

# How Univers Calculates Value

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**Residential Cost**

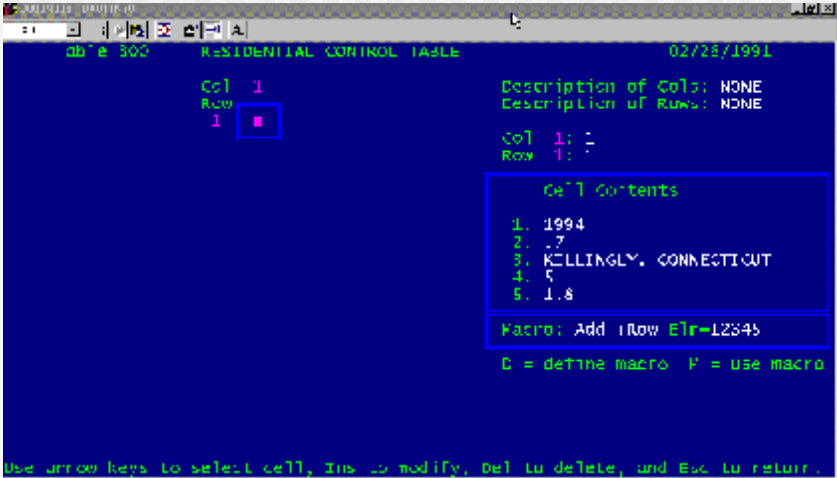
# Valuing 106 Killingly Drive

- n 106 Killingly Drive is a Colonial built in 1950.
- n It has 1882 square feet of living area, not including a 252 square foot enclosed porch or 400 square foot rec room.
- n It has 1 ½ baths and a fireplace.
- n A 240 square foot detached garage built in 1990 is also located on the property.
- n It is all situated on a .560 acre lot.



# Valuing 106 Killingly Drive

- n Table 300 – Residential Control Table tells me three things.
- n The Date of Value is 1994.
- n The Level of Assessment is .7
- n The Local Modifier is 1.8.



The screenshot shows a dBase III database window titled 'RESIDENTIAL CONTROL TABLE' with a date of '02/28/1991'. The table has one row with the following values: 1994, .7, KILLINGLY, CONNECTICUT, and 1.8. The window also displays a 'Cell Contents' dialog box with the same values listed. The window title bar includes 'dBase 300' and 'RESIDENTIAL CONTROL TABLE'. The status bar at the bottom reads 'Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.'

Col	1
Row	1

Cell Contents

1.	1994
2.	.7
3.	KILLINGLY, CONNECTICUT
4.	5
5.	1.8

Macro: Add 1 Row E1r=12345  
D = define macro P = use macro

# Valuing 106 Killingly Drive

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n The Table Level determines what cost level will be used.

n The Local Modifier adjusts the costs by the indicated factor. Multiply all costs including outbuildings by this modifier.

# Valuing 106 Killingly Drive

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- n Land sizes is Killingly, where the property is located, were dictated by zoning.
- n This lot is over the zoning size of .23, Primary is .23 and Secondary is .33.
- n The property is located in neighborhood 108.
- n The land value is \$17,580.

# Valuing 106 Killingly Drive

- n By going to Table 250 – Neighborhood - Model Assignment that neighborhood 108 is assigned to model 4.

Table 250 NEIGHBORHOOD MODEL ASSIGNMENT 02/25/1991

Col	1	2	3	4	5	Description of Cols: LAND TYP
Row						Description of Rows: NEIGHBOR
1	.	.	.	.	.	Col 3: 3
2	.	.	.	.	.	Row 9: 188
3	.	.	.	.	.	Cell Contents
4	.	.	.	.	.	1. 4
5	.	.	.	.	.	Macro: Add -Row Elm-1
6	.	.	.	.	.	!! = define macro !! = use macro
7	.	.	.	.	.	
8	.	.	.	.	.	
9	.	.	.	4	.	
10	.	.	.	.	.	
11	.	.	.	.	.	
12	.	.	.	.	.	
13	.	.	.	.	.	
14	.	.	.	.	.	
15	.	.	.	.	.	

Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.

# Valuing 106 Killingly Drive

- n Now I will look at Table 251 – Standard Land Rates by Type.
- n Column 1 tells me that the Standard Acre Size is 1 Acre.
- n Column 2 tells me that Primary in Model 4 is priced at \$20,000 per acre.

Table 251 STANDARD LAND RATES BY TYPE 02/25/1991

Description of Cols: LAND TYP  
Description of Rows: MODEL NO

Col	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Row 1	0													

Cell Contents

1: 0

Macro: Add +Row C1e=1204

D = define macro M = use macro

Table 251 STANDARD LAND RATES BY TYPE 02/25/1991

Description of Cols: LAND TYP  
Description of Rows: MODEL NO

Col	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Row 1														
Row 2														
Row 3														
Row 4		20000												

Cell Contents

1: 0  
2: 20000  
3: 0

Macro: Add +Row C1e=1204

D = define macro M = use macro

# Valuing 106 Killingly Drive

- n Since the Primary lot is less than 1 acre, I will look at Table 252 – Inc/Dec (+/-) Rate by Type.
- n According to the table, the Incremental for Model 4 is \$2,000 and the Decremental is \$4,000.
- n This means that for every acre above, \$2,000 will be added to the base rate of \$20,000 OR \$4,000 will be subtracted for every acre below.

Table 252 INC/DEC(+/-) RATE BY LAND TYP 82/25/1991

Description of Cols: LAND TYP  
Description of Rows: MOD-1 NO

Col	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Row 1	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 2	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 3	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 4	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 5	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 6	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 7	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 8	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 9	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 10	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 11	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Cell Contents

1: 0  
2: 0  
3: 0  
4: 0  
5: 2000  
6: 4000

Macro: Add +Row Eln=123456  
D - define macro M - use macro

Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.



# Valuing 106 Killingly Drive

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- n My Primary acreage is .23, I must subtract it from the base of 1.

$$1 - .23 = .77$$

- n Since it is under 1 acre, we must use a Decremental of \$4,000/acre.

$$.77 \times 4,000 = \$3,080$$

- n We now subtract this amount from our base rate of \$20,000.

$$\$20,000 - \$3,080 = \$16,920$$

# Valuing 106 Killingly Drive

- n Now we will calculate the value of the remaining land of .33 acres.
- n By referring to Table 251 again, I see that Secondary in Model 4 is \$2,000.
- n Table 252 tells me that both the Incremental and Decremental for Secondary in Model 4 is \$2,000.

Table 251 STANDARD LAND RATES BY TYPE 02/25/1991

Description of Cols: LAND TYP  
Description of Rows: MODEL NO

Col	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Row 1	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 2	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 3	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 4	.	.	.	2000	.	.	.	.	.	.	.	.	.	.
Row 5	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 6	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 7	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 8	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 9	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 10	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 11	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Cell Contents:  
1. 0  
2. 0  
3. 2000  
4. 0

Macro: Add -Row C1=1204  
H - define macro M - use macro

Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.

Table 252 INC/DECI-/I RATE BT LAND TYP 02/25/1991

Description of Cols: LAND TYP  
Description of Rows: MODEL NO

Col	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Row 1	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 2	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 3	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 4	.	.	2000	.	.	.	.	.	.	.	.	.	.	.
Row 5	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 6	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 7	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 8	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 9	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 10	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Row 11	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Cell Contents:  
1. 0  
2. 0  
3. 2000  
4. 2000

Macro: Add -Row C1=120456  
H - define macro M - use macro

Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.

