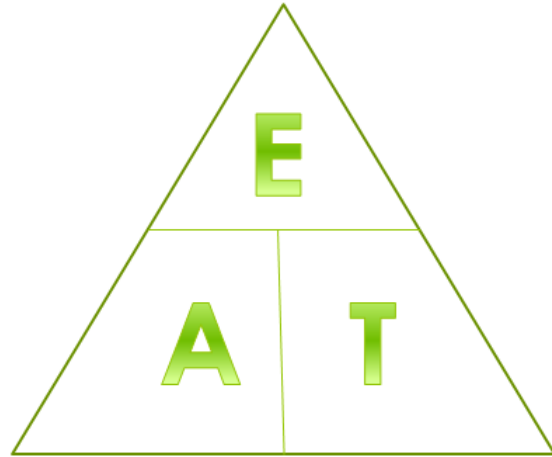# Effective Tax Rate Formula

- The ratio between the current tax bill and the property value
    - E = Effective Tax Rate
    - A = Assessment Ratio
    - T = Tax Rate
        - E = A * T
        - A = E/T
        - T = E/A

IRV
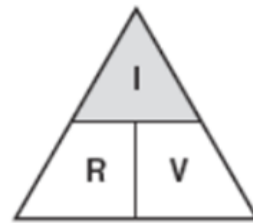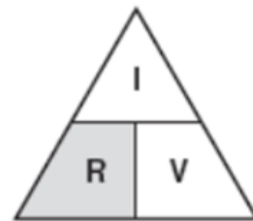
I = NOI
R = Cap Rate
V = Value (Sales Price)

Variations:
I = R * V
R = I / V
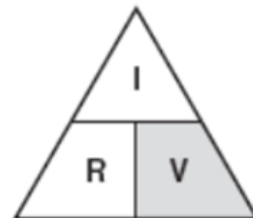V = I / R

$I = R \times V$

$R = I \div V$

$V = I \div R$