

# **APPRAISERS MANUAL**

## **LAND APPRAISAL PROCEDURES**

### **PREFACE**

Land values are derived primarily by the sales comparison method. It is, therefore, important that certain factors be accurately shown and considered. These factors include location, size, topography, present use, highest and best use, etc. The following chapter describes procedures for recording these important elements and determining land values.

# APPRAISERS MANUAL

## LAND APPRAISAL PROCEDURES

### INTRODUCTION

The market or sales comparison approach is the most applicable method for the valuation of land. The income approach should also be considered for properties for which sufficient sale data are not available for vacant parcels, as often happens in the downtown area and the older subdivisions where no vacant parcels remain, value may be estimated using a land residual approach as detailed in the Income Property Valuation Chapter.

Land value is generally estimated by comparing the subject property to similar properties which have recently sold and making adjustments to the comparable for the different factors affecting land value.

Some of the factors which must be considered include: location, size, shape, topography, accessibility, present use, highest and best use, zoning, utilities, and income to the land, supply and demand for the particular type land, improvements to the land and improvements on the land. Irrigation, drainage, sea walls, sidewalks, curbs, gutter, etc. are examples of improvements to the land and are included in the value of the land. Building structures are improvements on the land and with few exceptions, (some condominium or cooperative buildings), are valued apart from the land.

### LAND APPRAISAL PROCEDURE

All splits to the property ownership maps must be posted current to the appraisal.

All zoning and use should be shown on the property ownership maps.

Roads should be classified paved, dirt, nonexistent, etc. and the availability of public improvements indicated on the property ownership maps as necessary.

### **Neighborhood Delineation Davie County**

Davie County uses the neighborhood concept for placing values.

By having neighborhoods defined, the County is able to closely monitor the actions of the market in each. Neighborhoods may be in a stage of growth, a stage of stability, a stage of revitalization, or a stage of decline.

Neighborhoods Consider:

1. The environment of a subject property that has a direct and immediate effect on value
2. A defined geographic area
3. Properties that is homogeneous
4. Land values consistent
5. Share important location characteristics

# APPRAISERS MANUAL

The following table of road classifications, entered in field as RT (Road Type) and public improvement classifications are to be used as a note to the land data. Adjustments made may be inserted in the "Other Adjustments" portion of the Land Data section of the Field Data Collection Instrument:

ROAD CLASSIFICATIONS:	PUBLIC IMPROVEMENT CLASSIFICATIONS
No Legal Access..... NX	Electric..... E
Private Drive..... PD	Water..... W
Dirt	Sewer..... S
Rural Dirt..... RD	Curb..... C
Suburban Dirt..... SD	Gas..... G
Urban Dirt..... UD	Sidewalk..... K
Paved	Storm Drainage..... D
Rural Paved..... RP	
Suburban Paved..... SP	
Urban Paved..... UP	
Rural Gravel..... RG	
Rural Dirt Road not state maintained..... RT	
Paved with water..... PW Public or Community	
Gravel with Water..... GW	
Paved with water & sewer..... PS	
Interstate..... IS	

Qualified, recent sales data should be posted to the property ownership maps. This data should include whether the sale was vacant or improved, the month and the year of the sale, the amount of the sale and the units and unit price of the sale if it was a vacant sale as follows:

V-6/93	or	I-5/93
250,000 (50,000 Ac)		24,500

The maps are then taken into the field by the land appraiser to field check, study and analyze the sales and their characteristics.

The appraiser can then use the sales to compare to other parcels with similar characteristics in the immediate area. Notes should be placed on vacant parcels to indicate the condition of the land if fill is required as follows:

LAND CONDITION	NOTATION	CONDITION FACTOR
Vacant no fill required	VOK	100
Vacant minimum fill	VF	75-95
Vacant major fill	VJF	50-75
Vacant not usable	VNU	30-50

# APPRAISERS MANUAL

The appraiser should also note the characteristics of the area appraised for similarities which may be encountered in other areas which have insufficient sales.

The appropriate unit values and depth table can then be posted to the property ownership map using the same format for each type of property; however, the depth table on Card 01 cc 52 will only function when the unit type in Card 02 cc 49-50 is LT or FF.

Generally residential property is valued by front foot, (FF), or lot (LT), units, (UT); commercial property by front foot,(FF), or square foot, (SF), units, (UT); industrial property by square foot (SF), or acreage, (AC), units, (UT); and agricultural property by acreage, (AC). (Some tracts may require two or more different land units.)

## CALCULATION FOR VARIOUS LOT SHAPES

The following grouping of regular and irregular-shaped lots has been prepared to illustrate lot shapes most frequently encountered and the method of computing their value.

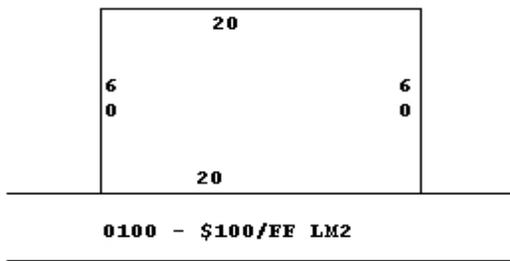
Note: The depth factor chart for a standard lot of 150-foot depth, shown in Depth Table No. 3, and a unit foot value of \$100.00 have been used in all of the calculations.

# APPRAISERS MANUAL

LAND MODEL 01 - 03

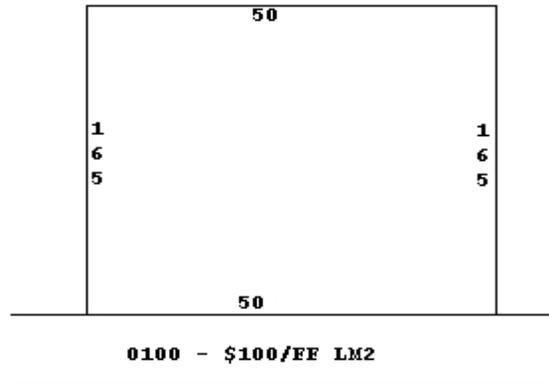
EXAMPLE 1 - (LINE 1)

RECTANGULAR LOT  
 RULE: Use frontage and 100%  
 condition factor



EXAMPLE 2 - (LINE 2)

RECTANGULAR LOT  
 RULE: Use frontage and 100%  
 condition factor



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T	RT
1	0100	R6	20	60	0.65	2	1.00	EX.1	
2	0100	R6	50	165	1.03	2	1.00	EX.2	
3									
4									
5									
6									

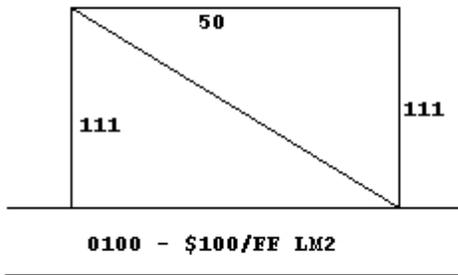
UNIT PRICE	NO. UNITS	TY
100.00	20.00	FF
100.00	50.00	FF

