

Effective Area Factors:

The term “effective area” is used in the Vision Government Solutions CAMA system as a conceptual valuation tool. Additionally, effective area is used to compare properties and determine their equanimity.

As a valuation tool, “effective area” helps us account for the contributory value of different parts of a building. Each subarea of a building has its own “effective” area based on the contribution of value to the entire property.

It makes sense that a porch, basement or garage would not have the same contributory value as the living area of the building (In this case, living area is characterized as finished, heated space). To properly account for the value, the effective areas of these spaces are added to the living area to equal the total effective area.

Building 1	Building 2
Colonial Style	Colonial Style
1,252 Square Feet of Living Area	1,252 Square Feet of Living Area
Actual Year Built is 2004	Actual Year Built is 2004
Exterior Siding is Vinyl	Exterior Siding is Vinyl
Attached Garage 180 SF, 72 SF effective	No Garage
Screen Porch 168 SF, 42 SF effective	No Porch

The homes illustrated above have a similar style and identical living area but they would probably not sell for the exact same price. For the purposes of assessment valuation, applying the same price per square foot to the total living area of both of the homes would not compensate for the additional features of the first home. Applying the price per square foot to the total effective square footage of the home results in a higher value for the enhancements of the first home.

The following pages contain Subarea Codes with effective area factors used in the Portsmouth, NH revaluation project.

SUBAREA CODES
PORTSMOUTH, NH

Area Type	Description	Model	Living	
			Area Factor	Eff Area %
ROF	Office	01	1.00	100
ROF	Office	02	0.00	0
ROF	Office	03	1.00	100
ROF	Office	04	1.00	100
ROF	Office	05	1.00	100
ROF	Office	06	1.00	165
ROF	Office	94	1.00	100
ROF	Office	95	1.00	105
ROF	Office	96	1.00	165
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APT	Apartment	01	1.00	100
APT	Apartment	02	0.00	0
APT	Apartment	03	1.00	100
APT	Apartment	04	1.00	100
APT	Apartment	05	1.00	100
APT	Apartment	06	1.00	100
APT	Apartment	94	1.00	100
APT	Apartment	95	1.00	100
APT	Apartment	96	1.00	100
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BAS	First Floor	01	1.00	100
BAS	First Floor	02	1.00	100
BAS	First Floor	03	1.00	100
BAS	First Floor	04	1.00	100
BAS	First Floor	05	1.00	100
BAS	First Floor	06	1.00	100
BAS	First Floor	94	1.00	100
BAS	First Floor	95	1.00	100
BAS	First Floor	96	1.00	100
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BAY	Bay	01	1.00	100
BAY	Bay	02	1.00	100
BAY	Bay	03	1.00	100
BAY	Bay	04	1.00	100
BAY	Bay	05	1.00	100
BAY	Bay	06	0.00	20
BAY	Bay	94	0.00	20
BAY	Bay	95	0.00	20
BAY	Bay	96	0.00	20
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BSM	BSM	01	0.00	20
BSM	BSM	02	0.00	20
BSM	BSM	03	0.00	20
BSM	BSM	04	0.00	20
BSM	BSM	05	0.00	20
BSM	BSM	06	0.00	25
BSM	BSM	94	0.00	20
BSM	BSM	95	0.00	35
BSM	BSM	96	0.00	35
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CAN	Canopy	01	0.00	20
CAN	Canopy	02	0.00	20
CAN	Canopy	03	0.00	20
CAN	Canopy	04	0.00	20
CAN	Canopy	05	0.00	20

