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**MODEL VREDNOTENJA ZA STANOVANJA (STA)**

# Enačbe in način izračuna vrednosti

Enačba za izračun posplošene vrednosti po modelu:

**V = VT × Fobn × Flast × Fdp × Flege × Fodd**

**Tabela 1: Oznake in opis oznak za izračun posplošene vrednosti po modelu za stanovanja (STA)**

|  |  |
| --- | --- |
| **Oznaka** | **Opis oznake** |
| **V** | Posplošena vrednost, določena za del stavbe s pripadajočimi skupnimi deli in pripadajočim zemljiščem[[1]](#footnote-1) po modelu STA |
| **VT** | Vrednost iz vrednostne tabele za del stavbe glede na stolpec za leto izgradnje in vrstico za velikost po modelu STA |
| **Fobn** | Faktor obnov |
| **Flast** | Faktor lastnosti |
| **Fdp** | Faktor dodatnih prostorov |
| **Flege** | Faktor lege stanovanja v stavbi |
| **Fodd** | Faktor vplivnega območja |

Koraki izračuna posplošene vrednosti:

***Slika 1: Prikaz korakov izračuna posplošene vrednosti po modelu za stanovanja (STA)***

V = VT × Fobn × Flast × Fdp × Flege × Fodd

korak 8

korak 7

korak 4

korak 5

korak 6

koraka 1, 3

koraka 1, 2

**Korak 1: Določitev lokacije – vrednostne cone in vrednostne ravni**

Glede na lokacijo posameznega dela stavbe (koordinat centroida stavbe (E, N), v kateri je del stavbe) se določita vrednostna cona, v kateri nepremičnina leži, in njej pripisana vrednostna raven. Vrednostne cone in njim pripisane vrednostne ravni modela vrednotenja za stanovanja so predstavljene v poglavju 2.1 Vrednostne cone.

**Dodatni pogoji pripisa:**

* Kadar se z modelom vrednotijo deli stavb z njihovimi pripadajočimi zemljišči, se za določitev vrednostne cone vzame centroid stavbe.
* Če je centroid natančno na meji dveh vrednostnih con, se izbere tista, ki ima nižjo vrednostno raven.
* Če ne obstaja presek centroida z nobeno vrednostno cono in oddaljenost od nje ni večja od 500 m, se določi najbližja vrednostna cona. Če je oddaljenost od dveh vrednostnih con natančno enaka, se izbere tista, ki ima nižjo vrednostno raven. Če je oddaljenost centroida od najbližje vrednostne cone večja od 500 m, se enoti vrednotenja ne izračuna vrednost.

**Korak 2: Določitev vrednosti iz vrednostne tabele za del stavbe s pripadajočim zemljiščem na podlagi leta izgradnje in velikosti**

Izbere se tista vrednostna tabela, ki ustreza vrednostni ravni, določeni v koraku 1. Vrednostna tabela je dostopna v poglavju 2.3 Vrednostne tabele. Vhodna podatka za določitev vrednosti iz vrednostne tabele sta leto izgradnje in velikost.

Velikost je enaka vsoti površin posameznih prostorov dela stavbe in je glede na površino nerazporejenega prostora izračunana na dva načina:

**Tabela 2: Definicija velikosti glede na površino prostora (99)**

|  |  |
| --- | --- |
| **Površina prostora (99)** | **Velikost** |
| Večja ali enaka nič | (1) bivalni prostor + (3) poslovni prostor + 0,25 × (6) garaža + 0,25 × (7) garažni parkirni prostor + (8) shramba, sušilnica, pralnica + 0,03 × (9) klet + 0,20 × (10) odprta terasa, balkon, loža + 0,20 × (11) zaprta terasa, balkon, loža + 0,50 × (16) prostor z omejeno uporabo + 0,70 × (17) nedokončan prostor + 0,20 × (99) nerazporejen prostor |
| Manjša od nič | (1) bivalni prostor + (3) poslovni prostor + 0,25 × (6) garaža + 0,25 × (7) garažni parkirni prostor + (8) shramba, sušilnica, pralnica + 0,03 × (9) klet + 0,20 × (10) odprta terasa, balkon, loža + 0,20 × (11) zaprta terasa, balkon, loža + 0,50 × (16) prostor z omejeno uporabo + 0,70 × (17) nedokončan prostor |

Na podlagi leta izgradnje in velikosti iz vrednostne tabele določimo vrednost za osnovo in vrednost za vsak dodatni m2, ki ga pri izračunu pomnožimo z velikostjo, ki presega velikost osnove. Vrednost iz vrednostne tabele dobimo s seštevkom vrednosti za osnovo in vrednosti dodatnih m2.

***Tabela 3: Prikaz sestave vrednostne tabele po modelu za stanovanja (STA)***

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Velikost (m2)** | | **Leto izgradnje** | | | | |
| **–** | **–** | **–** | **–** | **–** |
| **–** | **Osnova** |  |  |  |  |  |
| **Dodatni m2** |  |  |  |  |  |
| **–** | **Osnova** |  |  |  |  |  |
| **Dodatni m2** |  |  |  |  |  |
| **–** | **Osnova** |  |  |  |  |  |
| **Dodatni m2** |  |  |  |  |  |

**Korak 3: Določitev faktorja obnov**

Za definiranje velikosti faktorja obnov se izračuna povprečno leto obnove dela stavbe.

Izračun povprečnega leta obnove:

Lobn = Ufasade × Lfasade + Ustrehe × Lstrehe+ Uoken × Loken+ Uinštalacij × Linštalacij

***Tabela 4: Opis oznak v enačbi za izračun povprečnega leta obnove***

| **Oznaka** | **Opis oznake** |
| --- | --- |
| Lobn | Povprečno leto obnove |
| Lfasade | Leto obnove fasade je v primeru, ko obnova ni evidentirana, enako letu izgradnje stavbe. V primeru stavbe, starejše od 80 let, se za leto obnove prevzame leto 1945. Če je obnova izvedena prej kot pet let po izgradnji stavbe, se upošteva, kot da obnova ni evidentirana. |
| Lstrehe | Leto obnove strehe je v primeru, ko obnova ni evidentirana, enako letu izgradnje stavbe. V primeru stavbe, starejše od 80 let, se za leto obnove prevzame leto 1945. Če je obnova izvedena prej kot pet let po izgradnji stavbe, se upošteva, kot da obnova ni evidentirana. |
| Loken | Leto obnove oken je v primeru, ko obnova ni evidentirana, enako letu izgradnje stavbe. V primeru stavbe, starejše od 80 let, se za leto obnove prevzame leto 1945. Če je obnova izvedena prej kot pet let po izgradnji stavbe, se upošteva, kot da obnova ni evidentirana. |
| Linštalacij | Leto obnove inštalacij je v primeru, ko obnova ni evidentirana, enako letu izgradnje stavbe. V primeru stavbe, starejše od 80 let, se za leto obnove prevzame leto 1945. Če je obnova izvedena prej kot pet let po izgradnji stavbe, se upošteva, kot da obnova ni evidentirana. |
| Ufasade | Utež za obnovo fasade |
| Ustrehe | Utež za obnovo strehe |
| Uoken | Utež za obnovo oken |
| Uinštalacij | Utež za obnovo inštalacij |

***Tabela 5: Uteži posameznih tipov obnov po modelu za stanovanja (STA)***

|  |  |
| --- | --- |
| **Tip obnove** | **Utež** |
| Fasada | 0,29 |
| Streha | 0,13 |
| Okna | 0,29 |
| Inštalacije | 0,29 |

Na podlagi številke vrednostne ravni, leta izgradnje in povprečnega leta obnov se iz ustrezne tabele faktorja obnov določi faktor obnove.

***Tabela 6: Prikaz sestave tabele faktorja obnov***

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Leto izgradnje** | **Povprečno leto obnov** | | | | |
| **–** | **–** | **–** | **–** | **–** |
| **–** |  |  |  |  |  |
| **–** |  |  |  |  |  |
| **–** |  |  |  |  |  |

Tabela faktorja obnov je dostopna v poglavju 3 Točkovniki, točkovni razredi in vrednostni faktorji.

**Korak 4: Določitev faktorja lastnosti**

Na podlagi podatkov o posameznem delu stavbe se z ustreznim točkovnikom določijo točke za lastnosti. Točkovnik lastnosti je določen z dejansko rabo dela stavbe in s številom stanovanj. Na podlagi doseženih točk se v ustreznih razredih določi faktor lastnosti. Točkovnik in Tabela faktorja lastnosti sta dostopna v poglavju 3 Točkovniki, točkovni razredi in vrednostni faktorji.

**Korak 5: Določitev faktorja dodatnih prostorov**

Faktor dodatnih prostorov je določen glede na dejansko rabo dela stavbe, površino bivalnega prostora in površino dodatnih prostorov. Površina dodatnih prostorov predstavlja vsoto površin prostorov (10) odprta terasa, balkon, loža in (11) zaprta terasa, balkon, loža:

P = (10) odprta terasa, balkon, loža + (11) zaprta terasa, balkon, loža

Tabela faktorja dodatnih prostorov je dostopna v poglavju 3 Točkovniki, točkovni razredi in vrednostni faktorji.

**Korak 6: Določitev faktorja lege stanovanja v stavbi**

Faktor lege stanovanja v stavbi je določen glede na kombinacijo lege stanovanja v stavbi in prisotnosti dvigala. Tabela faktorja lege stanovanja v stavbi je dostopna v poglavju 3 Točkovniki, točkovni razredi in vrednostni faktorji.

**Dodatni pogoj pripisa**

Lega dela stavbe (klet, pritličje ali nadstropje) je izveden podatek, ki se ga v Evidenci vrednotenja nepremičnin določa na podlagi dveh podatkov iz katastra nepremičnin, in sicer na podlagi podatka o številki etaže glavnega vhoda v del stavbe in na podlagi podatka o številu etaže, ki je pritličje.

**Korak 7: Določitev faktorja vplivnega območja**

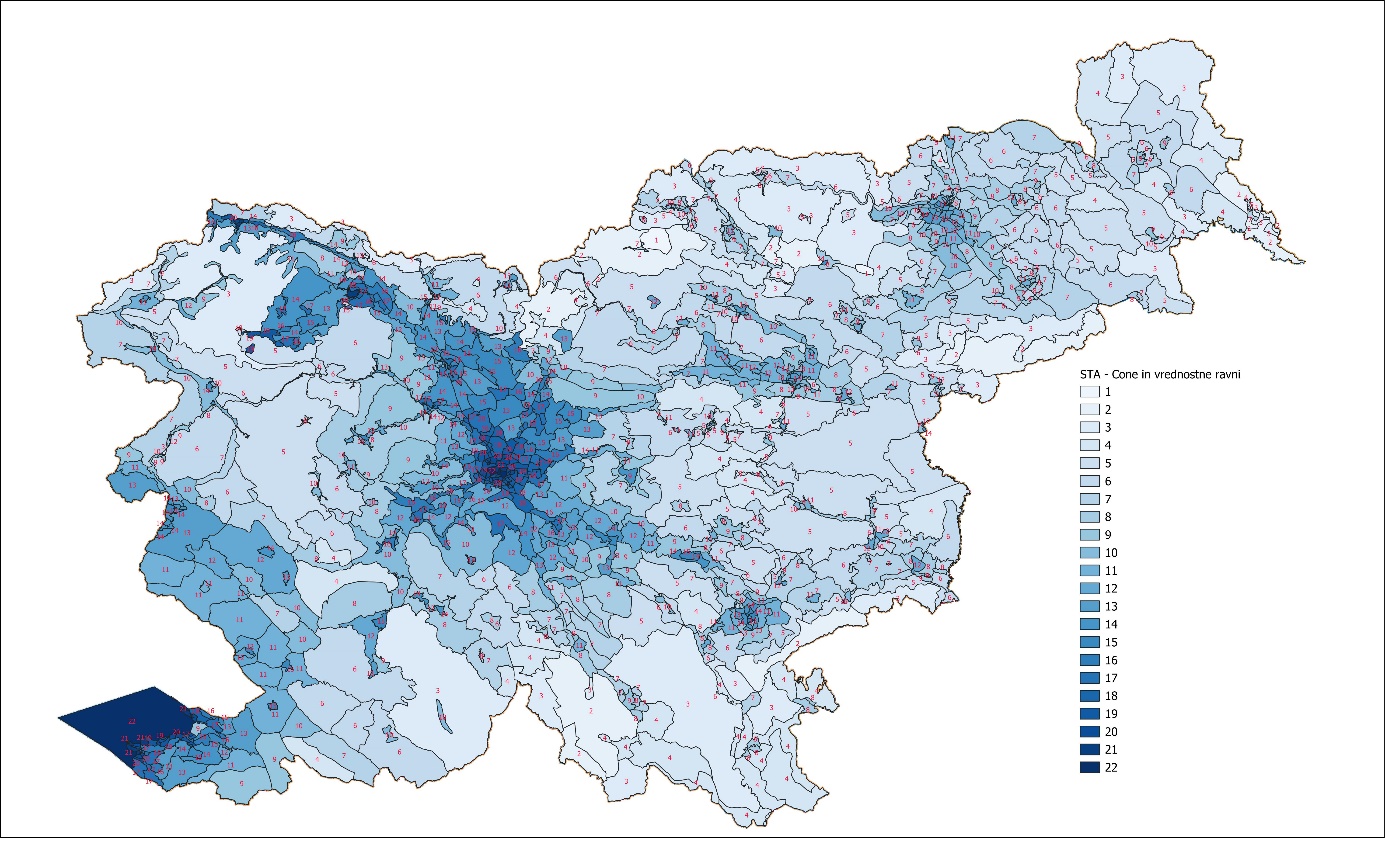
Faktor vplivnega območja je odvisen od vplivnega območja linijskih objektov gospodarske javne infrastrukture (cest, železnic, daljnovodov). Če obstaja več vplivov na isto nepremičnino, se faktor oddaljenosti določi z množenjem faktorjev vpliva posameznih faktorjev, pri čemer je določen maksimalni vpliv oziroma najnižji mogoči skupni faktor. Tabela faktorja oddaljenosti od linijskih objektov gospodarske javne infrastrukture je dostopna v poglavju 3 Točkovniki, točkovni razredi in vrednostni faktorji.