# APPRAISERS MANUAL

LAND MODEL 01 - 03

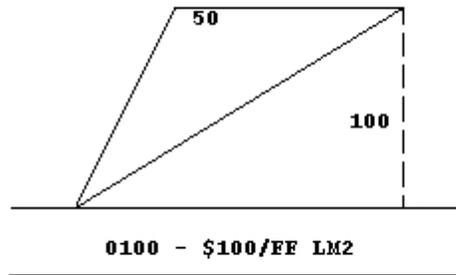
EXAMPLE 3 - (LINE 1)

TRIANGLE WITH APEX ON STREET  
 RULE: Use 30% condition factor



EXAMPLE 4 - (LINE 2)

TRIANGLE WITH APEX ON STREET  
 RULE: Use perpendicular for depth as shown and 30% condition factor



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T	RT
1	0100	R6	50	111	0.89	2	.30	EX.3	
2	0100	R6	50	100	0.85	2	.30	EX.4	
3									
4									
5									
6									

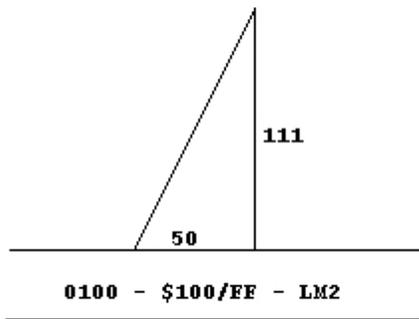
UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF

# APPRAISERS MANUAL

LAND MODEL 01 - 03

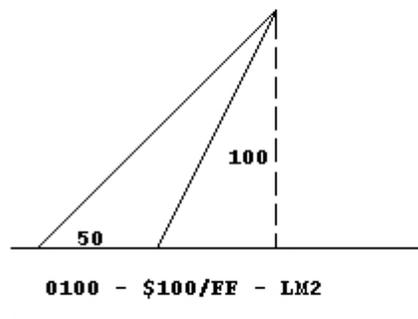
EXAMPLE 5 - (LINE 1)

TRIANGLE WITH BASE ON STREET  
 RULE: Use 70% condition factor



EXAMPLE 6 - (LINE 2)

TRIANGLE WITH BASE ON STREET  
 RULE: Use perpendicular for depth as shown and 70% condition factor



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T	RT
1	0100	R6	50	111	0.89	2	0.70	EX.5	
2	0100	R6	50	111	0.85	2	0.70	EX.6	
3									
4									
5									
6									

UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF

# APPRAISERS MANUAL

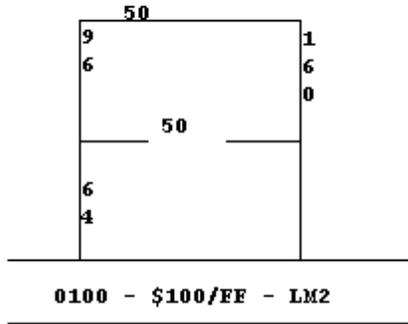
LAND MODEL 01 - 03

EXAMPLE 7 - (LINE 1)

BACK LOT

RULE: Use difference between longest depth factor and shortest depth factor

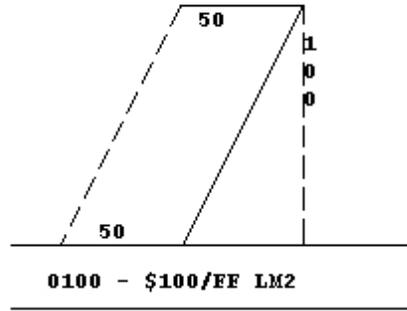
i.e.  $1.03 - .69 = .34$



EXAMPLE 8 - (LINE 2)

PARALLEL LOT

RULE: Use perpendicular depth as shown



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T	RT
1	0100	R6	50	96	1.00	2	0.34	EX.7	
2	0100	R6	50	100	0.85	2	1.00	EX.8	
3									
4									
5									
6									

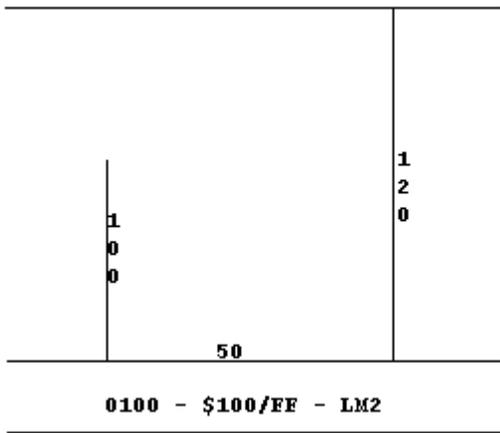
UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF

# APPRAISERS MANUAL

LAND MODEL 01 - 03

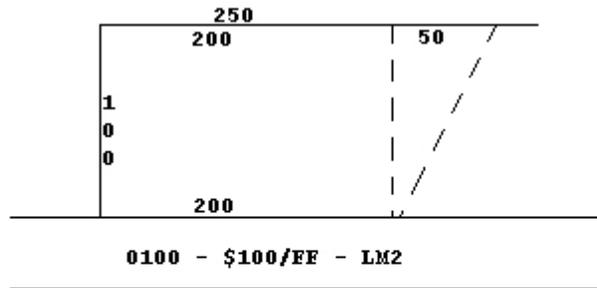
EXAMPLE 9 - (LINE 1)

PARALLEL SIDES  
 RULE: Use average depth  
 i.e.  $\frac{120 + 100}{2} = \frac{220}{2} = 110$



EXAMPLE 10 - (LINES 2&3)

IRREGULAR LOT  
 RULE: calculate as rectangle  
 and triangle



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T	RT
1	0100	R6	50	110	0.89	2	1.00	EX.9	
2	0100	R6	200	100	0.85	2	1.00	EX.10	
3	0100	R6	50	100	0.85		0.30	EX.10	
4									
5									
6									

UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	200.00	FF
100.00	50.00	FF

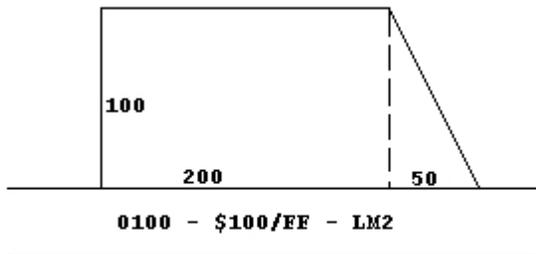
# APPRAISERS MANUAL

LAND MODEL 01 - 03

EXAMPLE 11 - (LINES 1&2)

