

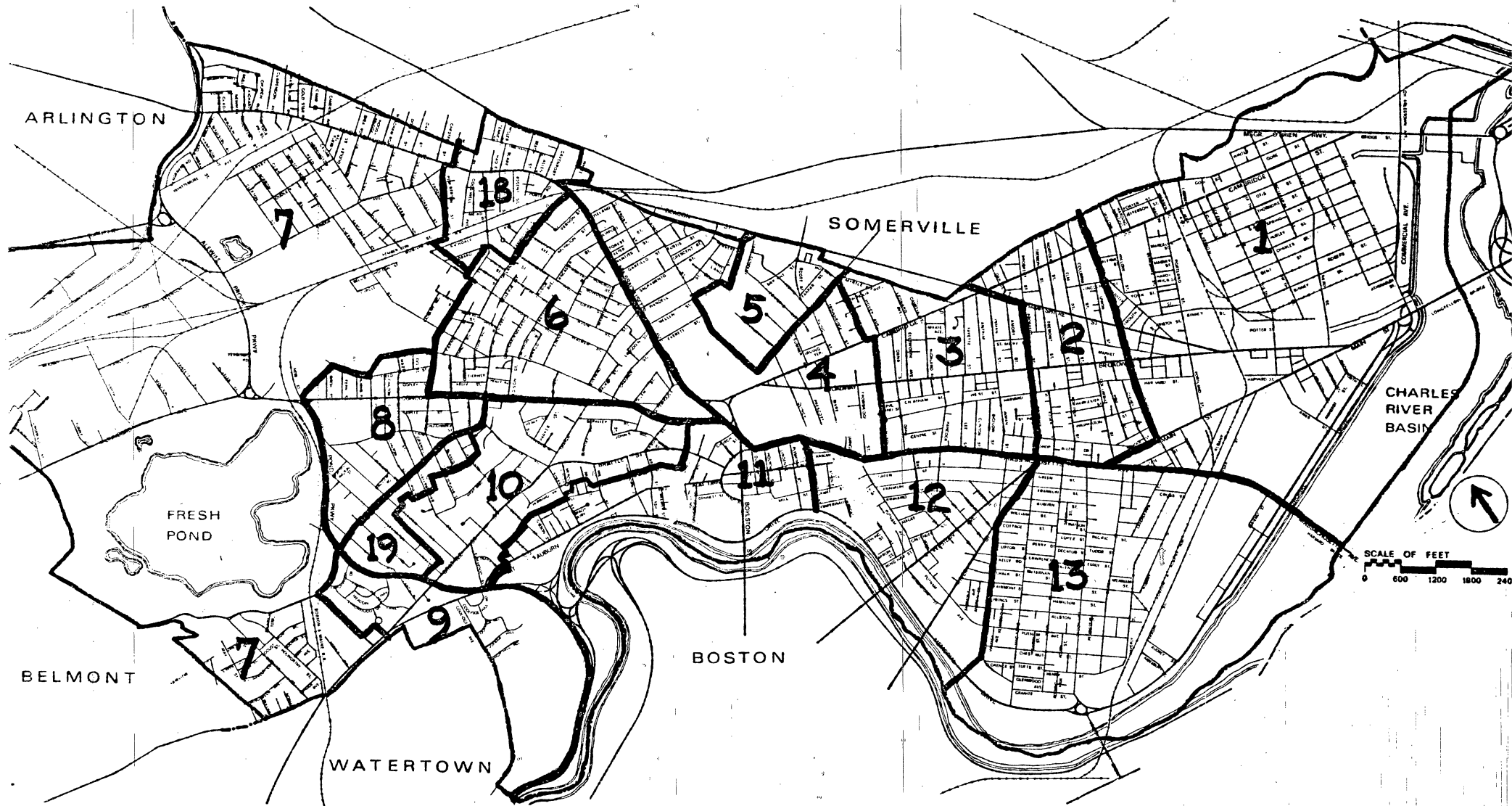
CAMBRIDGE FY87 R1, R2, R3 MODEL SUMMARY

DISTRICT	1	2	3	4	10,5	6	7	8	9	11	12	13	13	19
1. LAND VALUE:														
2. BASE LOT VALUE:	25,371	26,503	49,780	98,334	340,143	97,872	15,371	86,335	119,666	150,997	23,852	29,153	91,833	142,898
3. BASE LOT AREA ADJUST, \$/SF:	4.97	4.97	15.45	23.27	17.90	16.86	10.81	4.97	14.97	29.55	20.11	4.97	4.97	17.31
4. STREET QUALITY ADJUST, \$/SF:														
EXCELLENT STREET:	3.02	3.53	7.06	4.03	2.52	5.04	1.94	3.02	7.06	8.06	3.81	3.02	3.02	4.03
GOOD STREET:	1.26	1.51	3.06	1.51	0.50	2.52	1.26	1.39	3.68	7.56	1.39	0.76	2.02	2.52
FAIR STREET:	-1.26	-1.26	-1.26	-6.80	-1.53	-3.66	-1.60	-2.27	-8.20	-4.03	-6.05	-2.77	-1.26	-2.27
POOR STREET:	-2.52	-1.64	-2.52	-7.06	-3.02	-12.10	-2.02	-2.77	-11.09	-7.56	-6.55	-3.53	-1.76	-3.53
5. OTHER LAND FACTORS:														
6. LOT DETRIMENT, \$/SF:	-3.80	-3.80	-3.80	-3.80	-3.80	-3.80	-3.80	-3.80	-3.80	-3.80	-3.80	-3.80	-3.80	-3.80
7. TOWNHOUSE LOT, \$/SF:	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52
AVERAGE LOT AREA	2,500	3,200	3,700	1,400	15,000	5,700	5,500	4,800	8,500	3,500	3,700	3,900	5,600	5,000
SAMPLE BASE LAND VALUE	37,796	42,407	106,945	141,440	608,643	103,974	74,826	110,191	246,911	254,527	98,259	48,536	119,665	229,448
8. BUILDING VALUE:														
9. BASE BUILDING VALUE, \$:	31,318	31,318	31,318	31,318	31,318	31,318	31,318	31,318	31,318	31,318	31,318	31,318	31,318	31,318
10. BASE \$/SF LIVING AREA:	39.01	39.01	29.43	36.39	18.75	53.42	46.74	39.01	50.98	32.37	42.84	39.01	25.92	39.01
\$/SF ADJUSTMENTS:														
11. GRADE:	A	24.32	C	0										
	B	17.501	C-5	-5.84										
	BC+10	13.62	C-10	-9.73										
	BC	13.62	D	-11.67										
	C+10	4.86	E	-15.57										
	C+5	1.95												
12. COND:	EXCEL	7.99												
	GOOD	6.33												
	AVG	0												
	FAIR	-7.42												
	POOR	-12.76												
13. TWO FAMILY DWELLING:														-3.58
14. THREE FAM DWELLING:														0.22
15. SEMI-DETACHED TYPE:														-8.31
16. TOWNHOUSE TYPE:														-8.15
17. STYLE-VIC, REV, COL, EUROP:														4.78
18. FINISHED BASEMENT AREA:														2.79
19. DECK:														7.73
MISCELLANEOUS ADJUST:														
20. BATHS(\$EACH):			5088											
