



Jackson County, North Carolina
2016
Schedule of Values

Jackson County, North Carolina

2016

Schedule of Values

&

Use Value Schedule


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**APPROVED**

**JACKSON COUNTY BOARD OF COMMISSIONERS**

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SCHEDULE OF VALUES, STANDARDS, AND RULES TO BE USED IN APPRAISING REAL PROPERTY IN JACKSON COUNTY FOR THE REAPPRAISAL THAT WILL BE EFFECTIVE AS OF JANUARY 1, 2016, AND USED, WHEN AND WHERE APPLICABLE, IN THE APPRAISAL OF PROPERTY AT ITS MARKET VALUE AS OF JANUARY 1, 2016, AND FROM THEREAFTER, AS PROVIDED BY LAW.

ADOPTED

November 19, 2015

Date

Signed: _____

Chairman: Jackson County Board Of Commissioners

JACKSON COUNTY BOARD OF COMMISSIONERS

Brian T. McMahan, Chairman

Boyce T. Deitz

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Vicki Greene

Mark R. Jones

TAX ADMINISTOR

Bobby McMahan

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JACKSON COUNTY, NORTH CAROLINA

2016

COST DATA AND SCHEDULES

SCHEDULE OF VALUES, STANDARDS, AND RULES TO BE USED IN APPRAISING REAL PROPERTY IN JACKSON COUNTY FOR THE REVALUATION THAT WILL BE EFFECTIVE AS OF JANUARY 1, 2016, AND USED, WHEN AND WHERE APPLICABLE, IN THE APPRAISAL OF PROPERTY AT ITS MARKET VALUE AS OF JANUARY 1, 2016, AND FROM THEREAFTER, AS PROVIDED BY LAW.

**PRINCIPLES OF
REAL PROPERTY
APPRAISAL**

FOREWORD

THE OWNERSHIP OF LAND HAS ALWAYS BEEN ONE OF THE PRINCIPAL OBJECTIVES OF HUMANITY. THE DESIRE FOR A HOME OF ONE'S OWN IS A DEEP-ROOTED CHARACTERISTIC OF AMERICAN CULTURE. TO MANY PEOPLE, PROPERTY OWNERSHIP REPRESENTS FINANCIAL STABILITY AND A SENSE OF BELONGING TO THE COMMUNITY.

IN THE UNITED STATES, PROPERTY OWNERSHIP IS OFTEN REFERRED TO AS A "BUNDLE OF RIGHTS". THESE RIGHTS ARE HELD TO INCLUDE POSSESSION, CONTROL, ENJOYMENT, AND THE DISPOSITION OF THE REAL ESTATE. HOWEVER, THE INDIVIDUAL'S OWNERSHIP RIGHTS ARE SUBJECT TO CERTAIN POWERS, OR RIGHTS, HELD BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS. THESE LIMITATIONS ON OWNERSHIP OR REAL ESTATE ARE FOR THE GENERAL WELFARE OF THE COMMUNITY AND INCLUDE TAXATION, POLICE POWER, EMINENT DOMAIN, AND ESCHEAT.

THIS PUBLICATION WILL CONCERN ITSELF WITH ONLY THE RIGHT OF THE GOVERNMENT TO TAXATION.

TAXATION IS A CHARGE, BY THE GOVERNMENT, ON REAL ESTATE TO RAISE FUNDS TO MEET THE PUBLIC NEEDS OF A COMMUNITY. IN GENERAL, TAXES ARE LEVIED BY VARIOUS TAXING BODIES SUCH AS STATES, CITIES, VILLAGES, COUNTIES, OR SCHOOL DISTRICTS, TO RAISE REVENUE NEEDED FOR THE PERFORMANCE OF VARIOUS PUBLIC FUNCTIONS, SUCH AS MAINTAINING ROADS, SCHOOLS, PARKS, POLICE DEPARTMENTS, COUNTY HOSPITAL, AND MENTAL INSTITUTIONS. THE TAX ON REAL ESTATE IS ONE OF THE MOST ENCOUNTERED IN MOST, IF NOT ALL, STATES, LAWS REGARDING LEVY, ASSESSMENT, AND COLLECTION OF THE TAX VARY CONSIDERABLY.

IN NORTH CAROLINA, LAWS AND PROCEDURAL REQUIREMENTS ARE SET FORTH IN THE MACHINERY ACT OF NORTH CAROLINA.

105.283. UNIFORM ASSESSMENT STANDARD

EXCEPT AS OTHERWISE PROVIDED IN THIS SECTION, ALL PROPERTY, REAL AND PERSONAL, SHALL BE ASSESSED FOR TAXATION AT ITS TRUE VALUE OR USE VALUE AS DETERMINED UNDER G.S. 105-277.6, AND TAXES LEVIED BY ALL COUNTIES AND MUNICIPALITIES SHALL BE LEVIED UNIFORMLY ON ASSESSMENTS DETERMINED IN ACCORDANCE WITH THIS SECTION.

THEREFORE, THE MACHINERY ACT SHOULD BE CONSIDERED AS INCORPORATED INTO AND A PART OF THIS MANUAL.

VARIOUS CONSTITUTIONAL PROVISIONS, AS WELL AS THE MACHINERY ACT, REQUIRE THAT TAXATION OF PROPERTY BE EQUAL AND UNIFORM, SO THAT TAXPAYERS OWNING TRACTS OF SUBSTANTIALLY EQUAL VALUE WILL PAY SUBSTANTIALLY THE SAME AMOUNT OF TAXES. IT THEREFORE BECOMES IMPERATIVE THAT STANDARD GUIDELINES AND PROCEDURES FOR ASSESSMENT BE DEVELOPED.

APPRAISING

APPRAISING IS THE ESTABLISHMENT AND USE OF SYSTEMATIZED FACTS, PRINCIPLES, AND METHODS, DERIVED FROM EXPERIMENTATION, OBSERVATION, AND STUDY OF THE REAL ESTATE MARKET TO ACHIEVE AN ESTIMATE OF VALUE. THE ACCURACY OR QUALITY OF THAT ESTIMATE IS ENTIRELY DEPENDENT UPON THE APPRAISER'S ABILITY TO EXERCISE GOOD REASONING AND SOUND JUDGMENT IN THE USE OF THESE PRINCIPLES AND METHODS.

VALUE

VALUE IS AN ABSTRACT WORD WITH MANY ACCEPTABLE DEFINITIONS. IN A BROAD SENSE, VALUE MAY BE DEFINED AS THE RELATIONSHIP BETWEEN A COVENANT OWNER AND THE DESIRE OF A POTENTIAL PURCHASER. IT IS THE POWER OF A GOOD OR SERVICE TO COMMAND OTHER GOODS OR SERVICES IN EXCHANGE. IN TERMS OF APPRAISAL, VALUE MAY BE DESCRIBED AS THE PRESENT WORTH OF FUTURE BENEFIT ARISING FROM THE OWNERSHIP OF REAL PROPERTY.

FOR A PROPERTY TO HAVE VALUE IN THE REAL ESTATE MARKET, IT MUST HAVE FOUR CHARACTERISTICS:

1. UTILITY: THE CAPABILITY TO SATISFY HUMAN NEEDS AND DESIRES.
2. SCARCITY: A DEMAND THAT IS GREATER THAN THE SUPPLY.
3. EFFECTIVE DEMAND: THE NEED OR DESIRES FOR POSSESSION OR OWNERSHIP BACKED UP BY THE FINANCIAL MEANS TO SATISFY THAT NEED.

NOTE: WHEN THE WORD DEMAND IS USED IN ECONOMICS, EFFECTIVE DEMAND IS USUALLY ASSUMED.

4. TRANSFERABILITY: THE TRANSFER OF RIGHTS OF OWNERSHIP FROM ONE PERSON TO ANOTHER WITH RELATIVE EASE.

KINDS OF VALUE

A GIVEN PIECE OF REAL ESTATE MAY HAVE MANY DIFFERENT VALUES AT THE SAME TIME, SOME OF WHICH ARE LISTED BELOW:

ASSESSED VALUE
BOOK VALUE
CONDEMNATION VALUE
DEPRECIATED VALUE

INSURED VALUE
MARKET VALUE
MORTGAGE VALUE
SALVAGE VALUE

FOR ASSESSMENT

THE GOAL OF AN APPRAISER IS MARKET VALUE. THE MARKET VALUE OF REAL ESTATE IS THE HIGHEST PRICE, IN TERMS OF MONEY, WHICH A PROPERTY WILL BRING IN A COMPETITIVE AND OPEN MARKET, ALLOWING A REASONABLE TIME TO FIND A PURCHASER, WHO BUYS THE PROPERTY WITH KNOWLEDGE OF ALL THE USES TO WHICH IT IS ADAPTED AND FOR WHICH IT IS CAPABLE OF BEING USED.

INCLUDED IN THIS DEFINITION ARE THE FOLLOWING KEY POINTS:

1. MARKET VALUE IS THE HIGHEST PRICE A PROPERTY WILL BRING NOT THE AVERAGE PRICE OR THE LOWEST PRICE.
2. PAYMENT MUST BE MADE IN CASH OR ITS EQUIVALENT.
3. BOTH BUYER AND SELLER MUST ACT WITHOUT UNDUE PRESSURE.
4. A REASONABLE LENGTH OF TIME MUST BE ALLOWED FOR THE PROPERTY TO BE EXPOSED IN THE OPEN MARKET.
5. BOTH BUYER AND SELLER MUST BE WELL-INFORMED OR WELL-ADVISED.
6. THE POTENTIAL USE OF THE PROPERTY AS WELL AS ITS PRESENT USE MUST BE RECOGNIZED.

MARKET PRICE VERSUS MARKET VALUE

MARKET PRICE IS AN ESTIMATED PRICE BASED ON AN ANALYSIS OF COMPARABLE SALES AND OTHER PERTINENT MARKET DATA. MARKET VALUE, ON THE OTHER HAND, IS WHAT A PROPERTY ACTUALLY SELLS FOR - ITS SELLING PRICE. THEORETICALLY, THE IDEAL MARKET PRICE WOULD BE THE SAME AS THE MARKET VALUE; HOWEVER, THERE ARE CIRCUMSTANCES UNDER WHICH A PROPERTY MUST BE SOLD AT BELOW OR ABOVE MARKET VALUE, SUCH AS WHEN A SELLER IS FORCED TO SELL QUICKLY OR WHEN A SALE IS ARRANGED BETWEEN RELATIVES. THUS, A MARKET PRICE CAN BE TAKEN AS ACCURATE EVIDENCE OF MARKET VALUE ONLY AFTER CONSIDERING THE RELATIONSHIP OF THE BUYER AND THE SELLER, THE TERMS AND CONDITIONS OF THE MARKET AND THE EFFECT OF THE PASSAGE OF TIME SINCE THE SALE WAS MADE.

MARKET VALUE VERSUS COST

IT IS ALSO IMPORTANT TO DISTINGUISH BETWEEN MARKET VALUE AND COST. ONE OF THE MOST COMMON ERRORS MADE IN VALUING PROPERTY IS THE ASSUMPTION THAT COST REPRESENTS MARKET VALUE. COST AND MARKET VALUE MAY BE EQUAL, AND OFTEN ARE, WHEN THE IMPROVEMENTS ON A PROPERTY ARE NEW AND REPRESENT THE HIGHEST AND THE BEST USE OF THE LAND.

HOWEVER, MORE OFTEN, COST DOES NOT EQUAL MARKET VALUE. FOR EXAMPLE, TWO HOMES ARE IDENTICAL IN EVERY RESPECT EXCEPT THAT ONE IS LOCATED ON A STREET WITH HEAVY TRAFFIC AND THE OTHER IS ON A QUIET, RESIDENTIAL STREET. THE VALUE OF THE FORMER MAY BE LESS THAN THE LATTER, ALTHOUGH THE IMPROVEMENT COST OF EACH MAY BE EXACTLY THE SAME. ANOTHER EXAMPLE WOULD BE A SITUATION IN WHICH THE DEMAND FOR HOMES GREATLY EXCEEDS THE AVAILABLE SUPPLY TO SUCH AN EXTENT THAT BUYERS ACTUALLY PAY MORE THAN THE IMPROVEMENT COST OF SUCH HOMES IN ORDER TO SECURE HOUSING WITHOUT LONG DELAY. IN THIS INSTANCE, MARKET VALUE COULD EASILY EXCEED COST.

VALUE IN USE VERSUS VALUE IN EXCHANGE

WE HAVE DEFINED MARKET VALUE AS A JUSTIFIABLE PRICE WHICH BUYERS, IN GENERAL, WILL PAY IN THE MARKET. THE QUESTION ARISES THEN AS TO THE VALUE OF PROPERTY WHICH BY NATURE OF ITS SPECIAL AND HIGHLY UNIQUE DESIGN IS USEFUL TO THE PRESENT OWNER BUT RELATIVELY LESS USEFUL TO BUYERS IN THE MARKET. ONE CAN READILY SEE THAT SUCH A PROPERTY'S UTILITY VALUE MAY DIFFER GREATLY FROM ITS POTENTIAL SALES PRICE. IT IS EVEN POSSIBLE THAT NO MARKET FOR SUCH A PROPERTY EXISTS. SUCH A PROPERTY IS SAID TO HAVE VALUE IN USE WHICH REFERS TO THE ACTUAL VALUE OF A COMMODITY TO A SPECIFIC PERSON, AS OPPOSED TO VALUE IN EXCHANGE WHICH ALIGNS ITSELF WITH MARKET VALUE, REFERRING TO THE DOLLAR-VALUE OF A COMMODITY TO BUYERS IN GENERAL. OVERALL, VALUE IS STILL DETERMINED BY MARKET VALUE AND NOT THE VALUE IN USE.

BASIC VALUE PRINCIPLES

WHETHER AN APPRAISAL SPECIFICALLY MENTIONS THEM OR NOT, THERE ARE ALWAYS A NUMBER OF ECONOMIC PRINCIPAL AT WORK WHICH AFFECT THE VALUE OF REAL ESTATE. THE MORE IMPORTANT OF THESE PRINCIPLES ARE DEFINED BELOW.

HIGHEST AND BEST USE. THE HIGHEST AND BEST USE FOR A PROPERTY IS THAT USE WHICH WILL PRODUCE THE HIGHEST NET RETURN TO THE LAND FOR A GIVEN PERIOD OF TIME WITHIN THE LIMITS OF THOSE USES WHICH ARE ECONOMICALLY FEASIBLE, PROBABLE, AND LEGALLY PERMISSIBLE.

IN APPRAISING A RESIDENTIAL LOCATION, THE DETERMINATION OF HIGHEST AND BEST USE MAY NOT INVOLVE JUST THE INCOME AVAILABLE IN MONEY. AMENITIES OR OWNER SATISFACTION, SUCH AS AN UNUSUAL VIEW OF THE MOUNTAINS, MAY BE A KEY FACTOR, AND UNUSUAL AND BEST USE TODAY IS NOT NECESSARILY THE HIGHEST AND BEST USE TOMORROW. THE HIGHEST AND BEST USE OF THE LAND OFTEN LIES IN A SUCCESSION OF USES. A DECLINING SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD MAY BE RIPE FOR MULTI-FAMILY, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT. WHETHER IT IS OR NOT DEPENDS UPON THE RELATIONSHIP OF PRESENT OR ANTICIPATED FUTURE DEMAND WITH EXISTING SUPPLY.

IN ESTIMATING VALUE, THE APPRAISER IS OBLIGATED TO REASONABLY ANTICIPATE THE FUTURE BENEFITS, AS WELL AS THE PRESENT BENEFITS DERIVED FROM OWNERSHIP AND TO EVALUATE THE PROPERTY IN LIGHT OF THE QUALITY, QUANTITY, AND DURATION OF THESE BENEFITS. IT SHOULD BE NOTED HERE THAT THE BENEFITS REFERRED HIGHLY SPECULATIVE OR POTENTIAL BENEFITS WHICH ARE UNLIKELY TO OCCUR.

SUBSTITUTION. THIS APPRAISAL PRINCIPLE STATES THAT THE MAXIMUM VALUE OF A PROPERTY TENDS TO BE SET BY THE COST OF PURCHASING AN EQUALLY DESIRABLE AND VALUABLE SUBSTITUTE PROPERTY, ASSUMING THAT NO COSTLY DELAY IS ENCOUNTERED IN MAKING THE SUBSTITUTION. FOR EXAMPLE, IF THERE ARE TWO SIMILAR HOUSES FOR SALE IN AN AREA, THE ONE WITH THE LOWEST ASKING PRICE WOULD NORMALLY BE PURCHASED FIRST.