**Korak 8: Izračun posplošene vrednosti za del stavbe s pripadajočim zemljiščem po modelu STA**

Z uporabo do zdaj zbranih podatkov izračunamo posplošeno vrednost po enačbi v poglavju 1 Enačbe in način izračuna vrednosti. Zaokroževanje posplošene vrednosti enot vrednotenja se izvede tako, kot je določeno v 23. členu ZMVN-1.

# Vrednostne cone, referenčna enota vrednotenja, vrednostne ravni in vrednostne tabele

## Vrednostne cone



## Referenčna enota vrednotenja in vrednostne ravni

Referenčna enota modela za stanovanja (STA) ima naslednje lastnosti:

* dejanska raba dela stavbe je 2 – stanovanje (s pripadajočimi skupnimi deli in pripadajočim zemljiščem),
* velikost[[2]](#footnote-2) je enaka 50 m2 (skupna površina prostorov (1) bivalni prostor in (8) shramba, sušilnica, pralnica),
* prostori (3) poslovni prostor, (6) garaža, (7) garažni parkirni prostor, (9) klet, (10) odprta terasa, balkon, loža, (11) zaprta terasa, balkon, loža, (16) prostor z omejeno uporabo in (17) nedokončan prostor v stanovanju niso evidentirani,
* leto izgradnje je med letoma 1975 in 1979,
* nima obnovljene strehe,
* nima obnovljene fasade,
* nima obnovljenih oken,
* nima obnovljenih inštalacij,
* v stavbi ni dvigala,
* je v pritličju, prvem, drugem ali v tretjem nadstropju,
* stanovanje je v stavbi s 6 do 50 stanovanji,
* stavba ne leži v vplivnem območju linijskih objektov gospodarske javne infrastrukture.

***Tabela 7: Vrednostne ravni po modelu za stanovanja (STA)***

| **Št. vrednostne ravni** | **Vrednost referenčne enote (EUR)** |
| --- | --- |
| 1 | 23.000 |
| 2 | 28.800 |
| 3 | 35.400 |
| 4 | 42.800 |
| 5 | 50.900 |
| 6 | 59.000 |
| 7 | 67.200 |
| 8 | 74.900 |
| 9 | 83.500 |
| 10 | 93.000 |
| 11 | 103.600 |
| 12 | 115.000 |
| 13 | 126.700 |
| 14 | 139.400 |
| 15 | 153.400 |
| 16 | 168.800 |
| 17 | 185.900 |
| 18 | 204.500 |
| 19 | 225.000 |
| 20 | 247.600 |
| 21 | 272.400 |
| 22 | 299.700 |

## Vrednostne tabele

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **VREDNOSTNA RAVEN 1** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 397,90 | 430,10 | 460,00 | 489,90 | 535,90 | 568,10 | 598,00 | 614,10 | 627,90 | 660,10 | 690,00 | 719,90 | 752,10 | 798,10 | 828,00 |
| **15–29** | **Osnova** | **5.980** | **6.440** | **6.900** | **7.360** | **8.050** | **8.510** | **8.970** | **9.200** | **9.430** | **9.890** | **10.350** | **10.810** | **11.270** | **11.960** | **12.420** |
| **Dodatni m2** | 351,90 | 368,00 | 397,90 | 430,10 | 460,00 | 476,10 | 489,90 | 506,00 | 522,10 | 535,90 | 552,00 | 581,90 | 614,10 | 627,90 | 644,00 |
| **30–49** | **Osnova** | **11.270** | **11.960** | **12.880** | **13.800** | **14.950** | **15.640** | **16.330** | **16.790** | **17.250** | **17.940** | **18.630** | **19.550** | **20.470** | **21.390** | **22.080** |
| **Dodatni m2** | 310,50 | 333,50 | 345,00 | 379,50 | 402,50 | 414,00 | 425,50 | 437,00 | 460,00 | 483,00 | 506,00 | 529,00 | 552,00 | 575,00 | 586,50 |
| **50–74** | **Osnova** | **17.480** | **18.630** | **19.780** | **21.390** | **23.000** | **23.920** | **24.840** | **25.530** | **26.450** | **27.600** | **28.750** | **30.130** | **31.510** | **32.890** | **33.810** |
| **Dodatni m2** | 266,80 | 285,20 | 312,80 | 322,00 | 349,60 | 368,00 | 377,20 | 386,40 | 395,60 | 423,20 | 450,80 | 469,20 | 487,60 | 506,00 | 515,20 |
| **75–99** | **Osnova** | **24.150** | **25.760** | **27.600** | **29.440** | **31.740** | **33.120** | **34.270** | **35.190** | **36.340** | **38.180** | **40.020** | **41.860** | **43.700** | **45.540** | **46.690** |
| **Dodatni m2** | 230,00 | 239,20 | 257,60 | 266,80 | 276,00 | 285,20 | 294,40 | 303,60 | 322,00 | 349,60 | 368,00 | 386,40 | 395,60 | 404,80 | 414,00 |
| **100– 129** | **Osnova** | **29.900** | **31.740** | **34.040** | **36.110** | **38.640** | **40.250** | **41.630** | **42.780** | **44.390** | **46.920** | **49.220** | **51.520** | **53.590** | **55.660** | **57.040** |
| **Dodatni m2** | 207,00 | 213,90 | 223,10 | 236,90 | 253,00 | 259,90 | 269,10 | 276,00 | 282,90 | 305,90 | 322,00 | 328,90 | 338,10 | 345,00 | 351,90 |
| **130–** | **Osnova** | **36.110** | **38.180** | **40.710** | **43.240** | **46.230** | **48.070** | **49.680** | **51.060** | **52.900** | **56.120** | **58.880** | **61.410** | **63.710** | **66.010** | **67.620** |
| **Dodatni m2** | 172,50 | 184,00 | 195,50 | 207,00 | 218,50 | 223,10 | 230,00 | 239,20 | 246,10 | 253,00 | 259,90 | 266,80 | 271,40 | 276,00 | 278,30 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **VREDNOSTNA RAVEN 2** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 498,24 | 538,56 | 576,00 | 613,44 | 671,04 | 711,36 | 748,80 | 768,96 | 786,24 | 826,56 | 864,00 | 901,44 | 941,76 | 999,36 | 1.036,80 |
| **15–29** | **Osnova** | **7.488** | **8.064** | **8.640** | **9.216** | **10.080** | **10.656** | **11.232** | **11.520** | **11.808** | **12.384** | **12.960** | **13.536** | **14.112** | **14.976** | **15.552** |
| **Dodatni m2** | 440,64 | 460,80 | 498,24 | 538,56 | 576,00 | 596,16 | 613,44 | 633,60 | 653,76 | 671,04 | 691,20 | 728,64 | 768,96 | 786,24 | 806,40 |
| **30–49** | **Osnova** | **14.112** | **14.976** | **16.128** | **17.280** | **18.720** | **19.584** | **20.448** | **21.024** | **21.600** | **22.464** | **23.328** | **24.480** | **25.632** | **26.784** | **27.648** |
| **Dodatni m2** | 388,80 | 417,60 | 432,00 | 475,20 | 504,00 | 518,40 | 532,80 | 547,20 | 576,00 | 604,80 | 633,60 | 662,40 | 691,20 | 720,00 | 734,40 |
| **50–74** | **Osnova** | **21.888** | **23.328** | **24.768** | **26.784** | **28.800** | **29.952** | **31.104** | **31.968** | **33.120** | **34.560** | **36.000** | **37.728** | **39.456** | **41.184** | **42.336** |
| **Dodatni m2** | 334,08 | 357,12 | 391,68 | 403,20 | 437,76 | 460,80 | 472,32 | 483,84 | 495,36 | 529,92 | 564,48 | 587,52 | 610,56 | 633,60 | 645,12 |
| **75–99** | **Osnova** | **30.240** | **32.256** | **34.560** | **36.864** | **39.744** | **41.472** | **42.912** | **44.064** | **45.504** | **47.808** | **50.112** | **52.416** | **54.720** | **57.024** | **58.464** |
| **Dodatni m2** | 288,00 | 299,52 | 322,56 | 334,08 | 345,60 | 357,12 | 368,64 | 380,16 | 403,20 | 437,76 | 460,80 | 483,84 | 495,36 | 506,88 | 518,40 |
| **100– 129** | **Osnova** | **37.440** | **39.744** | **42.624** | **45.216** | **48.384** | **50.400** | **52.128** | **53.568** | **55.584** | **58.752** | **61.632** | **64.512** | **67.104** | **69.696** | **71.424** |
| **Dodatni m2** | 259,20 | 267,84 | 279,36 | 296,64 | 316,80 | 325,44 | 336,96 | 345,60 | 354,24 | 383,04 | 403,20 | 411,84 | 423,36 | 432,00 | 440,64 |
| **130–** | **Osnova** | **45.216** | **47.808** | **50.976** | **54.144** | **57.888** | **60.192** | **62.208** | **63.936** | **66.240** | **70.272** | **73.728** | **76.896** | **79.776** | **82.656** | **84.672** |
| **Dodatni m2** | 216,00 | 230,40 | 244,80 | 259,20 | 273,60 | 279,36 | 288,00 | 299,52 | 308,16 | 316,80 | 325,44 | 334,08 | 339,84 | 345,60 | 348,48 |
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| **VREDNOSTNA RAVEN 3** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025– -** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 612,42 | 661,98 | 708,00 | 754,02 | 824,82 | 874,38 | 920,40 | 945,18 | 966,42 | 1.015,98 | 1.062,00 | 1.108,02 | 1.157,58 | 1.228,38 | 1.274,40 |
| **15–29** | **Osnova** | **9.204** | **9.912** | **10.620** | **11.328** | **12.390** | **13.098** | **13.806** | **14.160** | **14.514** | **15.222** | **15.930** | **16.638** | **17.346** | **18.408** | **19.116** |
| **Dodatni m2** | 541,62 | 566,40 | 612,42 | 661,98 | 708,00 | 732,78 | 754,02 | 778,80 | 803,58 | 824,82 | 849,60 | 895,62 | 945,18 | 966,42 | 991,20 |
| **30–49** | **Osnova** | **17.346** | **18.408** | **19.824** | **21.240** | **23.010** | **24.072** | **25.134** | **25.842** | **26.550** | **27.612** | **28.674** | **30.090** | **31.506** | **32.922** | **33.984** |
| **Dodatni m2** | 477,90 | 513,30 | 531,00 | 584,10 | 619,50 | 637,20 | 654,90 | 672,60 | 708,00 | 743,40 | 778,80 | 814,20 | 849,60 | 885,00 | 902,70 |
| **50–74** | **Osnova** | **26.904** | **28.674** | **30.444** | **32.922** | **35.400** | **36.816** | **38.232** | **39.294** | **40.710** | **42.480** | **44.250** | **46.374** | **48.498** | **50.622** | **52.038** |
| **Dodatni m2** | 410,64 | 438,96 | 481,44 | 495,60 | 538,08 | 566,40 | 580,56 | 594,72 | 608,88 | 651,36 | 693,84 | 722,16 | 750,48 | 778,80 | 792,96 |
| **75–99** | **Osnova** | **37.170** | **39.648** | **42.480** | **45.312** | **48.852** | **50.976** | **52.746** | **54.162** | **55.932** | **58.764** | **61.596** | **64.428** | **67.260** | **70.092** | **71.862** |
| **Dodatni m2** | 354,00 | 368,16 | 396,48 | 410,64 | 424,80 | 438,96 | 453,12 | 467,28 | 495,60 | 538,08 | 566,40 | 594,72 | 608,88 | 623,04 | 637,20 |
| **100– 129** | **Osnova** | **46.020** | **48.852** | **52.392** | **55.578** | **59.472** | **61.950** | **64.074** | **65.844** | **68.322** | **72.216** | **75.756** | **79.296** | **82.482** | **85.668** | **87.792** |
| **Dodatni m2** | 318,60 | 329,22 | 343,38 | 364,62 | 389,40 | 400,02 | 414,18 | 424,80 | 435,42 | 470,82 | 495,60 | 506,22 | 520,38 | 531,00 | 541,62 |
| **130–** | **Osnova** | **55.578** | **58.764** | **62.658** | **66.552** | **71.154** | **73.986** | **76.464** | **78.588** | **81.420** | **86.376** | **90.624** | **94.518** | **98.058** | **101.598** | **104.076** |
| **Dodatni m2** | 265,50 | 283,20 | 300,90 | 318,60 | 336,30 | 343,38 | 354,00 | 368,16 | 378,78 | 389,40 | 400,02 | 410,64 | 417,72 | 424,80 | 428,34 |

