

SAMPLE CALCULATIONS

EXAMPLE 'LOT X'

Determination of 'lot width' to be multiplied by the 'rent value' is determined as follows:

Lot X does not consist of property lines at right angles to each other (perpendicular) and therefore the 'average width' needs to be determined by dividing the lot area by the average depth.

$$\frac{57.31' + 3.9' + 56.66' + 3.9'}{2} \text{ (side lot lines)}$$

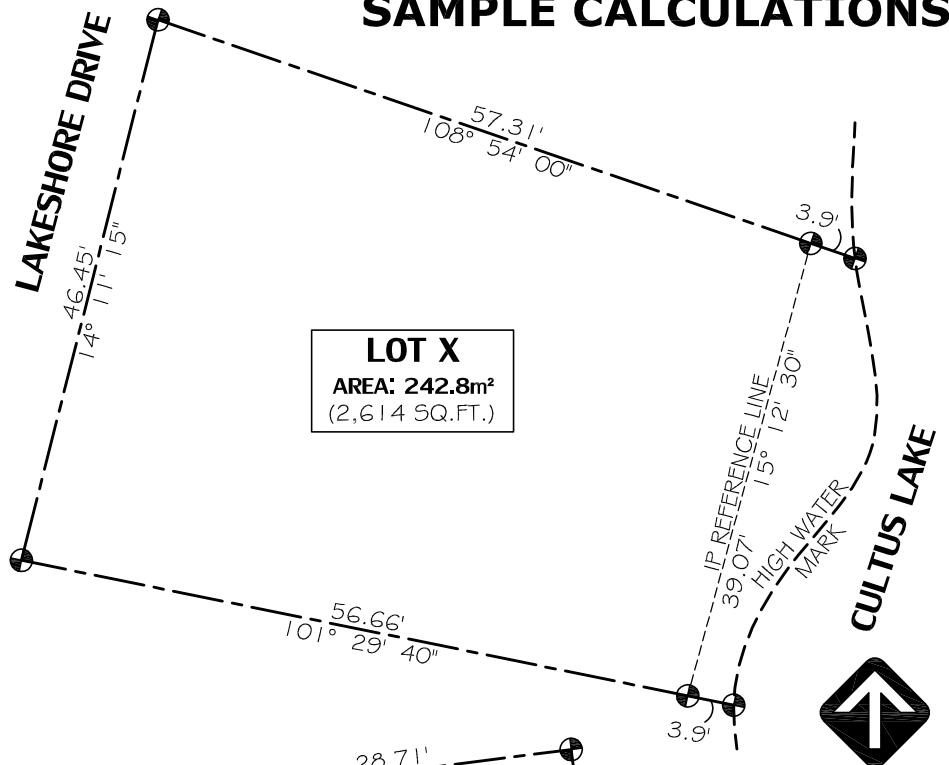
$$\text{Average Depth} = 60.885'$$

$$\frac{\text{Lot Area}}{\text{Average Depth}} = \frac{2,614}{60.885} = \text{Average Width } 42.93'$$

Determined to be Rate-3 under Sec. 5.3, the rate value is 21.51 given the average depth is $\leq 61'$

