

# How to Read a Trio Valuation Report

Any data inputs that affect value link back to costing tables within the CAMA (Computer Assisted Mass Appraisal) system. Costing tables are set and tested as part of a Town-wide revaluation or adjusted and tested as part of an annual partial update or a market adjustment. The model or algorithm that is used is unique to Trio, as it is for any other CAMA system. It is important for the property owner to be able to examine the data used to calculate their assessment, ensuring equity and fairness within a jurisdiction. If a property owner notices a discrepancy with the data on file and their property, they are encouraged to call the Assessing department to schedule an inspection at the property.

*Refer to the example of the Valuation Report on page 3 for the following explanations, line by line.*

1. Neighborhood code and description
2. Zoning code and description
3. Topography describes the land
4. Type of Utilities, public or private
5. Describes the street
6. Reference 1 is usually the old Patriot Assessing database account number
7. Reference 2 is miscellaneous information
8. Tran/Land/Bldg are descriptive codes:
  - a. Tran code is the State property classification
  - b. Land is the land use code
  - c. Bldg is the building use code
9. Most recent sale/owner transfer date
10. Sale price of that transfer
11. Whether the sale was land only, land & building, condo, mobile home
12. Type of financing, if known
13. How the sale information was verified
14. Whether the sale is a valid market transaction, if not it will have an exclusion code
15. Exemptions codes for this account
16. Land schedule table is assigned based on the neighborhood in the zone
17. Land Valuation
  - a. Method refers to the land unit type, in this case it is Acres-Homesite (Fractional) which is calculated on a curve. This is because a half-acre is not worth only half as much as 1 acre.
  - b. Units is the amount that corresponds with the Method, in this case: acres.
  - c. Price/Unit is the price set in the land schedule table, multiplied by any global factors.
  - d. Total is the value before applying the influence factor
  - e. The factor (Fctr) is an additional adjustment on the land.
  - f. Influence is a code to describe the reason for the additional adjustment.
  - g. Value is the value of that land line, with a total at the end.
18. Dwelling Description data, the left and middle sections contain the data. The right side shows the corresponding added values.
19. Style of building, Story height, Square Feet of footprint only
20. Grade and rating factor is the quality of the construction. Quality considers materials used, workmanship, and design. C 100 is a C, or Average. B 110 can be interpreted as a B+, or Good. A 90 is A- or Very Good.

- a. Base is the starting value of the building, based on inputs in this line
- 21. Exterior siding & Masonry Trim, if any, and contributory value
- 22. Dwelling units and Other units, Roof Cover and contributory value
- 23. Foundation & Basement Type and any contributory value.
- 24. Heating and Cooling systems and contributory value
- 25. # of Rooms and Bedrooms, does not include bathrooms, mudrooms, finished basements, foyers. Does not affect value, descriptive only.
- 26. Plumbing includes number of baths, half baths and additional plumbing fixtures such as a bar sink, double sink vanity or a separate tub and shower.
- 27. Attic indicates if there is a walk-up attic and its level of finish.
- 28. # of Fireplaces
- 29. Level of insulation
- 30. Unfinished living area, if any. This is currently not typically used. If a building is under construction, there will be a functional obsolescence (see #32) with the code "Incomplete".
- 31. Dwelling Condition, this is the building's physical condition, relative to its age. A new home will be in average condition.
  - a. Year built
  - b. The style of the kitchens and baths
  - c. The overall condition of the building
  - d. The layout of the rooms within the building, usually typical
  - e. Total is the value of the dwelling after the condition ratings
- 32. Functional Obsolescence is a deficiency within the building that cannot be fully adjusted with only the condition rating, such as the building being under construction (Incomplete), there is a superadequacy, or the layout is not typical, like walking through a bedroom to get to another bedroom. The adjustment should reflect the cost to cure the deficiency or measured by the market.
- 33. Economic Obsolescence, also known as External Obsolescence, is an influence that is outside the building, outside the property owner's control, and not already intrinsic in the neighborhood classification. This could be proximity to a landfill (noxious smells) or to an airport (excessive noise). Any reduction in value is measured by the market.
- 34. Value (RCnld) means the value as Replacement cost new, less depreciation. It applies all the types of depreciation to the Total above. Depreciation is presented as % Good. If it is 76% Good, then the depreciation is 24%.
- 35. Outbuildings/Additions/Improvements: This section includes additions to the dwelling such as a family room, garage or porch. It also includes any special features of the building not accounted for in the dwelling description section, such as cathedral area or an elevator, as well as detached or yard items such as sheds, decks, patios, etc. Each line details the year built (If unknown or the same, it defaults to the same as the dwelling), units, grade/factor, RCN (Replacement Cost New) and the different types of depreciation.
- 36. This is the total SFLA (Square Feet of Living Area).
- 37. \$/SFLA is Value(RCNLD) of the dwelling & Outbuilding living area / SFLA
  - a. Ex:  $153,947 + 2223 + 10461 = 166,631 / 1114 = 149.58$
- 38. This line shows the Land Value, Building Value, and Total Value.

The 2<sup>nd</sup> page of the Valuation Report shows a photo of the property and a sketch of the building. The sketch will not show detached outbuildings.

South Berwick Name:		Valuation Report				07/31/2023 Page 1	
1.	Account: 9999	Card: 1 of 1	Map/Lot: Location:				
2.	Neighborhood 16	NA - Newer AVG 16			<b>Sale Data</b>		
3.	Zoning/Use	R1 RESIDENTIAL VILLAGE			Sale Date	01/31/2002	
4.	Topography				Sale Price	200,000	
5.	Utilities	All Public			Sale Type		
6.	Street	Paved			Financing		
7.					Verified		
8.					Validity	Validity	
9.	Reference 1	L99999R					
10.	Reference 2						
11.	Tran/Land/Bldg	101 1 11					
12.	X Coord	Y..... SK					
13.	Exemption(s)	11 4 42	Land Schedule	16			
14.							
15.							
16.							
17.							
18.							
19.							
20.							
21.							
22.							
23.							
24.							
25.							
26.							
27.							
28.							
29.							
30.							
31.							
32.							
33.							
34.							
35.							
36.							
37.							
38.							