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| **VREDNOSTNA RAVEN 4** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 740,44 | 800,36 | 856,00 | 911,64 | 997,24 | 1.057,16 | 1.112,80 | 1.142,76 | 1.168,44 | 1.228,36 | 1.284,00 | 1.339,64 | 1.399,56 | 1.485,16 | 1.540,80 |
| **15–29** | **Osnova** | **11.128** | **11.984** | **12.840** | **13.696** | **14.980** | **15.836** | **16.692** | **17.120** | **17.548** | **18.404** | **19.260** | **20.116** | **20.972** | **22.256** | **23.112** |
| **Dodatni m2** | 654,84 | 684,80 | 740,44 | 800,36 | 856,00 | 885,96 | 911,64 | 941,60 | 971,56 | 997,24 | 1.027,20 | 1.082,84 | 1.142,76 | 1.168,44 | 1.198,40 |
| **30–49** | **Osnova** | **20.972** | **22.256** | **23.968** | **25.680** | **27.820** | **29.104** | **30.388** | **31.244** | **32.100** | **33.384** | **34.668** | **36.380** | **38.092** | **39.804** | **41.088** |
| **Dodatni m2** | 577,80 | 620,60 | 642,00 | 706,20 | 749,00 | 770,40 | 791,80 | 813,20 | 856,00 | 898,80 | 941,60 | 984,40 | 1.027,20 | 1.070,00 | 1.091,40 |
| **50–74** | **Osnova** | **32.528** | **34.668** | **36.808** | **39.804** | **42.800** | **44.512** | **46.224** | **47.508** | **49.220** | **51.360** | **53.500** | **56.068** | **58.636** | **61.204** | **62.916** |
| **Dodatni m2** | 496,48 | 530,72 | 582,08 | 599,20 | 650,56 | 684,80 | 701,92 | 719,04 | 736,16 | 787,52 | 838,88 | 873,12 | 907,36 | 941,60 | 958,72 |
| **75–99** | **Osnova** | **44.940** | **47.936** | **51.360** | **54.784** | **59.064** | **61.632** | **63.772** | **65.484** | **67.624** | **71.048** | **74.472** | **77.896** | **81.320** | **84.744** | **86.884** |
| **Dodatni m2** | 428,00 | 445,12 | 479,36 | 496,48 | 513,60 | 530,72 | 547,84 | 564,96 | 599,20 | 650,56 | 684,80 | 719,04 | 736,16 | 753,28 | 770,40 |
| **100– 129** | **Osnova** | **55.640** | **59.064** | **63.344** | **67.196** | **71.904** | **74.900** | **77.468** | **79.608** | **82.604** | **87.312** | **91.592** | **95.872** | **99.724** | **103.576** | **106.144** |
| **Dodatni m2** | 385,20 | 398,04 | 415,16 | 440,84 | 470,80 | 483,64 | 500,76 | 513,60 | 526,44 | 569,24 | 599,20 | 612,04 | 629,16 | 642,00 | 654,84 |
| **130–** | **Osnova** | **67.196** | **71.048** | **75.756** | **80.464** | **86.028** | **89.452** | **92.448** | **95.016** | **98.440** | **104.432** | **109.568** | **114.276** | **118.556** | **122.836** | **125.832** |
| **Dodatni m2** | 321,00 | 342,40 | 363,80 | 385,20 | 406,60 | 415,16 | 428,00 | 445,12 | 457,96 | 470,80 | 483,64 | 496,48 | 505,04 | 513,60 | 517,88 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **VREDNOSTNA RAVEN 5** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 880,57 | 951,83 | 1.018,00 | 1.084,17 | 1.185,97 | 1.257,23 | 1.323,40 | 1.359,03 | 1.389,57 | 1.460,83 | 1.527,00 | 1.593,17 | 1.664,43 | 1.766,23 | 1.832,40 |
| **15–29** | **Osnova** | **13.234** | **14.252** | **15.270** | **16.288** | **17.815** | **18.833** | **19.851** | **20.360** | **20.869** | **21.887** | **22.905** | **23.923** | **24.941** | **26.468** | **27.486** |
| **Dodatni m2** | 778,77 | 814,40 | 880,57 | 951,83 | 1.018,00 | 1.053,63 | 1.084,17 | 1.119,80 | 1.155,43 | 1.185,97 | 1.221,60 | 1.287,77 | 1.359,03 | 1.389,57 | 1.425,20 |
| **30–49** | **Osnova** | **24.941** | **26.468** | **28.504** | **30.540** | **33.085** | **34.612** | **36.139** | **37.157** | **38.175** | **39.702** | **41.229** | **43.265** | **45.301** | **47.337** | **48.864** |
| **Dodatni m2** | 687,15 | 738,05 | 763,50 | 839,85 | 890,75 | 916,20 | 941,65 | 967,10 | 1.018,00 | 1.068,90 | 1.119,80 | 1.170,70 | 1.221,60 | 1.272,50 | 1.297,95 |
| **50–74** | **Osnova** | **38.684** | **41.229** | **43.774** | **47.337** | **50.900** | **52.936** | **54.972** | **56.499** | **58.535** | **61.080** | **63.625** | **66.679** | **69.733** | **72.787** | **74.823** |
| **Dodatni m2** | 590,44 | 631,16 | 692,24 | 712,60 | 773,68 | 814,40 | 834,76 | 855,12 | 875,48 | 936,56 | 997,64 | 1.038,36 | 1.079,08 | 1.119,80 | 1.140,16 |
| **75–99** | **Osnova** | **53.445** | **57.008** | **61.080** | **65.152** | **70.242** | **73.296** | **75.841** | **77.877** | **80.422** | **84.494** | **88.566** | **92.638** | **96.710** | **100.782** | **103.327** |
| **Dodatni m2** | 509,00 | 529,36 | 570,08 | 590,44 | 610,80 | 631,16 | 651,52 | 671,88 | 712,60 | 773,68 | 814,40 | 855,12 | 875,48 | 895,84 | 916,20 |
| **100– 129** | **Osnova** | **66.170** | **70.242** | **75.332** | **79.913** | **85.512** | **89.075** | **92.129** | **94.674** | **98.237** | **103.836** | **108.926** | **114.016** | **118.597** | **123.178** | **126.232** |
| **Dodatni m2** | 458,10 | 473,37 | 493,73 | 524,27 | 559,90 | 575,17 | 595,53 | 610,80 | 626,07 | 676,97 | 712,60 | 727,87 | 748,23 | 763,50 | 778,77 |
| **130–** | **Osnova** | **79.913** | **84.494** | **90.093** | **95.692** | **102.309** | **106.381** | **109.944** | **112.998** | **117.070** | **124.196** | **130.304** | **135.903** | **140.993** | **146.083** | **149.646** |
| **Dodatni m2** | 381,75 | 407,20 | 432,65 | 458,10 | 483,55 | 493,73 | 509,00 | 529,36 | 544,63 | 559,90 | 575,17 | 590,44 | 600,62 | 610,80 | 615,89 |
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| **VREDNOSTNA RAVEN 6** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 1.020,70 | 1.103,30 | 1.180,00 | 1.256,70 | 1.374,70 | 1.457,30 | 1.534,00 | 1.575,30 | 1.610,70 | 1.693,30 | 1.770,00 | 1.846,70 | 1.929,30 | 2.047,30 | 2.124,00 |
| **15–29** | **Osnova** | **15.340** | **16.520** | **17.700** | **18.880** | **20.650** | **21.830** | **23.010** | **23.600** | **24.190** | **25.370** | **26.550** | **27.730** | **28.910** | **30.680** | **31.860** |
| **Dodatni m2** | 902,70 | 944,00 | 1.020,70 | 1.103,30 | 1.180,00 | 1.221,30 | 1.256,70 | 1.298,00 | 1.339,30 | 1.374,70 | 1.416,00 | 1.492,70 | 1.575,30 | 1.610,70 | 1.652,00 |
| **30–49** | **Osnova** | **28.910** | **30.680** | **33.040** | **35.400** | **38.350** | **40.120** | **41.890** | **43.070** | **44.250** | **46.020** | **47.790** | **50.150** | **52.510** | **54.870** | **56.640** |
| **Dodatni m2** | 796,50 | 855,50 | 885,00 | 973,50 | 1.032,50 | 1.062,00 | 1.091,50 | 1.121,00 | 1.180,00 | 1.239,00 | 1.298,00 | 1.357,00 | 1.416,00 | 1.475,00 | 1.504,50 |
| **50–74** | **Osnova** | **44.840** | **47.790** | **50.740** | **54.870** | **59.000** | **61.360** | **63.720** | **65.490** | **67.850** | **70.800** | **73.750** | **77.290** | **80.830** | **84.370** | **86.730** |
| **Dodatni m2** | 684,40 | 731,60 | 802,40 | 826,00 | 896,80 | 944,00 | 967,60 | 991,20 | 1.014,80 | 1.085,60 | 1.156,40 | 1.203,60 | 1.250,80 | 1.298,00 | 1.321,60 |
| **75–99** | **Osnova** | **61.950** | **66.080** | **70.800** | **75.520** | **81.420** | **84.960** | **87.910** | **90.270** | **93.220** | **97.940** | **102.660** | **107.380** | **112.100** | **116.820** | **119.770** |
| **Dodatni m2** | 590,00 | 613,60 | 660,80 | 684,40 | 708,00 | 731,60 | 755,20 | 778,80 | 826,00 | 896,80 | 944,00 | 991,20 | 1.014,80 | 1.038,40 | 1.062,00 |
| **100– 129** | **Osnova** | **76.700** | **81.420** | **87.320** | **92.630** | **99.120** | **103.250** | **106.790** | **109.740** | **113.870** | **120.360** | **126.260** | **132.160** | **137.470** | **142.780** | **146.320** |
| **Dodatni m2** | 531,00 | 548,70 | 572,30 | 607,70 | 649,00 | 666,70 | 690,30 | 708,00 | 725,70 | 784,70 | 826,00 | 843,70 | 867,30 | 885,00 | 902,70 |
| **130–** | **Osnova** | **92.630** | **97.940** | **104.430** | **110.920** | **118.590** | **123.310** | **127.440** | **130.980** | **135.700** | **143.960** | **151.040** | **157.530** | **163.430** | **169.330** | **173.460** |
| **Dodatni m2** | 442,50 | 472,00 | 501,50 | 531,00 | 560,50 | 572,30 | 590,00 | 613,60 | 631,30 | 649,00 | 666,70 | 684,40 | 696,20 | 708,00 | 713,90 |