SUBAREA CODES
PORTSMOUTH, NH

Area		Living		
Type	Description	Model	Area Factor	Eff Area %
CAN	Canopy	06	0.00	20
CAN	Canopy	94	0.00	20
CAN	Canopy	95	0.00	20
CAN	Canopy	96	0.00	20
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CLP	Loading Platform, Finished	01	0.00	0
CLP	Loading Platform, Finished	02	0.00	0
CLP	Loading Platform, Finished	03	0.00	0
CLP	Loading Platform, Finished	04	0.00	30
CLP	Loading Platform, Finished	05	0.00	0
CLP	Loading Platform, Finished	06	0.00	30
CLP	Loading Platform, Finished	94	0.00	30
CLP	Loading Platform, Finished	95	0.00	30
CLP	Loading Platform, Finished	96	0.00	30
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CRL	Crawl Space	01	0.00	5
CRL	Crawl Space	02	0.00	5
CRL	Crawl Space	03	0.00	5
CRL	Crawl Space	04	0.00	5
CRL	Crawl Space	05	0.00	5
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CTH	Cathedral Ceiling	01	0.00	0
CTH	Cathedral Ceiling	02	0.00	0
CTH	Cathedral Ceiling	03	0.00	0
CTH	Cathedral Ceiling	04	0.00	0
CTH	Cathedral Ceiling	05	0.00	0
CTH	Cathedral Ceiling	06	0.00	0
CTH	Cathedral Ceiling	94	0.00	0
CTH	Cathedral Ceiling	95	0.00	0
CTH	Cathedral Ceiling	96	0.00	0
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DCK	Deck, Metal	01	0.00	10
DCK	Deck, Metal	02	0.00	10
DCK	Deck, Metal	03	0.00	10
DCK	Deck, Metal	04	0.00	10
DCK	Deck, Metal	05	0.00	10
DCK	Deck, Metal	06	0.00	10
DCK	Deck, Metal	94	0.00	10
DCK	Deck, Metal	95	0.00	10
DCK	Deck, Metal	96	0.00	10
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EAF	Attic Expansion	01	0.35	35
EAF	Attic Expansion	02	0.35	35
EAF	Attic Expansion	03	0.35	35
EAF	Attic Expansion	04	0.35	35
EAF	Attic Expansion	05	0.35	35
EAF	Attic Expansion	06	0.35	35
EAF	Attic Expansion	94	0.35	35
EAF	Attic Expansion	95	0.35	35
EAF	Attic Expansion	96	0.35	35
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EAU	Attic Expansion Unfin	01	0.00	25
EAU	Attic Expansion Unfin	02	0.00	25
EAU	Attic Expansion Unfin	03	0.00	25
EAU	Attic Expansion Unfin	04	0.00	25

SUBAREA CODES
PORTSMOUTH, NH

Area		Living			
Type	Description	Model	Area Factor	Eff Area	%
EAU	Attic Expansion Unfin	05	0.00	25	
EAU	Attic Expansion Unfin	06	0.00	25	
EAU	Attic Expansion Unfin	94	0.00	25	
EAU	Attic Expansion Unfin	95	0.00	25	
EAU	Attic Expansion Unfin	96	0.00	25	
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FAT	Attic	01	0.25	25	
FAT	Attic	02	0.25	25	
FAT	Attic	03	0.25	25	
FAT	Attic	04	0.25	25	
FAT	Attic	05	0.25	25	
FAT	Attic	06	0.25	25	
FAT	Attic	94	0.25	25	
FAT	Attic	95	0.25	25	
FAT	Attic	96	0.25	25	
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FEM	Basement, Finished	01	0.00	45	
FEM	Basement, Finished	02	0.00	45	
FEM	Basement, Finished	03	0.00	45	
FEM	Basement, Finished	04	0.00	45	
FEM	Basement, Finished	05	0.00	45	
FEM	Basement, Finished	06	0.00	60	
FEM	Basement, Finished	94	0.00	60	
FEM	Basement, Finished	95	0.00	60	
FEM	Basement, Finished	96	0.00	60	
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FCP	Carport	01	0.00	20	
FCP	Carport	02	0.00	20	
FCP	Carport	03	0.00	20	
FCP	Carport	04	0.00	20	
FCP	Carport	05	0.00	20	
FCP	Carport	06	0.00	25	
FCP	Carport	94	0.00	25	
FCP	Carport	95	0.00	25	
FCP	Carport	96	0.00	25	
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FEP	Porch, Enclosed	01	0.00	70	
FEP	Porch, Enclosed	02	0.00	70	
FEP	Porch, Enclosed	03	0.00	70	
FEP	Porch, Enclosed	04	0.00	70	
FEP	Porch, Enclosed	05	0.00	70	
FEP	Porch, Enclosed	06	0.00	65	
FEP	Porch, Enclosed	94	0.00	65	
FEP	Porch, Enclosed	95	0.00	65	
FEP	Porch, Enclosed	96	0.00	65	
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FGR	Garage, Attached	01	0.00	40	
FGR	Garage, Attached	02	0.00	40	
FGR	Garage, Attached	03	0.00	40	
FGR	Garage, Attached	04	0.00	40	
FGR	Garage, Attached	05	0.00	40	
FGR	Garage, Attached	06	0.00	40	
FGR	Garage, Attached	94	0.00	40	
FGR	Garage, Attached	95	0.00	40	
FGR	Garage, Attached	96	0.00	40	