$$\text{Average Width} \times \text{Rent Value} = \text{Base Rent}$$

$$42.93 \times 21.51 = \$923.42$$

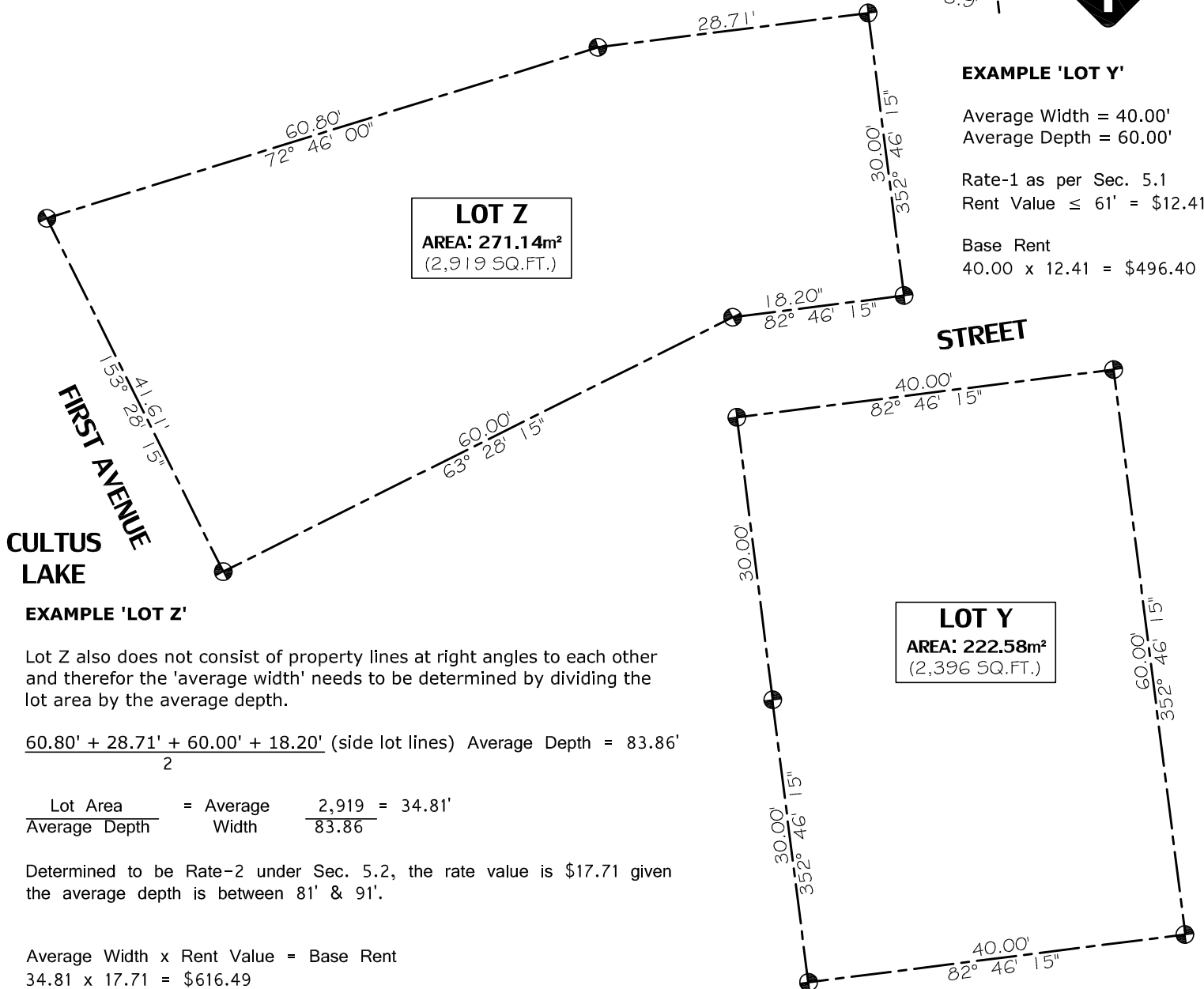


EXAMPLE 'LOT Y'

Average Width = 40.00'
Average Depth = 60.00'

Rate-1 as per Sec. 5.1
Rent Value $\leq 61'$ = \$12.41

Base Rent
40.00 x 12.41 = \$496.40



EXAMPLE 'LOT Z'

Lot Z also does not consist of property lines at right angles to each other and therefore the 'average width' needs to be determined by dividing the lot area by the average depth.

$$\frac{60.80' + 28.71' + 60.00' + 18.20'}{2} \text{ (side lot lines) Average Depth} = 83.86'$$

$$\frac{\text{Lot Area}}{\text{Average Depth}} = \frac{\text{Average Width}}{\text{Width}} = \frac{2,919}{83.86} = 34.81'$$

Determined to be Rate-2 under Sec. 5.2, the rate value is \$17.71 given the average depth is between 81' & 91'.

$$\text{Average Width} \times \text{Rent Value} = \text{Base Rent}$$

$$34.81 \times 17.71 = \$616.49$$