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| **VREDNOSTNA RAVEN 7** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 1.162,56 | 1.256,64 | 1.344,00 | 1.431,36 | 1.565,76 | 1.659,84 | 1.747,20 | 1.794,24 | 1.834,56 | 1.928,64 | 2.016,00 | 2.103,36 | 2.197,44 | 2.331,84 | 2.419,20 |
| **15–29** | **Osnova** | **17.472** | **18.816** | **20.160** | **21.504** | **23.520** | **24.864** | **26.208** | **26.880** | **27.552** | **28.896** | **30.240** | **31.584** | **32.928** | **34.944** | **36.288** |
| **Dodatni m2** | 1.028,16 | 1.075,20 | 1.162,56 | 1.256,64 | 1.344,00 | 1.391,04 | 1.431,36 | 1.478,40 | 1.525,44 | 1.565,76 | 1.612,80 | 1.700,16 | 1.794,24 | 1.834,56 | 1.881,60 |
| **30–49** | **Osnova** | **32.928** | **34.944** | **37.632** | **40.320** | **43.680** | **45.696** | **47.712** | **49.056** | **50.400** | **52.416** | **54.432** | **57.120** | **59.808** | **62.496** | **64.512** |
| **Dodatni m2** | 907,20 | 974,40 | 1.008,00 | 1.108,80 | 1.176,00 | 1.209,60 | 1.243,20 | 1.276,80 | 1.344,00 | 1.411,20 | 1.478,40 | 1.545,60 | 1.612,80 | 1.680,00 | 1.713,60 |
| **50–74** | **Osnova** | **51.072** | **54.432** | **57.792** | **62.496** | **67.200** | **69.888** | **72.576** | **74.592** | **77.280** | **80.640** | **84.000** | **88.032** | **92.064** | **96.096** | **98.784** |
| **Dodatni m2** | 779,52 | 833,28 | 913,92 | 940,80 | 1.021,44 | 1.075,20 | 1.102,08 | 1.128,96 | 1.155,84 | 1.236,48 | 1.317,12 | 1.370,88 | 1.424,64 | 1.478,40 | 1.505,28 |
| **75–99** | **Osnova** | **70.560** | **75.264** | **80.640** | **86.016** | **92.736** | **96.768** | **100.128** | **102.816** | **106.176** | **111.552** | **116.928** | **122.304** | **127.680** | **133.056** | **136.416** |
| **Dodatni m2** | 672,00 | 698,88 | 752,64 | 779,52 | 806,40 | 833,28 | 860,16 | 887,04 | 940,80 | 1.021,44 | 1.075,20 | 1.128,96 | 1.155,84 | 1.182,72 | 1.209,60 |
| **100– 129** | **Osnova** | **87.360** | **92.736** | **99.456** | **105.504** | **112.896** | **117.600** | **121.632** | **124.992** | **129.696** | **137.088** | **143.808** | **150.528** | **156.576** | **162.624** | **166.656** |
| **Dodatni m2** | 604,80 | 624,96 | 651,84 | 692,16 | 739,20 | 759,36 | 786,24 | 806,40 | 826,56 | 893,76 | 940,80 | 960,96 | 987,84 | 1.008,00 | 1.028,16 |
| **130–** | **Osnova** | **105.504** | **111.552** | **118.944** | **126.336** | **135.072** | **140.448** | **145.152** | **149.184** | **154.560** | **163.968** | **172.032** | **179.424** | **186.144** | **192.864** | **197.568** |
| **Dodatni m2** | 504,00 | 537,60 | 571,20 | 604,80 | 638,40 | 651,84 | 672,00 | 698,88 | 719,04 | 739,20 | 759,36 | 779,52 | 792,96 | 806,40 | 813,12 |
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| **VREDNOSTNA RAVEN 8** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946- 1954** | **1955- 1964** | **1965- 1974** | **1975- 1979** | **1980- 1984** | **1985- 1989** | **1990– 1994** | **1995- 1999** | **2000- 2004** | **2005- 2009** | **2010- 2014** | **2015- 2019** | **2020- 2024** | **2025-** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 1.498,00 | 1.595,37 | 1.700,23 | 1.797,60 | 1.850,03 | 1.894,97 | 1.947,40 | 1.999,83 | 2.044,77 | 2.097,20 | 2.149,63 | 2.194,57 | 2.247,00 | 2.344,37 | 2.449,23 |
| **15–29** | **Osnova** | **22.470** | **23.968** | **25.466** | **26.964** | **27.713** | **28.462** | **29.211** | **29.960** | **30.709** | **31.458** | **32.207** | **32.956** | **33.705** | **35.203** | **36.701** |
| **Dodatni m2** | 1.198,40 | 1.250,83 | 1.348,20 | 1.400,63 | 1.445,57 | 1.498,00 | 1.550,43 | 1.595,37 | 1.647,80 | 1.700,23 | 1.797,60 | 1.850,03 | 1.999,83 | 2.097,20 | 2.149,63 |
| **30–49** | **Osnova** | **40.446** | **42.693** | **45.689** | **47.936** | **49.434** | **50.932** | **52.430** | **53.928** | **55.426** | **56.924** | **59.171** | **60.669** | **63.665** | **66.661** | **68.908** |
| **Dodatni m2** | 1.048,60 | 1.086,05 | 1.160,95 | 1.235,85 | 1.273,30 | 1.310,75 | 1.348,20 | 1.385,65 | 1.423,10 | 1.535,45 | 1.647,80 | 1.722,70 | 1.797,60 | 1.872,50 | 1.909,95 |
| **50–74** | **Osnova** | **61.418** | **64.414** | **68.908** | **72.653** | **74.900** | **77.147** | **79.394** | **81.641** | **83.888** | **87.633** | **92.127** | **95.123** | **99.617** | **104.111** | **107.107** |
| **Dodatni m2** | 898,80 | 958,72 | 1.018,64 | 1.048,60 | 1.108,52 | 1.138,48 | 1.198,40 | 1.228,36 | 1.258,32 | 1.318,24 | 1.408,12 | 1.468,04 | 1.527,96 | 1.557,92 | 1.587,88 |
| **75–99** | **Osnova** | **83.888** | **88.382** | **94.374** | **98.868** | **102.613** | **105.609** | **109.354** | **112.350** | **115.346** | **120.589** | **127.330** | **131.824** | **137.816** | **143.059** | **146.804** |
| **Dodatni m2** | 778,96 | 808,92 | 838,88 | 868,84 | 898,80 | 928,76 | 958,72 | 988,68 | 1.018,64 | 1.078,56 | 1.138,48 | 1.228,36 | 1.288,28 | 1.318,24 | 1.348,20 |
| **100– 129** | **Osnova** | **103.362** | **108.605** | **115.346** | **120.589** | **125.083** | **128.828** | **133.322** | **137.067** | **140.812** | **147.553** | **155.792** | **162.533** | **170.023** | **176.015** | **180.509** |
| **Dodatni m2** | 696,57 | 726,53 | 749,00 | 771,47 | 846,37 | 876,33 | 898,80 | 921,27 | 951,23 | 973,70 | 996,17 | 1.048,60 | 1.101,03 | 1.145,97 | 1.175,93 |
| **130–** | **Osnova** | **124.334** | **130.326** | **137.816** | **143.808** | **150.549** | **155.043** | **160.286** | **164.780** | **169.274** | **176.764** | **185.752** | **193.991** | **202.979** | **210.469** | **215.712** |
| **Dodatni m2** | 636,65 | 644,14 | 651,63 | 659,12 | 666,61 | 681,59 | 711,55 | 734,02 | 756,49 | 801,43 | 831,39 | 861,35 | 891,31 | 921,27 | 936,25 |
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| **VREDNOSTNA RAVEN 9** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 1.670,00 | 1.778,55 | 1.895,45 | 2.004,00 | 2.062,45 | 2.112,55 | 2.171,00 | 2.229,45 | 2.279,55 | 2.338,00 | 2.396,45 | 2.446,55 | 2.505,00 | 2.613,55 | 2.730,45 |
| **15–29** | **Osnova** | **25.050** | **26.720** | **28.390** | **30.060** | **30.895** | **31.730** | **32.565** | **33.400** | **34.235** | **35.070** | **35.905** | **36.740** | **37.575** | **39.245** | **40.915** |
| **Dodatni m2** | 1.336,00 | 1.394,45 | 1.503,00 | 1.561,45 | 1.611,55 | 1.670,00 | 1.728,45 | 1.778,55 | 1.837,00 | 1.895,45 | 2.004,00 | 2.062,45 | 2.229,45 | 2.338,00 | 2.396,45 |
| **30–49** | **Osnova** | **45.090** | **47.595** | **50.935** | **53.440** | **55.110** | **56.780** | **58.450** | **60.120** | **61.790** | **63.460** | **65.965** | **67.635** | **70.975** | **74.315** | **76.820** |
| **Dodatni m2** | 1.169,00 | 1.210,75 | 1.294,25 | 1.377,75 | 1.419,50 | 1.461,25 | 1.503,00 | 1.544,75 | 1.586,50 | 1.711,75 | 1.837,00 | 1.920,50 | 2.004,00 | 2.087,50 | 2.129,25 |
| **50–74** | **Osnova** | **68.470** | **71.810** | **76.820** | **80.995** | **83.500** | **86.005** | **88.510** | **91.015** | **93.520** | **97.695** | **102.705** | **106.045** | **111.055** | **116.065** | **119.405** |
| **Dodatni m2** | 1.002,00 | 1.068,80 | 1.135,60 | 1.169,00 | 1.235,80 | 1.269,20 | 1.336,00 | 1.369,40 | 1.402,80 | 1.469,60 | 1.569,80 | 1.636,60 | 1.703,40 | 1.736,80 | 1.770,20 |
| **75–99** | **Osnova** | **93.520** | **98.530** | **105.210** | **110.220** | **114.395** | **117.735** | **121.910** | **125.250** | **128.590** | **134.435** | **141.950** | **146.960** | **153.640** | **159.485** | **163.660** |
| **Dodatni m2** | 868,40 | 901,80 | 935,20 | 968,60 | 1.002,00 | 1.035,40 | 1.068,80 | 1.102,20 | 1.135,60 | 1.202,40 | 1.269,20 | 1.369,40 | 1.436,20 | 1.469,60 | 1.503,00 |
| **100– 129** | **Osnova** | **115.230** | **121.075** | **128.590** | **134.435** | **139.445** | **143.620** | **148.630** | **152.805** | **156.980** | **164.495** | **173.680** | **181.195** | **189.545** | **196.225** | **201.235** |
| **Dodatni m2** | 776,55 | 809,95 | 835,00 | 860,05 | 943,55 | 976,95 | 1.002,00 | 1.027,05 | 1.060,45 | 1.085,50 | 1.110,55 | 1.169,00 | 1.227,45 | 1.277,55 | 1.310,95 |
| **130–** | **Osnova** | **138.610** | **145.290** | **153.640** | **160.320** | **167.835** | **172.845** | **178.690** | **183.700** | **188.710** | **197.060** | **207.080** | **216.265** | **226.285** | **234.635** | **240.480** |
| **Dodatni m2** | 709,75 | 718,10 | 726,45 | 734,80 | 743,15 | 759,85 | 793,25 | 818,30 | 843,35 | 893,45 | 926,85 | 960,25 | 993,65 | 1.027,05 | 1.043,75 |

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| **VREDNOSTNA RAVEN 10** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 1.860,00 | 1.980,90 | 2.111,10 | 2.232,00 | 2.297,10 | 2.352,90 | 2.418,00 | 2.483,10 | 2.538,90 | 2.604,00 | 2.669,10 | 2.724,90 | 2.790,00 | 2.910,90 | 3.041,10 |
| **15–29** | **Osnova** | **27.900** | **29.760** | **31.620** | **33.480** | **34.410** | **35.340** | **36.270** | **37.200** | **38.130** | **39.060** | **39.990** | **40.920** | **41.850** | **43.710** | **45.570** |
| **Dodatni m2** | 1.488,00 | 1.553,10 | 1.674,00 | 1.739,10 | 1.794,90 | 1.860,00 | 1.925,10 | 1.980,90 | 2.046,00 | 2.111,10 | 2.232,00 | 2.297,10 | 2.483,10 | 2.604,00 | 2.669,10 |
| **30–49** | **Osnova** | **50.220** | **53.010** | **56.730** | **59.520** | **61.380** | **63.240** | **65.100** | **66.960** | **68.820** | **70.680** | **73.470** | **75.330** | **79.050** | **82.770** | **85.560** |
| **Dodatni m2** | 1.302,00 | 1.348,50 | 1.441,50 | 1.534,50 | 1.581,00 | 1.627,50 | 1.674,00 | 1.720,50 | 1.767,00 | 1.906,50 | 2.046,00 | 2.139,00 | 2.232,00 | 2.325,00 | 2.371,50 |
| **50–74** | **Osnova** | **76.260** | **79.980** | **85.560** | **90.210** | **93.000** | **95.790** | **98.580** | **101.370** | **104.160** | **108.810** | **114.390** | **118.110** | **123.690** | **129.270** | **132.990** |
| **Dodatni m2** | 1.116,00 | 1.190,40 | 1.264,80 | 1.302,00 | 1.376,40 | 1.413,60 | 1.488,00 | 1.525,20 | 1.562,40 | 1.636,80 | 1.748,40 | 1.822,80 | 1.897,20 | 1.934,40 | 1.971,60 |
| **75–99** | **Osnova** | **104.160** | **109.740** | **117.180** | **122.760** | **127.410** | **131.130** | **135.780** | **139.500** | **143.220** | **149.730** | **158.100** | **163.680** | **171.120** | **177.630** | **182.280** |
| **Dodatni m2** | 967,20 | 1.004,40 | 1.041,60 | 1.078,80 | 1.116,00 | 1.153,20 | 1.190,40 | 1.227,60 | 1.264,80 | 1.339,20 | 1.413,60 | 1.525,20 | 1.599,60 | 1.636,80 | 1.674,00 |
| **100– 129** | **Osnova** | **128.340** | **134.850** | **143.220** | **149.730** | **155.310** | **159.960** | **165.540** | **170.190** | **174.840** | **183.210** | **193.440** | **201.810** | **211.110** | **218.550** | **224.130** |
| **Dodatni m2** | 864,90 | 902,10 | 930,00 | 957,90 | 1.050,90 | 1.088,10 | 1.116,00 | 1.143,90 | 1.181,10 | 1.209,00 | 1.236,90 | 1.302,00 | 1.367,10 | 1.422,90 | 1.460,10 |
| **130–** | **Osnova** | **154.380** | **161.820** | **171.120** | **178.560** | **186.930** | **192.510** | **199.020** | **204.600** | **210.180** | **219.480** | **230.640** | **240.870** | **252.030** | **261.330** | **267.840** |
| **Dodatni m2** | 790,50 | 799,80 | 809,10 | 818,40 | 827,70 | 846,30 | 883,50 | 911,40 | 939,30 | 995,10 | 1.032,30 | 1.069,50 | 1.106,70 | 1.143,90 | 1.162,50 |
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| **VREDNOSTNA RAVEN 11** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 2.072,00 | 2.206,68 | 2.351,72 | 2.486,40 | 2.558,92 | 2.621,08 | 2.693,60 | 2.766,12 | 2.828,28 | 2.900,80 | 2.973,32 | 3.035,48 | 3.108,00 | 3.242,68 | 3.387,72 |
| **15–29** | **Osnova** | **31.080** | **33.152** | **35.224** | **37.296** | **38.332** | **39.368** | **40.404** | **41.440** | **42.476** | **43.512** | **44.548** | **45.584** | **46.620** | **48.692** | **50.764** |
| **Dodatni m2** | 1.657,60 | 1.730,12 | 1.864,80 | 1.937,32 | 1.999,48 | 2.072,00 | 2.144,52 | 2.206,68 | 2.279,20 | 2.351,72 | 2.486,40 | 2.558,92 | 2.766,12 | 2.900,80 | 2.973,32 |
| **30–49** | **Osnova** | **55.944** | **59.052** | **63.196** | **66.304** | **68.376** | **70.448** | **72.520** | **74.592** | **76.664** | **78.736** | **81.844** | **83.916** | **88.060** | **92.204** | **95.312** |
| **Dodatni m2** | 1.450,40 | 1.502,20 | 1.605,80 | 1.709,40 | 1.761,20 | 1.813,00 | 1.864,80 | 1.916,60 | 1.968,40 | 2.123,80 | 2.279,20 | 2.382,80 | 2.486,40 | 2.590,00 | 2.641,80 |
| **50–74** | **Osnova** | **84.952** | **89.096** | **95.312** | **100.492** | **103.600** | **106.708** | **109.816** | **112.924** | **116.032** | **121.212** | **127.428** | **131.572** | **137.788** | **144.004** | **148.148** |
| **Dodatni m2** | 1.243,20 | 1.326,08 | 1.408,96 | 1.450,40 | 1.533,28 | 1.574,72 | 1.657,60 | 1.699,04 | 1.740,48 | 1.823,36 | 1.947,68 | 2.030,56 | 2.113,44 | 2.154,88 | 2.196,32 |
| **75–99** | **Osnova** | **116.032** | **122.248** | **130.536** | **136.752** | **141.932** | **146.076** | **151.256** | **155.400** | **159.544** | **166.796** | **176.120** | **182.336** | **190.624** | **197.876** | **203.056** |
| **Dodatni m2** | 1.077,44 | 1.118,88 | 1.160,32 | 1.201,76 | 1.243,20 | 1.284,64 | 1.326,08 | 1.367,52 | 1.408,96 | 1.491,84 | 1.574,72 | 1.699,04 | 1.781,92 | 1.823,36 | 1.864,80 |
| **100– 129** | **Osnova** | **142.968** | **150.220** | **159.544** | **166.796** | **173.012** | **178.192** | **184.408** | **189.588** | **194.768** | **204.092** | **215.488** | **224.812** | **235.172** | **243.460** | **249.676** |
| **Dodatni m2** | 963,48 | 1.004,92 | 1.036,00 | 1.067,08 | 1.170,68 | 1.212,12 | 1.243,20 | 1.274,28 | 1.315,72 | 1.346,80 | 1.377,88 | 1.450,40 | 1.522,92 | 1.585,08 | 1.626,52 |
| **130–** | **Osnova** | **171.976** | **180.264** | **190.624** | **198.912** | **208.236** | **214.452** | **221.704** | **227.920** | **234.136** | **244.496** | **256.928** | **268.324** | **280.756** | **291.116** | **298.368** |
| **Dodatni m2** | 880,60 | 890,96 | 901,32 | 911,68 | 922,04 | 942,76 | 984,20 | 1.015,28 | 1.046,36 | 1.108,52 | 1.149,96 | 1.191,40 | 1.232,84 | 1.274,28 | 1.295,00 |
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| **VREDNOSTNA RAVEN 12** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 2.300,00 | 2.449,50 | 2.610,50 | 2.760,00 | 2.840,50 | 2.909,50 | 2.990,00 | 3.070,50 | 3.139,50 | 3.220,00 | 3.300,50 | 3.369,50 | 3.450,00 | 3.599,50 | 3.760,50 |
| **15–29** | **Osnova** | **34.500** | **36.800** | **39.100** | **41.400** | **42.550** | **43.700** | **44.850** | **46.000** | **47.150** | **48.300** | **49.450** | **50.600** | **51.750** | **54.050** | **56.350** |
| **Dodatni m2** | 1.840,00 | 1.920,50 | 2.070,00 | 2.150,50 | 2.219,50 | 2.300,00 | 2.380,50 | 2.449,50 | 2.530,00 | 2.610,50 | 2.760,00 | 2.840,50 | 3.070,50 | 3.220,00 | 3.300,50 |
| **30–49** | **Osnova** | **62.100** | **65.550** | **70.150** | **73.600** | **75.900** | **78.200** | **80.500** | **82.800** | **85.100** | **87.400** | **90.850** | **93.150** | **97.750** | **102.350** | **105.800** |
| **Dodatni m2** | 1.610,00 | 1.667,50 | 1.782,50 | 1.897,50 | 1.955,00 | 2.012,50 | 2.070,00 | 2.127,50 | 2.185,00 | 2.357,50 | 2.530,00 | 2.645,00 | 2.760,00 | 2.875,00 | 2.932,50 |
| **50–74** | **Osnova** | **94.300** | **98.900** | **105.800** | **111.550** | **115.000** | **118.450** | **121.900** | **125.350** | **128.800** | **134.550** | **141.450** | **146.050** | **152.950** | **159.850** | **164.450** |
| **Dodatni m2** | 1.380,00 | 1.472,00 | 1.564,00 | 1.610,00 | 1.702,00 | 1.748,00 | 1.840,00 | 1.886,00 | 1.932,00 | 2.024,00 | 2.162,00 | 2.254,00 | 2.346,00 | 2.392,00 | 2.438,00 |
| **75–99** | **Osnova** | **128.800** | **135.700** | **144.900** | **151.800** | **157.550** | **162.150** | **167.900** | **172.500** | **177.100** | **185.150** | **195.500** | **202.400** | **211.600** | **219.650** | **225.400** |
| **Dodatni m2** | 1.196,00 | 1.242,00 | 1.288,00 | 1.334,00 | 1.380,00 | 1.426,00 | 1.472,00 | 1.518,00 | 1.564,00 | 1.656,00 | 1.748,00 | 1.886,00 | 1.978,00 | 2.024,00 | 2.070,00 |
| **100– 129** | **Osnova** | **158.700** | **166.750** | **177.100** | **185.150** | **192.050** | **197.800** | **204.700** | **210.450** | **216.200** | **226.550** | **239.200** | **249.550** | **261.050** | **270.250** | **277.150** |
| **Dodatni m2** | 1.069,50 | 1.115,50 | 1.150,00 | 1.184,50 | 1.299,50 | 1.345,50 | 1.380,00 | 1.414,50 | 1.460,50 | 1.495,00 | 1.529,50 | 1.610,00 | 1.690,50 | 1.759,50 | 1.805,50 |
| **130–** | **Osnova** | **190.900** | **200.100** | **211.600** | **220.800** | **231.150** | **238.050** | **246.100** | **253.000** | **259.900** | **271.400** | **285.200** | **297.850** | **311.650** | **323.150** | **331.200** |
| **Dodatni m2** | 977,50 | 989,00 | 1.000,50 | 1.012,00 | 1.023,50 | 1.046,50 | 1.092,50 | 1.127,00 | 1.161,50 | 1.230,50 | 1.276,50 | 1.322,50 | 1.368,50 | 1.414,50 | 1.437,50 |