IRREGULAR LOT

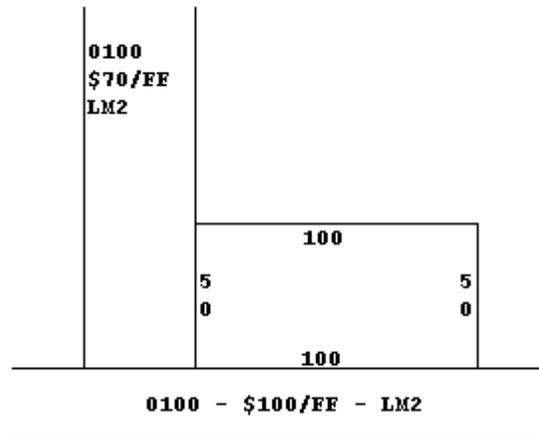
RULE: Calculate as rectangle and triangle



EXAMPLE 12 - (LINE 3)

CORNER LOT

RULE: Use sides with highest value frontage (side with highest dollar value per front foot for frontage figure)



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T	RT
1	0100	R6	200	100	0.85	2	1.00	EX.11	
2	0100	R6	50	100	0.85	2	0.70	EX.11	
3	0100	R6	100	50	0.49		1.00	EX.12	
4									
5									
6									

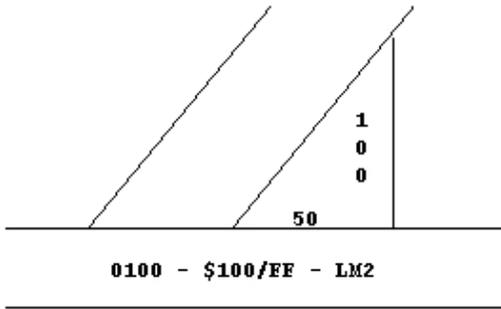
UNIT PRICE	NO. UNITS	TY
100.00	200.00	FF
100.00	50.00	FF
100.00	100.00	FF

# APPRAISERS MANUAL

LAND MODEL 01 - 03

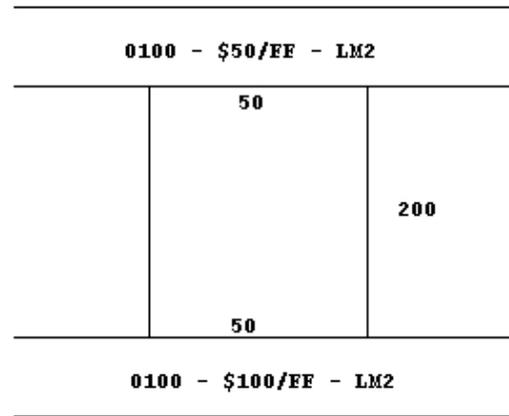
EXAMPLE 13 - (LINE 1)

TRIANGULAR CORNER LOT  
 RULE: See #12 and #5



EXAMPLE 14 - (LINES 2 & 3)

THROUGH LOT STANDARD DEPTH  
 OR MORE  
 RULE: Compute on high value street and  
 compute on low value street



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T	RT
1	0100	R6	50	100	0.85	2	0.70	EX.13	
2	0100	R6	50	150	1.00	2	1.00	EX.14	
3	0100	R6	50	150	1.00	2	1.00	EX.14	
4									
5									
6									

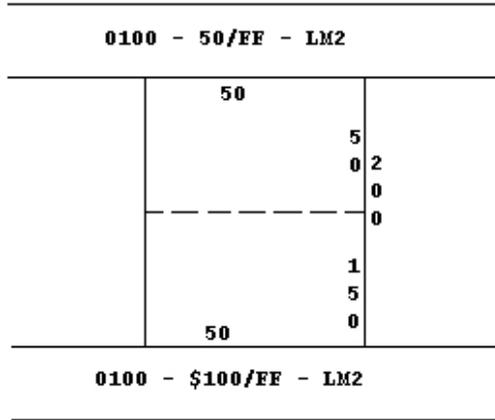
UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF
100.00	50.00	FF

# APPRAISERS MANUAL

LAND MODEL 01 - 02

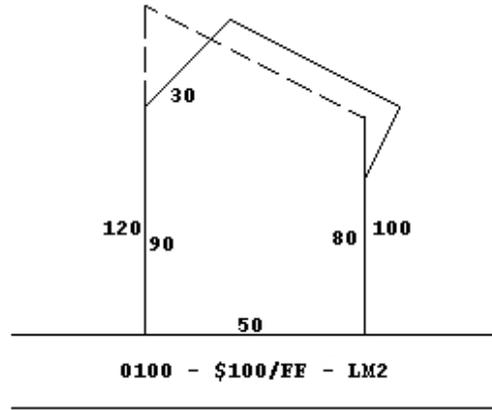
EXAMPLE 15 - (LINES 1&2)

THROUGH LOT OVER STANDARD DEPTH  
 RULE: Compute on high value to standard depth and on low value street the remainder



EXAMPLE 16 - (LINE 3)

IRREGULAR LOT  
 RULE: Compute as parallel sides see #9



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T	RT
1	0100	R6	50	150	1.00	2	1.00	EX.15	
2	0100	R6	50	50	0.59	2	1.00	EX.15	
3	0100	R6	50	110	0.89	2	1.00	EX.16	
4									
5									
6									

UNIT PRICE	NO. UNITS	TY
100.00	50.00	FF
100.00	50.00	FF
100.00	50.00	FF

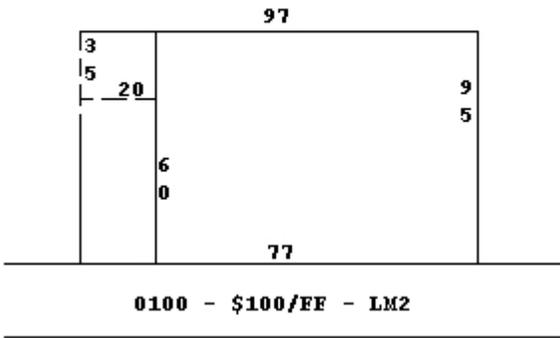
# APPRAISERS MANUAL

LAND MODEL 01 - 03

EXAMPLE 17 - (LINES 1&2)

L-SHAPED LOT WITH THE BASE OF THE "L" OFF THE STREET

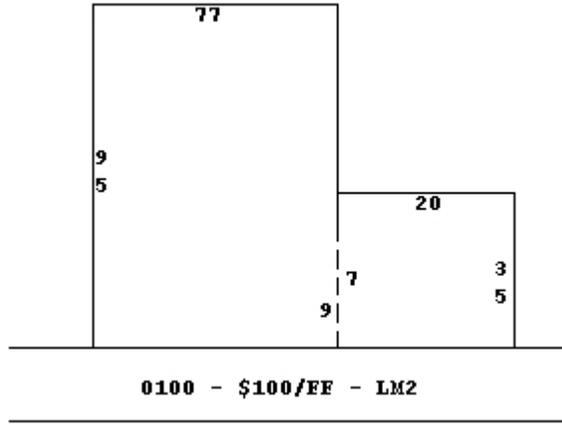
RULE: Compute as rectangle and back lot  
(see #7 back lot depth =  $.83 - .65 = .18$ )



