

# ZONING

## 450 Attachment 1

### City of Edgerton

#### Figure No. 1

#### IS IT 50% YET?

**Sample Problem:** Let's assume that the owner of a house with a nonconforming use (i.e., nonconforming institutional use in a residential zoned home) wishes to add a room to the house. If the house had an equalized assessed value of \$100,000 in 1997, the property owner would be able to make improvements valued at up to 50% of the present (1997) equalized assessed value of the house, or \$50,000 at that time. The improvement would have to be built to zoning standards. Any further additions or structural alterations could not be allowed unless the use of the structure is permanently changed to a conforming use. Additions and modifications are based upon a given time over the life of a structure. If, in the example above, the property owner constructed a \$50,000 addition in 1997, no further additions could be allowed because the 50% improvement limit had been reached. However, let's assume that the addition was valued at \$20,000 or 20% of the 1997 equalized assessed value of the structure (\$100,000). Ten years later, the property owner requests to add a room. In the meantime, the equalized assessed value of the house has increased from \$100,000 in 1997 to \$150,000 in 2007. The value of the storage room is \$15,000 in 2007. The property owner has now accumulated modifications totaling 30% of the equalized assessed values from 1997 and 2007.

Finally, 10 years later, when the equalized assessed value of the house is \$200,000, the property owner requests to make a modification to the house having a value of \$40,000. The cumulative percentage of the modifications totals 50%, based on the cumulative percentage of each modification in relation to the equalized assessed value of the house in the year the modification was made.

This example is further clarified in the following table:

(NOTE - the base for calculation is **not** the **original** value of the house at the time the Zoning Ordinance was enacted, but is the equalized assessed value of the house at each time the house is modified.)

Year	Equalized Assessed Value of Home	Value of Modification	Modification as a Percentage of	Cumulative Percentage
1997	\$100,000	\$20,000	20	20
2007	\$150,000	\$15,000	10	30
2017	\$200,000	\$40,000	20	50

**Definition: Equalized Assessed Value** is the value of a structure and/or lot of property as determined by the local assessor with any adjustments made to account for an assessment that does not reflect "full" (100%) value. Full assessed value of the structure and/or lot is usually equivalent to "full" (100%) fair market value at the time assessment is made.