SUPPLY AND DEMAND. THIS PRINCIPLE STATES THAT THE VALUE OF A PROPERTY WILL INCREASE IF THE SUPPLY DECREASES AND THE DEMAND EITHER INCREASES OR REMAINS CONSTANT - AND VICE VERSA. FOR EXAMPLE, THE LAST LOT TO BE SOLD IN A RESIDENTIAL AREA WHERE THE DEMAND FOR HOMES IS HIGH WOULD PROBABLY BE WORTH MORE THAN THE FIRST LOT THAT WAS SOLD IN THE AREA.

CONFORMITY. THIS PRINCIPLE HOLDS THAT A STABLE AND UNIFORM VALUE IS REALIZED IF THE USE OF LAND CONFORMS TO EXISTING NEIGHBORHOOD STANDARDS. THERE SHOULD ALSO BE A REASONABLE DEGREE OF CONFORMITY ALONG SOCIAL AND ECONOMIC LINES. IN

RESIDENTIAL AREAS OF SINGLE-FAMILY HOUSES, FOR EXAMPLE, BUILDINGS SHOULD BE SIMILAR IN CONSTRUCTION, QUALITY, SIZE, AND AGE TO OTHER BUILDINGS IN THE NEIGHBORHOOD, AND THEY SHOULD HOUSE FAMILIES OF SIMILAR SOCIAL AND ECONOMIC STATUS.

ANTICIPATION. THIS PRINCIPLE HOLDS THAT VALUE CAN INCREASE OR DECREASE IN ANTICIPATION OF SOME FUTURE BENEFIT OR DETRIMENT AFFECTING THE PROPERTY. FOR EXAMPLE, THE VALUE OF A HOUSE MAY BE AFFECTED IF THERE ARE RUMORS THAT THE BLOCK ON WHICH THE HOUSE IS LOCATED MAY BE CONVERTED TO COMMERCIAL USE IN THE NEAR FUTURE.

INCREASING AND DECREASING RETURNS. THIS PRINCIPLE HOLDS THAT IMPROVEMENTS TO LAND AND STRUCTURE WILL EVENTUALLY REACH A POINT AT WHICH THEY WILL HAVE NO EFFECT ON PROPERTY VALUES. IF MONEY SPENT ON SUCH IMPROVEMENTS PRODUCED AN INCREASE IN INCOME OR VALUE, THE LAW OF INCREASING RETURNS IS APPLICABLE. BUT AT THE POINT WHERE ADDITIONAL IMPROVEMENTS WILL NOT PRODUCE A PROPORTIONATE INCREASE IN INCOME OR VALUE THE LAW OF DECREASING RETURNS APPLIES.

CONTRIBUTION. THIS PRINCIPLE HOLDS THAT THE VALUE OF ANY COMPONENT OF A PROPERTY CONSISTS OF WHAT ITS ADDITION CONTRIBUTES TO THE VALUE OF A WHOLE OR WHAT ITS ABSENCE DETRACTS FROM THAT VALUE. FOR EXAMPLE, THE COST OF INSTALLING AN AIR CONDITIONING SYSTEM AND REMODELING AN OLDER OFFICE BUILDING MAY BE GREATER THAN IS JUSTIFIED BY THE RENTAL INCREASE THAT MAY RESULT FROM THE IMPROVEMENT TO THE PROPERTY.

COMPETITION. THIS PRINCIPLE HOLDS THAT EXCESS PROFITS ATTRACT COMPETITION AND THAT COMPETITION OFTEN DESTROYS PROFITS. FOR EXAMPLE, THE SUCCESS OF A RETAIL STORE MAY ATTRACT INVESTORS TO OPEN SIMILAR STORES IN THE AREA. THIS TENDS TO MEAN LESS PROFIT FOR ALL STORES CONCERNED UNLESS THE PURCHASING POWER IN THE AREA INCREASES SUBSTANTIALLY.

THE PRINCIPLES OF CHANGE. THE IMPACT OF CHANGE ON THE VALUE OF REAL PROPERTY MANIFESTS ITSELF IN THE LIFE CYCLE OF A NEIGHBORHOOD. THE CYCLE IS CHARACTERIZED BY THREE STAGES OF EVOLUTION; THE DEVELOPMENT AND GROWTH EVIDENCED BY IMPROVING VALUES; THE LEVELING OFF STAGE EVIDENCED BY STATIC VALUES; AND FINALLY THE STATE OF INFILTRATION AND DECAY EVIDENCED BY DECLINING VALUES.

APPRAISAL METHODS

THE THREE APPROACHES TO VALUE

IN ORDER TO ARRIVE AT AN ACCURATE ESTIMATE OF VALUE, THREE BASIC APPROACHES, OR TECHNIQUES, ARE TRADITIONALLY USED BY APPRAISERS: THE MARKET DATA APPROACH; THE COST APPROACH; AND THE INCOME APPROACH. EACH METHOD SERVES AS A CHECK AGAINST THE OTHERS AND NARROWS THE RANGE WITHIN WHICH THE FINAL ESTIMATE OF VALUE WILL FALL.

THE MARKET DATA, OR SALES COMPARISON, APPROACH TO VALUE. IN THE MARKET DATA APPROACH, AN ESTIMATE OF VALUE IS OBTAINED BY COMPARING THE SUBJECT PROPERTY (PROPERTY UNDER APPRAISAL) WITH RECENT SALES OF GENERALLY COMPARABLE PROPERTIES (PROPERTIES SIMILAR TO THE SUBJECT). SINCE NO TWO PARCELS OF REAL ESTATE ARE EXACTLY ALIKE, EACH SUCH PROPERTY MUST BE COMPARED TO THE SUBJECT PROPERTY AND THE SALES PRICES ADJUSTED FOR ANY DISSIMILAR FEATURES. AFTER CAREFUL ANALYSIS OF THE DIFFERENCES BETWEEN COMPARABLE PROPERTIES AND THE SUBJECT PROPERTY, THE APPRAISER ASSIGNS EITHER A DOLLAR OR A PERCENTAGE VALUE TO THESE DIFFERENCES.

THE PRINCIPAL FACTORS FOR WHICH ADJUSTMENTS MUST BE MADE FALL INTO FOUR BASIC CATEGORIES:

1. **DATE OF SALE:** AN ADJUSTMENT MUST BE MADE IF ECONOMIC CHANGES OCCUR BETWEEN THE DATE OF SALE OF THE COMPARABLE PROPERTY AND THE DATE OF THE APPRAISAL.
2. **LOCATION:** AN ADJUSTMENT MAY BE NECESSARY TO COMPENSATE FOR LOCATIONAL DIFFERENCES. FOR EXAMPLE, SIMILAR PROPERTIES MIGHT DIFFER IN PRICE FROM NEIGHBORHOOD TO NEIGHBORHOOD, OR EVEN IN MORE DESIRABLE LOCATIONS WITHIN THE SAME NEIGHBORHOOD.
3. **PHYSICAL FEATURES:** PHYSICAL FEATURES WHICH MAY CAUSE ADJUSTMENTS INCLUDE AGE, SIZE OF LOT, LANDSCAPING, TYPE AND QUALITY OF CONSTRUCTION, NUMBER OF ROOMS, SQUARE FEET OF LIVING SPACE, INTERIOR AND EXTERIOR CONDITION, PRESENCE OR ABSENCE OF A GARAGE, FIREPLACE, AIR CONDITIONER, AND SO FORTH.
4. **TERMS AND CONDITIONS OF SALE:** THIS CONSIDERATION BECOMES IMPORTANT IF A SALE IS NOT FINANCED BY A PRESENT STANDARD FINANCING PROCEDURE.

THE MARKET DATA APPROACH IS CONSIDERED ESSENTIAL IN ALMOST EVERY APPRAISAL OF REAL ESTATE. IT IS CONSIDERED THE MOST RELIABLE OF THE THREE APPROACHES IN APPRAISING RESIDENTIAL PROPERTY, WHERE THE AMENITIES (THE TANGIBLE BENEFITS) ARE SO DIFFICULT TO MEASURE.

THE COST APPROACH TO VALUE. THE COST APPROACH IS BASED ON THE PRINCIPLE OF SUBSTITUTION, WHICH STATES THAT THE MAXIMUM VALUE OF A PROPERTY TENDS TO BE SET BY THE COST OF ACQUIRING AN EQUALLY DESIRABLE AND VALUABLE SUBSTITUTE PROPERTY, ASSUMING THAT NO COSTLY DELAY IS ENCOUNTERED IN MAKING THE SUBSTITUTION.

THE COST APPROACH CONSISTS OF FIVE STEPS:

1. **ESTIMATE THE VALUE OF THE LAND AS IF IT WERE VACANT AND AVAILABLE TO BE PUT TO ITS HIGHEST AND BEST USE.**
2. **ESTIMATE THE CURRENT COST OF CONSTRUCTING THE BUILDING (S) AND SITE IMPROVEMENTS.**
3. **ESTIMATE THE AMOUNT OF ACCRUED DEPRECIATION RESULTING FROM PHYSICAL DETERIORATION, FUNCTION OBSOLESCENCE, AND/OR ECONOMIC OBSOLESCENCE.**
4. **DEDUCT ACCRUED DEPRECIATION FROM THE ESTIMATED CONSTRUCTION COST OF NEW BUILDING (S) AND SITE IMPROVEMENTS.**
5. **ADD THE ESTIMATED LAND VALUE TO THE DEPRECIATED COST OF THE BUILDING (S) AND SITE IMPROVEMENTS TO ARRIVE AT THE TOTAL PROPERTY VALUE.**

LAND VALUE (STEP 1) IS ESTIMATED BY USING THE MARKET DATA APPROACH: THAT IS, THE LOCATION, CONDITIONS, AND IMPROVEMENTS OF THE SUBJECT SITE ARE COMPARED TO THOSE OF SIMILAR SITES AND ADJUSTMENTS ARE MADE FOR SIGNIFICANT DIFFERENCES.

THERE ARE TWO WAYS TO LOOK AT THE CONSTRUCTION COST OF A BUILDING FOR APPRAISAL PURPOSE (STEP 2): REPRODUCTION COST AND REPLACEMENT COST. REPRODUCTION COST IS THE DOLLAR AMOUNT REQUIRED TO CONSTRUCT AN EXACT DUPLICATE OF MATERIAL AND CONSTRUCTION PRACTICES OF THE SUBJECT BUILDING AT CURRENT PRICES. REPLACEMENT COST WOULD BE THE CONSTRUCTION COST AT CURRENT PRICES OF THE SUBJECT BUILDING USING PRESENT DAY MATERIALS AND CONSTRUCTION PRACTICES THAT PRODUCES A VERY SIMILAR ALTHOUGH NOT EXACT DUPLICATE AND SERVES THE SAME PURPOSE OR FUNCTION AS THE ORIGINAL.

REPLACEMENT COST IS MOST OFTEN USED IN ASSESSING, SINCE IT ELIMINATES OBSOLETE MATERIALS AND TAKES ADVANTAGE OF CURRENT CONSTRUCTION TECHNIQUES. EITHER THE REPRODUCTION OR THE REPLACEMENT COST OF A BUILDING IS USUALLY ESTIMATED BY MEASURING THE NUMBER OF SQUARE FEET OR CUBIC FEET CONTAINED IN THE STRUCTURE AND MULTIPLYING BY THE CURRENT COST PER SQUARE OR CUBIC FOOT TO CONSTRUCT A SIMILAR BUILDING. FROM THE REPRODUCTION OR REPLACEMENT COST SO PRODUCED, THE APPRAISER DEDUCTS DEPRECIATION, WHICH IS THE LOSS OF VALUE FROM ANY CAUSE.

THE INCOME APPROACH TO VALUE. THE INCOME APPROACH MEASURES THE PRESENT WORTH OF THE FUTURE BENEFITS OF A PROPERTY BY THE CAPITALIZATION OF THE NET INCOME STREAM OVER THE ESTIMATED REMAINING ECONOMIC LIFE OF THE PROPERTY. THE APPROACH INVOLVES MAKING AN ESTIMATE OF THE "EFFECTIVE GROSS INCOME" OF A PROPERTY, DERIVED BY DEDUCTING THE APPROPRIATE VACANT AND COLLECTION LOSSES FROM ITS ESTIMATED GROSS MARKET RENT, AS EVIDENCED BY THE PRESENT MARKET YIELD OF COMPARABLE PROPERTIES. FROM THIS FIGURE THEN IS DEDUCTED APPLICABLE OPERATING EXPENSES, THE COST OF TAXES AND INSURANCE, AND RESERVE ALLOWANCES FOR REPLACEMENTS RESULTING IN AN ESTIMATE OF NET INCOME WHICH MAY THEN BE CAPITALIZED INTO AN INDICATION OF VALUE.

THIS APPROACH OBVIOUSLY HAS ITS BASIC APPLICATION IN THE APPRAISALS OF PROPERTIES UNIVERSALLY BOUGHT AND SOLD ON THEIR ABILITY TO GENERATE AND MAINTAIN A STREAM OF INCOME FOR THEIR OWNERS. THE EFFECTIVENESS OF THE APPROACH LIES IN THE APPRAISER'S ABILITY TO RELATE TO THE CHANGING ECONOMIC ENVIRONMENT AND TO ANALYZE INCOME YIELDS IN TERMS OF THEIR RELATIVE QUALITY AND DURABILITY.

RECONCILIATION. IF THE THREE APPROACHES ARE APPLIED TO THE SAME PROPERTY, THEY WILL NORMALLY PRODUCE THREE SEPARATE INDICATIONS OF VALUE.

RECONCILIATION IS THE ART OF ANALYZING AND EFFECTIVELY WEIGHING THE FINDINGS FROM THE THREE APPROACHES. RECONCILIATION WAS FORMERLY CALLED CORRELATION BY THE APPRAISERS.

ALTHOUGH EACH APPROACH MAY SERVE AS AN INDEPENDENT GUIDE TO VALUE, WHENEVER POSSIBLE, ALL THREE APPROACHES SHOULD BE USED AS A CHECK ON THE FINAL ESTIMATE OF VALUE. THE PROCESS OF RECONCILIATION IS MORE COMPLICATED THAN SIMPLY TAKING THE AVERAGE OF THE THREE VALUE ESTIMATES. AN AVERAGE IMPLIES THAT THE DATA AND LOGIC APPLIED IN EACH OF THE APPROACHES ARE EQUALLY VALID AND RELIABLE AND SHOULD THEREFORE BE GIVEN VALID AND RELIABLE WITH SOME KINDS OF PROPERTIES THAN WITH OTHERS. FOR EXAMPLE, IN APPRAISING A HOME, THE INCOME APPROACH IS RARELY USED AND THE COST APPROACH IS OF LIMITED VALUE UNLESS THE HOME IS RELATIVELY NEW; THEREFORE, THE MARKET DATA APPROACH IS USUALLY GIVEN GREATEST WEIGHT IN VALUING SINGLE-FAMILY RESIDENCES. IN THE APPRAISAL OF INCOME OR INVESTMENT PROPERTY, THE INCOME APPROACH WOULD NORMALLY BE GIVEN THE GREATEST WEIGHT. IN THE APPRAISAL OF CHURCHES, LIBRARIES, MUSEUMS, SCHOOLS, AND OTHER SPECIAL-USE PROPERTIES WHERE THERE IS SELDOM AN INCREASE IN INCOME, AND FEW SALES, IF ANY, THE COST APPROACH WOULD USUALLY BE ASSIGNED THE GREATEST WEIGHT. FROM THIS ANALYSIS OR RECONCILIATION, A SINGLE ESTIMATE OF MARKET VALUE IS PRODUCED.

APPLYING THE COST APPROACH

SINCE ESTIMATING THE LAND VALUE IS COVERED IN A SEPARATE SECTION, THIS SECTION WILL ADDRESS ITSELF TO THE TWO REMAINING ELEMENTS - COST AND DEPRECIATION OF IMPROVEMENTS.

ESTIMATING COST

COST INCLUDES THE TOTAL COST OF CONSTRUCTION INCURRED BY THE BUILDER WHETHER PRELIMINARY TO, DURING THE COURSE OF, OR AFTER COMPLETION OF THE CONSTRUCTION OF A PARTICULAR IMPROVEMENT. AMONG THESE ARE MATERIAL, LABOR, ALL SUBCONTRACTS, CONTRACTORS' OVERHEAD AND PROFIT, ARCHITECTURAL AND ENGINEERING FEES, CONSULTATION FEES, SURVEY AND PERMIT FEES, LEGAL FEES, TAXES, INSURANCE AND THE COST OF INTERIM FINANCING.

THERE ARE VARIOUS METHODS THAT MAY BE EMPLOYED TO ESTIMATE COST. THE METHODS WIDELY USED IN THE APPRAISAL FIELD ARE THE QUANTITY-SURVEY METHOD, THE UNIT-IN-PLACE OR COMPONENT-IN-PLACE METHOD, AND THE MODEL METHOD.