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| **VREDNOSTNA RAVEN 13** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 2.534,00 | 2.698,71 | 2.876,09 | 3.040,80 | 3.129,49 | 3.205,51 | 3.294,20 | 3.382,89 | 3.458,91 | 3.547,60 | 3.636,29 | 3.712,31 | 3.801,00 | 3.965,71 | 4.143,09 |
| **15–29** | **Osnova** | **38.010** | **40.544** | **43.078** | **45.612** | **46.879** | **48.146** | **49.413** | **50.680** | **51.947** | **53.214** | **54.481** | **55.748** | **57.015** | **59.549** | **62.083** |
| **Dodatni m2** | 2.027,20 | 2.115,89 | 2.280,60 | 2.369,29 | 2.445,31 | 2.534,00 | 2.622,69 | 2.698,71 | 2.787,40 | 2.876,09 | 3.040,80 | 3.129,49 | 3.382,89 | 3.547,60 | 3.636,29 |
| **30–49** | **Osnova** | **68.418** | **72.219** | **77.287** | **81.088** | **83.622** | **86.156** | **88.690** | **91.224** | **93.758** | **96.292** | **100.093** | **102.627** | **107.695** | **112.763** | **116.564** |
| **Dodatni m2** | 1.773,80 | 1.837,15 | 1.963,85 | 2.090,55 | 2.153,90 | 2.217,25 | 2.280,60 | 2.343,95 | 2.407,30 | 2.597,35 | 2.787,40 | 2.914,10 | 3.040,80 | 3.167,50 | 3.230,85 |
| **50–74** | **Osnova** | **103.894** | **108.962** | **116.564** | **122.899** | **126.700** | **130.501** | **134.302** | **138.103** | **141.904** | **148.239** | **155.841** | **160.909** | **168.511** | **176.113** | **181.181** |
| **Dodatni m2** | 1.520,40 | 1.621,76 | 1.723,12 | 1.773,80 | 1.875,16 | 1.925,84 | 2.027,20 | 2.077,88 | 2.128,56 | 2.229,92 | 2.381,96 | 2.483,32 | 2.584,68 | 2.635,36 | 2.686,04 |
| **75–99** | **Osnova** | **141.904** | **149.506** | **159.642** | **167.244** | **173.579** | **178.647** | **184.982** | **190.050** | **195.118** | **203.987** | **215.390** | **222.992** | **233.128** | **241.997** | **248.332** |
| **Dodatni m2** | 1.317,68 | 1.368,36 | 1.419,04 | 1.469,72 | 1.520,40 | 1.571,08 | 1.621,76 | 1.672,44 | 1.723,12 | 1.824,48 | 1.925,84 | 2.077,88 | 2.179,24 | 2.229,92 | 2.280,60 |
| **100– 129** | **Osnova** | **174.846** | **183.715** | **195.118** | **203.987** | **211.589** | **217.924** | **225.526** | **231.861** | **238.196** | **249.599** | **263.536** | **274.939** | **287.609** | **297.745** | **305.347** |
| **Dodatni m2** | 1.178,31 | 1.228,99 | 1.267,00 | 1.305,01 | 1.431,71 | 1.482,39 | 1.520,40 | 1.558,41 | 1.609,09 | 1.647,10 | 1.685,11 | 1.773,80 | 1.862,49 | 1.938,51 | 1.989,19 |
| **130–** | **Osnova** | **210.322** | **220.458** | **233.128** | **243.264** | **254.667** | **262.269** | **271.138** | **278.740** | **286.342** | **299.012** | **314.216** | **328.153** | **343.357** | **356.027** | **364.896** |
| **Dodatni m2** | 1.076,95 | 1.089,62 | 1.102,29 | 1.114,96 | 1.127,63 | 1.152,97 | 1.203,65 | 1.241,66 | 1.279,67 | 1.355,69 | 1.406,37 | 1.457,05 | 1.507,73 | 1.558,41 | 1.583,75 |
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| **VREDNOSTNA RAVEN 14** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 2.788,00 | 2.969,22 | 3.164,38 | 3.345,60 | 3.443,18 | 3.526,82 | 3.624,40 | 3.721,98 | 3.805,62 | 3.903,20 | 4.000,78 | 4.084,42 | 4.182,00 | 4.363,22 | 4.558,38 |
| **15–29** | **Osnova** | **41.820** | **44.608** | **47.396** | **50.184** | **51.578** | **52.972** | **54.366** | **55.760** | **57.154** | **58.548** | **59.942** | **61.336** | **62.730** | **65.518** | **68.306** |
| **Dodatni m2** | 2.230,40 | 2.327,98 | 2.509,20 | 2.606,78 | 2.690,42 | 2.788,00 | 2.885,58 | 2.969,22 | 3.066,80 | 3.164,38 | 3.345,60 | 3.443,18 | 3.721,98 | 3.903,20 | 4.000,78 |
| **30–49** | **Osnova** | **75.276** | **79.458** | **85.034** | **89.216** | **92.004** | **94.792** | **97.580** | **100.368** | **103.156** | **105.944** | **110.126** | **112.914** | **118.490** | **124.066** | **128.248** |
| **Dodatni m2** | 1.951,60 | 2.021,30 | 2.160,70 | 2.300,10 | 2.369,80 | 2.439,50 | 2.509,20 | 2.578,90 | 2.648,60 | 2.857,70 | 3.066,80 | 3.206,20 | 3.345,60 | 3.485,00 | 3.554,70 |
| **50–74** | **Osnova** | **114.308** | **119.884** | **128.248** | **135.218** | **139.400** | **143.582** | **147.764** | **151.946** | **156.128** | **163.098** | **171.462** | **177.038** | **185.402** | **193.766** | **199.342** |
| **Dodatni m2** | 1.672,80 | 1.784,32 | 1.895,84 | 1.951,60 | 2.063,12 | 2.118,88 | 2.230,40 | 2.286,16 | 2.341,92 | 2.453,44 | 2.620,72 | 2.732,24 | 2.843,76 | 2.899,52 | 2.955,28 |
| **75–99** | **Osnova** | **156.128** | **164.492** | **175.644** | **184.008** | **190.978** | **196.554** | **203.524** | **209.100** | **214.676** | **224.434** | **236.980** | **245.344** | **256.496** | **266.254** | **273.224** |
| **Dodatni m2** | 1.449,76 | 1.505,52 | 1.561,28 | 1.617,04 | 1.672,80 | 1.728,56 | 1.784,32 | 1.840,08 | 1.895,84 | 2.007,36 | 2.118,88 | 2.286,16 | 2.397,68 | 2.453,44 | 2.509,20 |
| **100– 129** | **Osnova** | **192.372** | **202.130** | **214.676** | **224.434** | **232.798** | **239.768** | **248.132** | **255.102** | **262.072** | **274.618** | **289.952** | **302.498** | **316.438** | **327.590** | **335.954** |
| **Dodatni m2** | 1.296,42 | 1.352,18 | 1.394,00 | 1.435,82 | 1.575,22 | 1.630,98 | 1.672,80 | 1.714,62 | 1.770,38 | 1.812,20 | 1.854,02 | 1.951,60 | 2.049,18 | 2.132,82 | 2.188,58 |
| **130–** | **Osnova** | **231.404** | **242.556** | **256.496** | **267.648** | **280.194** | **288.558** | **298.316** | **306.680** | **315.044** | **328.984** | **345.712** | **361.046** | **377.774** | **391.714** | **401.472** |
| **Dodatni m2** | 1.184,90 | 1.198,84 | 1.212,78 | 1.226,72 | 1.240,66 | 1.268,54 | 1.324,30 | 1.366,12 | 1.407,94 | 1.491,58 | 1.547,34 | 1.603,10 | 1.658,86 | 1.714,62 | 1.742,50 |
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| **VREDNOSTNA RAVEN 15** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 3.374,80 | 3.482,18 | 3.574,22 | 3.681,60 | 3.788,98 | 3.881,02 | 3.988,40 | 4.095,78 | 4.187,82 | 4.295,20 | 4.402,58 | 4.494,62 | 4.602,00 | 4.709,38 | 4.801,42 |
| **15–29** | **Osnova** | **50.622** | **52.156** | **53.690** | **55.224** | **56.758** | **58.292** | **59.826** | **61.360** | **62.894** | **64.428** | **65.962** | **67.496** | **69.030** | **70.564** | **72.098** |
| **Dodatni m2** | 2.254,98 | 2.454,40 | 2.653,82 | 2.868,58 | 2.960,62 | 3.068,00 | 3.175,38 | 3.267,42 | 3.374,80 | 3.482,18 | 3.574,22 | 3.681,60 | 3.788,98 | 3.988,40 | 4.095,78 |
| **30–49** | **Osnova** | **84.370** | **88.972** | **93.574** | **98.176** | **101.244** | **104.312** | **107.380** | **110.448** | **113.516** | **116.584** | **119.652** | **122.720** | **125.788** | **130.390** | **133.458** |
| **Dodatni m2** | 2.070,90 | 2.147,60 | 2.377,70 | 2.531,10 | 2.607,80 | 2.684,50 | 2.761,20 | 2.837,90 | 2.914,60 | 2.991,30 | 3.068,00 | 3.144,70 | 3.221,40 | 3.374,80 | 3.451,50 |
| **50–74** | **Osnova** | **125.788** | **131.924** | **141.128** | **148.798** | **153.400** | **158.002** | **162.604** | **167.206** | **171.808** | **176.410** | **181.012** | **185.614** | **190.216** | **197.886** | **202.488** |
| **Dodatni m2** | 1.902,16 | 1.963,52 | 2.086,24 | 2.147,60 | 2.208,96 | 2.270,32 | 2.331,68 | 2.393,04 | 2.454,40 | 2.515,76 | 2.515,76 | 2.577,12 | 2.699,84 | 2.761,20 | 2.883,92 |
| **75–99** | **Osnova** | **173.342** | **181.012** | **193.284** | **202.488** | **208.624** | **214.760** | **220.896** | **227.032** | **233.168** | **239.304** | **243.906** | **250.042** | **257.712** | **266.916** | **274.586** |
| **Dodatni m2** | 1.656,72 | 1.718,08 | 1.779,44 | 1.840,80 | 1.902,16 | 1.963,52 | 2.024,88 | 2.086,24 | 2.147,60 | 2.208,96 | 2.331,68 | 2.393,04 | 2.454,40 | 2.515,76 | 2.577,12 |
| **100– 129** | **Osnova** | **214.760** | **223.964** | **237.770** | **248.508** | **256.178** | **263.848** | **271.518** | **279.188** | **286.858** | **294.528** | **302.198** | **309.868** | **319.072** | **329.810** | **339.014** |
| **Dodatni m2** | 1.487,98 | 1.580,02 | 1.641,38 | 1.687,40 | 1.733,42 | 1.794,78 | 1.840,80 | 1.886,82 | 1.948,18 | 2.040,22 | 2.101,58 | 2.193,62 | 2.301,00 | 2.408,38 | 2.454,40 |
| **130–** | **Osnova** | **259.246** | **271.518** | **286.858** | **299.130** | **308.334** | **317.538** | **326.742** | **335.946** | **345.150** | **355.888** | **365.092** | **375.830** | **388.102** | **401.908** | **412.646** |
| **Dodatni m2** | 1.349,92 | 1.365,26 | 1.380,60 | 1.395,94 | 1.411,28 | 1.426,62 | 1.457,30 | 1.503,32 | 1.549,34 | 1.641,38 | 1.702,74 | 1.764,10 | 1.825,46 | 1.886,82 | 1.932,84 |