# Valuing 106 Killingly Drive

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- n Since .33 is less than 1 acre, subtract it from 1.

$$1 - .33 = .67$$

- n The Decremental is \$2,000.

$$.67 \times 2,000 = \$1,340$$

- n We now subtract this amount from the base rate of \$2,000.

$$\$2,000 - \$1,340 = \$660.$$

# Valuing 106 Killingly Drive

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- n By adding our two values together, we have now calculated the land value for this parcel.

$$\$16,920 + \$660 = \$17,580$$

# Valuing 106 Killingly Drive

- n Let's move on to the Dwelling.
- n It is a 2 story Colonial with a BASE AREA of 900 square feet.
- n Table 301 – Residential Pricing Schedules tells us that a 2 Story Frame Dwelling with 900 sq ft of Base Area is \$48,467, but we're not done.
- n This number must be multiplied by the Local Modifier of 1.8.

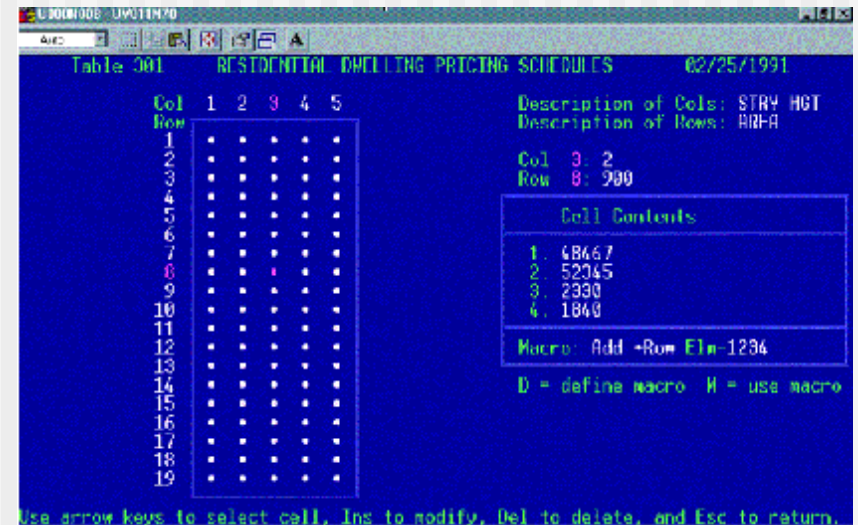


Table 001 RESIDENTIAL DWELLING PRICING SCHEDULES 02/25/1991

Description of Cols: STRY HGT  
Description of Rows: AREA

Col 3: 2  
Row 8: 999

Col	1	2	3	4	5
1	.	.	.	.	.
2	.	.	.	.	.
3	.	.	.	.	.
4	.	.	.	.	.
5	.	.	.	.	.
6	.	.	.	.	.
7	.	.	.	.	.
8	.	.	.	.	.
9	.	.	.	.	.
10	.	.	.	.	.
11	.	.	.	.	.
12	.	.	.	.	.
13	.	.	.	.	.
14	.	.	.	.	.
15	.	.	.	.	.
16	.	.	.	.	.
17	.	.	.	.	.
18	.	.	.	.	.
19	.	.	.	.	.

Cell Contents

1.	48467
2.	52045
3.	2330
4.	1848

Macro: Add +Row Eln-1234  
D = define macro H = use macro

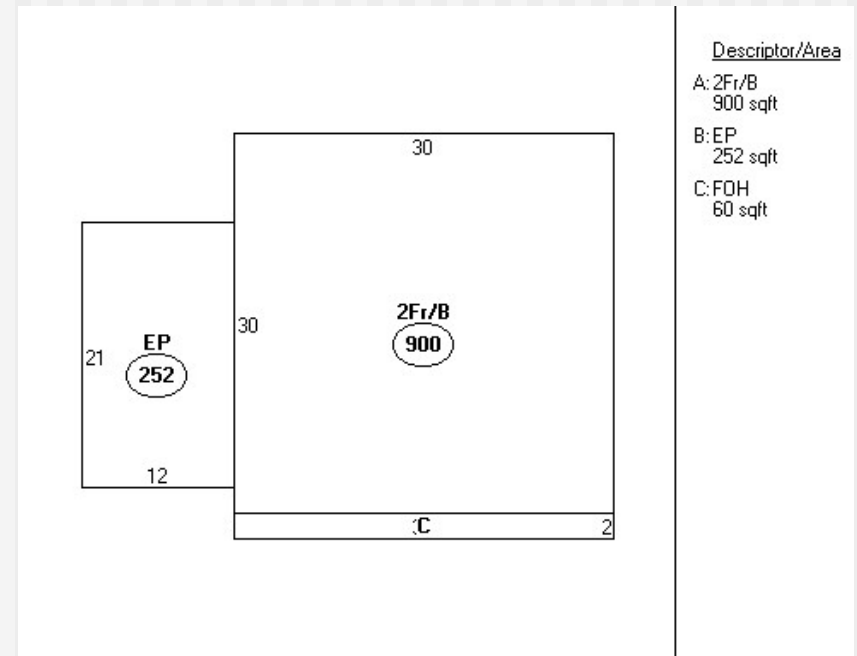
Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.