THE QUANTITY-SURVEY METHOD INVOLVES A DETAILED ITEMIZED ESTIMATE OF THE QUANTITIES OF VARIOUS MATERIALS USED, LABOR AND EQUIPMENT REQUIREMENTS, ARCHITECT AND ENGINEERING FEES, CONTRACTORS' OVERHEAD AND PROFIT AND OTHER RELATED COSTS. THIS METHOD IS PRIMARILY EMPLOYED BY CONTRACTORS AND COST ESTIMATORS FOR BIDDING AND BUDGETARY PURPOSES AND IS MUCH TOO LABORIOUS AND COSTLY TO BE EFFECTIVE IN EVERYDAY APPRAISAL WORK, ESPECIALLY IN THE MASS APPRAISAL FIELD. THE METHOD, HOWEVER, DOES HAVE ITS PLACE IN THAT IT IS USED TO DEVELOP CERTAIN UNIT-IN-PLACE COSTS WHICH CAN BE MORE READILY APPLIED TO ESTIMATING FOR APPRAISAL PURPOSES.

THE UNIT-IN-PLACE METHOD IS EMPLOYED BY ESTIMATING IN-PLACE COST ESTIMATES (INCLUDING MATERIAL, LABOR, OVERHEAD, AND PROFIT) FOR VARIOUS STRUCTURAL COMPONENTS. THE PRICES ESTABLISHED FOR THE SPECIFIED COMPONENTS ARE RELATED TO THEIR MOST COMMON UNITS OF MEASUREMENT SUCH AS COST PER YARD OF EXCAVATION, COST PER LINEAR FOOT OF FOOTINGS AND COST PER FOOT OF FLOOR COVERING.

THE UNIT PRICES CAN THEN BE MULTIPLIED BY THE RESPECTIVE QUANTITIES OF EACH AS THEY ARE FOUND IN THE COMPOSITION OF THE SUBJECT BUILDING TO DERIVE THE WHOLE DOLLAR COMPONENT COST, THE SUM OF WHICH IS EQUAL TO THE ESTIMATED COST OF THE ENTIRE BUILDING, PROVIDING, OF COURSE, THAT DUE CONSIDERATION IS GIVEN TO ALL OTHER INDIRECT COSTS WHICH MAY BE APPLICABLE. THIS METHOD OF USING BASIC UNITS CAN ALSO BE EXTENDED TO ESTABLISH PRICES FOR LARGER COMPONENTS IN-PLACE SUCH AS COMPLETE STRUCTURAL FLOORS (INCLUDING THE FINISH FLOORING, SUB-FLOOR, JOISTS, AND FRAMING) WHICH ARE LIKELY TO REOCCUR REPEATEDLY IN A NUMBER OF BUILDINGS.

THE MODEL METHOD IS STILL A FURTHER EXTENSION IN THAT UNIT-IN-PLACE COSTS USED TO DEVELOP BASE UNIT SQUARE FOOT OR CUBIC FOOT COSTS FOR TOTAL SPECIFIED REPRESENTATIVE STRUCTURES IN PLACE, WHICH MAY THEN SERVE AS "MODELS" TO DERIVE THE BASE UNIT COST OF COMPARABLE STRUCTURES TO BE APPRAISED.

THE BASE UNIT COST OF THE MODEL MOST REPRESENTATIVE OF THE SUBJECT BUILDING IS APPLIED TO THE SUBJECT BUILDING AND APPROPRIATE TABLES OF ADDITIONS AND DEDUCTIONS ARE USED TO ADJUST THE BASE COST OF THE SUBJECT BUILDING TO ACCOUNT FOR ANY SIGNIFICANT VARIATIONS BETWEEN IT AND THE MODEL.

**APPLYING THE
APPRAISAL METHOD**

APPLYING THE MARKET DATA APPROACH

AN INDICATION OF THE VALUE OF A PROPERTY CAN BE DERIVED FROM ANALYZING THE SELLING PRICES OF COMPARABLE PROPERTIES. THE USE OF THIS TECHNIQUE OFTEN REFERRED TO AS THE "COMPARISON APPROACH" OR "COMPARABLE SALES APPROACH" INVOLVES THE SELECTION OF A SUFFICIENT NUMBER OF VALID COMPARABLE SALES AND THE ADJUSTMENT OF EACH SALE TO THE SUBJECT PROPERTY TO ACCOUNT FOR VARIATIONS IN TIME, LOCATION, AND SITE AND STRUCTURAL CHARACTERISTICS.

SELECTING VALID COMPARABLES

SINCE MARKET VALUE HAS BEEN DEFINED AS THE PRICE WHICH AN INFORMED AND INTELLIGENT BUYER, FULLY AWARE OF THE EXISTENCE OF COMPETING PROPERTIES AND NOT BEING COMPELLED TO ACT IS JUSTIFIED IN PAYING FOR A PARTICULAR PROPERTY, IT FOLLOWS THAT IF MARKET VALUE IS TO BE DERIVED FROM ANALYZING COMPARABLE SALES, THAT THE SALES MUST REPRESENT VALID "ARMS LENGTH" TRANSACTIONS. DUE CONSIDERATION MUST BE GIVEN TO THE CONDITIONS AND CIRCUMSTANCES OF EACH SALE BEFORE SELECTING THE SALES FOR ANALYSIS. SOME EXAMPLES OF SALES WHICH DO NOT NORMALLY REFLECT VALID MARKET CONDITIONS ARE AS FOLLOWS:

SALES IN CONNECTION WITH FORECLOSURES, BANKRUPTCIES, CONDEMNATIONS AND OTHER LEGAL ACTION.

SALES TO OR BY FEDERAL, STATE, COUNTY AND LOCAL GOVERNMENTAL AGENCIES.

SALES TO OR BY RELIGIOUS, CHARITABLE, OR BENEVOLENT TAX EXEMPT AGENCIES.

SALES INVOLVING FAMILY TRANSFERS OR "LOVE AND AFFECTION".

SALES INVOLVING INTRA-CORPORATE AFFILIATIONS.

SALES INVOLVING THE RETENTION OF LIFE INTEREST.

SALES INVOLVING CEMETERY LOTS.

SALES INVOLVING MINERAL OR TIMER RIGHTS AND ACCESS OR DRAINAGE RIGHTS.

SALES INVOLVING THE TRANSFER OF PART INTERESTS.

SALES MADE AT PUBLIC OR PRIVATE AUCTION.

IN ADDITION TO SELECTING VALID MARKET TRANSACTIONS, IT IS EQUALLY IMPORTANT TO SELECT PROPERTIES WHICH ARE TRULY COMPARABLE TO THE PROPERTY UNDER APPRAISAL. FOR INSTANCE, SALES INVOLVING BOTH REAL PROPERTY AND PERSONAL PROPERTY OR CHATTELS MAY NOT BE USED UNLESS THE SALE CAN, WITH RELIABLE FACTS, BE ADJUSTED TO REFLECT ONLY THE REAL PROPERTY TRANSACTIONS, NOR CAN SALES OF NON-OPERATING OR DEFICIENT INDUSTRIAL PLANTS BE VALIDLY COMPARED WITH OPERATING OR NON-DEFICIENT PLANTS. THE COMPARABLES AND SUBJECT PROPERTIES MUST EXHIBIT THE SAME USE, AND THE SITE AND STRUCTURAL CHARACTERISTICS MUST EXHIBIT AN ACCEPTABLE DEGREE OF COMPARABILITY.

PROCESSING COMPARABLE SALES

ALL COMPARABLE SALES MUST BE ADJUSTED TO THE SUBJECT PROPERTY TO ACCOUNT FOR VARIATIONS IN TIME AND LOCATION. THE OTHER MAJOR ELEMENTS OF COMPARISON WILL DIFFER DEPENDING UPON THE TYPE OF PROPERTY UNDER APPRAISEMENT. IN SELECTING THESE ELEMENTS, THE APPRAISER MUST GIVE PRIME CONSIDERATION TO THE SAME FACTORS WHICH INFLUENCE THE PROSPECTIVE BUYERS OF PARTICULAR TYPES OF PROPERTIES.

THE TYPICAL HOME BUYER IS INTERESTED IN THE PROPERTY'S CAPACITY TO PROVIDE HIMSELF AND HIS FAMILY A PLACE TO LIVE. HE'S PRIMARILY CONCERNED WITH THE LIVING AREA, UTILITY AREA, NUMBER OF ROOMS, NUMBER OF BATHS, AGE, STRUCTURAL QUALITY AND CONDITION, AND THE MODERN KITCHEN AND RECREATIONAL CONVENIENCES OF THE HOUSE. HE IS EQUALLY CONCERNED WITH THE LOCATION AND NEIGHBORHOOD, INCLUDING THE PROXIMITY TO AND THE QUALITY OF SCHOOLS, PUBLIC TRANSPORTATION, AND RECREATIONAL AND SHOPPING FACILITIES.

IN ADDITION TO THE RESIDENTIAL AMENITIES, THE BUYER OF AGRICULTURAL PROPERTY IS PRIMARILY INTERESTED IN THE PRODUCTIVE CAPACITY OF THE LAND, THE ACCESSIBILITY TO THE MARKET PLACE, AND THE CONDITION AND UTILITY VALUE OF THE FARM BUILDINGS AND STRUCTURES ON THE LAND.

THE TYPICAL BUYER OF COMMERCIAL PROPERTY, INCLUDING WAREHOUSING AND CERTAIN LIGHT INDUSTRIAL PLANTS, IS PRIMARILY CONCERNED WITH ITS CAPACITY TO PRODUCE RENT. HE WILL BE ESPECIALLY INTERESTED IN THE AGE, DESIGN, AND STRUCTURAL QUALITY AND CONDITION OF THE IMPROVEMENTS, THE PARKING FACILITIES AND THE LOCATION RELATIVE TO TRANSPORTATION, LABOR MARKETS, MATERIAL SOURCE, MATERIAL MARKET AND TRADE CENTERS.

IN APPLYING THE MARKET DATA APPROACH TO COMMERCIAL/INDUSTRIAL PROPERTY, THE APPRAISER WILL GENERALLY FIND IT DIFFICULT TO LOCATE A SUFFICIENT NUMBER OF COMPARABLE SALES, ESPECIALLY OF PROPERTIES WHICH ARE TRULY COMPARABLE IN THEIR ENTIRETY. HE WILL, THEREFORE, GENERALLY FIND IT NECESSARY TO SELECT SMALLER UNITS OF COMPARISON SUCH AS PRICE PER SQUARE FOOT, PER UNIT, PER ROOM, ETC. IN DOING SO HE MUST EXERCISE GREAT CARE IN SELECTING A UNIT OF COMPARISON THAT REPRESENTS A LOGICAL COMMON DENOMINATOR FOR THE PROPERTIES BEING COMPARED. A UNIT OF COMPARISON WHICH IS COMMONLY USED AND PROVEN TO BE FAIRLY EFFECTIVE IS THE GROSS RENT MULTIPLIER, GENERALLY REFERRED TO AS G.R.M., WHICH IS DERIVED BY DIVIDING THE GROSS ANNUAL INCOME INTO THE SALES PRICE. USING SUCH UNITS OF COMPARISON ENABLES THE APPRAISER TO COMPARE TWO PROPERTIES WHICH ARE SIMILAR IN USE AND STRUCTURAL FEATURES, BUT DIFFER SIGNIFICANTLY IN SIZE AND OTHER CHARACTERISTICS.

HAVING SELECTED THE MAJOR FACTORS OF COMPARISON, IT REMAINS FOR THE APPRAISER TO ADJUST EACH OF THE FACTORS TO THE SUBJECT PROPERTY. IN COMPARING THE SITE HE MUST MAKE ADJUSTMENTS FOR SIGNIFICANT VARIATIONS IN SIZE, SHAPE, TOPOGRAPHY,

AND LAND IMPROVEMENTS. IN COMPARING THE STRUCTURES, HE MUST MAKE SIMILAR ADJUSTMENTS FOR SIZE, QUALITY, DESIGN, CONDITION, AND SIGNIFICANT STRUCTURAL AND MECHANICAL COMPONENTS.

THE ADJUSTED SELLING PRICES OF THE COMPARABLE PROPERTIES WILL ESTABLISH A RANGE IN VALUE IN WHICH THE VALUE OF THE SUBJECT PROPERTY WILL FALL. FURTHER ANALYSIS OF THE FACTORS SHOULD ENABLE THE APPRAISER TO NARROW THE RANGE DOWN TO THE VALUE LEVEL WHICH IS MOST APPLICABLE TO THE SUBJECT PROPERTY. DEVELOPED AND APPLIED PROPERLY, THESE PRICING TECHNIQUES WILL ASSIST THE APPRAISER IN ARRIVING AT VALID AND ACCURATE ESTIMATES OF COST AS OF A GIVEN TIME. THAT COST GENERALLY REPRESENTS THE UPPER LIMIT OF VALUE OF A STRUCTURE. THE DIFFERENCE BETWEEN ITS COST NEW AND ITS PRESENT VALUE IS DEPRECIATION. THE FINAL STEP IN COMPLETING THE COST APPROACH THEN IS TO ESTIMATE THE AMOUNT OF DEPRECIATION AND DEDUCT SAID AMOUNT FROM THE COST NEW.

DEPRECIATION

SIMPLY STATED, DEPRECIATION CAN BE DEFINED AS "A LOSS IN VALUE FROM ALL CAUSES". AS APPLIED TO REAL ESTATE, IT REPRESENTS THE LOSS IN VALUE BETWEEN ITS PRESENT VALUE AND THE SUM OF THE COST NEW AS OF A GIVEN TIME. THE CAUSES FOR THE LOSS MAY BE DIVIDED INTO THREE BROAD CLASSIFICATIONS:

1. PHYSICAL DETERIORATION
2. FUNCTIONAL OBSOLESCENCE
3. ECONOMIC OBSOLESCENCE

PHYSICAL DETERIORATION PERTAINS TO THE WEARING OUT TO THE VARIOUS IMPROVEMENT COMPONENTS, THROUGH THE ACTION OF THE ELEMENTS, WEATHER, AND USE. THE CONDITION MAY BE CONSIDERED EITHER "CURABLE" OR "INCURABLE", DEPENDING UPON WHETHER IT MAY OR MAY NOT BE PRACTICAL AND ECONOMICALLY FEASIBLE TO CURE THE DEFICIENCY BY REPAIR AND REPLACEMENT.

FUNCTIONAL OBSOLESCENCE IS A CONDITION CAUSED BY EITHER INADEQUACIES OR OVER-ADEQUACIES IN DESIGN, STYLE, COMPOSITION, OR ARRANGEMENT INHERENT TO THE STRUCTURE ITSELF, WHICH TEND TO LESSEN ITS USEFULNESS AS RELATED TO PRESENT DAY DESIRES. LIKE PHYSICAL DETERIORATION, THE CONDITION MAY BE CONSIDERED EITHER CURABLE OR INCURABLE. SOME OF THE MORE COMMON EXAMPLES OF FUNCTIONAL OBSOLESCENCE ARE EXCESSIVE WALL AND CEILING HEIGHTS, EXCESSIVE STRUCTURAL CONSTRUCTION, SURPLUS CAPACITY, INEFFECTIVE LAYOUTS, AND INADEQUATE BUILDING SERVICES.

ECONOMIC OBSOLESCENCE IS A CONDITION CAUSED BY FACTORS EXTRANEOUS TO THE PROPERTY ITSELF, SUCH AS CHANGES IN POPULATION CHARACTERISTICS AND ECONOMIC TRENDS, ENCROACHMENT OF INHARMONIOUS PROPERTY USES, EXCESSIVE TAXES, AND GOVERNMENTAL RESTRICTIONS. THE CONDITION IS GENERALLY INCURABLE IN THAT THE CAUSES LIE OUTSIDE THE PROPERTY OWNER'S REALM OF CONTROL.

ESTIMATING DEPRECIATION

AN ESTIMATE OF DEPRECIATION REPRESENTS AN OPINION OF THE APPRAISER AS TO THE DEGREE THAT THE PRESENT AND FUTURE APPEAL OF A PROPERTY HAS BEEN DIMINISHED BY DETERIORATION AND OBSOLESCENCE. OF THE THREE ESTIMATES NECESSARY TO THE COST APPROACH, IT IS THE ONE MOST DIFFICULT TO MAKE. THE ACCURACY OF THE ESTIMATE WILL BE A PRODUCT OF THE APPRAISER'S EXPERIENCE IN RECOGNIZING THE SYMPTOMS OF DETERIORATION AND OBSOLESCENCE AND HIS ABILITY TO EXERCISE SOUND JUDGMENT IN EQUATING HIS OBSERVATIONS TO THE PROPER MONETARY ALLOWANCE TO BE DEDUCTED FROM THE COST NEW. THERE ARE SEVERAL ACCEPTABLE GUIDELINES WHICH MAY BE EMPLOYED.

