

Quality Factors: It is inevitable that improved properties will exhibit varying degrees of construction quality, positive or negative, relative to market expectations. Applying these factors is consistent with market behavior, as "quality" of construction is almost always factored into buyer/seller decisions. A base factor of 1.00, assumes "average" quality construction is average for the market. The construction "quality" factors are identified below:

The "Quality" of construction factors identified in the preceding table were derived by reviewing building costs extracted from local sale data. The CAMA System has quality adjustments available to cover a wide range of possible construction qualities. The quality grades applied to the properties are multipliers, or factors, applied to the basic construction rate, which is derived from the structural components.

The following pages contain the Quality Adjustments (Grades) used in the Portsmouth, NH revaluation project.

Portsmouth, NH
Quality Adjustments (Grades)

<u>Grade</u>	<u>Factor</u>
E	0.50
D-	0.60
D	0.70
D+	0.80
C-	0.90
C	1.00
C+	1.10
B-	1.20
B	1.35
B+	1.50
A-	1.70
A	1.90
A+	2.10
X-	2.35
X	2.70
X+	3.10