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| **VREDNOSTNA RAVEN 16** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 3.713,60 | 3.831,76 | 3.933,04 | 4.051,20 | 4.169,36 | 4.270,64 | 4.388,80 | 4.506,96 | 4.608,24 | 4.726,40 | 4.844,56 | 4.945,84 | 5.064,00 | 5.182,16 | 5.283,44 |
| **15–29** | **Osnova** | **55.704** | **57.392** | **59.080** | **60.768** | **62.456** | **64.144** | **65.832** | **67.520** | **69.208** | **70.896** | **72.584** | **74.272** | **75.960** | **77.648** | **79.336** |
| **Dodatni m2** | 2.481,36 | 2.700,80 | 2.920,24 | 3.156,56 | 3.257,84 | 3.376,00 | 3.494,16 | 3.595,44 | 3.713,60 | 3.831,76 | 3.933,04 | 4.051,20 | 4.169,36 | 4.388,80 | 4.506,96 |
| **30–49** | **Osnova** | **92.840** | **97.904** | **102.968** | **108.032** | **111.408** | **114.784** | **118.160** | **121.536** | **124.912** | **128.288** | **131.664** | **135.040** | **138.416** | **143.480** | **146.856** |
| **Dodatni m2** | 2.278,80 | 2.363,20 | 2.616,40 | 2.785,20 | 2.869,60 | 2.954,00 | 3.038,40 | 3.122,80 | 3.207,20 | 3.291,60 | 3.376,00 | 3.460,40 | 3.544,80 | 3.713,60 | 3.798,00 |
| **50–74** | **Osnova** | **138.416** | **145.168** | **155.296** | **163.736** | **168.800** | **173.864** | **178.928** | **183.992** | **189.056** | **194.120** | **199.184** | **204.248** | **209.312** | **217.752** | **222.816** |
| **Dodatni m2** | 2.093,12 | 2.160,64 | 2.295,68 | 2.363,20 | 2.430,72 | 2.498,24 | 2.565,76 | 2.633,28 | 2.700,80 | 2.768,32 | 2.768,32 | 2.835,84 | 2.970,88 | 3.038,40 | 3.173,44 |
| **75–99** | **Osnova** | **190.744** | **199.184** | **212.688** | **222.816** | **229.568** | **236.320** | **243.072** | **249.824** | **256.576** | **263.328** | **268.392** | **275.144** | **283.584** | **293.712** | **302.152** |
| **Dodatni m2** | 1.823,04 | 1.890,56 | 1.958,08 | 2.025,60 | 2.093,12 | 2.160,64 | 2.228,16 | 2.295,68 | 2.363,20 | 2.430,72 | 2.565,76 | 2.633,28 | 2.700,80 | 2.768,32 | 2.835,84 |
| **100– 129** | **Osnova** | **236.320** | **246.448** | **261.640** | **273.456** | **281.896** | **290.336** | **298.776** | **307.216** | **315.656** | **324.096** | **332.536** | **340.976** | **351.104** | **362.920** | **373.048** |
| **Dodatni m2** | 1.637,36 | 1.738,64 | 1.806,16 | 1.856,80 | 1.907,44 | 1.974,96 | 2.025,60 | 2.076,24 | 2.143,76 | 2.245,04 | 2.312,56 | 2.413,84 | 2.532,00 | 2.650,16 | 2.700,80 |
| **130–** | **Osnova** | **285.272** | **298.776** | **315.656** | **329.160** | **339.288** | **349.416** | **359.544** | **369.672** | **379.800** | **391.616** | **401.744** | **413.560** | **427.064** | **442.256** | **454.072** |
| **Dodatni m2** | 1.485,44 | 1.502,32 | 1.519,20 | 1.536,08 | 1.552,96 | 1.569,84 | 1.603,60 | 1.654,24 | 1.704,88 | 1.806,16 | 1.873,68 | 1.941,20 | 2.008,72 | 2.076,24 | 2.126,88 |
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| **VREDNOSTNA RAVEN 17** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 4.089,80 | 4.219,93 | 4.331,47 | 4.461,60 | 4.591,73 | 4.703,27 | 4.833,40 | 4.963,53 | 5.075,07 | 5.205,20 | 5.335,33 | 5.446,87 | 5.577,00 | 5.707,13 | 5.818,67 |
| **15–29** | **Osnova** | **61.347** | **63.206** | **65.065** | **66.924** | **68.783** | **70.642** | **72.501** | **74.360** | **76.219** | **78.078** | **79.937** | **81.796** | **83.655** | **85.514** | **87.373** |
| **Dodatni m2** | 2.732,73 | 2.974,40 | 3.216,07 | 3.476,33 | 3.587,87 | 3.718,00 | 3.848,13 | 3.959,67 | 4.089,80 | 4.219,93 | 4.331,47 | 4.461,60 | 4.591,73 | 4.833,40 | 4.963,53 |
| **30–49** | **Osnova** | **102.245** | **107.822** | **113.399** | **118.976** | **122.694** | **126.412** | **130.130** | **133.848** | **137.566** | **141.284** | **145.002** | **148.720** | **152.438** | **158.015** | **161.733** |
| **Dodatni m2** | 2.509,65 | 2.602,60 | 2.881,45 | 3.067,35 | 3.160,30 | 3.253,25 | 3.346,20 | 3.439,15 | 3.532,10 | 3.625,05 | 3.718,00 | 3.810,95 | 3.903,90 | 4.089,80 | 4.182,75 |
| **50–74** | **Osnova** | **152.438** | **159.874** | **171.028** | **180.323** | **185.900** | **191.477** | **197.054** | **202.631** | **208.208** | **213.785** | **219.362** | **224.939** | **230.516** | **239.811** | **245.388** |
| **Dodatni m2** | 2.305,16 | 2.379,52 | 2.528,24 | 2.602,60 | 2.676,96 | 2.751,32 | 2.825,68 | 2.900,04 | 2.974,40 | 3.048,76 | 3.048,76 | 3.123,12 | 3.271,84 | 3.346,20 | 3.494,92 |
| **75–99** | **Osnova** | **210.067** | **219.362** | **234.234** | **245.388** | **252.824** | **260.260** | **267.696** | **275.132** | **282.568** | **290.004** | **295.581** | **303.017** | **312.312** | **323.466** | **332.761** |
| **Dodatni m2** | 2.007,72 | 2.082,08 | 2.156,44 | 2.230,80 | 2.305,16 | 2.379,52 | 2.453,88 | 2.528,24 | 2.602,60 | 2.676,96 | 2.825,68 | 2.900,04 | 2.974,40 | 3.048,76 | 3.123,12 |
| **100– 129** | **Osnova** | **260.260** | **271.414** | **288.145** | **301.158** | **310.453** | **319.748** | **329.043** | **338.338** | **347.633** | **356.928** | **366.223** | **375.518** | **386.672** | **399.685** | **410.839** |
| **Dodatni m2** | 1.803,23 | 1.914,77 | 1.989,13 | 2.044,90 | 2.100,67 | 2.175,03 | 2.230,80 | 2.286,57 | 2.360,93 | 2.472,47 | 2.546,83 | 2.658,37 | 2.788,50 | 2.918,63 | 2.974,40 |
| **130–** | **Osnova** | **314.171** | **329.043** | **347.633** | **362.505** | **373.659** | **384.813** | **395.967** | **407.121** | **418.275** | **431.288** | **442.442** | **455.455** | **470.327** | **487.058** | **500.071** |
| **Dodatni m2** | 1.635,92 | 1.654,51 | 1.673,10 | 1.691,69 | 1.710,28 | 1.728,87 | 1.766,05 | 1.821,82 | 1.877,59 | 1.989,13 | 2.063,49 | 2.137,85 | 2.212,21 | 2.286,57 | 2.342,34 |
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| **VREDNOSTNA RAVEN 18** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 4.499,00 | 4.642,15 | 4.764,85 | 4.908,00 | 5.051,15 | 5.173,85 | 5.317,00 | 5.460,15 | 5.582,85 | 5.726,00 | 5.869,15 | 5.991,85 | 6.135,00 | 6.278,15 | 6.400,85 |
| **15–29** | **Osnova** | **67.485** | **69.530** | **71.575** | **73.620** | **75.665** | **77.710** | **79.755** | **81.800** | **83.845** | **85.890** | **87.935** | **89.980** | **92.025** | **94.070** | **96.115** |
| **Dodatni m2** | 3.006,15 | 3.272,00 | 3.537,85 | 3.824,15 | 3.946,85 | 4.090,00 | 4.233,15 | 4.355,85 | 4.499,00 | 4.642,15 | 4.764,85 | 4.908,00 | 5.051,15 | 5.317,00 | 5.460,15 |
| **30–49** | **Osnova** | **112.475** | **118.610** | **124.745** | **130.880** | **134.970** | **139.060** | **143.150** | **147.240** | **151.330** | **155.420** | **159.510** | **163.600** | **167.690** | **173.825** | **177.915** |
| **Dodatni m2** | 2.760,75 | 2.863,00 | 3.169,75 | 3.374,25 | 3.476,50 | 3.578,75 | 3.681,00 | 3.783,25 | 3.885,50 | 3.987,75 | 4.090,00 | 4.192,25 | 4.294,50 | 4.499,00 | 4.601,25 |
| **50–74** | **Osnova** | **167.690** | **175.870** | **188.140** | **198.365** | **204.500** | **210.635** | **216.770** | **222.905** | **229.040** | **235.175** | **241.310** | **247.445** | **253.580** | **263.805** | **269.940** |
| **Dodatni m2** | 2.535,80 | 2.617,60 | 2.781,20 | 2.863,00 | 2.944,80 | 3.026,60 | 3.108,40 | 3.190,20 | 3.272,00 | 3.353,80 | 3.353,80 | 3.435,60 | 3.599,20 | 3.681,00 | 3.844,60 |
| **75–99** | **Osnova** | **231.085** | **241.310** | **257.670** | **269.940** | **278.120** | **286.300** | **294.480** | **302.660** | **310.840** | **319.020** | **325.155** | **333.335** | **343.560** | **355.830** | **366.055** |
| **Dodatni m2** | 2.208,60 | 2.290,40 | 2.372,20 | 2.454,00 | 2.535,80 | 2.617,60 | 2.699,40 | 2.781,20 | 2.863,00 | 2.944,80 | 3.108,40 | 3.190,20 | 3.272,00 | 3.353,80 | 3.435,60 |
| **100– 129** | **Osnova** | **286.300** | **298.570** | **316.975** | **331.290** | **341.515** | **351.740** | **361.965** | **372.190** | **382.415** | **392.640** | **402.865** | **413.090** | **425.360** | **439.675** | **451.945** |
| **Dodatni m2** | 1.983,65 | 2.106,35 | 2.188,15 | 2.249,50 | 2.310,85 | 2.392,65 | 2.454,00 | 2.515,35 | 2.597,15 | 2.719,85 | 2.801,65 | 2.924,35 | 3.067,50 | 3.210,65 | 3.272,00 |
| **130–** | **Osnova** | **345.605** | **361.965** | **382.415** | **398.775** | **411.045** | **423.315** | **435.585** | **447.855** | **460.125** | **474.440** | **486.710** | **501.025** | **517.385** | **535.790** | **550.105** |
| **Dodatni m2** | 1.799,60 | 1.820,05 | 1.840,50 | 1.860,95 | 1.881,40 | 1.901,85 | 1.942,75 | 2.004,10 | 2.065,45 | 2.188,15 | 2.269,95 | 2.351,75 | 2.433,55 | 2.515,35 | 2.576,70 |

