

CAP RATE REPORT FOR YEAR 2020 FAIRFIELD, CT

CODES

CODE	DESC	RATE
ALF		0.0988
ALF2		0.0650
APT		0.0840
APTA		0.0730
AUTO		0.0700
BANK		0.0700
BED		0.1470
CARS		0.0700
COM		0.0750
FF		0.0700
FUNR		0.0750
GAR		0.0700
GE		0.0870
GLF		0.0900
GMRT		0.0750
HLTH		0.0800
HOTL		0.0988
IND		0.0750
LAND		0.0700
LANE		0.0800
MALL		0.0800
MIX		0.0820
MOFF		0.0900
MOTL		0.1030
OFF		0.0890
OFF1		0.0840
OFFN		0.0700
OFRT		0.0890
PLAZ		0.0700

ADJUSTMENTS

RATING	DESC	ADJUSTMENT
A	Average	1.00
BA	Below Average	1.06
E	Excellent	0.85
F	Fair	1.13
G	Good	0.95
P	Poor	1.20
VG	Very Good	0.90

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CODE	DESC	RATE
R&D		0.0750
REST		0.0700
RET		0.0700
ROOM		0.1060
RTWH		0.0750
SELF		0.0990
SSTA		0.0750
STGE		0.0750
STRP		0.0700
THET		0.0800
WHSE		0.0750