SUBAREA CODES
PORTSMOUTH, NH

Area Type	Description	Model	Living	
			Area Factor	Eff Area %
FHS	Half Story, Finished	01	0.50	50
FHS	Half Story, Finished	02	0.50	50
FHS	Half Story, Finished	03	0.50	50
FHS	Half Story, Finished	04	0.50	50
FHS	Half Story, Finished	05	0.50	50
FHS	Half Story, Finished	06	0.50	50
FHS	Half Story, Finished	94	0.50	50
FHS	Half Story, Finished	95	0.50	50
FHS	Half Story, Finished	96	0.50	50
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FOP	Porch, Open	01	0.00	20
FOP	Porch, Open	02	0.00	20
FOP	Porch, Open	03	0.00	20
FOP	Porch, Open	04	0.00	20
FOP	Porch, Open	05	0.00	20
FOP	Porch, Open	06	0.00	25
FOP	Porch, Open	94	0.00	25
FOP	Porch, Open	95	0.00	25
FOP	Porch, Open	96	0.00	25
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FRB	Fin. Raised Bsmt	06	1.00	75
FRB	Fin. Raised Bsmt	94	1.00	75
FRB	Fin. Raised Bsmt	95	1.00	75
FRB	Fin. Raised Bsmt	96	1.00	75
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FSP	Porch, Screened	01	0.00	25
FSP	Porch, Screened	02	0.00	25
FSP	Porch, Screened	03	0.00	25
FSP	Porch, Screened	04	0.00	25
FSP	Porch, Screened	05	0.00	25
FSP	Porch, Screened	06	0.00	35
FSP	Porch, Screened	94	0.00	35
FSP	Porch, Screened	95	0.00	35
FSP	Porch, Screened	96	0.00	35
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FST	Utility Storage	01	0.00	15
FST	Utility Storage	02	0.00	15
FST	Utility Storage	03	0.00	15
FST	Utility Storage	04	0.00	15
FST	Utility Storage	05	0.00	15
FST	Utility Storage	06	0.40	40
FST	Utility Storage	94	0.00	40
FST	Utility Storage	95	0.40	40
FST	Utility Storage	96	0.40	40
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FUS	Upper Story, Finished	01	1.00	100
FUS	Upper Story, Finished	02	1.00	100
FUS	Upper Story, Finished	03	1.00	100
FUS	Upper Story, Finished	04	1.00	100
FUS	Upper Story, Finished	05	1.00	100
FUS	Upper Story, Finished	06	1.00	100
FUS	Upper Story, Finished	94	1.00	100
FUS	Upper Story, Finished	95	1.00	100
FUS	Upper Story, Finished	96	1.00	100

SUBAREA CODES
PORTSMOUTH, NH

Area Type	Description	Model	Living	
			Area Factor	Eff Area %
GRN	Greenhouse	01	0.00	45
GRN	Greenhouse	02	0.00	45
GRN	Greenhouse	03	0.00	45
GRN	Greenhouse	04	0.00	45
GRN	Greenhouse	05	0.00	45
GRN	Greenhouse	06	0.00	30
GRN	Greenhouse	94	0.00	30
GRN	Greenhouse	95	0.00	30
GRN	Greenhouse	96	0.00	30
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OVH	Over hang	01	0.00	20
OVH	Over hang	02	0.00	20
OVH	Over hang	03	0.00	20
OVH	Over hang	04	0.00	20
OVH	Over hang	05	0.00	20
OVH	Over hang	06	0.00	20
OVH	Over hang	94	0.00	20
OVH	Over hang	95	0.00	20
OVH	Over hang	96	0.00	20
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FDA	Pull Down Attic	01	0.00	5
FDA	Pull Down Attic	02	0.00	5
FDA	Pull Down Attic	03	0.00	5
FDA	Pull Down Attic	04	0.00	5
FDA	Pull Down Attic	05	0.00	5
FDA	Pull Down Attic	06	0.00	5
FDA	Pull Down Attic	94	0.00	5
FDA	Pull Down Attic	95	0.00	5
FDA	Pull Down Attic	96	0.00	5
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PTO	Patio	01	0.00	10
PTO	Patio	02	0.00	10
PTO	Patio	03	0.00	10
PTO	Patio	04	0.00	10
PTO	Patio	05	0.00	10
PTO	Patio	06	0.00	5
PTO	Patio	94	0.00	5
PTO	Patio	95	0.00	5
PTO	Patio	96	0.00	5
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SDA	Store Display Area	01	0.00	0
SDA	Store Display Area	02	0.00	0
SDA	Store Display Area	03	0.00	0
SDA	Store Display Area	04	1.00	100
SDA	Store Display Area	05	0.00	0
SDA	Store Display Area	06	1.00	135
SDA	Store Display Area	94	1.00	100
SDA	Store Display Area	95	1.00	100
SDA	Store Display Area	96	1.00	135
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SFB	Base, Semi-Finished	01	0.00	40
SFB	Base, Semi-Finished	02	0.00	40
SFB	Base, Semi-Finished	03	0.00	40
SFB	Base, Semi-Finished	04	0.00	40
SFB	Base, Semi-Finished	05	0.00	40