PHYSICAL DETERIORATION, FUNCTIONAL, AND ECONOMIC OBSOLESCENCE CAN BE OBSERVED BY COMPARING THE PHYSICAL CONDITION, FUNCTIONAL DEFICIENCIES, AND THE ECONOMIC STATUS OF THE SUBJECT PROPERTY AS OF A GIVEN TIME WITH EITHER AN ACTUAL OR HYPOTHETICAL, COMPARABLE, NEW, AND PROPERLY PLANNED STRUCTURE.

CURABLE PHYSICAL DETERIORATION AND FUNCTIONAL OBSOLESCENCE CAN BE MEASURED BY ESTIMATING THE COST OF RESTORING EACH ITEM OF DEPRECIATION TO A PHYSICAL CONDITION AS GOOD AS NEW OR ESTIMATING THE COST OF ELIMINATING THE FUNCTIONAL DEFICIENCY.

ECONOMICALLY, OBSOLESCENCE GENERALLY BEING INCURABLE AND IMMEASURABLE BY STANDARDS OF RESTORATION, WILL BEST BE MEASURED BY EXTRAPOLATING ITS OBSERVED LOSS FROM THE MARKET PLACE.

PHYSICAL, FUNCTIONAL, AND ECONOMIC OBSOLESCENCE MAY ALSO BE MEASURED BY CAPITALIZING THE ESTIMATED LOSS IN RENTAL DUE TO THE DEFICIENCY.

TOTAL ACCRUED DEPRECIATION MAY BE ESTIMATED BY FIRST ESTIMATING THE TOTAL USEFUL LIFE OF A STRUCTURE AND THEN TRANSLATING ITS PRESENT CONDITION (PHYSICAL), USEFULNESS (FUNCTIONAL), AND DESIRABILITY (ECONOMIC), INTO AN EFFECTIVE USEFUL LIFE WHICH WHEN WEIGHED WOULD REPRESENT THAT PORTION OF ITS TOTAL LIFE (PERCENTAGE) WHICH HAS BEEN USED UP.

APPLYING THE INCOME APPROACH

SINCE THE JUSTIFIED PRICE PAID FOR INCOME PRODUCING PROPERTY IS NO MORE THAN THE AMOUNT OF INVESTMENT REQUIRED TO PRODUCE A COMPARABLE DESIRABLE RETURN AND SINCE THE MARKET CAN BE ANALYZED IN ORDER TO DETERMINE THE NET RETURN ACTUALLY ANTICIPATED BY INVESTORS, IT FOLLOWS THAT THE VALUE OF INCOME PRODUCING PROPERTY CAN BE DERIVED FROM THE INCOME WHICH IT IS CAPABLE OF PRODUCING. WHAT IS INVOLVED IS AN ESTIMATE OF INCOME THROUGH THE COLLECTION AND ANALYSIS OF AVAILABLE ECONOMIC DATA; THE DEVELOPMENT OF A PROPERTY CAPITALIZATION RATE; AND THE PROCESSING OF THE NET INCOME INTO AN INDICATION OR VALUE BY EMPLOYING ONE OR MORE OF THE ACCEPTABLE CAPITAL.

THE PRINCIPLES OF CAPITALIZATION

CAPITALIZATION IS THE MATHEMATICAL PROCESS FOR CONVERTING THE NET INCOME PRODUCED BY PROPERTY INTO AN INDICATION OF VALUE. THE PROCESS EVOLVES OUT OF THE PRINCIPLES OF PERPETUITY AND TERMINATION. PERPETUITY AFFIRMS THAT THE NET INCOME PRODUCED BY LAND WILL CONTINUE FOR AN INFINITE PERIOD OF TIME. TERMINATION AFFIRMS THAT THE NET INCOME PRODUCED BY A BUILDING (ASSUMING NORMAL REPAIRS AND MAINTENANCE) WILL STOP AFTER A CERTAIN NUMBER OF YEARS...THIS IN EFFECT IS TO SAY THAT ALL BUILDINGS AT SOME TIME IN THE FUTURE WILL CEASE TO HAVE ECONOMIC VALUE.

IF THE INCOME FLOW PRODUCED BY A BUILDING WILL TERMINATE IN THE FUTURE, IT IS REASONABLE TO SUGGEST THAT THE INVESTOR IN BUILDINGS IS ENTITLED TO THE RETURN OF HIS INVESTMENT AS WELL AS A RETURN ON HIS INVESTMENT. IN THE CAPITALIZATION PROCESS, THIS RECOVERY OF THE INVESTMENT IS REFERRED TO AS RECAPTURE. THEORETICALLY, THE RECOVERED CAPITAL WOULD BE USED TO REPLACE THE PRESENT STRUCTURE WHEN IT CEASES TO HAVE VALUE. IN ACTUAL PRACTICE, HOWEVER, THE INVESTOR USUALLY USES THE RETURN CAPITAL FOR DEBT SERVICES OR FOR REINVESTMENT IN OTHER PROJECTS.

SEVERAL METHODS OF CAPITALIZATION ARE CURRENTLY EMPLOYED BY APPRAISERS.

ALL THE METHODS RECOGNIZE THAT THE INVESTOR IS ENTITLED TO BOTH A RETURN ON AND THE RECAPTURE OF HIS INVESTMENT.

EXPLORING THE RENTAL MARKET

THE STARTING POINT FOR THE APPRAISER IS AN INVESTIGATION OF CURRENT MARKET RENT IN A SPECIFIC AREA IN ORDER TO ESTABLISH A SOUND BASIS FOR ESTIMATING THE GROSS INCOME WHICH SHOULD BE RETURNED FROM COMPETITIVE PROPERTIES. THE APPRAISER MUST MAKE A DISTINCTION BETWEEN MARKET RENT, BEING THE RENT WHICH PROPERTY IS NORMALLY EXPECTED TO BRING IN THE OPEN MARKET, AS OPPOSED TO CONTRACT RENT, OR THE RENT WHICH PROPERTY IS ACTUALLY REALIZING AT THE TIME OF THE APPRAISAL DUE TO LEASE TERMS ESTABLISHED SOME TIME IN THE PAST.

THE FIRST STEP THEN IS TO OBTAIN SPECIFIC INCOME AND EXPENSE DATA ON PROPERTIES WHICH BEST TYPIFY NORMAL MARKET ACTIVITY. THE DATA IS NECESSARY TO DEVELOP LOCAL GUIDELINES FOR ESTABLISHING THE MARKET RENT AND RELATED EXPENSES FOR VARIOUS TYPES OF PROPERTIES.

THE NEXT STEP IS TO SIMILARLY COLLECT INCOME AND EXPENSE DATA ON INDIVIDUAL PROPERTIES AND TO EVALUATE THE DATA AGAINST THE ESTABLISHED GUIDELINES. THE COLLECTION OF INCOME AND EXPENSE DATA IS AN ESSENTIAL PHASE IN THE VALUATION OF COMMERCIAL PROPERTIES. THE APPRAISER IS PRIMARILY EARNING POWER OF A PROPERTY. HIS OBJECTIVE IS TO ESTIMATE ITS EXPECTED NET INCOME. INCOME AND EXPENSE STATEMENTS OF PAST YEARS ARE VALUABLE ONLY TO THE EXTENT WHICH THEY SERVE THIS END. THE STATEMENTS MUST NOT ONLY BE COMPLETE AND ACCURATE, BUT MUST ALSO STAND THE TEST OF MARKET VALIDITY.

CONSIDERATION OF THE FOLLOWING FACTORS SHOULD ASSIST THE APPRAISER IN EVALUATING THE DATA IN ORDER TO ARRIVE AT AN ACCURATE AND REALISTIC ESTIMATE OF NET INCOME.

QUESTIONS RELATING TO INCOME DATA

WAS THE REPORTED INCOME PRODUCED ENTIRELY BY THE SUBJECT PROPERTY? VERY OFTEN THE RENTAL WILL INCLUDE AN AMOUNT ATTRIBUTABLE TO ONE OR MORE ADDITIONAL PARCELS OF REAL ESTATE. IN THIS CASE, IT WOULD BE NECESSARY TO OBTAIN THE PROPERTY ALLOCATIONS OF RENT.

WAS THE INCOME ATTRIBUTABLE TO THE SUBJECT PROPERTY AS IT PHYSICALLY EXISTED AT THE TIME OF LISTING OR DID THE PROPERTY INCLUDE THE VALUE OF LEASEHOLD IMPROVEMENTS AND REMODELING FOR WHICH THE TENANT PAID IN ADDITION TO RENT? IF SO, IT MAY BE NECESSARY TO ADJUST THE INCOME TO REFLECT THE PROPER RENT.

DOES THE REPORTED INCOME REPRESENT A FULL YEAR'S RETURN? IT IS OFTEN ADVISABLE TO OBTAIN BOTH MONTHLY AND ANNUAL AMOUNTS AS A CROSS-CHECK.

DOES THE INCOME REFLECT CURRENT MARKET RENT? IS EITHER PART OR ALL OF THE INCOME PREDICATED ON OLD LEASES? IF SO, WHAT ARE THE PROVISIONS FOR RENEWAL OPTIONS AND RATES?

DOES THE REPORTED INCOME REFLECT 100% OCCUPANCY? WHAT PERCENTAGE OF OCCUPANCY DOES IT REFLECT? IS THIS PERCENTAGE TYPICAL OF THIS TYPE OF PROPERTY OR IS IT DUE TO SPECIAL NONRECURRING CAUSES?

DOES THE INCOME INCLUDE RENTAL FOR ALL MARKETABLE SPACE? DOES IT INCLUDE AN ALLOWANCE FOR SPACE, IF ANY, WHICH IS EITHER OWNER OR MANAGER OCCUPIED? IS THE ALLOWANCE REALISTIC?

IS THE INCOME ATTRIBUTABLE DIRECTLY TO THE REAL ESTATE AND CONVENTIONAL AMENITIES? IS SOME OF THE INCOME DERIVED FROM FURNITURE AND APPLIANCES? IF SO, IT WILL BE NECESSARY TO ADJUST THE INCOME OR MAKE PROVISIONS FOR RESERVES TO EVENTUALLY REPLACE THEM, WHICHEVER LOCAL CUSTOM DICTATES.

IN MANY PROPERTIES AN ACTUAL RENTAL DOES NOT EXIST BECAUSE THE REAL ESTATE IS OWNER-OCCUPIED. IN THIS EVENT, IT IS NECESSARY TO OBTAIN OTHER INFORMATION TO PROVIDE A BASIS TO ESTIMATE MARKET RENT. THE INFORMATION REQUIRED PERTAINS TO THE BUSINESS OPERATION USING THE PROPERTY. PROPER ANALYSIS OF THE ANNUAL OPERATING STATEMENT OF THE BUSINESS, INCLUDING GROSS SALES OR RECEIPTS, CAN PROVIDE AN ACCURATE ESTIMATE OF MARKET RENT.

ANALYSIS OF EXPENSE DATA

THE APPRAISER MUST CONSIDER ONLY THOSE EXPENSES WHICH ARE APPLICABLE TO THE COST OF OWNERSHIP. ANY PORTION OF THE EXPENSES INCURRED EITHER DIRECTLY OR INDIRECTLY BY THE TENANT NEED NOT BE CONSIDERED. REIMBURSED EXPENSES CAN ONLY BE CONSIDERED WHEN THE AMOUNT OF REIMBURSEMENT IS INCLUDED AS INCOME. EACH EXPENSE ITEM MUST STAND THE TEST OF BOTH LEGITIMACY AND ACCURACY. HOW DO THEY COMPARE WITH THE ESTABLISHED GUIDELINES AND NORMS? ARE THEY CONSISTENT WITH THE EXPENSES INCURRED BY COMPARABLE PROPERTIES?

MANAGEMENT REFERS TO THE COST OF ADMINISTRATION. THESE CHARGES SHOULD REALISTICALLY REFLECT WHAT A REAL ESTATE MANAGEMENT COMPANY WOULD ACTUALLY CHARGE TO MANAGE THE PROPERTY. IF NO MANAGEMENT FEE IS SHOWN, ON THE STATEMENT, A PROPER ALLOWANCE MUST BE MADE BY THE APPRAISER. ON THE OTHER HAND, IF EXCESSIVE MANAGEMENT CHARGES ARE REPORTED, AS IS OFTEN THE CASE, THE APPRAISER MUST DISREGARD THE REPORTED CHARGES AND USE AN AMOUNT THAT HE DEEMS APPROPRIATE AND CONSISTENT WITH COMPARABLE TYPE PROPERTIES. THE COST OF MANAGEMENT BEARS A RELATIONSHIP WITH THE RISK OF OWNERSHIP AND WILL GENERALLY RANGE BETWEEN 1 TO 10% OF THE GROSS INCOME.

GENERAL EXPENSES IN THAT THEY INCLUDE SUCH ITEMS AS THE COST OF SERVICES AND SUPPLIES NOT CHARGED TO A PARTICULAR CATEGORY, UNEMPLOYMENT AND FICA TAXES, WORKMAN'S COMPENSATION, AND OTHER EMPLOYEE INSURANCE PLANS ARE LEGITIMATE DEDUCTIONS.

MISCELLANEOUS EXPENSES IS THE "CATCH-ALL" CATEGORY FOR INCIDENTALS. THIS ITEM SHOULD REFLECT A VERY NOMINAL PERCENTAGE OF THE INCOME. IF THE EXPENSES REPORTED SEEM TO BE EXCESSIVE, THE APPRAISER MUST EXAMINE THE FIGURES CAREFULLY IN ORDER TO DETERMINE IF THEY ARE LEGITIMATE EXPENSES AND, IF SO, TO ALLOCATE THEM TO THEIR PROPER CATEGORY.

CLEANING EXPENSES ARE LEGITIMATE CHARGES. THEY ARE FOR SUCH ITEMS AS GENERAL HOUSEKEEPING AND MAID SERVICE AND INCLUDE THE TOTAL COST OF LABOR AND RELATED SUPPLIES. ALL OR A PORTION OF THE CLEANING SERVICES MAY BE PROVIDED BY OUTSIDE FIRMS WORKING ON A "CORRECT" BASIS. CLEANING EXPENSES VARY CONSIDERABLY AND ARE PARTICULARLY SIGNIFICANT IN OPERATIONS SUCH AS OFFICES AND HOTELS. "RULE OF THUMB" NORMS FOR VARIOUS OPERATIONS ARE MADE AVAILABLE THROUGH NATIONAL MANAGEMENT ASSOCIATIONS. THE APPRAISER SHOULD HAVE LITTLE DIFFICULTY IN ESTABLISHING LOCAL GUIDELINES.

UTILITIES ARE GENERALLY LEGITIMATE EXPENSES AND, IF REPORTED ACCURATELY, NEED VERY LITTLE RECONSTRUCTION BY THE APPRAISER OTHER THAN TO DETERMINE IF THE CHARGES ARE CONSISTENT WITH COMPARABLE PROPERTIES. LOCAL UTILITY COMPANIES CAN PROVIDE THE APPRAISER WITH DEFINITE GUIDELINES.

HEAT AND AIR CONDITIONING COSTS ARE OFTEN REPORTED SEPARATELY AND IN ADDITION TO UTILITIES. THE EXPENSES WOULD INCLUDE THE COST OF FUEL, OTHER THAN THE ABOVE MENTIONED UTILITIES, AND MAY INCLUDE, ESPECIALLY IN LARGE INSTALLATIONS, THE FIREMEN WAGES, THE COST OF RELATED SUPPLIES, INSPECTION FEES AND MAINTENANCE CHARGES. THESE ARE GENERALLY LEGITIMATE COSTS AND THE SAME PRECAUTIONS PRESCRIBED FOR "UTILITIES" ARE IN ORDER.

ELEVATOR EXPENSES, INCLUDING THE WAGES AND UNIFORMS OF ELEVATOR ATTENDANTS AND THE COST OF REPAIRED AND SERVICES, ARE LEGITIMATE DEDUCTIONS. REPAIRS AND SERVICES ARE GENERALLY HANDLED THROUGH SERVICE CONTRACTS AND CAN BE REGARDED AS FAIRLY STABLE RECURRING EXPENSES.

DECORATING AND MINOR ALTERATIONS ARE NECESSARY TO MAINTAIN THE INCOME STREAM OF MANY COMMERCIAL PROPERTIES. IN THIS RESPECT, THEY ARE LEGITIMATE EXPENSES. HOWEVER, CAREFUL SCRUTINY OF THESE FIGURES IS REQUIRED. OWNERS TEND TO INCLUDE THE COST OF MAJOR ALTERATIONS AND REMODELING WHICH ARE, IN FACT, CAPITAL EXPENDITURES AND AS SUCH ARE NOT LEGITIMATE OPERATING EXPENSES.