EXAMPLE 18 - (LINES 3&4)

L-SHAPED LOT WITH THE BASE OF THE "L" ON THE STREET

RULE: Compute as two separate rectangles



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T	RT
1	0100	R6	77	95	0.83	2	1.00	EX.17	
2	0100	R6	20	35	1.00	2	0.18	EX.17	
3	0100	R6	77	95	0.83	2	1.00	EX.18	
4	0100	R6	20	35	0.46	2	1.00	EX.18	
5									
6									

UNIT PRICE	NO. UNITS	TY
100.00	77.00	FF
100.00	20.00	FF
100.00	77.00	FF
100.00	20.00	FF

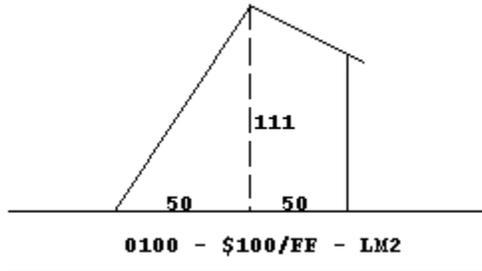
# APPRAISERS MANUAL

LAND MODEL 01 - 02

## EXAMPLE 19

### IRREGULAR LOT

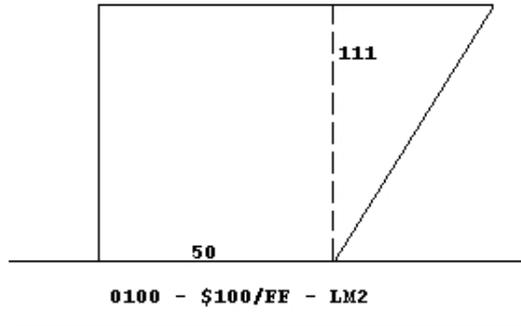
See #5 and #9 - Figure as 67%  
triangle and parallel sides



## EXAMPLE 20

### IRREGULAR LOT

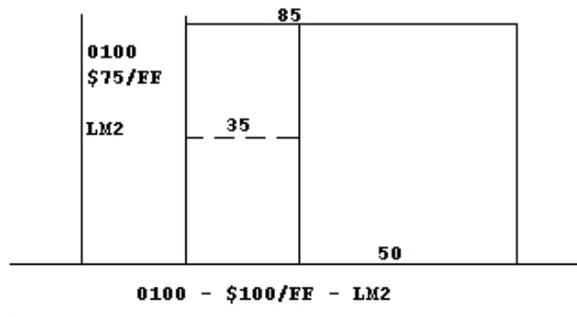
See #2 and #3 - Figure as 33%  
triangle and rectangle



## EXAMPLE 21

### TWO STREET FRONT LOT

RULE: Compute on high value street  
for full depth and on low  
street as remainder



# APPRAISERS MANUAL

## LAND MODELS

Currently there are seven different land models in use with the PASCO Appraisal System most of which when properly used should give reliable results. It has been our experience that the Somers Depth Curve gives excellent equalization and values.

Models 1, 2 and 3 are based on the Somers curves and standard depths as follows (Davie County does not use these models). Model 4 is used when pricing rural or residential acreage. Model 5 is used with the present or farm use value schedules.

LAND MODEL 0	Unit Lot Value ( <b>Used in Davie County</b> )
LAND MODEL 1	100 Feet Standard Depth Appraised per Front Foot
LAND MODEL 2	150 Feet Standard Depth Appraised per Front Foot
LAND MODEL 3	200 Feet Standard Depth Appraised per Front Foot
LAND MODEL 4	Base Price - Market Value ( <b>Used in Davie County</b> )
LAND MODEL 5	Present Use by Soil Types ( <b>Used in Davie County</b> )

# APPRAISERS MANUAL

## LAND MODEL #1

### DEPTH FACTOR TABLE 100 FEET STANDARD DEPTH

DEPTH	D.F.	DEPTH	D.F.
10-12	.26	102-103	1.02
13-16	.33	104-106	1.03
17-20	.40	107-110	1.04
21-24	.45	111-114	1.05
25-28	.50	115-118	1.06
29-32	.55	119-122	1.07
33-36	.59	123-128	1.09
37-40	.63	129-134	1.11
41-44	.67	135-140	1.12
45-48	.70	141-146	1.14
49-52	.72	147-152	1.15
53-55	.75	153-158	1.16
56-59	.78	159-164	1.17
60-63	.81	165-169	1.18
64-67	.83	170-175	1.19
68-71	.85	176-181	1.20
72-75	.87	182-187	1.20
76-79	.89	188-193	1.21
80-83	.91	194-199	1.22
84-87	.93	200-Up	1.22
88-91	.95		
92-95	.97		
96-98	.98		
99-101	1.00		

# APPRAISERS MANUAL

## LAND MODEL #2

### DEPTH FACTOR TABLE 150 FEET STANDARD DEPTH

DEPTH	D.F.	DEPTH	D.F.
10-12	.18	168-172	1.04
13-17	.25	173-177	1.05
18-22	.29	178-182	1.05
23-27	.36	183-187	1.06
28-32	.41	188-192	1.07
33-37	.46	193-197	1.07
38-42	.51	198-205	1.07
43-47	.55	206-215	1.08
48-52	.59	216-225	1.09
53-57	.62	226-235	1.10
58-62	.65	236-245	1.10
63-67	.69	246-255	1.11
68-72	.72	256-265	1.12
73-77	.74	266-275	1.12
78-82	.77	276-285	1.13
83-87	.79	286-295	1.13
88-92	.81	296-310	1.14
93-97	.83	311-330	1.15
98-102	.85	331-350	1.16
103-107	.87	351-370	1.16
108-112	.89	371-390	1.17
113-117	.91	391-410	1.17
118-122	.93	411-430	1.18
123-127	.94	431-450	1.18
128-132	.96	451-470	1.18
133-137	.97	471-490	1.19
138-142	.98	491-510	1.19
143-147	.99	511-530	1.20
148-152	1.00	531-550	1.20
153-157	1.01	551-570	1.21
158-162	1.03	571-590	1.21
163-167	1.03	591-Up	1.22

