

LAND ADJUSTMENTS – RESIDENTIAL

- Land rates are developed assuming water, sewer, and paving are present. For each factor not present the land value will receive a negative adjustment.
- Land value may also need to be adjusted (both positive and negative) based on factors like an irregular shape, prime or subpar location or lot, no frontage on a road, etc.
- Adjustments are whole numbers and indicate “percent good”.

Example: -10% for no sewer would be entered as 90 in the percent adjustment (% Adj) field. The reason entered/printed on the record card will say “no sewer”
- Multiple adjustments can be added together and the sum put into the percent adjustment field.

Example: -10% for no water
 -10% for no sewer
 +25% for size
 +5% This would be entered as 105 in the percent adjustment field.
- If multiple adjustments, when added together, equal zero then the percent adjustment field will display 100 and the appropriate reasons will be entered.
- Land value adjustment reasons were once entered with a code only. Starting with the 2016 database the codes were replaced with a more detailed reason for the adjustment. The following table represents the old code system and their meanings.

<u>Old abbrev:</u>	<u>Meaning:</u>
B	Not buildable
C	No paving
D	Drain
F	No frontage
L	Location
M	Market adjustment
N	No perk
P	Shape
S	No sewer
W	No water
Z	Size