REPAIRS AND MAINTENANCE EXPENSES REPORTED FOR ANY GIVEN YEAR MAY NOT NECESSARILY BE A TRUE INDICATION OF THE AVERAGE OR TYPICAL ANNUAL EXPENSE FOR THESE ITEMS. FOR EXAMPLE, A STATEMENT COULD REFLECT A SUBSTANTIAL EXPENDITURE FOR A SPECIFIC YEAR (POSSIBLE BECAUSE THE ROOF WAS REPLACED AND/OR SEVERAL ITEMS OF DEFERRED MAINTENANCE WERE CORRECTED); YET THE STATEMENT FOR THE FOLLOWING YEAR MAY INDICATE THAT REPAIRS AND MAINTENANCE CHARGES WERE PRACTICALLY NIL. IT IS NECESSARY FOR THE APPRAISER TO EITHER OBTAIN COMPLETE ECONOMIC HISTORY ON EACH PROPERTY IN ORDER TO MAKE A PROPERTY JUDGMENT AS TO THE AVERAGE ANNUAL EXPENSES FOR THESE ITEMS OR INCLUDE A PROPER ALLOWANCE IN THE BUILDING CAPITALIZATION RATE TO COVER THESE ANNUAL EXPENSES. SINCE IT IS NEITHER POSSIBLE NOR PRACTICAL TO OBTAIN ENOUGH ECONOMIC HISTORY ON EVERY PROPERTY, THE LATTER METHOD IS GENERALLY USED AND THE AMOUNTS REPORTED FOR REPAIRS AND MAINTENANCE ARE NOT DEDUCTED AS AN EXPENSE ITEM. CAREFUL CONSIDERATION MUST BE GIVEN TO THE ALLOWANCE USED IN THE BUILDING CAPITALIZATION RATE AS THE COST OF REPAIRS AND MAINTENANCE FOR COMMERCIAL BUILDINGS WILL VARY CONSIDERABLY DEPENDING ON AGE, CONDITION, THE GENERAL QUALITY OF CONSTRUCTION, AND LABOR COSTS.

NOTE THAT CUSTODIAN CHARGES SUCH AS WAGES OF JANITORS, WATCHMEN, DOORMEN, PORTERS, ETC., MUST ALWAYS BE ANALYZED TO DETERMINE IF THEY ARE CONSISTENT WITH CURRENT WAGES. CONSIDERATION HAS TO BE GIVEN TO THE LIVING QUARTERS OCCUPIED BY SUCH EMPLOYEES. THE ECONOMIC RENT ATTRIBUTABLE TO THE SPACE SHOULD BE INCLUDED IN THE INCOME ESTIMATE. THE COSTS INCURRED IN PROVIDING THIS SPACE AND OTHER REMUNERATION SHOULD BE DEDUCTED AS AN EXPENSE ITEM.

FIXED EXPENSES INCLUDE THOSE ITEMS WHICH SHOW NO OR VERY LITTLE VARIATION FROM YEAR TO YEAR. IT IS PRACTICAL TO TREAT THESE ITEMS INDIVIDUALLY.

INSURANCE. AS WAS THE CASE OF SOME OTHER EXPENSE ITEMS, THE AMOUNT REPORTED FOR INSURANCE IN ANY GIVEN YEAR MAY NOT BE INDICATIVE OF THE ACTUAL ANNUAL EXPENSE. MANY OWNERS OBTAIN THE MORE ECONOMICAL 3-YEAR COVERAGE PLANS AND EXPENSE THE ENTIRE PREMIUM IN ONE YEAR. FURTHERMORE, MANY OWNERS OBTAIN "BLANKET" COVERAGE FOR MORE THAN ONE BUILDING AND FAIL TO MAKE THE PROPER ALLOCATIONS OF COST. IT IS GENERALLY MORE EFFECTIVE FOR THE APPRAISER TO ESTABLISH HIS OWN GUIDELINES. HE MUST BE CAREFUL TO INCLUDE ONLY ITEMS APPLICABLE TO REAL ESTATE. FIRE EXTENDED COVERAGE AND OWNER'S LIABILITY ARE THE MAIN INSURANCE EXPENSE ITEMS. SEPARATE COVERAGE ON DIFFERENT COMPONENTS OF THE BUILDING, SUCH AS ELEVATORS AND PLATE GLASS, ARE ALSO LEGITIMATE EXPENSES. THIS FACTOR IS USUALLY BUILT INTO THE BUILDING CAPITALIZATION RATE; HOWEVER, IN SOME INSTANCES, IT WILL BE NECESSARY TO ADJUST THE RATE TO REFLECT UNUSUAL CONDITIONS RELATED TO SPECIFIC PROPERTIES.

REAL ESTATE TAXES. IN MAKING APPRAISALS FOR TAX PURPOSES, THE APPRAISER WILL FIND IT MORE CONVENIENT TO EXCLUDE THE ACTUAL AMOUNT REPORTED FOR REAL ESTATE TAXES. SINCE FUTURE TAXES WILL BE BASED UPON HIS APPRAISED VALUE, HE CAN READILY PROVIDE FOR THIS EXPENSE ITEM BY INCLUDING IT IN HIS CAPITALIZATION RATE.

OTHER TAXES. EXPENSES REPORTED IN THIS CATEGORY, SUCH AS INCOME TAXES, CORPORATE TAXES, AND FRANCHISE TAXES, USUALLY DO NOT PERTAIN TO THE REAL ESTATE AND SHOULD, THEREFORE, BE DISREGARDED.

DEPRECIATION. THE APPRAISER PROVIDES FOR THIS EXPENSE BY THE RECAPTURE RATE WHICH HE INCLUDES IN HIS BUILDING CAPITALIZATION RATE. THE AMOUNT REPORTED FOR DEPRECIATION IS A "BOOKKEEPING FIGURE" WHICH THE OWNER USES FOR INTERNAL REVENUE PURPOSES, AND SHOULD NOT BE CONSIDERED IN THE INCOME APPROACH. IN NEWER PROPERTIES, THIS FIGURE MAY PROVIDE AN ACCURATE INDICATION OF THE ORIGINAL COST.

INTEREST. INTEREST ON BORROWED CAPITAL IS NOT A LEGITIMATE EXPENSE. ALL PROPERTY IS APPRAISED AS IF IT WERE "FREE AND CLEAR". IT MAKES NO DIFFERENCE TO THE APPRAISER WHOSE MONEY IS USED FOR PURCHASING THE PROPERTY. IF A PORTION OF THE INVESTMENT IS BORROWED CAPITAL, THE OWNER OF THE FEE (THE PROPERTY) IS ENTITLED ONLY TO A RETURN ON THAT PORTION OF THE PROPERTY HE OWNS, WHILE THE RETURN ON THAT PORTION OF THE INVESTMENT IS ASSIGNED TO THE HOLDER OF THE MORTGAGE. INTEREST PAID FOR BORROWED CAPITAL IS NOT A DEDUCTIBLE EXPENSE SINCE INTEREST ON THE TOTAL INVESTMENT, AS NORMAL RETURN, IS CONSIDERED IN THE CAPITALIZATION RATE.

LAND RENT. LAND RENT IS PAID IN LIEU OF PURCHASING THE LAND AND IS GENERALLY NOT CONSIDERED AN EXPENSE ITEM IN THE CAPITALIZATION PROCESS. IT IS, HOWEVER, A SIGNIFICANT ITEM IN THAT IT MAY HAVE A DIRECT BEARING UPON THE MARKET VALUE OF A PROPERTY. LAND LEASES HAVE A DIRECT BEARING UPON THE MARKET VALUE OF A PROPERTY. LAND LEASES HAVE THE TENDENCY TO INFLUENCE VALUE OF A PROPERTY UPWARD OR DOWNWARD DEPENDING UPON WHETHER OR NOT THEY ARE FAVORABLE OR UNFAVORABLE TO A PROSPECTIVE BUYER. IT IS, THEREFORE, ADVISABLE TO OBTAIN THE AMOUNT AND TERMS OF ALL LEASES WHENEVER POSSIBLE.

IT IS EVIDENT AT THIS POINT THAT THERE ARE SOME EXPENSE ITEMS LISTED ABOVE WHICH THE APPRAISER SHOULD DISREGARD. THE QUESTION MAY COME UP, THEN, WHY ASK FOR THE INFORMATION IF WE DO NOT INTEND TO USE IT? THE ANSWER IS THAT EXPENSE SHOULD BE DESIGNED TO ACCOMMODATE PROPERTY OWNERS AND/OR ACCOUNTANTS. THEIR RECORDS INCLUDE THESE CATEGORIES AND IF SPACE IS NOT PROVIDED TO ENTER THESE ITEMS ON THE FORM, THEY HAVE THE TENDENCY TO EITHER LUMP ALL OF THEM UNDER "MISCELLANEOUS" OR TO INCLUDE THEM IN OTHER CATEGORIES, MAKING IT VERY DIFFICULT FOR THE APPRAISER TO ABSTRACT THE LEGITIMATE DEDUCTIONS.

DEVELOPING CAPITALIZATION RATES

IT IS VIRTUALLY IMPOSSIBLE AND CERTAINLY NOT PRACTICAL TO OBTAIN A COMPLETE ECONOMIC HISTORY ON EVERY COMMERCIAL PROPERTY WE APPRAISE. ON MANY PROPERTIES, HOWEVER, WE DO OBTAIN DETAILED ECONOMIC INFORMATION THROUGH THE USE OF INCOME AND EXPENSE FORMS. WE MUST REALISTICALLY RECOGNIZE THE FACT THAT THE DATA OBTAINABLE ON SOME PROPERTIES IS DEFINITELY LIMITED.

IN MOST CASES, THE GROSS INCOME AND A LIST OF THE SERVICES AND AMENITIES FURNISHED CAN BE OBTAINED IN OUR LISTING OPERATION. THEREFORE, IN ORDER TO INSURE GOOD APPRAISAL, A NUMBER OF THE OPERATING EXPENSES NECESSARY TO MAINTAIN THAT GROSS INCOME ARE BEST PROVIDED FOR BY INCLUDING PERCENTAGE ALLOWANCES IN OUR LAND AND BUILDING CAPITALIZATION RATES. THESE ARE, OF COURSE, IN ADDITION TO THE INTEREST AND RECAPTURE RATES.

A CAPITALIZATION RATE ESTABLISHED FOR USE IN APPRAISING FOR AD VALOREM TAXES WILL GENERALLY CONSIST OF THE FOLLOWING FACTORS:

1. **RECAPTURE...OR THE ANNUAL RATE OF RETURN OF THE DEPRECIABLE ITEMS OF A REAL ESTATE INVESTMENT.**
2. **INTEREST RATE...OR THE ANNUAL RATE OF RETURN ON A REAL ESTATE INVESTMENT.**
3. **TAX, INSURANCE, AND MAINTENANCE RATES...OR THE ANNUAL RATE OF RETURN ON THE TOTAL REAL ESTATE INVESTMENT REQUIRED TO PAY THE ANNUAL COST OF EACH OF THESE EXPENSES.**
4. **CONTINGENCY RATES...OR THE ANNUAL RATE OF RETURN ON THE TOTAL REAL ESTATE INVESTMENT REQUIRED TO PAY THE ANNUAL COST OF UNUSUAL AND UNANTICIPATED EXPENSES.**

RECAPTURE RATE. THE STRAIGHT LINE METHOD OF CAPTURE IS THE SIMPLEST METHOD AND THE ONE WHICH SEEMS TO MOST REFLECT THE ACTION OF THE INVESTORS IN GENERAL. IT CALLS FOR THE RETURN OF CAPITAL IN EQUAL INCREMENTS OR PERCENTAGE ALLOWANCES SPREAD OVER THE ESTIMATED REMAINING ECONOMIC LIFE OF A BUILDING.

EXAMPLES: 50 YEARS REMAINING $100 / 50 = 2.0\%$
 40 YEARS REMAINING $100 / 40 = 2.5\%$
 25 YEARS REMAINING $100 / 25 = 4.0\%$

INTEREST RATE. THERE ARE SEVERAL METHODS CURRENTLY EMPLOYED BY APPRAISERS TO DETERMINE THE ACCEPTABLE NORMAL RATE OF RETURN EXPECTED BY INVESTORS. THE BAND OF INVESTMENT METHOD AND THE DIRECT COMPARISON METHOD ARE CONSIDERED BELOW. REPEATING THESE PROCEDURES ON AN ADEQUATE REPRESENTATIVE SAMPLING SHOULD PROVIDE THE APPRAISER WITH A PATTERN FROM WHICH HE WOULD BE ABLE TO SELECT THE MOST APPROPRIATE INDICATED RATE OF INTEREST.

IN THE BAND OF INVESTMENT METHOD, IT IS NECESSARY TO FIRST DETERMINE THE RATE OF RETURN LOCAL INVESTORS REQUIRE ON THEIR EQUITY (CASH OUTLAY). IT IS THEN NECESSARY TO CONTACT LENDERS AND OBTAIN THE CURRENT INTEREST RATES FOR MONEY AND THE AMOUNT OF EQUITY REQUIRED, AND THEN TO MULTIPLY THE PERCENTAGES OF EQUITY AND MORTGAGE BY THE INVESTORS' RATES. THE SUM OF THESE PRODUCTS WILL INDICATE THE ACTUAL RATE OF RETURN.

EQUITY RATE (12%) -

MORTGAGE RATE (8%)

AMOUNT OF EQUITY	20% X 12% = 2.4%
+AMOUNT OF MORTGAGE	80% X 8% = 6.4%
=INDICATED RATE OF RETURN	8.8%

EQUITY RATE (15%) -	MORTGAGE RATE (8%)
AMOUNT OF EQUITY	25% X 15% = 3.75%
+AMOUNT OF MORTGAGE	75% X 8% = 6.00%
=INDICATED RATE OF RETURN	9.75%

IN THE **DIRECT COMPARISON METHOD**, THE APPRAISER ABSTRACTS THE RATE OF RETURN DIRECTLY FROM ACTUAL MARKET DATA; FOR IT CAN BE REASONABLY ASSUMED THAT INFORMED INVESTORS FULLY AWARE OF THE EXISTENCE OF COMPARABLE PROPERTIES WILL INVEST IN THOSE PROPERTIES WHICH ARE ABLE TO PRODUCE THE REQUIRED AND DESIRABLE NET RETURN.

FOLLOWING ARE THE STEPS INVOLVED IN DETERMINING THE NORMAL RATE OF RETURN BY THE **DIRECT COMPARISON METHOD**.

1. COLLECT SALES DATA ON VALID OPEN MARKET TRANSACTIONS INVOLVING PROPERTIES FOR WHICH THE APPRAISER IS ABLE TO ACCURATELY ESTIMATE BOTH THE NET INCOME AND THE LAND OR BUILDING VALUE.
2. ALLOCATE THE PROPER AMOUNTS OF THE TOTAL SALES PRICE TO LAND AND BUILDINGS.
3. ESTIMATE THE REMAINING ECONOMIC LIFE OF THE BUILDING AND COMPUTE THE AMOUNT OF RETURN REQUIRED ANNUALLY FOR THE RECAPTURE OF THE INVESTMENT TO THE BUILDING.
4. DETERMINE THE NET INCOME BEFORE RECAPTURE.
5. DEDUCT THE AMOUNT REQUIRED FOR RECAPTURE FROM THE NET INCOME. THE RESIDUE AMOUNT REPRESENTS THE ACTUAL AMOUNT OF INTEREST.
6. DIVIDE THE ACTUAL AMOUNT OF INTEREST BY THE SALES PRICE TO CONVERT IT INTO A PERCENTAGE RATE OF RETURN.

EXAMPLE A:

1. SALE PRICE = \$165,000.00
2. AMOUNT ALLOCATED TO LAND = \$64,000.00
AMOUNT ALLOCATED TO BUILDING = \$101,000.00
3. REMAINING LIFE = 20 YEARS
ANNUAL RATE OF RECAPTURE = $100\% / 20 \text{ YEARS} = 5\%$
AMOUNT REQUIRED ANNUALLY = $\$101,000 \times 5\% = \$5,050.00 \text{ PER YEAR}$
4. NET INCOME BEFORE RECAPTURE = \$20,345.00
5. LESS RECAPTURE INTEREST - \$ 5,050.00

\$15,295.00
6. INDICATED RATE OF RETURN = $\$15,295.00 / \$165,000.00 = 9.27\%$

EXAMPLE B:

1. SALE PRICE = \$135,000.00
2. AMOUNT ALLOCATED TO LAND = \$50,000.00
AMOUNT ALLOCATED TO BUILDING = \$85,000.00
3. REMAINING LIFE = 25 YEARS
ANNUAL RATE OF RECAPTURE = $100\% / 25 \text{ YEARS} = 4\%$
AMOUNT REQUIRED ANNUALLY = $\$85,000.00 \times 4\% = \$3,400.00 \text{ PER YEAR}$
4. NET INCOME BEFORE RECAPTURE = \$16,000.00
5. LESS RECAPTURE INTEREST - \$ 3,400.00

\$12,600.00
6. INDICATED RATE OF RETURN = $\$12,600.00 / \$135,000.00 = 9.33\%$

TAX RATE. TO MAKE THE PROPER PROVISIONS FOR REAL ESTATE TAXES, THE APPRAISER MUST ANTICIPATE TWO FACTORS:

1. THE TAX RATE FOR ASSESSED VALUATION
2. THE PERCENTAGE OF THE APPRAISED VALUE TO BE USED FOR ASSESSMENT PURPOSES.

THE ANNUAL RATE REQUIRED TO PAY THE COST OF TAXES CAN THEN BE CALCULATED BY MULTIPLYING THE TAX RATE IN DOLLARS PER \$100.00 ASSESSMENT (EQUIVALENT TO A PERCENTAGE) BY THE PERCENTAGE LEVEL OF ASSESSMENT.