# APPRAISERS MANUAL

## LAND MODEL #3

### DEPTH FACTOR TABLE 200 FEET STANDARD DEPTH

DEPTH	D.F.	DEPTH	D.F.	DEPTH	D.F.
10-12	.14	143-147	.89	278-282	1.07
13-17	.19	148-152	.90	283-287	1.08
18-22	.25	153-157	.92	288-291	1.08
23-27	.30	158-162	.93	293-297	1.08
28-32	.34	163-167	.94	298-305	1.08
33-37	.37	168-172	.95	306-315	1.09
38-42	.41	173-177	.96	316-325	1.09
43-47	.45	178-182	.97	326-335	1.10
48-52	.49	183-187	.97	336-345	1.10
53-57	.52	188-192	.98	346-355	1.11
58-62	.55	193-197	.99	356-365	1.11
63-67	.58	198-202	1.00	366-375	1.12
68-72	.60	203-207	1.01	376-385	1.12
73-77	.63	208-212	1.02	386-395	1.13
78-82	.65	213-217	1.02	396-410	1.13
83-87	.68	218-222	1.02	411-430	1.14
88-92	.70	223-227	1.03	431-450	1.14
93-97	.72	228-232	1.03	451-470	1.15
98-102	.74	233-237	1.04	471-490	1.16
103-107	.76	238-242	1.04	491-510	1.16
108-112	.78	243-247	1.05	511-530	1.16
113-117	.80	248-252	1.05	531-550	1.16
118-122	.82	253-257	1.06	551-570	1.17
123-127	.83	258-262	1.06	571-590	1.17
128-132	.85	263-267	1.06	591-UP	1.17
133-137	.86	268-272	1.07		
138-142	.88	273-277	1.07		

# APPRAISERS MANUAL

## LAND MODEL 04

### THE BASE PRICE METHOD

The Base Price Method of appraising land is referred to as Land Model 04. This land model is utilized to reflect market value when appraising acreage. The market indicates that land values change when properties have different amenities such as road frontage, public utilities, road types and the size of tract.

Land Model 04 is also an excellent appraisal tool when utilizing the neighborhood concept for different locations within the jurisdiction being appraised.

The following is a description of how these factors affect each parcel of land:

A. Location:

Location is the key factor in the determination of market value in the County. Depending on market demand and sales prices, locational areas (Base Price Areas) were established throughout the County. Within each base price area other location factors may be applied to a given parcel. The concept of neighborhood homogeneity values may tend to fluctuate as the parcel comes more under the influence of the neighborhood and less under the influence of the total base area. The market demands higher prices for property in or near active market areas. Desirable subdivisions, availability of water and sewer, proximity to shopping areas, higher base price areas and the existence of amenities are factors which tend to increase market demand. The inverse may be true for parcels near a declining subdivision or undesirable industrial or commercial use area. These influences must be determined and adjusted on an individual bases by the appraiser.

B. Size:

The size of a parcel plays a major role in determining the per acre price at which a parcel of land will sell. The total price asked for a parcel of land has an indirect correlation with the number of potential buyers in the market. This situation stimulates more price negotiation and longer turnover periods for large tracts. Consequently, the actual cash value per acre decreases as the size of the parcel increases.

The value of small lots containing less than one acre depends greatly on zoning and health department restrictions, therefore, these lots must be priced by the lot or by front footage. Tracts one acre or greater are to be priced using the base price in conjunction with following size factor chart:

# APPRAISERS MANUAL

## SIZE ADJUSTMENTS FOR RURAL ACREAGE (LAND MODEL 04)

Min Size	Max Size	Factor
.01	.09	370.0%
.10	.19	370.0%
.20	.29	370.0%
.30	.39	340.8%
.40	.49	304.4%
.50	.59	282.5%
.60	.69	267.9%
.70	.79	257.5%
.80	.89	249.7%
.90	.99	243.6%
1.00	1.99	240.0%
2.00	2.99	170.0%
3.00	3.99	146.7%
4.00	4.99	135.0%
5.00	5.99	128.0%
6.00	6.99	123.3%
7.00	7.99	120.0%
8.00	8.99	117.5%
9.00	9.99	115.6%
10.00	14.99	114.0%

Min Size	Max Size	Factor
15.00	19.99	106.0%
20.00	24.99	100.0%
25.00	29.99	100.0%
30.00	39.99	98.8%
40.00	49.99	97.4%
50.00	74.99	96.5%
75.00	99.99	95.3%
100.00	149.99	94.8%
150.00	199.99	90.5%
200.00	249.99	88.4%
250.00	299.99	87.1%
300.00	349.99	86.3%
350.00	399.99	82.5%
400.00	449.99	79.7%
450.00	499.99	77.5%
500.00	599.99	75.8%
600.00	699.99	73.1%
700.00	799.99	71.3%
800.00	999.99	69.8%
1000.00	-	67.9%

# APPRAISERS MANUAL

**C. Road Frontage:**

**RURAL ACREAGE**

**Land Model 04**

The market tends to recognize parcels containing 10 acres or less as residential home-sites. Tracts of this size do not tend to vary in price unless they have inadequate road frontage. Parcels containing ten acres or less are considered to have adequate frontage if 30% of the total acreage is in road frontage. Sales of large tracts, which have potential for development, tend to reflect the amount of road frontage in relation to total parcel size. Parcels containing more than ten acres are considered to have adequate frontage if 10% of the total acreage is in road frontage. Dividing the number of acres of road frontage (1 Acre = 208' X 208') by the total acreage, yields the percent of frontage to total acreage. This percent when applied to the following chart produces a plus or minus factor to be applied to each parcel.

<b>Percent FTG To Total Acreage</b>	<b>0-10 Acres</b>	<b>10.01 Acres And Up</b>	<b>Percent FTG To Total Acreage</b>	<b>0-10 Acres</b>	<b>10.01 Acres And Up</b>
.01 - .99	-10%	-12%	41.00 - 42.99	+3%	+6%
1.00 - 1.50	-9%	-11%	43.00 - 44.99	+3%	+7%
1.51 - 1.99	-8%	-10%	45.00 - 46.99	+3%	+7%
2.00 - 2.50	-7%	-9%	47.00 - 48.99	+4%	+8%
2.51 - 2.99	-6%	-8%	49.00 - 50.99	+4%	+8%
3.00 - 3.99	-5%	-7%	51.00 - 52.99	+4%	+9%
4.00 - 4.99	-5%	-6%	53.00 - 54.99	+4%	+9%
5.00 - 5.99	-4%	-5%	55.00 - 56.99	+5%	+10%
6.00 - 6.99	-4%	-4%	57.00 - 58.99	+5%	+10%
7.00 - 7.99	-3%	-3%	59.00 - 60.99	+5%	+10%
8.00 - 8.99	-3%	-2%	61.00 - 62.99	+5%	+11%
9.00 - 9.99	-3%	-1%	63.00 - 64.99	+6%	+11%
10.00 - 10.99	-2%	0%	65.00 - 66.99	+6%	+12%
11.00 - 12.99	-2%	+1%	67.00 - 68.99	+6%	+12%
13.00 - 17.99	-2%	+1%	69.00 - 70.99	+6%	+13%
18.00 - 22.99	-1%	+2%	71.00 - 71.99	+7%	+13%
23.00 - 25.99	-1%	+2%	72.00 - 72.99	+7%	+14%
26.00 - 28.99	-1%	+3%	73.00 - 73.99	+7%	+14%
29.00 - 30.99	+0%	+3%	74.00 - 74.99	+7%	+15%
31.00 - 32.99	+1%	+4%	75.00 - 75.99	+8%	+15%
33.00 - 34.99	+1%	+4%	76.00 - 76.99	+8%	+16%
35.00 - 36.99	+2%	+5%	77.00 - 77.99	+8%	+16%
37.00 - 38.99	+2%	+5%	78.00 - 78.99	+8%	+17%
39.00 - 40.99	+3%	+6%	79.00 - 79.99	+10%	+17%
			80.00 - 100.00	+10%	+18%