$$\$48,467 \times 1.8 = \$87,240$$

(rounded)

# Valuing 106 Killingly Drive

- n Now we will calculate the value of the additions.
- n The additions include a 252 sq ft enclosed porch and a 60 sq ft frame overhang.



# Valuing 106 Killingly Drive

- n Let's do the enclosed porch first.
- n Table 305 – Residential Porches/Patios/Utility Sheds tells me that a 240 sq ft enclosed porch is worth 43 addition points. A 260 sq ft enclosed porch is worth 47 points.

Table 305 RESIDENTIAL PORCHES/PATIOS/UTILITY SHEDS 12/06/1990

Col	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Description of Cols: NAMES
Row															Description of Rows: ARI A
1	.	.	.	.	.	.	.	.	.	.	.	.	.	.	Col 3: 2 FF ENCL PA PO
2	.	.	.	.	.	.	.	.	.	.	.	.	.	.	Row 13: 240
3	.	.	.	.	.	.	.	.	.	.	.	.	.	.	Cell Contents
4	.	.	.	.	.	.	.	.	.	.	.	.	.	.	1. 43
5	.	.	.	.	.	.	.	.	.	.	.	.	.	.	Macro: Add +Row Eln=1
6	.	.	.	.	.	.	.	.	.	.	.	.	.	.	D - define macro M - use macro
7	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
8	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
9	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
10	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
11	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
12	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
13	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
14	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
15	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
16	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
17	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
18	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
19	.	.	.	.	.	.	.	.	.	.	.	.	.	.	

Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.

# Valuing 106 Killingly Drive

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- n Our enclosed porch is 252 sq ft.

$$12 (252-240)/20(260-240) = .6$$

$$.6 \times 4(47-43) = 2.4$$

$$43 + 2.4 = 45.4 \text{ Addition Points}$$

- n Multiply Addition Points by 100 to calculate the value.

$$45 \text{ (rounded)} \times 100 = \$4,500$$

- n Don't forget our Local Modifier of 1.8.

$$\$4,500 \times 1.8 = \$8,100.$$



# Valuing 106 Killingly Drive

- n Next we'll tackle that overhang.
- n The overhang is really a 2<sup>nd</sup> story addition.
- n A 60 sq ft Upper Flr Full addition is worth 9 Addition Points.

Table 304 RESIDENTIAL LIVING AREA ADDITIONS 12/05/1990

Description of Cols: NAME  
Description of Rows: AREA

Col 2: 1 UPPER FLR FULL  
Row 9: 60

Cell Contents

1. 9

Macro: Add +Row Elm-1

D = define macro M = use macro

Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.

$$9 \times 100 = \$900$$

$$\$900 \times 1.8 = \$1,600$$

(rounded)

# Valuing 106 Killingly Drive

- n Now let's value the Rec Room.
- n Table 309 – Residential Other Features tells me that Rec Rooms are worth \$5.20/sq ft.