EXAMPLES:

	<u>A</u>	<u>B</u>	<u>C</u>
TAX RATE PER \$100.00 ASSESSMENT	5.00	4.40	8.00
X PERCENTAGE LEVEL OF ASSESSMENT	<u>33.33%</u>	<u>33.33%</u>	<u>33.33%</u>
= REQUIRED	1.67%	1.47%	2.67%

MAINTENANCE AND INSURANCE RATES. IT IS ESSENTIAL THAT THESE FIGURES REFLECT LOCAL CONDITIONS. THE ACTUAL LOCAL COST MAY BE EXTRACTED FROM INCOME AND EXPENSE DATA COLLECTED FROM AVAILABLE TECHNICAL PUBLICATIONS.

CONTINGENCY RATE. THE PERCENTAGE ALLOWANCE FOR CONTINGENCIES SHOULD BE ESTABLISHED AT THE LOCAL LEVEL. THE ELEMENT PROVIDES THE APPRAISER SOME FLEXIBILITY IN:

- A. ARRIVING AT A PROPER MARKET VALUE BASED ON THE INDIVIDUAL PROJECT REQUIREMENTS.
- B. PROVIDING SOME CONSIDERATION FOR UNUSUAL EXPENSES THAT MAY OCCUR ON PROPERTIES APPRAISED WITHOUT THE BENEFIT OF A DETAILED OPERATING STATEMENT.

TOTAL LAND RATE. SINCE THE INCOME PRODUCED BY LAND WILL THEORETICALLY CONTINUE FOR AN INFINITE PERIOD OF TIME, IT IS NOT NECESSARY TO RECAPTURE THE INVESTMENT TO LAND. THE CAPITALIZATION RATE APPLICABLE TO LAND IS, THEREFORE, THE SUM OF THE INTEREST RATE AND THE TAX RATE.

TOTAL BUILDING RATE. A BUILDING IS A DEPRECIABLE ITEM. SINCE THE INCOME PRODUCED BY A BUILDING WILL TERMINATE IN A GIVEN NUMBER OF YEARS, IT IS NECESSARY TO RECAPTURE THE INVESTMENT IN THE BUILDINGS. THE CAPITALIZATION RATE APPLICABLE TO BUILDINGS IS, THEREFORE, THE SUM OF THE INTEREST RATE, THE RECAPTURE RATE, THE TAX RATE, THE MAINTENANCE RATE, THE INSURANCE RATE, AND THE CONTINGENCY RATE.

SINCE IT IS THE APPRAISER'S JOB TO INTERPRET THE LOCAL REAL ESTATE MARKET, IT IS QUITE OBVIOUS THAT THE CAPITALIZATION RATES HE USES MUST ALSO REFLECT THE ACTIONS OF LOCAL INVESTORS.

CAPITALIZATION METHODS

THE MOST PROMINENT METHODS OF CAPITALIZATION ARE **DIRECT, STRAIGHT LINE, SINKING FUND, AND ANNUITY**. EACH OF THESE IS A VALID METHOD FOR CAPITALIZING INCOME INTO AN INDICATION OF VALUE. THE BASIS FOR THEIR VALIDITY, AS WE HAVE SEEN, LIES IN THE ACTION IN THE MARKET WHICH INDICATED THAT THE VALUE OF INCOME PRODUCING PROPERTY CAN BE DERIVED BY EQUATING THE NET INCOME WITH THE NET RETURN ANTICIPATED BY INFORMED INVESTORS. THIS CAN BE EXPRESSED IN TERMS OF A SIMPLE EQUATION:

$$\text{VALUE} = \text{NET INCOME} / \text{CAPITALIZATION RATE}$$

IN **DIRECT CAPITALIZATION**, THE APPRAISER DETERMINES A SINGLE "OVER-ALL" CAPITALIZATION RATE. THIS IS DONE BY ANALYZING ACTUAL MARKET SALES OF SIMILAR TYPES OF PROPERTIES. HE DEVELOPS THE NET INCOME FOR EACH PROPERTY AND DIVIDES THE NET INCOME BY THE SALES PRICE TO ARRIVE AT AN OVER-ALL RATE OF RETURN. THE

NET INCOME OF THE SUBJECT PROPERTY IS THEN DIVIDED BY THE APPROPRIATE OVER-ALL RATE TO PROVIDE AN INDICATION OF VALUE.

THE BIG DISADVANTAGE OF THIS METHOD IS THAT IT DOES NOT PROVIDE FOR USING SEPARATE RATES FOR LAND AND BUILDINGS. IT THEREFORE CALLS FOR A HIGHLY SUBJECTIVE JUDGMENT ON THE PART OF THE APPRAISER IN APPLYING AN OVER-ALL RATE TO PROPERTIES HAVING DIFFERENT LAND-TO-BUILDING RATIOS.

THE STATEMENT THAT **MORTGAGE-EQUITY CAPITALIZATION** IS A SOPHISTICATED FORM OF DIRECT CAPITALIZATION MAY PERHAPS BE AN OVER-SIMPLIFICATION, BUT IS NEVERTHELESS TRUE. THE MAJOR DIFFERENCE IN THE TWO APPROACHES IS IN THE DEVELOPMENT OF THE OVER-ALL RATE.

IN THIS METHOD, EQUITY YIELDS AND MORTGAGE TERMS ARE CONSIDERED INFLUENCING FACTORS IN CONSTRUCTION OF THE LEASE RATE. IN ADDITION, A PLUS OR MINUS ADJUSTMENT IS REQUIRED TO COMPENSATE FOR ANTICIPATED DEPRECIATION OR APPRECIATION. THIS ADJUSTMENT CAN BE RELATED TO THE RECAPTURE PROVISIONS USED IN OTHER CAPITALIZATION METHODS AND TECHNIQUES.

THE **STRAIGHT LINE** AND **SINKING FUND** METHODS ARE BOTH ACTUALLY FORMS OF DIRECT CAPITALIZATION WITH ONE USING STRAIGHT LINE RECAPTURE AND THE OTHER USING SINKING FUND RECAPTURE, DIFFERING ONLY IN THAT THEY PROVIDE FOR SEPARATE CAPITALIZATION RATES FOR LAND AND BUILDINGS; THE BUILDING RATE DIFFERING FROM THE LAND RATE IN THAT IT INCLUDES AN ALLOWANCE FOR RECAPTURE.

STRAIGHT LINE RECAPTURE CALLS FOR THE RETURN OF INVESTMENT CAPITAL IN EQUAL INCREMENTS OR PERCENTAGE ALLOWANCES SPREAD OVER THE ESTIMATED REMAINING ECONOMIC LIFE OF THE BUILDING.

SINKING FUND RECAPTURE CALLS FOR THE RETURN OF INVESTED CAPITAL IN ONE LUMP SUM AT THE TERMINATION OF THE ESTIMATED REMAINING ECONOMIC LIFE OF THE BUILDING. THIS IS ACCOMPLISHED BY PROVIDING FOR THE ANNUAL RETURN OF A SUFFICIENT AMOUNT NEEDED TO INVEST, AND ANNUALLY RE-INVEST IN "SAFE" INTEREST-BEARING ACCOUNTS, SUCH AS GOVERNMENT BONDS OR REGULAR SAVINGS ACCOUNTS, WHICH WILL ULTIMATELY YIELD THE ENTIRE CAPITAL INVESTMENT DURING THE COURSE OF THE BUILDING'S ECONOMIC LIFE.

ANNUITY CAPITALIZATION LENDS ITSELF TO THE VALUATION OF LONG TERM LEASES. IN THIS METHOD, THE APPRAISER DETERMINES, BY THE USE OF ANNUITY TABLES, THE PRESENT VALUE OF THE RIGHT TO RECEIVE A CERTAIN SPECIFIED INCOME OVER STIPULATED DURATION OF THE LEASE. IN ADDITION TO THE VALUE OF THE INCOME STREAM, THE APPRAISER MUST ALSO CONSIDER THE VALUE THAT THE PROPERTY WILL HAVE ONCE IT REVERTS BACK TO THE OWNER AT THE TERMINATION OF THE LEASE. THIS REVERSION IS VALUED BY DISCOUNTING ITS ANTICIPATED VALUE AGAINST ITS PRESENT DAY WORTH. THE TOTAL PROPERTY VALUE THEN IS THE SUM OF THE CAPITALIZED INCOME STREAM PLUS THE PRESENT WORTH OF THE REVERSION VALUE.

RESIDUAL TECHNIQUES

IT CAN READILY BE SEEN THAT ANY ONE OF THE FACTORS OF THE CAPITALIZATION EQUATION ($VALUE = NET\ INCOME / CAPITALIZATION\ RATE$) CAN BE DETERMINED IF THE OTHER TWO FACTORS ARE KNOWN. FURTHERMORE, SINCE THE VALUE OF PROPERTY IS THE SUM OF THE LAND VALUE PLUS THE BUILDING VALUE, IT HOLDS THAT EITHER OF THESE CAN BE DETERMINED IF THE OTHER IS KNOWN. THE USES OF THESE MATHEMATICAL FORMULAS IN CAPITALIZING INCOME INTO AN INDICATION OF VALUE ARE REFERRED TO AS THE RESIDUAL TECHNIQUES, OR MORE SPECIFICALLY, THE PROPERTY RESIDUAL, THE BUILDING RESIDUAL AND THE LAND RESIDUAL TECHNIQUES.

THE **PROPERTY RESIDUAL TECHNIQUE** IS AN APPLICATION OF DIRECT CAPITALIZATION. IN THIS TECHNIQUE, THE TOTAL NET INCOME IS DIVIDED BY AN OVER-ALL CAPITALIZATION RATE (WHICH PROVIDES FOR THE RETURN ON THE TOTAL INVESTMENT TO LAND AND BUILDINGS PLUS THE RECAPTURE OF THE INVESTMENT TO THE BUILDING) TO ARRIVE AT AN INDICATED VALUE FOR THE PROPERTY.

THE **BUILDING RESIDUAL TECHNIQUE** REQUIRES THE VALUE OF THE LAND TO BE A KNOWN FACTOR. THE AMOUNT OF NET INCOME REQUIRED TO EARN AN APPROPRIATE RATE OF RETURN ON THE LAND INVESTMENT IS DEDUCTED FROM THE TOTAL NET INCOME. THE REMAINDER OF THE NET INCOME (RESIDUAL) IS DIVIDED BY THE BUILDING CAPITALIZATION RATE (WHICH IS COMPOSED OF A PERCENTAGE FOR THE RETURN ON THE INVESTMENT PLUS A PERCENTAGE FOR THE RECAPTURE OF THE INVESTMENT) TO ARRIVE AT AN INDICATED VALUE FOR THE BUILDING.

THE **LAND RESIDUAL TECHNIQUE** REQUIRES THE VALUE OF THE BUILDING TO BE A KNOWN FACTOR. THE AMOUNT OF NET INCOME REQUIRED TO PROVIDE BOTH A PROPER RETURN ON AND THE RECAPTURE OF THE INVESTMENT IS DEDUCTED FROM THE TOTAL NET INCOME. THE REMAINDER OF THE NET INCOME (RESIDUAL) IS THEN DIVIDED BY THE LAND CAPITALIZATION RATE (WHICH IS COMPOSED OF A PERCENTAGE FOR THE RETURN ON THE INVESTMENT) TO ARRIVE AT AN INDICATED VALUE FOR THE LAND.

THE FOLLOWING ARE EXAMPLES OF THE APPLICATION OF THE RESIDUAL TECHNIQUES TO A PROPERTY YIELDING AN ANNUAL NET INCOME OF \$10,000.00. THE REMAINING LIFE OF THE BUILDING IS ESTIMATED TO BE 25 YEARS, AND THE INDICATED NORMAL RATE OF RETURN TO BE 8%.

PROPERTY RESIDUAL TECHNIQUE

ANALYSIS OF MARKET DATA INVOLVING THE SALES OF COMPARABLE PROPERTIES INDICATES THAT INVESTORS WILL INVEST FOR A TOTAL NET RETURN AMOUNTING TO 11% OF THE INVESTMENT.

NET INCOME	\$10,000.00
PROPERTY VALUE	= NET INCOME / CAPITALIZATION
RATE	= \$10,000.00 / 11% = \$90,000.00

BUILDING RESIDUAL TECHNIQUE (STRAIGHT-LINE RECAPTURE)

LAND VALUE = \$20,000.00
RECAPTURE RATE = 100% / 25 YEARS = 4%
LAND CAPITALIZATION RATE = 8% (INTEREST RATE)
BUILDING CAPITALIZATION RATE = 8% (INTEREST RATE)
PLUS
4% (RECAPTURE RATE) = 12%

NET INCOME = \$ 10,000.00
AMOUNT OF NET INCOME IMPUTABLE TO LAND
(\$20,000.00 X 8%) - \$ 1,600.00
RESIDUAL INCOME IMPUTABLE TO BUILDING = \$ 8,400.00

BUILDING VALUE = NET INCOME / CAPITALIZATION
RATE = \$8,400.00 / 12% = \$70,000.00
LAND VALUE = \$20,000.00
PROPERTY VALUE = \$90,000.00

LAND RESIDUAL TECHNIQUE (STRAIGHT-LINE RECAPTURE)

BUILDING VALUE = \$70,000.00
RECAPTURE RATE = 100% / 25 YEARS = 4%
LAND CAPITALIZATION RATE = 8% (INTEREST RATE)
BUILDING CAPITALIZATION RATE = 8% (INTEREST RATE)
PLUS
4% (RECAPTURE RATE) = 12%

NET INCOME = \$10,000.00
AMOUNT OF NET INCOME IMPUTABLE TO BUILDING
(\$70,000.00 X 12%) - \$ 8,400.00
RESIDUAL INCOME IMPUTABLE TO LAND = \$ 1,600.00

LAND VALUE = NET INCOME / CAPITALIZATION
RATE = \$1,600.00 / 8% = \$20,000.00
BUILDING VALUE = \$70,000.00
PROPERTY VALUE = \$90,000.00

GROSS RENT MULTIPLIER (GRM) METHOD

WHEN CERTAIN SPECIFIC TYPES OF INCOME PROPERTIES ARE RENTED IN ANY SIGNIFICANT NUMBER IN THE MARKET, THERE IS A STRONG TENDENCY FOR THE RATIO BETWEEN SALES PRICES AND GROSS INCOMES TO BE FAIRLY CONSISTENT. THE GROSS RENT MULTIPLIER, COMMONLY REFERRED TO AS **GRM**, IS A FACTOR REFLECTING THIS RELATIONSHIP BETWEEN THE GROSS ANNUAL INCOME AND VALUE. ONCE THE **GRM** HAS BEEN DETERMINED FOR A SPECIFIC TYPE PROPERTY, IT CAN THEN BE APPLIED AGAINST INCOME OF OTHER SIMILAR PROPERTIES TO INDICATE THEIR ECONOMIC VALUE.

THE **GRM** APPROACH IS OFTEN UNDER APPRECIATED, THOUGH THE APPRAISER, AS WITH ANY INCOME APPROACH, MUST STILL GIVE CONSIDERATION TO AGE OF BUILDING, SIZE,

LOCATION, AND LAND TO BUILDING RATIOS. MANY ADJUSTMENTS WHICH WOULD NORMALLY INVOLVE JUDGMENT ESTIMATE HAVE BEEN RESOLVED BY THE FREE ACTION OF THE RENTAL MARKET. FOR EXAMPLE, IF ONE PROPERTY HAS SOME ADVANTAGE, SUCH AS LOCATION OR ACCESSIBILITY OVER ANOTHER PROPERTY, THIS DIFFERENCE WOULD PROBABLY BE REFLECTED IN THE RENTAL.