# APPRAISERS MANUAL

**D. Access:**

1. Paved – Asphalt, tar and gravel or concrete surfaced streets.
2. Dirt - Dirt streets maintained by the government.
3. Gravel – Dirt streets under government maintenance that have been improved with the addition of loose gravel.
4. Privately Dirt Streets (RT) - These streets are privately maintained, usually by a group of property owners or the developer.
5. No Legal Access (NX) - Parcels having no access are useful mainly as add on property for adjoining owners which have access. Residential use is limited on these parcels; therefore, small tracts do not show the dramatic increase in per acre price. **PD should be used if the property owner owns adjoining land that has frontage thereby providing access.**
6. Private Drive (PD) - Parcels have no state maintained access but have an established access drive or an easement less than 60 feet wide to property.  
Recorded Easements - Parcels that have no state maintained road frontage but have an easement 60 feet wide or greater should be given front footage in the amount of the easement and the road type should be based on the road from which the easement intersects. Parcels with easements less than 60 feet in width should be coded as Private Drive (PD).

<b>Type Access</b>		<b><u>RURAL ACREAGE</u></b>	<b><u>Land Model 04</u></b>
<b>Code</b>	<b>Factor</b>		
RP	+00	Rural Paved Road - Considered normal with no adjustment required (no W/S).	
SP	+00	Suburban Paved Road - Considered normal with no adjustment required (no W/S).	
UP	+00	Urban Paved Road - Considered normal with no adjustment required (no W/S).	
IS	+10	Interstate	
RD	-05	Rural Dirt Road - state maintained.	
SD	-05	Suburban Dirt Road - state maintained.	
UD	-05	Urban Dirt Road - state maintained.	
RG	-05	Rural Gravel Road - state maintained.	
RT	-15	Private Dirt Road - not state maintained.	
DW		Rural Dirt Road - state maintained with water; see following chart	
GW		Rural Gravel Road - state maintained with water; see following chart	
PD		Private Drive or easement (no public access); see following chart	
PS		Paved with public water and sewer; see following chart.	
PW		Paved with public water; see following chart	
NX		No legal access to property. The following factors are to be applied to parcels having no access in order to reduce both the base price and the size factor influence. - see chart.	

<b><u>No Legal Access (NX)</u></b>	<b><u>No Public Access (PD)</u></b>	<b><u>Paved with water (PW)</u></b>
0.01 - 1.5 Acres = -40%	0.01 - 1.5 Acres = -15%	0.01 - 1.5 Acres = +10%
1.51 - 3.0 Acres = -38%	1.51 - 3.0 Acres = -15%	1.51 - 3.0 Acres = +12%
3.01 - 4.0 Acres = -36%	3.01 - 4.0 Acres = -15%	3.01 - 4.0 Acres = +14%
4.01 - 5.0 Acres = -35%	4.01 - 5.0 Acres = -15%	4.01 - 5.0 Acres = +16%
5.01 - 6.0 Acres = -34%	5.01 - 6.0 Acres = -15%	5.01 - 6.0 Acres = +18%
6.01 - 7.0 Acres = -33%	6.01 - 7.0 Acres = -15%	6.01 - 7.0 Acres = +20%
7.01 - 8.0 Acres = -32%	7.01 - 8.0 Acres = -15%	7.01 - 8.0 Acres = +20%
8.01 - 9.0 Acres = -32%	8.01 - 9.0 Acres = -15%	8.01 - 9.0 Acres = +20%
9.01 - 10.0 Acres = -31%	9.01 - 10.0 Acres = -15%	9.01 - 10.0 Acres = +20%
10.01 - 15.0 Acres = -30%	10.01 - 15.0 Acres = -15%	10.01 - 15.0 Acres = +20%
15.01 - 30.0 Acres = -30%	15.01 - 30.0 Acres = -16%	15.01 - 30.0 Acres = +20%
30.01 - 50.0 Acres = -30%	30.01 - 50.0 Acres = -18%	30.01 - 50.0 Acres = +20%
50.01 - 70.0 Acres = -30%	50.01 - 70.0 Acres = -20%	50.01 - 70.0 Acres = +20%

## APPRAISERS MANUAL

70.01 -100.0 Acres = -30%	70.01-100.0 Acres = -22%	70.01- 100.0 Acres = +30%
100.01 -150.0 Acres = -30%	100.01- 50.0 Acres = -24%	100.01- 150.0 Acres = +30%
150.01 - Up Acres = -30%	150.01- Up Acres = -25%	150.01 - Up Acres = +30%

### Dirt road with water (DW)

0.01 - 1.5 Acres = +05%
1.51 - 3.0 Acres = +07%
3.01 - 4.0 Acres = +09%
4.01 - 5.0 Acres = +11%
5.01 - 6.0 Acres = +13%
6.01 - 7.0 Acres = +15%
7.01 - 8.0 Acres = +17%
8.01 - 9.0 Acres = +19%
9.01 -10.0 Acres = +21%
10.01 -15.0 Acres = +23%
15.01 - 30.0 Acres = +25%
30.01 - 50.0 Acres = +25%
50.01 - 70.0 Acres = +25%
70.01 -100.0 Acres = +25%
100.01-150.0 Acres = +25%
150.01 -Up Acres = +25%

### Gravel road with water (GW)

0.01 - 1.5 Acres = +05%
1.51 - 3.0 Acres = +07%
3.01 - 4.0 Acres = +09%
4.01 - 5.0 Acres = +11%
5.01 - 6.0 Acres = +13%
6.01 - 7.0 Acres = +15%
7.01 - 8.0 Acres = +17%
8.01 - 9.0 Acres = +19%
9.01 - 10.0 Acres = +21%
10.01 - 15.0 Acres = +23%
15.01 - 30.0 Acres = +25%
30.01 - 50.0 Acres = +25%
50.01 - 70.0 Acres = +25%
70.01 - 100.0 Acres = +25%
100.01 - 150.0 Acres = +25%
150.01 - Up Acres = +25%

### Paved with sewer (PS)

0.01 - 1.5 Acres = +25%
1.51 - 3.0 Acres = +27%
3.01 - 4.0 Acres = +29%
4.01 - 5.0 Acres = +30%
5.01 - 6.0 Acres = +32%
6.01 - 7.0 Acres = +34%
7.01 - 8.0 Acres = +36%
8.01 - 9.0 Acres = +38%
9.01 - 10.0 Acres = +40%
10.01 - 15.0 Acres = +45%
15.01 - 30.0 Acres = +55%
30.01 - 50.0 Acres = +60%
50.01 - 70.0 Acres = +60%
70.01 - 100.0 Acres = +60%
100.01 - 150.0 Acres = +60%
150.01 - Up Acres = +60%

\*Note - This chart is in the computer and automatically applied when Land Model 04 is used.