Table 309 RESIDENTIAL OTHER FEATURES 12/06/1998

Description of Cols: VALUE  
Description of Rows: IWF

Col 1: 1  
Row 6: REC ROOM

Cell Contents

1. 5.2  
2. RECREATION ROOM

Macro: Add -Row Elm-12

D - define macro M - use macro

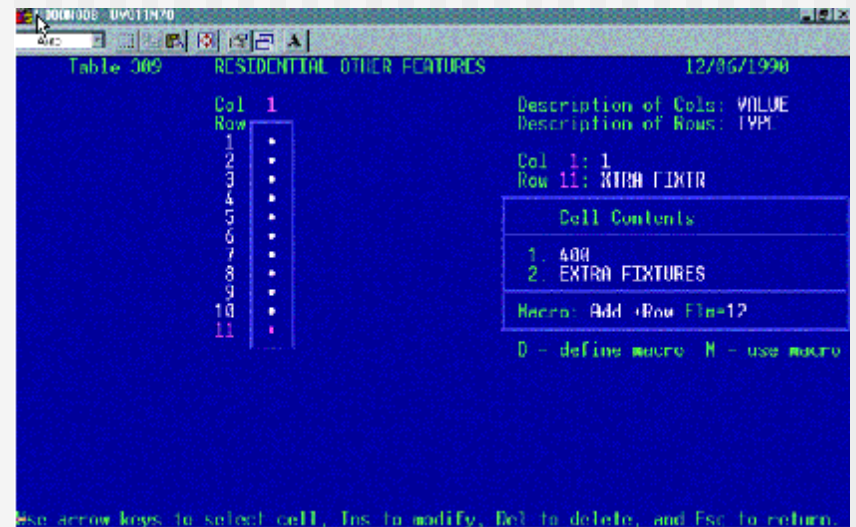
Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.

$$400 \times 5.20 = \$2,080$$

$$\begin{aligned} \$2,080 \times 1.8 &= \$3,740 \\ &\text{(rounded)} \end{aligned}$$

# Valuing 106 Killingly Drive

- n Next we add for plumbing.
- n Our house has 1 ½ baths.
- n In Table 309 we see that extra fixtures are \$400 each.
- n One bath is standard, meaning we have 2 additional fixtures.



Col 1
1
2
3
4
5
6
7
8
9
10
11

Table 309 RESIDENTIAL OTHER FEATURES 12/86/1998

Description of Cols: VALUE  
Description of Rows: LPM

Col 1: 1  
Row 11: EXTRA FIXTR

Cell Contents

1. 400  
2. EXTRA FIXTURES

Macro: Add (Row F10=12)

D - define macro M - use macro

Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.

$$2 \times 400 = \$800$$

$$\$800 \times 1.8 = \$1,440$$

# Valuing 106 Killingly Drive

- n Our house has a fireplace opening on 1 chimney.
- n Again in Table 309, I learn that 1 fireplace opening is worth \$1,800.

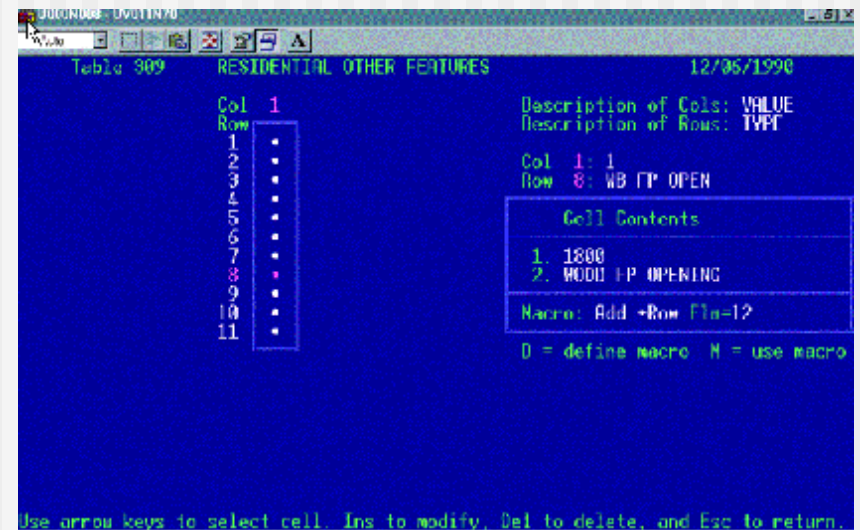


Table 309 RESIDENTIAL OTHER FEATURES 12/06/1998

Col 1	Description of Cols: VALUE
1	1800
2	
3	
4	
5	
6	
7	
8	WOOD FP OPENING
9	
10	
11	

Macro: Add +Row Fire-12  
D = define macro M = use macro

Use arrow keys to select cell. Ins to modify, Del to delete, and Esc to return.

$$1 \times 1,800 = \$1,800$$

$$\$1,800 \times 1.8 = \$3,240$$

# Valuing 106 Killingly Drive

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**n** Let's see what we have so far.