SUBAREA CODES
PORTSMOUTH, NH

Area		Living		
Type	Description	Model	Area Factor	Eff Area %
SFB	Base, Semi-Finished	06	0.70	70
SFB	Base, Semi-Finished	94	0.70	70
SFB	Base, Semi-Finished	95	0.70	70
SFB	Base, Semi-Finished	96	0.70	70
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SLB	Slab	01	0.00	0
SLB	Slab	02	0.00	0
SLB	Slab	03	0.00	0
SLB	Slab	04	0.00	0
SLB	Slab	05	0.00	0
SLB	Slab	06	0.00	0
SLB	Slab	94	0.00	0
SLB	Slab	95	0.00	0
SLB	Slab	96	0.00	0
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SPA	Service Production Area	01	0.00	0
SPA	Service Production Area	02	0.00	0
SPA	Service Production Area	03	0.00	0
SPA	Service Production Area	04	0.85	85
SPA	Service Production Area	05	0.00	0
SPA	Service Production Area	06	1.00	100
SPA	Service Production Area	94	0.85	85
SPA	Service Production Area	95	0.85	85
SPA	Service Production Area	96	1.00	100
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STP	Stoop	01	0.00	0
STP	Stoop	02	0.00	0
STP	Stoop	03	0.00	0
STP	Stoop	04	0.00	0
STP	Stoop	05	0.00	0
STP	Stoop	06	0.00	10
STP	Stoop	94	0.00	10
STP	Stoop	95	0.00	10
STP	Stoop	96	0.00	10
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TQS	Three Quarter Story	01	0.75	75
TQS	Three Quarter Story	02	0.75	75
TQS	Three Quarter Story	03	0.75	75
TQS	Three Quarter Story	04	0.75	75
TQS	Three Quarter Story	05	0.75	75
TQS	Three Quarter Story	06	0.75	75
TQS	Three Quarter Story	94	0.75	75
TQS	Three Quarter Story	95	0.75	75
TQS	Three Quarter Story	96	0.75	75
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UAT	Attic	01	0.00	10
UAT	Attic	02	0.00	10
UAT	Attic	03	0.00	10
UAT	Attic	04	0.00	10
UAT	Attic	05	0.00	10
UAT	Attic	06	0.00	10
UAT	Attic	94	0.00	10
UAT	Attic	95	0.00	10
UAT	Attic	96	0.00	10

