98	248,000	2,531
					99	249,000	2,515	100	250,000	2,500

125 Front Feet

(125*500) + 200,000 = 262,500



Joes Pond Danville

Lake front properties in NB 10

Specific Lake Front Schedule

Danville Lake Frontage				
21				
Frontage	Value	Multiplier	Constant	
25	115,000	---	800	95,000
50	135,000	---	800	95,000
75	155,000	---	800	95,000
100	175,000	---	800	95,000
150	215,000	---	800	95,000
200	255,000	---	800	95,000
300	335,000	---	800	95,000



NEMRC CAMA Current Use Calculator

Land ID: 4
Calc Method: 7 CU Acres
Land Type: 6 Total
Area: 50.00
Grade: 1.00

02/15/2024 Page 1

Itemized Property Costs					
From Table: MAIN Section 1		Current Use: Town of Wells 2023		Record # 29	
Property ID: 000252	Span #: 708-225-10319	Last Inspected: 11/16/2021		Cost Update: 02/15/2024	
Owner(s):		Sale Price: 425,000	Book: 118	Validity: Yes	
Address:		Sale Date: 12/08/2023	Page: 504-507		
City/St/Zip: BOSTON MA 02118		Bldg Type: No Data	Quality: 0.00		
Location: 2947 SAW MILL HILL ROAD		Style: No Data	Frame: No Data		
Description: 97.31 ACRES & DWL		Area: 0	Yr Built: 0	Eff Age: 0	
Tax Map #: 3		# Rms: 0	# Bedrm: 0	# Ktchns: 0	
		# 1/2 Bath: 0	# Baths: 0		
Item	Description	Percent	Quantity	Unit Cost	Total
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
AC Total	50.00	1.00	1.00		125,000
Total	50.00				125,000
TOTAL CU EXCLUDED OR PENALTY VALUE					125,000

Questions - Comments