21. FIREPLACES(2max)			7919											
22. GARAGE, BARN \$/SF			13.24											

SAMPLE BUILDING VALUES:														
Class:	2	1	3	1	1	2	3	2	1	1	2	3	1	2
Area:	1100	1200	3300	1300	3400	2800	3000	2200	2500	1100	1400	2700	1800	2600
Cond:	FAIR	AVG	AVG	EXCEL	GOOD	GOOD	AVG	AVG	GOOD	GOOD	FAIR	AVG	AVG	GOOD
Grade:	C-10	C	C+5	BC	BC+10	C+10	C	C	BC	C	C-5	C	C+10	C
Style:		VIC			COL				EUROP				VIC	
Type:		SD		TH										
Baths:	2	1.5	3.5	2.5	3	3	3	2	2	1.5	2	3	1.5	3
BUILDING VALUE	69,478	81,526	152,680	108,843	194,414	217,466	186,142	119,440	230,769	82,070	77,544	152,503	102,958	155,158
SAMPLE TOTAL VALUE:	107,274	123,933	259,625	250,283	803,057	411,440	260,968	229,631	477,680	336,597	175,803	201,039	222,623	384,606

INSTRUCTIONS:	Total Value = Land Value + Building Value	Building Value:	1. Add together all 'per square foot' factors, lines 11 thru 19 & line 22.
Land Value:	1. Add together all 'per square foot' adjustments, lines 3,4,6,7.		2. Multiply total per square foot value (step 1) times total living area.
	2. Multiply total per square foot adjustment (from step 1) times lot area.		3. Calculate 'per item' values, lines 20 & 21.
	3. Add 'Base lot value' (line 2) to total from step 2.		4. Add the results of steps 2 & 3, plus 31,318.

ASSESSMENT DISTRICTS - FY87



NOTES

- District 14 - Charles Riverfront
- District 15 - Grove & Blanchard Sts.
- District 16 - St. Paul St
- District 17 - Walden St between Mt Pleasant and Raymond
- District 18: was part of District 7 until FY85
- District 19: was part of District 4 until FY86



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

April 6, 1987

To the Honorable, the City Council:

Attached please find a copy of the computer model used by the Assessors in determining residential assessments. The Assessors and their staff will be present on Monday night to answer any further questions you may have.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Robert W. Healy", is written over a horizontal line.

Robert W. Healy

City Manager

RWH/mbf

Enc.

Re: enclosed copy of hte computer model used
by the Assessors in determining residential
assessments Re: this evening's hearing at
5:30 p.m.

In City Council,

April 6, 1987

Referred to Hearing
at 5:30
Hearing held