SUBAREA CODES
PORTSMOUTH, NH

Area		Living		
Type	Description	Model	Area Factor	Eff Area %
UEM	Basement, Unfinished	01	0.00	20
UEM	Basement, Unfinished	02	0.00	20
UEM	Basement, Unfinished	03	0.00	20
UEM	Basement, Unfinished	04	0.00	20
UEM	Basement, Unfinished	05	0.00	20
UEM	Basement, Unfinished	06	0.00	25
UEM	Basement, Unfinished	94	0.00	20
UEM	Basement, Unfinished	95	0.00	35
UEM	Basement, Unfinished	96	0.00	35
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UEP	Porch, Enclosed, Unfinished	01	0.00	50
UEP	Porch, Enclosed, Unfinished	02	0.00	50
UEP	Porch, Enclosed, Unfinished	03	0.00	50
UEP	Porch, Enclosed, Unfinished	04	0.00	50
UEP	Porch, Enclosed, Unfinished	05	0.00	50
UEP	Porch, Enclosed, Unfinished	06	0.00	50
UEP	Porch, Enclosed, Unfinished	94	0.00	50
UEP	Porch, Enclosed, Unfinished	95	0.00	50
UEP	Porch, Enclosed, Unfinished	96	0.00	50
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UGR	Garage, Unfinished	01	0.00	30
UGR	Garage, Unfinished	02	0.00	30
UGR	Garage, Unfinished	03	0.00	30
UGR	Garage, Unfinished	04	0.00	30
UGR	Garage, Unfinished	05	0.00	30
UGR	Garage, Unfinished	06	0.00	30
UGR	Garage, Unfinished	94	0.00	30
UGR	Garage, Unfinished	95	0.00	30
UGR	Garage, Unfinished	96	0.00	30
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UHS	Half Story, Unfinished	01	0.00	30
UHS	Half Story, Unfinished	02	0.00	30
UHS	Half Story, Unfinished	03	0.00	30
UHS	Half Story, Unfinished	04	0.00	30
UHS	Half Story, Unfinished	05	0.00	30
UHS	Half Story, Unfinished	06	0.00	30
UHS	Half Story, Unfinished	94	0.00	30
UHS	Half Story, Unfinished	95	0.00	30
UHS	Half Story, Unfinished	96	0.00	30
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ULP	Loading Platform, Unfinished	01	0.00	0
ULP	Loading Platform, Unfinished	02	0.00	0
ULP	Loading Platform, Unfinished	03	0.00	0
ULP	Loading Platform, Unfinished	04	0.00	20
ULP	Loading Platform, Unfinished	05	0.00	0
ULP	Loading Platform, Unfinished	06	0.00	20
ULP	Loading Platform, Unfinished	94	0.00	20
ULP	Loading Platform, Unfinished	95	0.00	20
ULP	Loading Platform, Unfinished	96	0.00	20
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UNK	Unknown	01	0.00	0
UNK	Unknown	02	0.00	0
UNK	Unknown	03	0.00	0
UNK	Unknown	04	0.00	0
UNK	Unknown	05	0.00	0
UNK	Unknown	06	1.00	100

SUBAREA CODES
PORTSMOUTH, NH

Area		Living		
Type	Description	Model	Area Factor	Eff Area %
UNK	Unknown	94	1.00	100
UNK	Unknown	95	1.00	100
UNK	Unknown	96	1.00	100
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UQS	Three Quarter Story, Unfished	01	0.00	40
UQS	Three Quarter Story, Unfished	02	0.00	40
UQS	Three Quarter Story, Unfished	03	0.00	40
UQS	Three Quarter Story, Unfished	04	0.00	40
UQS	Three Quarter Story, Unfished	05	0.00	40
UQS	Three Quarter Story, Unfished	06	0.00	40
UQS	Three Quarter Story, Unfished	94	0.00	40
UQS	Three Quarter Story, Unfished	95	0.00	40
UQS	Three Quarter Story, Unfished	96	0.00	40
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URB	Basement, Unfinished, Raised	01	0.00	30
URB	Basement, Unfinished, Raised	02	0.00	30
URB	Basement, Unfinished, Raised	03	0.00	30
URB	Basement, Unfinished, Raised	04	0.00	30
URB	Basement, Unfinished, Raised	05	0.00	30
URB	Basement, Unfinished, Raised	06	0.00	30
URB	Basement, Unfinished, Raised	94	0.00	30
URB	Basement, Unfinished, Raised	95	0.00	30
URB	Basement, Unfinished, Raised	96	0.00	30
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UST	Utility, Storage, Unfinished	01	0.00	10
UST	Utility, Storage, Unfinished	02	0.00	10
UST	Utility, Storage, Unfinished	03	0.00	10
UST	Utility, Storage, Unfinished	04	0.00	10
UST	Utility, Storage, Unfinished	05	0.00	10
UST	Utility, Storage, Unfinished	06	0.00	30
UST	Utility, Storage, Unfinished	94	0.00	30
UST	Utility, Storage, Unfinished	95	0.00	30
UST	Utility, Storage, Unfinished	96	0.00	30
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UUS	Upper Story, Unfinished	01	0.00	50
UUS	Upper Story, Unfinished	02	0.00	50
UUS	Upper Story, Unfinished	03	0.00	50
UUS	Upper Story, Unfinished	04	0.00	50
UUS	Upper Story, Unfinished	05	0.00	50
UUS	Upper Story, Unfinished	06	0.00	50
UUS	Upper Story, Unfinished	94	0.00	50
UUS	Upper Story, Unfinished	95	0.00	50
UUS	Upper Story, Unfinished	96	0.00	50
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WDK	Deck, Wood	01	0.00	10
WDK	Deck, Wood	02	0.00	10
WDK	Deck, Wood	03	0.00	10
WDK	Deck, Wood	04	0.00	10
WDK	Deck, Wood	05	0.00	10
WDK	Deck, Wood	06	0.00	10
WDK	Deck, Wood	94	0.00	10
WDK	Deck, Wood	95	0.00	10
WDK	Deck, Wood	96	0.00	10