#### E. Topography:

Land considered being usable but suffering from rough topography may need further adjustment in order to achieve market value. Rough topography increases the development and building cost required to gain the optimum use from a parcel of land. The usable land on each parcel must be looked at as a whole and adjustments applied as indicated by comparable sales.

Certain tracts of land in the County have problems with percolation. Adjustments will be made only when a rejection certificate from the Health Department accompanies the property owner's request. The following factors are to be applied to such parcels in order to reduce appraised values proportionate to market value analysis.

.01 - 5.00 Acres = -50%
5.01 - 10.00 Acres = -40%
10.01 - 50.00 Acres = -30%
50.01 - 100.00 Acres = -25%
100.01 - Up Acres = -20%

**Residential Building Lots** that are unbuildable due to percolation problems are adjusted to be 30% good with documentation from the Health Department

#### F. Shape:

The utility of a specific parcel may be affected by its shape. The appraiser determines what is unusable and to what extent it affects the value of the subject parcel.

# APPRAISERS MANUAL

## G. Right of Ways:

Surface easements governing power and petroleum right-of ways may have varying affects on each parcel. The extent of their liability is based mainly on their location within the parcel. Therefore, these easements are priced according to the base price and conditioned back at the discretion of the appraiser.

### **Flood Plain Adjustments:**

Parcels located in the **County** that have flood plain should be adjusted according to the percentage of acreage that is actually within the flood plain area. If located in the back of the property or side of the property then round down. If across the middle or front round up. If the flood plain caused access problems along the road add another 5% to topo for the access problem.

Example-- 100 acres with 12 acres in the flood plain located on the back of the property are 12% so round down to 10% topo, if on the front or middle -15% to -20%.

### **Wetlands Definitions**

Generally, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface (Cowardin, December 1979). Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance. Indeed, wetlands are found from the tundra to the tropics and on every continent except Antarctica.

For regulatory purposes under the Clean Water Act, the term wetlands means "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes bogs and similar areas."

[Taken from the EPA Regulations listed at 40 CFR 230.3(t)

## F. Shape:

The utility of a specific parcel may be affected by its shape. The appraiser determines what is unusable and to what extent it affects the value of the subject parcel.

## G. Right of Ways:

Surface easements governing power and petroleum right-of ways may have varying affects on each parcel. The extent of their liability is based mainly on their location within the parcel. Therefore, these easements are priced according to the base price and conditioned back at the discretion of the appraiser.

# APPRAISERS MANUAL

## LAND MODEL 04

- CODE: Land model 04 will work with any use code.
- ZONING: Land model 04 will work with any zoning code.
- FRONTAGE: Number of feet of road frontage is optional unless the road type is NX, PD, or RT.
- DEPTH: Depth is left blank. The system will use 208 feet of depth to calculate the number of acres of frontage.
- DE/FA: The size factor is assigned by the computer from the size chart in this chapter. Enter 1.00.
- L/M: Enter Land Model 04.
- CO/FA: The condition factor will be calculated by adding the factors present in the following field. Enter 1.00.
- RF: The road frontage field may be + or -. This field is entered by the computer based on the road frontage chart in this chapter.
- AC: The access factor is entered by the computer based on the road type factors in this chapter.
- LC: The location factor may be + or -. This is assigned by the appraiser through market analysis.
- TO: The topo factor may be + or -. This is assigned by the appraiser through market analysis.
- OT: The other factor may be + or -. This factor is used for all factors not previously described such as shape, right of ways, etc. This is assigned by the appraiser through market analysis.
- RT: The road type is used to describe the paving and utilities of the road as described in this chapter.
- UNIT PRICE: The base price used for acreage in the neighborhood is entered in this field.
- NO. UNITS: Total acreage is entered in this field.
- TY: Unit type AC (Acres) is required when using Land Model 04
- NOTES: Free form notes field.

.....#1 LAND.....

CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+TO+OT	RT
[0120 ]	[A1 ]	[ 1000 ]	[ ]	[ 1.00 ]	[04 ]	[ 1.00 ]	[ +10-05-10	[RD ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]

# APPRAISERS MANUAL

#2 LAND.....

	UNITS	NO.UNITS	TY	NOTES
1.	[ 2000.0 ]	[ 50.00 ]	[ AC ]	[ ]
2.	[ ]	[ ]	[ ]	[ ]
3.	[ ]	[ ]	[ ]	[ ]
4.	[ ]	[ ]	[ ]	[ ]
5.	[ ]	[ ]	[ ]	[ ]
6.	[ ]	[ ]	[ ]	[ ]

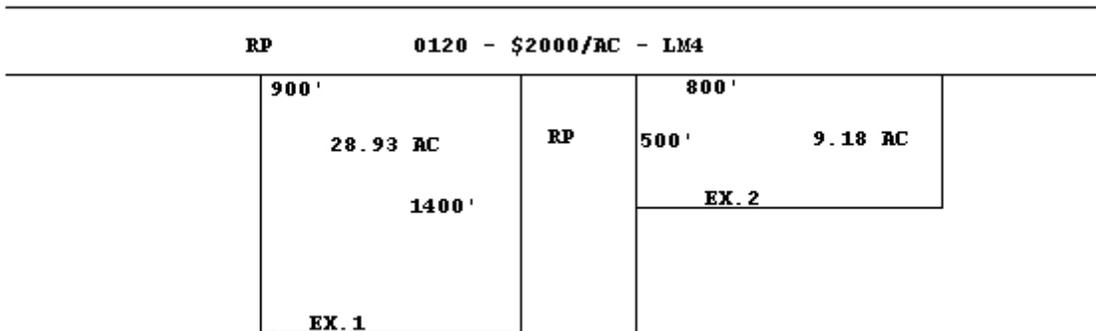
Calculation of access factor when frontage is partially dirt. Enter road type as paved and enter access adjustment in the other adjustment field.

Example 1

1400' = 61%  
 2300'  
 - 10% (distance) x 61% =  
 - 6.1% dirt = -06 Other Adj.

Example 2

500' = 38% dirt  
 1300'  
 - 10% (dirt acc.) x 38% =  
 - 3.8% dirt = -.04 Other Adj.



#1 LAND.....

CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+TO+0T	RT
[0120]	[A1]	[ 2300 ]	[ ]	[ 1.99 ]	[04]	[ 1.08 ]	[ +14+00+00+00-06	[RD]
[0120]	[A1]	[ 1300 ]	[ ]	[ 1.19 ]	[04]	[ 1.11 ]	[ +15+00+00+00-04	[RD]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]

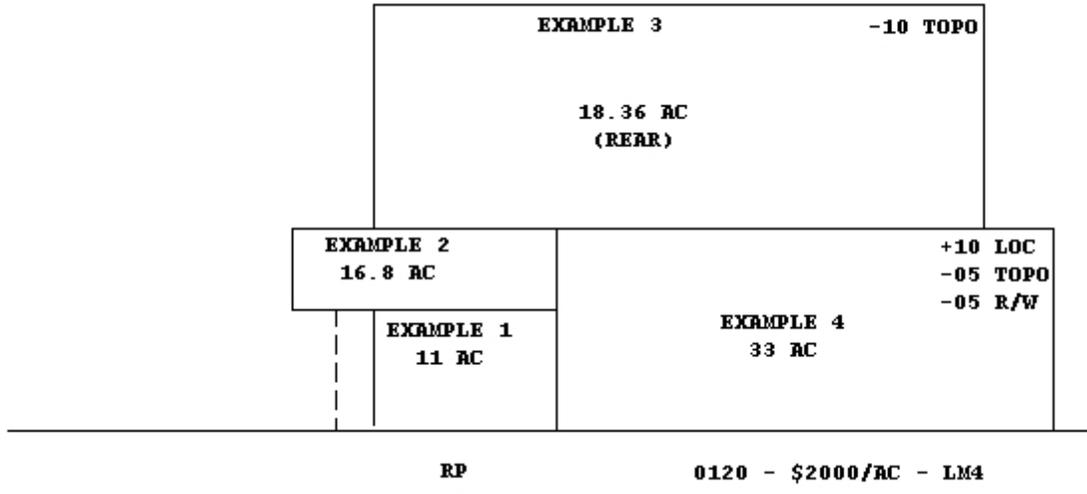
#2 LAND.....

	UNITS	NO.UNITS	TY	NOTES
1.	[ 2000.00 ]	[ 28.93 ]	[ AC ]	[EXAMPLE 1 ]
2.	[ 2000.00 ]	[ 9.18 ]	[ AC ]	[EXAMPLE 2 ]
3.	[ ]	[ ]	[ ]	[ ]
4.	[ ]	[ ]	[ ]	[ ]
5.	[ ]	[ ]	[ ]	[ ]
6.	[ ]	[ ]	[ ]	[ ]

# APPRAISERS MANUAL

**LAND MODEL 04**

OTHER EXAMPLES:



#1 LAND.....

CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+TO+0T	RT
[0120]	[A1]	[ 800 ]	[ ]	[ 1.15 ]	[04]	[ 1.02 ]	[ +02+00+00+00-00	[RP ]
[0120]	[A1]	[ ]	[ ]	[ 1.04 ]	[04]	[ 0.69 ]	[ +00+31+00+00-00	[PD ]
[0120]	[A1]	[ ]	[ ]	[ 1.02 ]	[04]	[ 0.45 ]	[ +00-45+00-10+00	[NX ]
[0120]	[A1]	[ 1200 ]	[ ]	[ 0.98 ]	[04]	[ 1.04 ]	[ +04+00+10-05-05	[RP ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]

#2 LAND.....

	UNITS	NO.UNITS	TY	NOTES
1.	[ 2000.00 ]	[ 11.00 ]	[AC ]	[EXAMPLE 1 ]
2.	[ 2000.00 ]	[ 16.80 ]	[AC ]	[EXAMPLE 2 ]
3.	[ 2000.00 ]	[ 18.30 ]	[AC ]	[EXAMPLE 3 ]
4.	[ 2000.00 ]	[ 33.00 ]	[AC ]	[EXAMPLE 4 ]
5.	[ ]	[ ]	[ ]	[ ]
6.	[ ]	[ ]	[ ]	[ ]

# APPRAISERS MANUAL

## LAND MODEL 05

### NORTH CAROLINA DEFINITIONS OF CLASSIFICATIONS

Reference: North Carolina General Statutes Pertaining to Present Use Value Assessment and Taxation of Agricultural, Horticultural and Forestlands (AV-4/Rev 10-08)

105-277.2., Agricultural, horticultural and forestland - Definitions

For the purposes of G.S. 105-277.3 through 105.277.7 the following definitions shall apply:

- (1) "Agricultural land" means land that is part of a farm unit that is actively engaged in the commercial production or growing of crops, plants, or animals under a sound management program. Agricultural land includes woodland and wasteland that is part of the farm unit, but the woodland and wasteland included in the unit shall be appraised under the use-value schedules as woodland or wasteland. A farm unit may consist of more than one tract of agricultural land, but at least one of the tracts must meet the requirements in G.S. 105-277.3(a) (1), and each tract must be under a sound management program.
- (2) "Forestland" means land that is part of a forest unit that is actively engaged in the commercial growing of trees under a sound management program. Forestland includes wasteland that is part of the forest unit, but the wasteland included in the unit shall be appraised under the use-value schedules as wasteland. A forest unit may consist of more than one tract of forestland, but at least one of the tracts must meet the requirements in G.S. 105-277.3(a) (3), and each tract must be under a sound management program.
- (3) "Horticultural land" means land that is part of a horticultural unit that is actively engaged in the commercial production or growing of fruits or vegetables or nursery or floral products under a sound management program. Horticultural land includes woodland and wasteland that is part of the horticultural unit, but the woodland and wasteland included in the unit shall be appraised under the use-value schedules as woodland or wasteland. A horticultural unit may consist of more than one tract of horticultural land, but at least one of the tracts must meet the requirements in G.S. 105-277.3(a) (2), and each tract, must be under a sound management program.

The per acre values used for acreage enrolled in the Present Use Value Program was derived from data in the *2013 Use Value Manual for Agricultural, Horticultural and Forestland*. This manual, dated March 2012, was prepared by The North Carolina Use Value Advisory Board and the North Carolina Department of Revenue.

# APPRAISERS MANUAL

## PRESENT USE VALUE Major Land Resource Area 136

<u>CODE</u>	<u>CLASS</u>	<u>PRICE</u>
5110	AGRICULTURAL I	\$865
5210	AGRICULTURAL II	\$590
5310	AGRICULTURAL III	\$385
5410	AGRICULTURAL IV	\$40
6110	FORESTRY I	\$415
6210	FORESTRY II	\$270
6310	FORESTRY III	\$230
6410	FORESTRY IV	\$130
6510	FORESTRY V	\$105
6610	FORESTRY VI	\$40
6711	HORTICULTURAL I	\$1,250
6721	HORTICULTURAL II	\$810
6731	HORTICULTURAL III	\$560
6741	HORTICULTURAL IV	\$40

### HOMESITES

To arrive at Present Use Value for Home Site: Multiply the market value base rate for each neighborhood by 2.50% rounded to the nearest 100.

Additional present use value assessment definitions and values can be attained by referring to Tab 14 of this manual.

# PASCO III APPRAISERS MANUAL