87,240 – Base Price

9,700 – Additions

3,740 – Rec Room

1,440 – Plumbing

3,240 – Fireplace

105,360 - Subtotal

# Valuing 106 Killingly Drive

- n Our house is graded a C+.
- n Table 303 – Residential Grade Factors tells me that a C+ = 1.08 times the Subtotal.

Table 303 RESIDENTIAL GRADE FACTORS 02/25/1991

Col 1	Description of Cells: VALUE
1	1.08
2	.
3	.
4	.
5	.
6	.
7	.
8	.
9	.
10	.
11	.
12	.
13	.
14	.
15	.
16	.
17	.
18	.

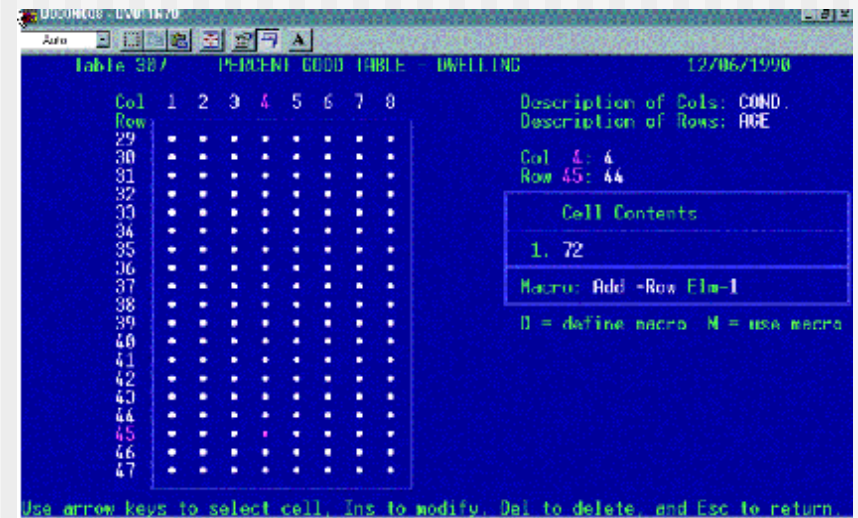
Cell Contents  
1.08  
Macro: Add +Row Elm=1  
D - define macro M - use macro

Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.

$$\$105,360 \times 1.08 = \$113,790$$

# Valuing 106 Killingly Drive

- n Table 307 – Percent Good Table – Dwelling is a standard 40 year life depreciation table.
- n The Rows correspond to the Year Built beginning with the Date of Value found in your Residential Control Table (1994).
- n The Columns represent the condition as described in the CDU field.
- n 1=EX, 2=VG, 3=GD, 4=AV, 5=FR, 6=PR, 7=VP, 8=UN



Col	1	2	3	4	5	6	7	8
29	.	.	.	.	.	.	.	.
30	.	.	.	.	.	.	.	.
31	.	.	.	.	.	.	.	.
32	.	.	.	.	.	.	.	.
33	.	.	.	.	.	.	.	.
34	.	.	.	.	.	.	.	.
35	.	.	.	.	.	.	.	.
36	.	.	.	.	.	.	.	.
37	.	.	.	.	.	.	.	.
38	.	.	.	.	.	.	.	.
39	.	.	.	.	.	.	.	.
40	.	.	.	.	.	.	.	.
41	.	.	.	.	.	.	.	.
42	.	.	.	.	.	.	.	.
43	.	.	.	.	.	.	.	.
44	.	.	.	.	.	.	.	.
45	.	.	.	72	.	.	.	.
46	.	.	.	.	.	.	.	.
47	.	.	.	.	.	.	.	.