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| **VREDNOSTNA RAVEN 19** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965–1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 4.950,00 | 5.107,50 | 5.242,50 | 5.400,00 | 5.557,50 | 5.692,50 | 5.850,00 | 6.007,50 | 6.142,50 | 6.300,00 | 6.457,50 | 6.592,50 | 6.750,00 | 6.907,50 | 7.042,50 |
| **15–29** | **Osnova** | **74.250** | **76.500** | **78.750** | **81.000** | **83.250** | **85.500** | **87.750** | **90.000** | **92.250** | **94.500** | **96.750** | **99.000** | **101.250** | **103.500** | **105.750** |
| **Dodatni m2** | 3.307,50 | 3.600,00 | 3.892,50 | 4.207,50 | 4.342,50 | 4.500,00 | 4.657,50 | 4.792,50 | 4.950,00 | 5.107,50 | 5.242,50 | 5.400,00 | 5.557,50 | 5.850,00 | 6.007,50 |
| **30–49** | **Osnova** | **123.750** | **130.500** | **137.250** | **144.000** | **148.500** | **153.000** | **157.500** | **162.000** | **166.500** | **171.000** | **175.500** | **180.000** | **184.500** | **191.250** | **195.750** |
| **Dodatni m2** | 3.037,50 | 3.150,00 | 3.487,50 | 3.712,50 | 3.825,00 | 3.937,50 | 4.050,00 | 4.162,50 | 4.275,00 | 4.387,50 | 4.500,00 | 4.612,50 | 4.725,00 | 4.950,00 | 5.062,50 |
| **50–74** | **Osnova** | **184.500** | **193.500** | **207.000** | **218.250** | **225.000** | **231.750** | **238.500** | **245.250** | **252.000** | **258.750** | **265.500** | **272.250** | **279.000** | **290.250** | **297.000** |
| **Dodatni m2** | 2.790,00 | 2.880,00 | 3.060,00 | 3.150,00 | 3.240,00 | 3.330,00 | 3.420,00 | 3.510,00 | 3.600,00 | 3.690,00 | 3.690,00 | 3.780,00 | 3.960,00 | 4.050,00 | 4.230,00 |
| **75–99** | **Osnova** | **254.250** | **265.500** | **283.500** | **297.000** | **306.000** | **315.000** | **324.000** | **333.000** | **342.000** | **351.000** | **357.750** | **366.750** | **378.000** | **391.500** | **402.750** |
| **Dodatni m2** | 2.430,00 | 2.520,00 | 2.610,00 | 2.700,00 | 2.790,00 | 2.880,00 | 2.970,00 | 3.060,00 | 3.150,00 | 3.240,00 | 3.420,00 | 3.510,00 | 3.600,00 | 3.690,00 | 3.780,00 |
| **100– 129** | **Osnova** | **315.000** | **328.500** | **348.750** | **364.500** | **375.750** | **387.000** | **398.250** | **409.500** | **420.750** | **432.000** | **443.250** | **454.500** | **468.000** | **483.750** | **497.250** |
| **Dodatni m2** | 2.182,50 | 2.317,50 | 2.407,50 | 2.475,00 | 2.542,50 | 2.632,50 | 2.700,00 | 2.767,50 | 2.857,50 | 2.992,50 | 3.082,50 | 3.217,50 | 3.375,00 | 3.532,50 | 3.600,00 |
| **130–** | **Osnova** | **380.250** | **398.250** | **420.750** | **438.750** | **452.250** | **465.750** | **479.250** | **492.750** | **506.250** | **522.000** | **535.500** | **551.250** | **569.250** | **589.500** | **605.250** |
| **Dodatni m2** | 1.980,00 | 2.002,50 | 2.025,00 | 2.047,50 | 2.070,00 | 2.092,50 | 2.137,50 | 2.205,00 | 2.272,50 | 2.407,50 | 2.497,50 | 2.587,50 | 2.677,50 | 2.767,50 | 2.835,00 |
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| **VREDNOSTNA RAVEN 20** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 5.447,20 | 5.620,52 | 5.769,08 | 5.942,40 | 6.115,72 | 6.264,28 | 6.437,60 | 6.610,92 | 6.759,48 | 6.932,80 | 7.106,12 | 7.254,68 | 7.428,00 | 7.601,32 | 7.749,88 |
| **15–29** | **Osnova** | **81.708** | **84.184** | **86.660** | **89.136** | **91.612** | **94.088** | **96.564** | **99.040** | **101.516** | **103.992** | **106.468** | **108.944** | **111.420** | **113.896** | **116.372** |
| **Dodatni m2** | 3.639,72 | 3.961,60 | 4.283,48 | 4.630,12 | 4.778,68 | 4.952,00 | 5.125,32 | 5.273,88 | 5.447,20 | 5.620,52 | 5.769,08 | 5.942,40 | 6.115,72 | 6.437,60 | 6.610,92 |
| **30–49** | **Osnova** | **136.180** | **143.608** | **151.036** | **158.464** | **163.416** | **168.368** | **173.320** | **178.272** | **183.224** | **188.176** | **193.128** | **198.080** | **203.032** | **210.460** | **215.412** |
| **Dodatni m2** | 3.342,60 | 3.466,40 | 3.837,80 | 4.085,40 | 4.209,20 | 4.333,00 | 4.456,80 | 4.580,60 | 4.704,40 | 4.828,20 | 4.952,00 | 5.075,80 | 5.199,60 | 5.447,20 | 5.571,00 |
| **50–74** | **Osnova** | **203.032** | **212.936** | **227.792** | **240.172** | **247.600** | **255.028** | **262.456** | **269.884** | **277.312** | **284.740** | **292.168** | **299.596** | **307.024** | **319.404** | **326.832** |
| **Dodatni m2** | 3.070,24 | 3.169,28 | 3.367,36 | 3.466,40 | 3.565,44 | 3.664,48 | 3.763,52 | 3.862,56 | 3.961,60 | 4.060,64 | 4.060,64 | 4.159,68 | 4.357,76 | 4.456,80 | 4.654,88 |
| **75–99** | **Osnova** | **279.788** | **292.168** | **311.976** | **326.832** | **336.736** | **346.640** | **356.544** | **366.448** | **376.352** | **386.256** | **393.684** | **403.588** | **415.968** | **430.824** | **443.204** |
| **Dodatni m2** | 2.674,08 | 2.773,12 | 2.872,16 | 2.971,20 | 3.070,24 | 3.169,28 | 3.268,32 | 3.367,36 | 3.466,40 | 3.565,44 | 3.763,52 | 3.862,56 | 3.961,60 | 4.060,64 | 4.159,68 |
| **100– 129** | **Osnova** | **346.640** | **361.496** | **383.780** | **401.112** | **413.492** | **425.872** | **438.252** | **450.632** | **463.012** | **475.392** | **487.772** | **500.152** | **515.008** | **532.340** | **547.196** |
| **Dodatni m2** | 2.401,72 | 2.550,28 | 2.649,32 | 2.723,60 | 2.797,88 | 2.896,92 | 2.971,20 | 3.045,48 | 3.144,52 | 3.293,08 | 3.392,12 | 3.540,68 | 3.714,00 | 3.887,32 | 3.961,60 |
| **130–** | **Osnova** | **418.444** | **438.252** | **463.012** | **482.820** | **497.676** | **512.532** | **527.388** | **542.244** | **557.100** | **574.432** | **589.288** | **606.620** | **626.428** | **648.712** | **666.044** |
| **Dodatni m2** | 2.178,88 | 2.203,64 | 2.228,40 | 2.253,16 | 2.277,92 | 2.302,68 | 2.352,20 | 2.426,48 | 2.500,76 | 2.649,32 | 2.748,36 | 2.847,40 | 2.946,44 | 3.045,48 | 3.119,76 |
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| **VREDNOSTNA RAVEN 21** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995–1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 5.992,80 | 6.183,48 | 6.346,92 | 6.537,60 | 6.728,28 | 6.891,72 | 7.082,40 | 7.273,08 | 7.436,52 | 7.627,20 | 7.817,88 | 7.981,32 | 8.172,00 | 8.362,68 | 8.526,12 |
| **15–29** | **Osnova** | **89.892** | **92.616** | **95.340** | **98.064** | **100.788** | **103.512** | **106.236** | **108.960** | **111.684** | **114.408** | **117.132** | **119.856** | **122.580** | **125.304** | **128.028** |
| **Dodatni m2** | 4.004,28 | 4.358,40 | 4.712,52 | 5.093,88 | 5.257,32 | 5.448,00 | 5.638,68 | 5.802,12 | 5.992,80 | 6.183,48 | 6.346,92 | 6.537,60 | 6.728,28 | 7.082,40 | 7.273,08 |
| **30–49** | **Osnova** | **149.820** | **157.992** | **166.164** | **174.336** | **179.784** | **185.232** | **190.680** | **196.128** | **201.576** | **207.024** | **212.472** | **217.920** | **223.368** | **231.540** | **236.988** |
| **Dodatni m2** | 3.677,40 | 3.813,60 | 4.222,20 | 4.494,60 | 4.630,80 | 4.767,00 | 4.903,20 | 5.039,40 | 5.175,60 | 5.311,80 | 5.448,00 | 5.584,20 | 5.720,40 | 5.992,80 | 6.129,00 |
| **50–74** | **Osnova** | **223.368** | **234.264** | **250.608** | **264.228** | **272.400** | **280.572** | **288.744** | **296.916** | **305.088** | **313.260** | **321.432** | **329.604** | **337.776** | **351.396** | **359.568** |
| **Dodatni m2** | 3.377,76 | 3.486,72 | 3.704,64 | 3.813,60 | 3.922,56 | 4.031,52 | 4.140,48 | 4.249,44 | 4.358,40 | 4.467,36 | 4.467,36 | 4.576,32 | 4.794,24 | 4.903,20 | 5.121,12 |
| **75–99** | **Osnova** | **307.812** | **321.432** | **343.224** | **359.568** | **370.464** | **381.360** | **392.256** | **403.152** | **414.048** | **424.944** | **433.116** | **444.012** | **457.632** | **473.976** | **487.596** |
| **Dodatni m2** | 2.941,92 | 3.050,88 | 3.159,84 | 3.268,80 | 3.377,76 | 3.486,72 | 3.595,68 | 3.704,64 | 3.813,60 | 3.922,56 | 4.140,48 | 4.249,44 | 4.358,40 | 4.467,36 | 4.576,32 |
| **100– 129** | **Osnova** | **381.360** | **397.704** | **422.220** | **441.288** | **454.908** | **468.528** | **482.148** | **495.768** | **509.388** | **523.008** | **536.628** | **550.248** | **566.592** | **585.660** | **602.004** |
| **Dodatni m2** | 2.642,28 | 2.805,72 | 2.914,68 | 2.996,40 | 3.078,12 | 3.187,08 | 3.268,80 | 3.350,52 | 3.459,48 | 3.622,92 | 3.731,88 | 3.895,32 | 4.086,00 | 4.276,68 | 4.358,40 |
| **130–** | **Osnova** | **460.356** | **482.148** | **509.388** | **531.180** | **547.524** | **563.868** | **580.212** | **596.556** | **612.900** | **631.968** | **648.312** | **667.380** | **689.172** | **713.688** | **732.756** |
| **Dodatni m2** | 2.397,12 | 2.424,36 | 2.451,60 | 2.478,84 | 2.506,08 | 2.533,32 | 2.587,80 | 2.669,52 | 2.751,24 | 2.914,68 | 3.023,64 | 3.132,60 | 3.241,56 | 3.350,52 | 3.432,24 |

