How to Read Trio's Valuation Report

Any data inputs that affect value link back to costing tables within the CAMA (**C**omputer **A**ssisted **M**ass **A**ppraisal) 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 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 sometimes the book/page of deed
7. Reference 2 is miscellaneous information or the lot size
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. Exemptions codes for this account
10. Most recent sale/owner transfer date
11. Sale price of that transfer
12. Whether the sale was land only, land & building, condo, mobile home
13. Type of financing, if known
14. How the sale information was verified
15. Whether the sale is a valid market transaction, if not it will have an exclusion code
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. Exterior siding & Masonry Trim, if any, and contributory value
21. Dwelling units and Other units, Roof Cover and contributory value
22. Flooring material, Secondary flooring material and contributory value
23. Foundation & Basement Type and any contributory value.

24. Finished basement area including basement garage spaces and contributory value
25. Heating and Cooling systems and contributory value
26. # of Rooms and Bedrooms, does not include bathrooms, mudrooms, finished basements, foyers. Does not affect value, descriptive only.
27. 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.
28. Attic indicates if there is a walk-up attic and its level of finish.
29. # of Fireplaces
30. Level of insulation
31. Unfinished living area, if any. This is currently not typically used. If a building is under construction, there will be a functional obsolescence (see #34) with the code "Incomplete".
32. 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
33. 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 before depreciation
34. 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.
35. 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.
36. Value (Rcnld) means the value as **R**eplacement **c**ost **n**ew, **l**ess **d**epreciation. It applies all the types of depreciation to the Total above. Depreciation is presented as *% Good*. If it is 83% Good, then the depreciation is 17%.
37. 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 (**R**eplacement **C**ost **N**ew) and the different types of depreciation.
38. This is the total SFLA (Square Feet of Living Area).
39. This line shows the resulting calculated Land Value, Building Value, and Total Value.

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

Name: Page 1

                                             Map/Lot:

Account: Card: 1   of   1   Location:

1.	Neighborhood 23	FORD QUINT RD		**Sale Data**	
2.	Zoning/Use	FARM & FOREST	Sale Date	06/22/2021	**10.**
3.	Topography	Rolling	Sale Price	428,000	**11.**
4.	Utilities	Well & SepticWell & Septic	Sale Type	Land & Buildings	**12.**
5.	Street	Paved	Financing	Unknown	**13.**
			Verified	Public Record	**14.**
			Validity	Arms Length Sale	**15.**
6.	Reference 1	B xxxx P xxx			
7.	Reference 2	LOT SIZE:4			
8.	Tran/Land/Bldg	101 1 11			
	X.............. 0	Y.............. 0			
9.	Exemption(s) 1 0 0	Land Schedule 1			**16.**

Land Description

	Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
17.	4.00	Acres-Homesite (Fract)	72,675.00	91,830 100%		91,830
	1.00	# -SITE IMPROVEMENT	14,250.00	15,675 100%		15,675
	Total Acres 4.00				Land Total	107,505

	Dwelling Description				**Replacement Cost New**	
18.						
19.	Conventional	One & 1/2 Story	1,140 Sqft	Grade C 110	Base	273,498	**32.**
20.	Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
21.	Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
22.	Primary Floor	Hardwood/Bamboo			Primary Floor	0
	Secondary Floor	Carpet OPEN 4			Secondary	0
23.	Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,881
24.	Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,178
25.	Heating	100% Forced Warm	Cooling	0% None	Heat	4,703
26.	Rooms	7	HEARTHS		HEARTHS	880
	Bedrooms	3	Add Fixtures	0		
27.	Baths	2	Half Baths	0	Plumbing	8,712
28.	Attic	None			Attic	0
29.	FirePlaces	0			Fireplace	0
30.	Insulation	Heavy			Insulation	0
31.	Unfin. Living Area	NONE			Unfinished	0

33.   **Dwelling Condition**

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1973	0	GOOD	GOOD	Good	Typical	291,852

34. **Functional Obsolescence**	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)** **35.**
	None	83%	100%	95%	230,125 **36.**

37.   **Outbuildings/Additions/Improvements**   Percent Good   Value

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1973	400	C 110	5,513	Good	83%	100%	95%	4,347
Wood Deck	1973	32	C 110	441	Good	83%	100%	95%	348
1.50 ST GARAGE..	1973	1296	C 110	67,702	Good	83%	100%	95%	53,383

38. 1,710 SFLA	Outbuilding Total	58,078
39. **Accpt Land** 107,500	**Accepted Bldg** 288,200	**Total** 395,700