Year built = 1950 CDU = AV

$$1994 - 1950 = 44$$

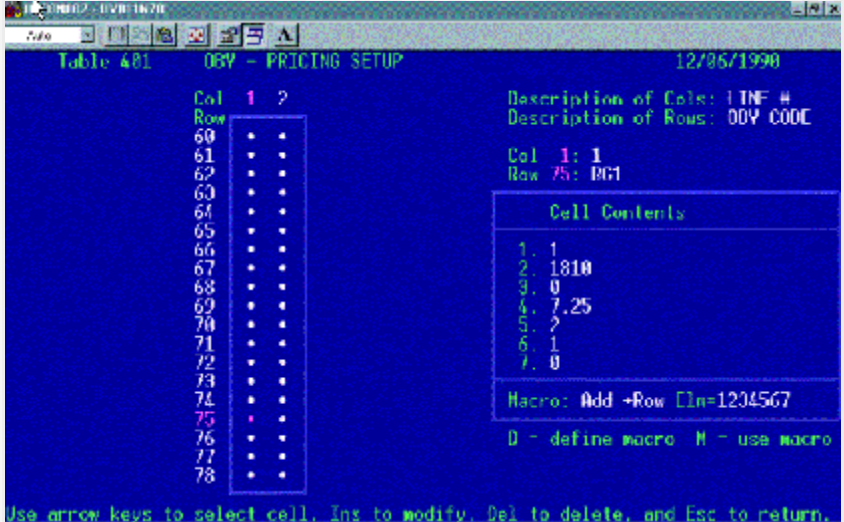
$$44 + 1 = 45$$

Row 45 / Column 4 = 72

$$\$113,790 \times .72 = \$81,930$$

# Valuing 106 Killingly Drive

- n All we have left is our 240 sq ft Detached Garage built in 1990.
- n Table 401 – OBY Pricing Setup tells us a couple of things.
- n Line 2 tells us that there is a flat rate of \$1,810.
- n Line 4 tells us that we should add \$7.25/sq ft to the flat rate.
- n Line 5 tells us that the Grade is used in the calculation.
- n Line 6 tells us which column in the depreciation schedule we're to use.



The screenshot shows a software window titled 'Table 401 OBY - PRICING SETUP' with a date of '12/06/1990'. The window contains a grid with columns labeled 'Col' and 'Row'. The 'Col' column has values 1 and 2. The 'Row' column has values 60 through 78. A 'Cell Contents' window is open, showing a list of values: 1. 1, 2. 1810, 3. 0, 4. 7.25, 5. 2, 6. 1, 7. 0. Below the list, it says 'Macro: Add +Row [Ln=1204567]' and 'D - define macro M - use macro'. At the bottom, it says 'Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.'

Col	1	2
Row	.	.
60	.	.
61	.	.
62	.	.
63	.	.
64	.	.
65	.	.
66	.	.
67	.	.
68	.	.
69	.	.
70	.	.
71	.	.
72	.	.
73	.	.
74	.	.
75	.	.
76	.	.
77	.	.
78	.	.

Cell Contents

1.	1
2.	1810
3.	0
4.	7.25
5.	2
6.	1
7.	0

Macro: Add +Row [Ln=1204567]  
D - define macro M - use macro

Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.



# Valuing 106 Killingly Drive

- n Our garage is a C grade in Average condition.
- n Table 403 – OBY Grade Types tells me a C grade is 1.00 X the base price.
- n Table 405 – OBY Percent Good Tables under Column 1 tells me that a garage in Ave condition (Line 4) is 92% good.