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| **VREDNOSTNA RAVEN 22** | | | | | |  |  |  |  |  |  |  |  |  |  |  |
| **Velikost (m2)** | | **Leto izgradnje** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **0–14** | **Osnova** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Dodatni m2** | 6.593,40 | 6.803,19 | 6.983,01 | 7.192,80 | 7.402,59 | 7.582,41 | 7.792,20 | 8.001,99 | 8.181,81 | 8.391,60 | 8.601,39 | 8.781,21 | 8.991,00 | 9.200,79 | 9.380,61 |
| **15–29** | **Osnova** | **98.901** | **101.898** | **104.895** | **107.892** | **110.889** | **113.886** | **116.883** | **119.880** | **122.877** | **125.874** | **128.871** | **131.868** | **134.865** | **137.862** | **140.859** |
| **Dodatni m2** | 4.405,59 | 4.795,20 | 5.184,81 | 5.604,39 | 5.784,21 | 5.994,00 | 6.203,79 | 6.383,61 | 6.593,40 | 6.803,19 | 6.983,01 | 7.192,80 | 7.402,59 | 7.792,20 | 8.001,99 |
| **30–49** | **Osnova** | **164.835** | **173.826** | **182.817** | **191.808** | **197.802** | **203.796** | **209.790** | **215.784** | **221.778** | **227.772** | **233.766** | **239.760** | **245.754** | **254.745** | **260.739** |
| **Dodatni m2** | 4.045,95 | 4.195,80 | 4.645,35 | 4.945,05 | 5.094,90 | 5.244,75 | 5.394,60 | 5.544,45 | 5.694,30 | 5.844,15 | 5.994,00 | 6.143,85 | 6.293,70 | 6.593,40 | 6.743,25 |
| **50–74** | **Osnova** | **245.754** | **257.742** | **275.724** | **290.709** | **299.700** | **308.691** | **317.682** | **326.673** | **335.664** | **344.655** | **353.646** | **362.637** | **371.628** | **386.613** | **395.604** |
| **Dodatni m2** | 3.716,28 | 3.836,16 | 4.075,92 | 4.195,80 | 4.315,68 | 4.435,56 | 4.555,44 | 4.675,32 | 4.795,20 | 4.915,08 | 4.915,08 | 5.034,96 | 5.274,72 | 5.394,60 | 5.634,36 |
| **75–99** | **Osnova** | **338.661** | **353.646** | **377.622** | **395.604** | **407.592** | **419.580** | **431.568** | **443.556** | **455.544** | **467.532** | **476.523** | **488.511** | **503.496** | **521.478** | **536.463** |
| **Dodatni m2** | 3.236,76 | 3.356,64 | 3.476,52 | 3.596,40 | 3.716,28 | 3.836,16 | 3.956,04 | 4.075,92 | 4.195,80 | 4.315,68 | 4.555,44 | 4.675,32 | 4.795,20 | 4.915,08 | 5.034,96 |
| **100– 129** | **Osnova** | **419.580** | **437.562** | **464.535** | **485.514** | **500.499** | **515.484** | **530.469** | **545.454** | **560.439** | **575.424** | **590.409** | **605.394** | **623.376** | **644.355** | **662.337** |
| **Dodatni m2** | 2.907,09 | 3.086,91 | 3.206,79 | 3.296,70 | 3.386,61 | 3.506,49 | 3.596,40 | 3.686,31 | 3.806,19 | 3.986,01 | 4.105,89 | 4.285,71 | 4.495,50 | 4.705,29 | 4.795,20 |
| **130–** | **Osnova** | **506.493** | **530.469** | **560.439** | **584.415** | **602.397** | **620.379** | **638.361** | **656.343** | **674.325** | **695.304** | **713.286** | **734.265** | **758.241** | **785.214** | **806.193** |
| **Dodatni m2** | 2.637,36 | 2.667,33 | 2.697,30 | 2.727,27 | 2.757,24 | 2.787,21 | 2.847,15 | 2.937,06 | 3.026,97 | 3.206,79 | 3.326,67 | 3.446,55 | 3.566,43 | 3.686,31 | 3.776,22 |

# Točkovniki, točkovni razredi in vrednostni faktorji

## Obnove

### Tabela faktorjev obnov 1

**Vrednostne ravni:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Leto izgradnje** | **Povprečno leto obnove** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **–1945** | 1,00 | 1,00 | 1,01 | 1,03 | 1,04 | 1,06 | 1,08 | 1,10 | 1,12 | 1,14 | 1,15 | 1,16 | 1,17 | 1,20 | 1,21 |
| **1946–1954** | 1,00 | 1,00 | 1,00 | 1,01 | 1,03 | 1,05 | 1,07 | 1,09 | 1,11 | 1,12 | 1,13 | 1,14 | 1,15 | 1,16 | 1,17 |
| **1955–1964** | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,03 | 1,05 | 1,07 | 1,09 | 1,11 | 1,12 | 1,13 | 1,14 | 1,15 | 1,16 |
| **1965–1974** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,03 | 1,05 | 1,07 | 1,09 | 1,10 | 1,11 | 1,12 | 1,13 | 1,14 |
| **1975–1979** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,03 | 1,05 | 1,07 | 1,08 | 1,09 | 1,10 | 1,11 | 1,12 |
| **1980–1984** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,03 | 1,05 | 1,07 | 1,08 | 1,09 | 1,10 | 1,11 |
| **1985–1989** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,03 | 1,05 | 1,06 | 1,07 | 1,08 | 1,09 |
| **1990–1994** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,03 | 1,04 | 1,05 | 1,06 | 1,07 |
| **1995–1999** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,03 | 1,04 | 1,05 | 1,06 |
| **2000–2004** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 | 1,04 |
| **2005–2009** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 |
| **2010–2014** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 |
| **2015–2019** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 |
| **2020–2024** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 |
| **2025–** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 |

### Tabela faktorjev obnov 2

**Vrednostne ravni:** 15, 16, 17, 18, 19, 20

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Leto izgradnje** | **Povprečno leto obnove** | | | | | | | | | | | | | | |
| **–1945** | **1946– 1954** | **1955– 1964** | **1965– 1974** | **1975– 1979** | **1980– 1984** | **1985– 1989** | **1990– 1994** | **1995– 1999** | **2000– 2004** | **2005– 2009** | **2010– 2014** | **2015– 2019** | **2020– 2024** | **2025–** |
| **–1945** | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 | 1,04 | 1,05 | 1,06 | 1,07 | 1,08 | 1,09 | 1,11 | 1,13 | 1,15 | 1,16 |
| **1946–1954** | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 | 1,04 | 1,05 | 1,06 | 1,07 | 1,08 | 1,09 | 1,11 | 1,13 | 1,14 |
| **1955–1964** | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 | 1,04 | 1,05 | 1,06 | 1,07 | 1,08 | 1,09 | 1,10 | 1,11 |
| **1965–1974** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 | 1,04 | 1,05 | 1,06 | 1,07 | 1,08 | 1,09 | 1,10 |
| **1975–1979** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 | 1,04 | 1,05 | 1,06 | 1,07 | 1,08 | 1,09 |
| **1980–1984** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 | 1,04 | 1,05 | 1,06 | 1,07 | 1,08 |
| **1985–1989** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 | 1,04 | 1,05 | 1,06 | 1,07 |
| **1990–1994** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 | 1,04 | 1,05 | 1,06 |
| **1995–1999** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 | 1,04 | 1,05 |
| **2000–2004** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 | 1,04 |
| **2005–2009** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 | 1,03 |
| **2010–2014** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 | 1,02 |
| **2015–2019** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,01 |
| **2020–2024** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 |
| **2025–** | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 | 1,00 |

## Lastnosti dela stavbe

### Točkovnik lastnosti

|  |  |
| --- | --- |
| **Opis** | **Točke** |
| **Osnova – dejanska raba dela stavbe** |  |
| **Dejanska raba** |  |
| 2 – Stanovanje | 90 |

|  |  |
| --- | --- |
| **Opis** | **Točke** |
| **Druge lastnosti dela stavbe** |  |
| **Število stanovanj v stavbi (velja samo za dejansko rabo s šifro: 2 – Stanovanje)** |  |
| Število stanovanj ≤ 5 | 20 |
| 6 ≤ število stanovanj ≤ 50 ali ni podatka o številu stanovanj v stavbi | 10 |
| Število stanovanj > 50 | 0 |
|  | |
| **Dejanska raba** |  |
| 3 – Oskrbovano stanovanje | 120 |
| 4 – Bivalna enota | 80 |

### Točkovni razredi in faktorji lastnosti

|  |  |  |  |
| --- | --- | --- | --- |
| **Razred** | **Točke** | | **Faktor** |
| **Od** | **Do** |
| 1 | 0 | 89 | 0,85 |
| 2 | 90 | 99 | 0,97 |
| 3 | 100 | 109 | 1,00 |
| 4 | 110 | 119 | 1,03 |
| 5 | 120 | 120 | 1,10 |

## Dodatni prostor

### Točkovnik dodatnih prostorov

|  |  |
| --- | --- |
| **Opis** | **Faktor** |
| **Dodatni prostori** |  |
| **Dejanska raba** |  |
| 2 – Stanovanje | 0 |
| **Skupna površina dodatnih prostorov (P)** |  |
| **Razredi površin (velja samo za dejansko rabo s šifro: 2 – Stanovanje)** |  |
| 0 m2 ≤ P < 50 m2 | 20 |
| Površina za (1) bivalni prostor < 75 m2 ali ni podatka o površini prostora (1) bivalni prostor in P ≥ 50 m2 | 20 |
| 75 m2  površina za (1) bivalni prostor < 100 m2 in 50 m2  P < 75 m2 | 40 |
| 75 m2  površina za (1) bivalni prostor < 100 m2 in 75 m2  P < 100 m2 | 60 |
| 75 m2  površina za (1) bivalni prostor < 100 m2 in 100 m2  P | 80 |
| 100 m2  površina za (1) bivalni prostor in 50 m2  P < 75 m2 | 60 |
| 100 m2  površina za (1) bivalni prostor in 75 m2  P < 100 m2 | 80 |
| 100 m2  površina za (1) bivalni prostor in 100 m2  P | 100 |
|  | |
| **Dejanska raba** |  |
| 3 – Oskrbovano stanovanje | 20 |
| 4 – Bivalna enota | 20 |

P = (10) odprta terasa, balkon, loža + (11) zaprta terasa, balkon, loža

Če površina prostorov (10) odprta terasa, balkon, loža, (11) zaprta terasa, balkon, loža ni evidentirana, se upošteva, da znaša 0 m2.

### Točkovni razredi in faktorji dodatnih prostorov

|  |  |  |  |
| --- | --- | --- | --- |
| **Razred** | **Točke** | | **Faktor** |
| **Od** | **Do** |
| 1 | 0 | 20 | 1,00 |
| 2 | 21 | 40 | 1,02 |
| 3 | 41 | 60 | 1,05 |
| 4 | 61 | 80 | 1,07 |
| 5 | 81 | 100 | 1,10 |

## Lega stanovanja v stavbi

### Točkovnik lege stanovanja v stavbi

|  |  |
| --- | --- |
| **Opis** | **Točke** |
| **Vpliv lege 1 stanovanja v stavbi** |  |
| **Ni v kleti in ima dvigalo** |  |
| Stanovanje je v pritličju, nadstropju ali ni podatka o legi stanovanja v stavbi in je dostopno z dvigalom | 10 |
| **V nižjih nadstropjih brez dvigala** |  |
| Stanovanje je v pritličju, do vključno 3. nadstropja, ali ni podatka o legi stanovanja v stavbi in ni dostopno z dvigalom ali ni podatka o dvigalu | 10 |
| **Višja nadstropja in brez dvigala** |  |
| Stanovanje je v 4. nadstropju ali višje in nima dvigala | 4 |
| **Kletno stanovanje** |  |
| Stanovanje je v kleti | 2 |

### Točkovni razredi in faktorji lege stanovanja v stavbi

|  |  |  |  |
| --- | --- | --- | --- |
| **Razred** | **Točke** | | **Faktor** |
| **Od** | **Do** |
| 1 | 0 | 3 | 0,90 |
| 2 | 4 | 7 | 0,95 |
| 3 | 8 | 10 | 1,00 |

## Vplivno območje oddaljenosti od linijskih objektov gospodarske javne infrastrukture

### Faktor vplivnega območja

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Ime sloja** | **Ime kategorije** | **Oddaljenost** | **Faktor** | **Najnižji možni skupni faktor** |
| Ceste | Avtoceste in hitre ceste | ≤ 100 m | 0,90 | 0,85 |
| 1. in 2. red | ≤ 50 m | 0,90 |
| Železnice | Vse | ≤ 75 m | 0,90 |
| Daljnovodi | 110 kV | ≤ 15 m | 0,90 |
| Nad 110 kV | ≤ 40 m | 0,90 |

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lega dela stavbe se določi:

– Klet: številka glavnega vhoda dela stavbe je manjša od številke etaže stavbe, ki je pritličje

– Pritličje: številka glavnega vhoda dela stavbe je enaka številki etaže stavbe, ki je pritličje

– Nadstropje: številka glavnega vhoda dela stavbe je večja od številke etaže stavbe, ki je pritličje

1. Pripadajoče zemljišče pri modelu za stanovanja (STA) predstavlja delež zemljišča pod stavbo glede na razmerje površin delov stavbe v stavbi. Če ima stavba več delov stavb, se površina zemljišča pod stavbo (za posamezen del stavbe) določi glede na razmerje med neto tlorisno površino posameznega dela stavbe in površino celotne stavbe. Če je neto tlorisna površina dela stavbe enaka ali manjša od 0 ali pa ni podatka o neto tlorisni površini dela stavbe, temu delu stavbe pripadajoče zemljišče ni določeno. Posledično se pripadajoče zemljišče k stavbi porazdeli na vse druge dele stavb. Če se pri delitvi pripadajočega zemljišča zgodi, da je vsota površin vseh delov stavb (površina stavbe) enaka 0, se upošteva, da je delež neto tlorisne površine dela stavbe glede na celotno površino stavbe enak 0. [↑](#footnote-ref-1)
2. Velikost je določena na način, ki je podrobneje pojasnjen v koraku 2 pod točko 1 Enačbe in način izračuna vrednosti. [↑](#footnote-ref-2)