

Formulas for Calculating Property Record Card

MA Segment

$\text{ROUND}(\text{ROUND}(\text{Unit Price} * \% \text{ Good}, 2) * \text{Area}, 0) + \text{ROUND}(\text{Fixed Increment} * \% \text{ Good}, 0) = \text{Segment Value}$

All other Segments

$\text{ROUND}(\text{ROUND}(\text{Unit Price} * \% \text{ Good}, 2) * \text{Area}, 0) = \text{Segment Value}$

- The addition of the fixed increment will only apply to the MA (Main Area) segment on the property record card.
- The fixed increment value is a lump sum adjustment made to a property for any non-standard plumbing fixtures, fireplaces, or upgrades a property may have.
- Rounding to,
 - “.0” rounds to nearest whole number
 - “,-1” rounds to the nearest ten.
 - “,.1” rounds to the nearest tenth
- Allow for a nominal margin of error in values on all calculations. This is due to additional rounding or lack thereof.

[See next page for example Property Record Card calculations.](#)