THE **GRM** MAY BE APPLIED TO EITHER THE GROSS INCOME OR TO THE EFFECTIVE GROSS INCOME (**EGRM**), DEPENDING ON THE CIRCUMSTANCES AND AVAILABLE DATA IN THE LOCAL MARKET. THIS APPROACH IS FREQUENTLY APPLICABLE TO APARTMENT, RETAIL, AND CERTAIN TYPES OF INDUSTRIAL PROPERTIES, WHERE A RELATIVELY CONSISTENT NET-TO-GROSS INCOME OPERATING RATIO EXISTS.

**MASS APPRAISAL
PSYCHOLOGY**

MASS APPRAISAL PSYCHOLOGY

IN PRECEDING SECTIONS, WE HAVE OUTLINED THE FUNDAMENTAL CONCEPTS, PRINCIPLES, AND VALUATION TECHNIQUES UNDERLYING THE APPRAISAL PROCESS. IT NOW BEHOOVES US TO ATTACK THE PROBLEM AT HAND...THE REVALUATION OF PROPERTY WITHIN A TOTAL TAXING JURISDICTION, BE IT AN ENTIRE STATE, COUNTY, OR ANY SUBDIVISION THEREOF...AND TO STRUCTURE A SYSTEMATIC MASS APPRAISAL PROGRAM TO EFFECT THE APPRAISAL OF SAID PROPERTIES IN SUCH A WAY AS TO YIELD VALID, ACCURATE, AND EQUITABLE PROPERTY VALUATIONS AT A REASONABLE COST DICTATED BY BUDGETARY LIMITATIONS, AND WITHIN A TIME SPAN TOTALLY COMPATIBLE WITH ASSESSING ADMINISTRATION NEEDS.

THE KEY ELEMENTS OF THE PROGRAM ARE VALIDITY, ACCURACY, EQUITY, ECONOMY, AND EFFICIENCY. TO BE EFFECTIVE THE PROGRAM MUST...

...INCORPORATE THE APPLICATION OF PROVEN AND PROFESSIONALLY ACCEPTABLE TECHNIQUES AND PROCEDURES;

...PROVIDE FOR THE COMPILATION OF COMPLETE AND ACCURATE DATA AND THE PROCESSING OF THAT DATA INTO AN INDICATION OF VALUE APPROXIMATING THE PRICES ACTUALLY BEING PAID IN THE MARKET PRICE;

...PROVIDE THE NECESSARY STANDARDIZATION MEASURES AND QUALITY CONTROLS ESSENTIAL TO PROMOTING AND MAINTAINING UNIFORMITY THROUGHOUT THE JURISDICTION;

...PROVIDING THE APPROPRIATE CONTROLS NECESSARY TO EXECUTE EACH PHASE OF THE OPERATION IN ACCORDANCE WITH A CAREFULLY PLANNED BUDGET AND WORK SCHEDULE; AND

...PROVIDE TECHNIQUES ESPECIALLY DESIGNED TO STREAMLINE EACH PHASE OF THE OPERATION, ELIMINATING SUPERFLUOUS FUNCTIONS AND REDUCING THE COMPLEXITIES INHERENT IN THE APPRAISAL PROCESS TO MORE SIMPLIFIED BUT EQUALLY EFFECTIVE PROCEDURES.

IN SUMMARY, THE OBJECTIVE OF AN INDIVIDUAL APPRAISAL IS TO ARRIVE AT AN OPINION ON VALUE, THE KEY ELEMENTS BEING THE VALIDITY OF THE APPROACH AND THE ACCURACY OF THE ESTIMATE. THE OBJECTIVE OF A MASS APPRAISAL FOR TAX PURPOSES IS ESSENTIALLY THE SAME. HOWEVER, IN ADDITION TO BEING VALID AND ACCURATE, THE VALUE OF EACH PROPERTY MUST BE EQUITABLE TO EACH OTHER PROPERTY, AND WHAT IS MORE, THESE VALID, ACCURATE, AND EQUITABLE VALUATIONS MUST BE GENERATED AS ECONOMICALLY AND EFFICIENTLY AS POSSIBLE.

PRINCIPALITIES OF UNIFORM ASSESSMENT

THE PRIME OBJECTIVE OF MASS APPRAISALS FOR TAX PURPOSES IS TO EQUALIZE PROPERTY VALUES. NOT ONLY MUST THE VALUE OF ONE RESIDENTIAL PROPERTY BE EQUALIZED WITH ANOTHER, BUT IT MUST ALSO BE EQUALIZED WITH EACH AGRICULTURAL, COMMERCIAL, AND INDUSTRIAL PROPERTY WITHIN THE POLITICAL UNIT.

THE COMMON DENOMINATOR OR THE BASIS FOR EQUALIZATION IS MARKET VALUE...THAT PRICE WHICH AN INFORMED AND INTELLIGENT PERSON, FULLY AWARE OF THE EXISTENCE OF COMPETING PROPERTIES AND NOT BEING COMPELLED TO ACT, IS JUSTIFIED IN PAYING FOR A PARTICULAR PROPERTY.

THE JOB OF THE APPRAISER IS TO ARRIVE AT A REASONABLE ESTIMATE OF THAT JUSTIFIED PRICE. TO ACCOMPLISH THIS, HE MUST COORDINATE HIS APPROACHES TO THE VALUATION OF THE VARIOUS CLASSES OF PROPERTY SO THAT THEY ARE RELATED ONE TO ANOTHER IN SUCH A WAY AS TO REFLECT THE MOTIVES OF THE PROSPECTIVE PURCHASERS OF EACH TYPE OF PROPERTY.

A PROSPECTIVE PURCHASER OF A RESIDENTIAL PROPERTY IS PRIMARILY INTERESTED IN ITS CAPACITY TO RENDER SERVICE TO HIMSELF AND HIS FAMILY AS A PLACE TO LIVE. ITS LOCATION, SIZE, QUALITY, DESIGN, AGE, CONDITION, DESIRABILITY, AND USEFULNESS ARE THE PRIMARY FACTORS TO BE CONSIDERED IN MAKING HIS SELECTION. HE WILL RELY HEAVILY UPON HIS POWERS OF OBSERVATION AND HIS INHERENT INTELLIGENCE, KNOWING WHAT HE CAN AFFORD AND SIMPLY COMPARING WHAT IS AVAILABLE. ONE PROPERTY WILL EVENTUALLY STAND OUT TO BE MORE APPEALING THAN ANOTHER. SO IT IS LIKEWISE THE JOB OF APPRAISERS FOR TAX PURPOSES, TO EVALUATE THE RELATIVE DEGREE OF APPEAL OF ONE PROPERTY TO ANOTHER.

THE PROSPECTIVE PURCHASER OF AGRICULTURAL PROPERTY WILL BE MOTIVATED SOMEWHAT DIFFERENTLY; HE WILL BE PRIMARILY INTERESTED IN THE PRODUCTIVE CAPABILITIES OF THE LAND. IT IS REASONABLE TO ASSUME THAT HE WILL BE FAMILIAR, AT LEAST IN A GENERAL WAY, WITH THE PRODUCTIVE CAPACITY OF THE FARM HE PROPOSES TO BUY. ONE MIGHT EXPECT THAT THE PRUDENT INVESTOR WILL HAVE COMPARED ONE FARM'S CAPABILITIES AGAINST ANOTHER. ACCORDINGLY, THE APPRAISER FOR LOCAL TAX EQUALIZATION PURPOSES, MUST RELY HEAVILY UPON PRICES BEING PAID FOR COMPARABLE FARM LAND IN THE COMMUNITY.

THE PROSPECTIVE PURCHASER OF COMMERCIAL PROPERTY IS PRIMARILY INTERESTED IN THE POTENTIAL NET RETURN AND TAX SHELTER THE PROPERTY WILL PROVIDE. THAT PRICE WHICH HE IS JUSTIFIED IN PAYING FOR THE PROPERTY IS A MEASURE OF HIS PROSPECTS FOR A NET RETURN FROM HIS INVESTMENT. REAL ESTATE AS AN INVESTMENT, THEN, MUST NOT ONLY COMPETE WITH OTHER REAL ESTATE, BUT ALSO WITH STOCKS, BONDS, ANNUITIES, AND OTHER SIMILAR INVESTMENT AREAS. THE COMMERCIAL APPRAISER THEN MUST EXPLORE THE RENTAL MARKET AND COMPARE THE INCOME PRODUCING CAPABILITIES OF ONE PROPERTY TO ANOTHER.

THE PROSPECTIVE PURCHASER OF INDUSTRIAL PROPERTY IS PRIMARILY INTERESTED IN THE OVER-ALL UTILITY VALUE THAT THE PROPERTY HAS FOR HIM. OF COURSE, IN EVALUATING THE OVER-ALL UTILITY, HE MUST GIVE INDIVIDUAL CONSIDERATION TO THE LAND AND EACH IMPROVEMENT THEREON. INDUSTRIAL BUILDINGS ARE GENERALLY OF SPECIAL PURPOSE DESIGN, AND AS SUCH, CAN NOT READILY BE DIVORCED FROM THE OPERATION FOR WHICH THEY WERE BUILT. AS LONG AS THE OPERATION REMAINS EFFECTIVE, THE BUILDING WILL HOLD ITS VALUE; IF THE OPERATION BECOMES OBSOLETE, THE BUILDING LIKEWISE BECOMES OBSOLETE. THE UPPER LIMIT OF ITS VALUE IS ITS REPLACEMENT COST NEW, AND ITS PRESENT DAY VALUE IS SOME MEASURE OF ITS PRESENT DAY USEFULNESS IN RELATION TO THE PURPOSE FOR WHICH IT WAS ORIGINALLY DESIGNED.

ANY EFFECTIVE APPROACH TO VALUATIONS FOR TAX PURPOSES MUST BE PATTERNED IN SUCH A WAY AS TO REFLECT THE "MODUS OPERANDI" OF BUYERS IN THE MARKET PLAN. AS INDICATED ABOVE, THE MOTIVES INFLUENCING PROSPECTIVE BUYERS TEND TO DIFFER DEPENDING UPON THE TYPE OF PROPERTY INVOLVED. IT FOLLOWS, THAT THE APPRAISER'S APPROACH TO VALUE MUST DIFFER ACCORDINGLY.

THE RESIDENTIAL APPRAISER MUST RELY HEAVILY UPON THE MARKET-DATA APPROACH. THE FARM APPRAISER MUST LIKEWISE RELY PRIMARILY UPON THE MARKET-DATA APPROACH TO VALUE, BUT IN ADDITION TO ANALYZING THE SELLING PRICES OF COMPARABLE PROPERTIES, IT MAY BE NECESSARY TO EFFECTIVELY ANALYZE THE FARM'S PRODUCTIVE POTENTIAL.

RURAL DWELLINGS ARE SIMILAR TO URBAN DWELLINGS IN THAT THEIR PRIMARY PURPOSE IS TO PROVIDE A FAMILY WITH A HOME; AS SUCH, THE APPRAISER SHOULD VALUE THEM IN THE SAME MANNER AS HE VALUES ANY OTHER RESIDENCE. HIS APPROACH TO FARM BUILDINGS, HOWEVER, MUST BE SOMEWHAT DIFFERENT. HERE, HIS PRIMARY OBJECTIVE IS TO ARRIVE AT THAT VALUE WHICH THEIR PRESENCE ADDS TO THE PRODUCTIVITY OF THE LAND...THEIR DEGREE OF UTILITY OR USEFULNESS. IN DETERMINING THE REPRODUCTIVE CAPABILITIES OF THE LAND, HE WILL FIND IT NECESSARY TO DIVIDE THE LAND INTO VARIOUS SOIL CLASSIFICATIONS UTILIZING ALL SOIL AND LAND MAPS AVAILABLE THROUGH AGRICULTURE EXTENSION SERVICES AND THE STATE UNIVERSITY. HE MUST SIMILARLY GIVE EQUAL CONSIDERATION TO ALL OTHER FACTORS AFFECTING THE VALUE OF THE PROPERTY, SUCH AS ITS LOCATION RELATIVE TO THE MARKET PLACE, ITS RELATIVE ACCESSIBILITY, THE SHAPE AND SIZE OF THE FIELDS, THE EXTENT AND CONDITION OF THE FENCES, DRAINAGE, WATER SUPPLY, ETC.

THE COMMERCIAL APPRAISER WILL FIND THAT SINCE COMMERCIAL PROPERTY IS NOT BOUGHT AND SOLD AS FREQUENTLY AS IS RESIDENTIAL PROPERTY, THE SALES MARKET MAY NOT BE AS READILY ESTABLISHED. HE MUST RELY HEAVILY ON THE INCOME APPROACH TO VALUE...DETERMINING THE NET ECONOMIC RENT WHICH THE PROPERTY IS CAPABLE OF YIELDING AND THE AMOUNT OF INVESTMENT REQUIRED TO EFFECT THAT NET RETURN AT A RATE COMMENSURATE WITH THAT NORMALLY EXPECTED BY INVESTORS. THIS CAN ONLY BE ACHIEVED THROUGH A COMPREHENSIVE STUDY OF THE INCOME PRODUCING CAPABILITIES OF COMPARABLE PROPERTIES AND AN ANALYSIS OF PRESENT DAY INVESTMENT PRACTICES.

THE INDUSTRIAL APPRAISER WILL NOT BE ABLE TO RELY ON THE MARKET-DATA APPROACH BECAUSE OF THE ABSENCE OF COMPARABLE SALES; EACH SALE GENERALLY REFLECTING DIFFERENT CIRCUMSTANCES AND CONDITIONS. NOR WILL HE BE ABLE TO RELY UPON THE INCOME APPROACH, AGAIN BECAUSE OF COMPARABLE INVESTMENTS, BUT ALSO BECAUSE OF THE INABILITY TO ACCURATELY DETERMINE THE CONTRIBUTION OF EACH UNIT OF PRODUCTION TO THE OVER-ALL INCOME PRODUCED. HE MUST, THEREFORE, RELY HEAVILY ON THE COST APPROACH TO VALUE...DETERMINING THE UPPER LIMIT OR REPLACEMENT COST NEW OF EACH IMPROVEMENT AND THE SUBSEQUENT LOSS OF VALUE RESULTING OVER-ALL FROM PHYSICAL, FUNCTIONAL, AND ECONOMIC FACTORS.

THE FACT THAT THERE ARE DIFFERENT APPROACHES TO VALUE, SOME OF WHICH BEING MORE APPLICABLE TO ONE CLASS OF PROPERTY THAN TO ANOTHER, DOES NOT BY ANY MEANS PRECLUDE EQUALIZATION BETWEEN CLASSES. REMEMBER THAT THE OBJECTIVE IN EACH APPROACH IS TO ARRIVE AT A PRICE WHICH AN INFORMED AND INTELLIGENT PERSON, FULLY AWARE OF THE EXISTENCE OF COMPETING PROPERTIES AND NOT BEING COMPELLED TO ACT, IS JUSTIFIED IN PAYING FOR ANY ONE PARTICULAR PROPERTY. UNDERLYING, AND FUNDAMENTAL TO EACH OF THE APPROACHES, IS THE COMPARISON PROCESS. REGARDLESS OF WHETHER THE PRINCIPAL CRITERIA IS ACTUAL SELLING PRICES, INCOME PRODUCING CAPABILITIES OR FUNCTIONAL USEFULNESS, LIKE PROPERTIES MUST BE TREATED ALIKE. THE PRIMARY OBJECTIVE IS EQUALIZATION. THE VARIOUS APPROACHES TO VALUE, ALTHOUGH VALID IN THEMSELVES, MUST NEVERTHELESS BE COORDINATED ONE TO THE OTHER IN SUCH A WAY AS TO PRODUCE VALUES WHICH ARE NOT ONLY VALID AND ACCURATE, BUT ARE ALSO EQUITABLE. THE SAME "YARDSTICK" OR VALUES MUST BE APPLIED TO ALL PROPERTIES AND MUST BE APPLIED BY SYSTEMATIC AND UNIFORM PROCEDURES.

IT IS OBVIOUS THAT SALES ON ALL PROPERTIES ARE NOT REQUIRED TO EFFECTIVELY APPLY THE MARKET-DATA APPROACH. THE SAME IS TRUE REGARDING ANY OTHER APPROACH. WHAT IS NEEDED IS A COMPREHENSIVE RECORD OF ALL THE SIGNIFICANT PHYSICAL AND ECONOMIC CHARACTERISTICS OF EACH PROPERTY IN ORDER TO COMPARE THE PROPERTIES OR "UNKNOWN" VALUES WITH THE PROPERTIES OF "KNOWN" VALUES. ALL SIGNIFICANT DIFFERENCES BETWEEN PROPERTIES MUST IN SOME MEASURE, EITHER POSITIVELY OR NEGATIVELY, BE REFLECTED IN THE FINAL ESTIMATE OF VALUE.

