

DEFINITIONS FOR COMPS

ACCOUNT- Account or Schedule Number

PARCELNB- Parcel Number

ABST- Abstract Code

ACRE- Land Size in Acres

SNB- Super Neighborhood Code or Economic Area Code

NBHD- Neighborhood Code

BD- Bedroom Count

BA- Bath Count

LNDCODE- Land Code

LOC- Location Adjustment

PHY- Physical Adjustment

LANDVAL- 2019 Land Value

QL- Building Quality Code (1= very poor, 2=poor, 3=fair, 4=average, 5=good, 6=very good, 7=excellent, 8=mansion, 9=good plus)

EYR- Effective Year Built

BLDTYP- Building Type Code (121200=SFR, 121500=Duplex/Triplex, 121600=Duplex Unsplit, 121700=Triplex Unsplit, 121800=House w/ Apartment, 121900=Primary/Secondary, 122000=Multi Units 4-8, 122500=Multi Units 9+, 123000=Condo, 123100=Townhouse, 123500=Mobile Home, 123700=MH Permanent)

AR- Architectural Style Code (1=1 story, 2=1.5 story, 3=2 story, 4=2.5story, 5=3story, 6=3.5 story, 7=4 story, 8=5 story & up, 9=split level, 10=bi level, 11=mtn cabin, 14=modified a-frame, 15=a-frame, 16=modular, 17=mtn cottage, 19=townhouse, 20=earth shelter, 31=single wide, 32=double wide, 33=MH addition)

FR- Frame Code (2=wood frame, 3=masonry, 4=reinforced concrete, 5=steel, 6=steel fireproof, 7=special, 8=log)

GAR- Garage Size in Square Feet (0=No Garage, 1=1-350, 1.5=351-500, 2=501-650, 2.5=651-800, 3=801-950, 3.5=951-1100, 4=1101-1250, 4.5=1251-1400, 5=1401-1550, 5.5=1551-1700, 6=1701-1800, 6.5=1851-2000, 7=2001-2150, 7.5=2151-2300, 8=2301-2450, 8.5=2451-2600, 9=2601-2750, 9.5=2751-2900, 10=2901-3050, 10.5=3051-3200, 11=3201-3350, 11.5=3351-3500, 12=3501-3650, 12.5=3651-3800, 13=3801-3950, 13.5=3951-4100, 14=4101-4250, 14.5=4251-4400, 15=4401-4550, 15.5=4551-4700, 16=4701-4850, 16.5=4851-5000, 17=5001-5150, 17.5=5151-5300, 18=5301-5450, 18.5=5451-5600, 19=5601-5750, 19.5=5751-5900, 20=5901-6050)

UT- Unit Count

ESF- Effective Square Feet (a weighted count of square footage)

HSF- Heated Square Feet

SALEDT- Sales Date

I/V- Improved or Vacant Sale

Q/U- Qualified Sale or Unqualified Sale

ADJSP- Adjusted Sales Price (Sales price minus personal property, incentives, etc.)

TMADJ- Time Adjustment (Factor used to adjust sales price to June 30, 2018)

TASP- Time Adjusted Sales Price

TA_RTO- Time Adjusted Sales Ratio

TASP/ESF- Time Adjusted Sales Price Divided by the Effective Square Feet

IMP/ESF- Improved Value Divided by the Effective Square Feet

Visit our web site, at www.eaglecounty.us, for additional parcel information.