

Westport Residential Valuation Schedule

October 1, 2003

Total Market Value [(sum of Unit Prices * Style * Heating * Grade * % Good(Eage) * Bld Adj) + Outbuildings] + (Land Area * Land Sch Value * Land Sch Adjustment)				
Total living area = ground floor area (GFA) X No. of stories (attic finish adj. X GFA) + addition areas (GFA= ground floor area)				
Attic - part finish	20%			
Attic - full finish	50%			
Attic - full finish w/ wall height	70%			
Addition Areas to total living area		Grade		
frame or masonry living areas		AAA+	350%	
Frame bay		AAA	270%	
Frame overhang		AAA-	240%	
		AA+	210%	
		AA	190%	
		AA-	170%	
		A+	160%	
		A	150%	
		A-	142%	
		B+	133%	
		B	125%	
		B-	120%	
		C+	113%	
		C	100%	
		C-	90%	
		D+	85%	
		D	70%	
		D-	60%	
		F1	50%	
		E	40%	
		E-	30%	
Unit Prices - Main Building & Attachments				
Total Living Area	\$100 @ s.f.			
Total Living Area - Condos	\$175 @ s.f.			
Partial Basement	minus \$5 @ s.f.			
Crawl Space	minus \$12 @ s.f.			
No Basement or Slab	minus \$15 @ s.f.			
Finish Bsmt	\$70 @ s.f.			
Basement Recreation Room	\$20 @ s.f.			
Enc. Frame Porch	\$50 @ s.f.			
Open Frame Porch	\$25 @ s.f.			
Patio/stoop	\$5 @ s.f.			
Fireplaces adjusted	\$5,000/opening			
Full Baths adjusted	\$9,000/unit			
Half Baths adjusted	\$5,000/unit			
Ad Fixtures adjusted	\$3,000/unit			
Basement Stall	\$1,000/unit			
Attached Garage	\$35 @ s.f.			
Condo Garage Stall	\$5,000/unit			
Frame Utility Bld	\$10 @ s.f.			
Mas./Brk Utility Bld	\$10 @ s.f.			
Enc. Frame Porch	\$50 @ s.f.			
Open Frame Porch	\$25 @ s.f.			
Enclosed Masonry Porch	\$50 @ s.f.			
Open Masonry Porch	\$25 @ s.f.			
Frame Garage	\$35 @ s.f.			
Mas./Brk Garage	\$35 @ s.f.			
Wood Deck	\$10 @ s.f.			
Conc/Mas. Patio	\$5 @ s.f.			
Stone/Tile Patio	\$5 @ s.f.			
Canopy	\$5 @ s.f.			
Carport	\$10 @ s.f.			
Masonry Stoop	\$5 @ s.f.			
Enclosed Pool	\$100 @ s.f.			
Greenhouse	\$15 @ s.f.			
Shed	\$10 @ s.f.			
Barn	\$20 @ s.f.			
		Exterior Wall		
		Brick/Stone	105%	
		Heating Adjustments		
		Central Air	103%	
		Style		
		Antique - pre 1900		
		> 3,000 sf	130%	
		Cont	90%	
		M/Level	90%	
		Rranch	90%	
		Ranch	90%	
		Mansion	110%	
		No. of units		
		1	2	4
	Fireplaces	5,000	7,579	11,487
	Full Baths	9,000	16,795	31,340
	Half Baths	5,000	8,706	15,157
	Additional			
	Fixtures	3,000	5,598	10,447

Westport Residential Site Schedule

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Acres	S.F.	SAfac	Average	SAfac	Good	SAfac	Waterfront
0.06	2,614	0.50	250,000	0.50	438,000	0.75	1,125,000
0.12	5,227	0.63	315,000	0.63	551,000	0.81	1,220,000
0.25	10,890	0.75	375,000	0.75	656,000	0.88	1,313,000
0.33	14,375	0.81	405,000	0.81	709,000	0.91	1,359,000
0.4	17,424	0.94	470,000	0.94	823,000	0.97	1,454,000
0.5	21,780	1.00	500,000	1.00	875,000	1.00	1,500,000
0.75	32,670	1.06	530,000	1.06	928,000	1.15	1,725,000
1		1.13	565,000	1.13	989,000	1.30	1,950,000
2		1.25	625,000	1.25	1,094,000	1.69	2,531,000
3		1.38	690,000	1.38	1,208,000	2.13	3,188,000
4		1.50	750,000	1.50	1,313,000	2.54	3,804,000
5		1.63	815,000	1.63	1,426,000	2.94	4,406,000

Westport Residential Depreciation Schedule

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Effective Age is based on the overall condition relative to the age of the home

This table shows the effective age of houses assuming no modernization or updating since year built

Many homes built before 1980 have had some updating which increased the effective age

of the property resulting in less depreciation

Year Built	Effective Age	Depreciation
2003	2003	2%
2002	2002	4%
2000	2000	6%
1998	1998	9%
1996	1996	12%
1994	1994	15%
1992	1992	18%
1990	1990	21%
1988	1988	24%
1986	1986	27%
1982	1984	30%
1980	1982	34%
1976	1980	38%
1974	1978	42%
1970	1976	46%
1966	1974	50%
1962	1972	53%
1958	1970	56%
1950	1968	59%
1940	1966	62%
1934	1964	65%
1929	1962	67%
1924	1960	70%
1919	1958	73%