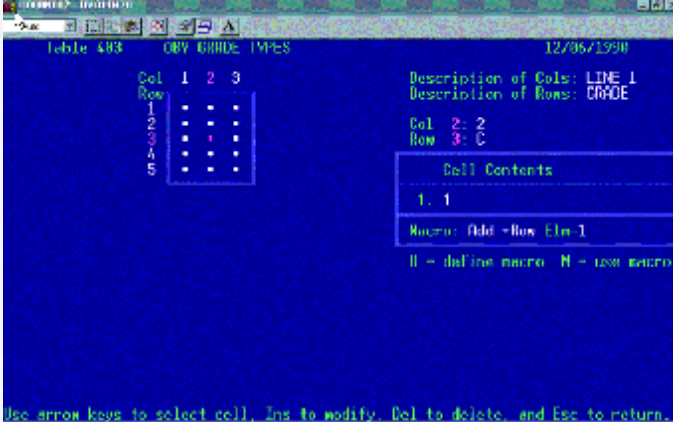


Table 403 OBY GRADE TYPES 12/06/1990

Description of Cols: LINE 1  
Description of Rows: GRADE

Col	1	2	3
Row 1	.	.	.
Row 2	.	.	.
Row 3	.	1	.
Row 4	.	.	.
Row 5	.	.	.

Cell Contents

1. 1
------

Macro: Add -Row Ele 1  
H - define macro M - use macro

Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.

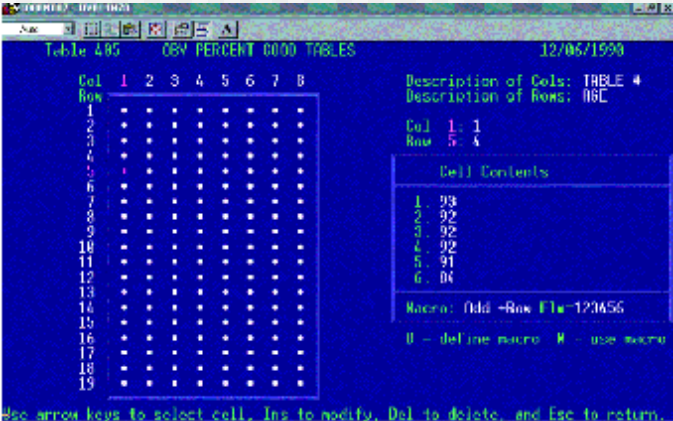


Table 405 OBY PERCENT GOOD TABLES 12/06/1990

Description of Cols: TABLE 4  
Description of Rows: ABC

Col	1	2	3	4	5	6	7	8
Row 1	.	.	.	.	.	.	.	.
Row 2	.	.	.	.	.	.	.	.
Row 3	.	.	.	.	.	.	.	.
Row 4	.	.	.	.	.	.	.	.
Row 5	.	1	.	.	.	.	.	.
Row 6	.	.	.	.	.	.	.	.
Row 7	.	.	.	.	.	.	.	.
Row 8	.	.	.	.	.	.	.	.
Row 9	.	.	.	.	.	.	.	.
Row 10	.	.	.	.	.	.	.	.
Row 11	.	.	.	.	.	.	.	.
Row 12	.	.	.	.	.	.	.	.
Row 13	.	.	.	.	.	.	.	.
Row 14	.	.	.	.	.	.	.	.
Row 15	.	.	.	.	.	.	.	.
Row 16	.	.	.	.	.	.	.	.
Row 17	.	.	.	.	.	.	.	.
Row 18	.	.	.	.	.	.	.	.
Row 19	.	.	.	.	.	.	.	.

Cell Contents

1. 93
2. 92
3. 92
4. 92
5. 91
6. 04

Macro: Add -Row Ele 123456  
H - define macro M - use macro

Use arrow keys to select cell, Ins to modify, Del to delete, and Esc to return.

# Valuing 106 Killingly Drive

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$$1,810 + (240 \times 7.25) = \$3,550$$

$$\$3,550 \times 1.8 = \$6,390$$

$$\$6,390 \times .92 = \$5,880 \text{ (rounded)}$$

The Value for the Garage = \$5,880

# Valuing 106 Killingly Drive

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Land Value = 17,580

Building Value = 81,930

Garage Value = 5,880

Total = \$105,390



**Thanks!**

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