EACH PROPERTY MUST BE GIVEN INDIVIDUAL TREATMENT, BUT THE TREATMENT MUST BE UNIFORM AND STANDARDIZED AND ESSENTIALLY NO DIFFERENT THAN THAT GIVEN TO ANY OTHER PROPERTY. ALL THE FACTORS AFFECTING VALUE MUST BE ANALYZED AND EVALUATED FOR EACH AND EVERY PROPERTY WITHIN THE ENTIRE POLITICAL UNIT. IT IS ONLY BY DOING THIS THAT EQUALIZATION BETWEEN PROPERTIES AND BETWEEN CLASSES OF PROPERTIES CAN BE ULTIMATELY EFFECTED.

ALL THIS, AT BEST, IS AN OVER-SIMPLIFICATION OF THE EQUALIZATION PROCESS UNDERLYING THE ENTIRE MASS APPRAISAL PROGRAM. THE PROGRAM ITSELF CONSISTS OF VARIOUS OPERATIONAL PHASES, AND ITS SUCCESS DEPENDS PRIMARILY UPON THE SYSTEMATIC COORDINATION OF COLLECTING AND RECORDING DATA, ANALYZING THE DATA AND PROCESSING THE DATA TO ACHIEVE AN ESTIMATE OF VALUE.

**MASS APPRAISAL
PROCESS**

OUTLINE OF THE APPRAISAL PROCESS

THE KEY TO AN ACCURATE APPRAISAL LIES IN THE METHODOLOGICAL COLLECTION OF DATA. THE APPRAISAL PROCESS IS AN ORDERLY SET OF PROCEDURES USED TO COLLECT AND ANALYZE ALL DATA IN ORDER TO ARRIVE AT AN ULTIMATE VALUE CONCLUSION. SUCH DATA IS DIVIDED INTO TWO BASIC CLASSES:

1. **SPECIFIC DATA** - COVERING DETAILS OF THE SUBJECT PROPERTY, AS WELL AS COMPARATIVE DATA RELATING TO COSTS, SALES, AND INCOME AND EXPENSES OF PROPERTIES SIMILAR TO AND COMPETITIVE WITH THE SUBJECT PROPERTY.
2. **GENERAL DATA** - COVERING THE NATION, REGION, STATE, CITY, AND NEIGHBORHOOD. OF PARTICULAR IMPORTANCE IS THE NEIGHBORHOOD WHERE AN APPRAISER FINDS THE PHYSICAL, ECONOMIC, SOCIAL, AND POLITICAL INFLUENCES THAT DIRECTLY AFFECT THE VALUE AND POTENTIAL OF THE SUBJECT PROPERTY.

THE FLOW CHART ON THE FOLLOWING PAGE OUTLINES THE STEPS AN APPRAISER TAKES IN CARRYING OUT AN APPRAISAL ASSIGNMENT. THE NUMBERS IN THE FOLLOWING LIST CORRESPOND TO THE NUMBERS ON THE FLOW CHART.

1. **STATE THE PROBLEM**: THE KIND OF VALUE TO BE ESTIMATED MUST BE SPECIFIED AND THE VALUATION APPROACH (ES) MOST VALID AND RELIABLE FOR THE KIND OF PROPERTY UNDER APPRAISAL MUST BE SELECTED.
2. **LIST THE DATA NEEDED AND THEIR SOURCES**: BASED ON THE APPROACH (ES) THE APPRAISER WILL BE USING, THE TYPES OF DATA NEEDED AND THE SOURCES TO BE CONSULTED ARE LISTED.
3. **GATHER, RECORD, AND VERIFY THE GENERAL DATA**: DETAILED INFORMATION CONCERNING THE ECONOMIC, POLITICAL, AND SOCIAL CONDITIONS AND COMMENTS ON THE EFFECT OF THIS DATA ON THE SUBJECT PROPERTY MUST BE OBTAINED.
4. **GATHER, RECORD, AND VERIFY THE SPECIFIC DATA ON THE SUBJECT PROPERTY**: SPECIFIC DATA INCLUDE INFORMATION ABOUT THE SUBJECT SITE AND IMPROVEMENTS.
5. **GATHER, RECORD, AND VERIFY THE DATA FOR THE VALUATION APPROACH USED**: DEPENDING UPON THE APPROACH(ES) USED, COMPARATIVE INFORMATION RELATING TO SALES, INCOME AND EXPENSES, AND CONSTRUCTION COSTS OF COMPARABLE PROPERTIES MUST BE COLLECTED. AS WITH STEPS 3 AND 4, ALL DATA SHOULD BE VERIFIED, USUALLY BY CHECKING THE SAME INFORMATION AGAINST TWO DIFFERENT SOURCES. IN THE CASE OF SALES DATA, ONE SOURCE SHOULD BE A PERSON DIRECTLY INVOLVED IN THE TRANSACTION.

6. **ANALYZE AND INTERPRET THE DATA:** ALL INFORMATION COLLECTED MUST BE REVIEWED TO BE SURE THAT ALL RELEVANT FACTS HAVE BEEN CONSIDERED AND HANDLED PROPERLY AND THAT NO ERRORS HAVE BEEN MADE IN CALCULATIONS.

7. **RECONCILE DATA FOR FINAL VALUE ESTIMATE:** THE APPRAISER FINALLY MAKES A DEFINITE STATEMENT OF CONCLUSION REACHED. THIS IS STATED IN TERMS OF A VALUE ESTIMATE OF THE PROPERTY.

THE MASS APPRAISAL PROCESS

1. STATE THE PROBLEM
2. LIST THE DATA NEEDED AND THE SOURCES
3. GATHER, RECORD, AND VERIFY THE GENERAL DATA NATION, REGION, CITY, AND NEIGHBORHOOD
4. GATHER, RECORD, AND VERIFY THE SPECIFIC DATA SUBJECT, SITE, AND IMPROVEMENTS
5. GATHER, RECORD, AND VERIFY THE DATA FOR EACH APPROACH
 - a) Market Data Approach - Sales Data
 - b) Cost Approach - Cost Data
 - c) Income Approach - Income and Expense Data
6. ANALYZE AND INTERPRET THE DATA
7. CORRELATE DATA FOR FINAL VALUE ESTIMATE

DATA INVENTORY

BASIC TO THE APPRAISAL PROCESS IS THE COLLECTING AND RECORDING OF PERTINENT DATA. THE DATA WILL CONSIST OF GENERAL SUPPORTING DATA REFERRING TO THE DATA REQUIRED TO DEVELOP THE ELEMENTS ESSENTIAL TO THE VALUATION PROCESS, NEIGHBORHOOD DATA REFERRING TO INFORMATION REGARDING PREDELINED NEIGHBORHOOD UNITS, AND SPECIFIC PROPERTY DATA REFERRING TO THE DATA COMPILED FOR EACH PARCEL OF PROPERTY TO PROCESS INTO AN INDICATION OF VALUE BY THE COST, MARKET AND/OR INCOME APPROACH.

THE DATA MUST BE COMPREHENSIVE ENOUGH TO ALLOW FOR THE ADEQUATE CONSIDERATION OF ALL FACTORS WHICH SIGNIFICANTLY AFFECT PROPERTY VALUES. IN KEEPING WITH THE ECONOMICS OF A MASS APPRAISAL PROGRAM, IT IS COSTLY AND IMPRACTICAL TO COLLECT, MAINTAIN, AND PROCESS DATA OF NO OR MARGINAL CONTRIBUTION TO THE DESIRED OBJECTIVES. THE AXIOM "TOO" MUCH DATA IS THE PROPER AMOUNT OF DATA, NO MORE OR NO LESS, WHICH IS NECESSARY TO PROVIDE THE DATA BASE REQUIRED TO GENERATE THE DESIRED OUTPUT.

GENERAL SUPPORTING DATA. THE APPRAISAL STAFF WILL PRIMARILY BE CONCERNED WITH COST, SALES AND INCOME DATA, BUT THEY WILL ALSO FIND IT NECESSARY TO RESEARCH AND COMPILE GENERAL SOCIAL-ECONOMIC INFORMATION PERTAINING TO THE ENTIRE POLITICAL UNIT UNDER APPRAISAL. THE INFORMATION WILL SERVE TO ASSIST THE STAFF DURING THE ANALYTICAL PHASE OF THE OPERATION AND SHOULD INCLUDE, BUT NOT NECESSARILY BE LIMITED TO , POPULATION TRENDS, PREVAILING GEOGRAPHICAL FACTORS, PRIMARY TRANSPORTATION FACILITIES, PRIMARY INCOME SOURCES, UNEMPLOYMENT AND INCOME LEVELS, INSTITUTIONAL INFLUENCES, THE ANNUAL VOLUME OF NEW CONSTRUCTION AND OWNERSHIP TRANSFERS, AVAILABILITY OF VACANT LAND, CONSTRUCTION LABOR AND MATERIAL COSTS, PREPONDERANCE OF RESIDENTIAL RENTALS, AND THE AMOUNT OF RESIDENTIAL VACANCIES.

COST DATA MUST BE SIGNIFICANT ENOUGH TO DEVELOP AND/OR SELECT AND VALIDATE THE PRICING SCHEDULES AND COST TABLES REQUIRED TO COMPUTE THE REPLACEMENT COST NEW OF IMPROVEMENTS NEEDED TO APPLY THE COST APPROACH TO VALUE.

ALL DATA PERTAINING TO THE COST OF TOTAL BUILDINGS IN PLACE SHOULD INCLUDE THE PARCEL IDENTIFICATION NUMBER, PROPERTY ADDRESS, DATE OF COMPLETION, CONSTRUCTION COST, NAME OF BUILDER, SOURCE OF INFORMATION, STRUCTURAL CHARACTERISTICS, AND OTHER INFORMATION PERTINENT TO ANALYSIS.

COST INFORMATION MAY BE RECORDED ON THE SAME FORM USED TO RECORD SPECIFIC PROPERTY DATA.

THE PRINCIPAL SOURCES FOR OBTAINING COST DATA ARE BUILDERS AND DEVELOPERS AND IT IS GENERALLY ADVISABLE TO COLLECT COST DATA IN CONJUNCTION WITH NEW CONSTRUCTION.

SALES DATA MUST BE SUFFICIENT ENOUGH TO PROVIDE A REPRESENTATIVE SAMPLING OF COMPARABLE SALES NEEDED TO APPLY THE MARKET DATA APPROACH, TO DERIVE UNIT LAND VALUES AND DEPRECIATION INDICATORS NEEDED TO APPLY THE INCOME APPROACH.

ALL SALES DATA SHOULD INCLUDE THE PARCEL IDENTIFICATION NUMBER, PROPERTY CLASSIFICATION CODE, MONTH AND YEAR OF SALE, SELLING PRICE, ASSESSED VALUE (LAND AND TOTAL) AS OF THE DATE OF SALE, SOURCE OF INFORMATION, i.e., BUYER, SELLER, AGENT, OR OTHER, AND A RELIABLE JUDGMENT AS TO WHETHER OR NOT THE SALE IS REPRESENTATIVE OF A TRUE ARMS LENGTH TRANSACTION.

SALES DATA SHOULD BE RECORDED ON THE SAME FORM USED TO RECORD SPECIFIC PROPERTY DATA AND VERIFIED DURING THE PROPERTY COLLECTION PHASE.

THE PRINCIPAL SOURCE FOR OBTAINING SALES DATA IS FROM THE COUNTY RECORDS. OTHER SOURCES MAY INCLUDE DEVELOPERS, REALTORS, LENDING INSTITUTIONS, AND INDIVIDUAL PROPERTY OWNERS DURING THE DATA COLLECTION PHASE OF THE OPERATION.

INCOME AND EXPENSE DATA MUST BE SUFFICIENT ENOUGH TO DERIVE CAPITALIZATION RATES AND ACCURATE ESTIMATES OF NET INCOME NEEDED TO APPLY THE INCOME APPROACH.

INCOME AND EXPENSE DATA SHOULD INCLUDE BOTH GENERAL DATA REGARDING EXISTING FINANCIAL ATTITUDES AND PRACTICES, AND SPECIFIC DATA REGARDING THE ACTUAL INCOMES AND EXPENSES REALIZED BY SPECIFIC PROPERTIES.

THE GENERAL DATA SHOULD INCLUDE SUCH INFORMATION AS EQUITY RETURN EXPECTATIONS, GROSS RENTALS, VACANCY AND OPERATING COST EXPECTATIONS AND TRENDS, PREVAILING PROPERTY MANAGEMENT COSTS, AND PREVAILING MORTGAGE TERMS.

SPECIFIC DATA SHOULD INCLUDE THE PARCEL IDENTIFICATION NUMBER, PROPERTY ADDRESS (OR BUILDING ID), SOURCE OF INFORMATION, THE AMOUNT OF EQUITY, THE MORTGAGE AND LEASE TERMS, AN ITEMIZED ACCOUNT OF THE ANNUAL GROSS INCOME, VACANCY LOSS AND OPERATING EXPENSES FOR THE MOST RECENT THREE YEAR PERIOD.

THE GENERAL DATA SHOULD BE DOCUMENTED IN CONJUNCTION WITH THE DEVELOPMENT OF CAPITALIZATION PROCEDURAL GUIDELINES. THE SPECIFIC DATA, BEING THAT IT IS OFTEN CONSIDERED CONFIDENTIAL AND NOT SUBJECT TO PUBLIC ACCESS, MAY BE RECORDED ON SPECIAL FORMS, DESIGNED IN SUCH A WAY AS TO ACCOMMODATE THE PROPERTY OWNER OR AGENT THEREOF IN SUBMITTING THE REQUIRED INFORMATION. THE FORMS SHOULD ALSO HAVE SPACE RESERVED FOR THE APPRAISER'S ANALYSIS AND CALCULATIONS.

THE PRINCIPAL SOURCE FOR OBTAINING THE GENERAL FINANCIAL DATA ARE INVESTORS, LENDING INSTITUTIONS, AND PROPERTY MANAGERS.

THE PRIMARY SOURCES FOR OBTAINING SPECIFIC DATA ARE THE INDIVIDUAL PROPERTY OWNER AND/OR TENANTS DURING THE DATA COLLECTION PHASE OF THE OPERATION.

NEIGHBORHOOD DATA. AT EARLIEST FEASIBLE TIME DURING THE DATA INVENTORY PHASE OF THE OPERATION, AND AFTER A THOROUGH CONSIDERATION OF THE LIVING ENVIRONMENT AND ECONOMIC CHARACTERISTICS OF THE OVER-ALL COUNTY OR ANY POLITICAL SUBDIVISION THEREOF, THE APPRAISAL STAFF SHOULD DELINEATE THE LARGER JURISDICTIONS INTO SMALLER "NEIGHBORHOOD UNITS", EACH EXHIBITING A HIGH DEGREE OF HOMOGENEITY IN RESIDENTIAL AMENITIES, LAND USE, ECONOMIC AND SOCIAL TRENDS, AND HOUSING CHARACTERISTICS SUCH AS STRUCTURAL QUALITY, AGE, AND CONDITION. THE NEIGHBORHOOD DELINEATION'S SHOULD BE OUTLINED ON A MAP AND EACH ASSIGNED AN ARBITRARY NEIGHBORHOOD IDENTIFICATION CODE, WHICH, WHEN COMBINED WITH THE PARCEL IDENTIFICATION NUMBERING SYSTEM, WILL SERVE TO UNIQUELY IDENTIFY IT FROM OTHER NEIGHBORHOODS.

NEIGHBORHOOD DATA MUST BE COMPREHENSIVE ENOUGH TO PERMIT THE ADEQUATE CONSIDERATION OF VALUE INFLUENCING FACTORS TO DETERMINE THE VARIATIONS IN SELLING PRICES AND INCOME YIELDS ATTRIBUTABLE TO BENEFITS ARISING FROM THE LOCATION OF ONE SPECIFIC PROPERTY AS COMPARED TO ANOTHER. THE DATA SHOULD INCLUDE THE TAXING DISTRICT, THE SCHOOL DISTRICT, THE NEIGHBORHOOD IDENTIFICATION CODE, SPECIAL REASONS FOR DELINEATION (OTHER THAN OBVIOUS PHYSICAL AND ECONOMIC BOUNDARIES) AND VARIOUS NEIGHBORHOOD CHARACTERISTICS SUCH AS THE TYPE (URBAN, SUBURBAN, ETC.), THE PREDOMINANT CLASS (RESIDENTIAL, COMMERCIAL, ETC.), THE TREND (WHETHER IT IS DECLINING, IMPROVING, OR RELATIVELY STABLE), ITS ACCESSIBILITY TO THE CENTRAL BUSINESS DISTRICT, SHOPPING CENTERS, INTERSTATE HIGHWAYS AND PRIMARY TRANSPORTATION TERMINALS, ITS HOUSING CHARACTERISTICS, THE ESTIMATED RANGE OF SELLING PRICES FOR RESIDENTIALLY IMPROVED PROPERTIES, AND A RATING OF ITS RELATIVE DESIRABILITY.

ALL NEIGHBORHOOD DATA SHOULD BE RECORDED ON A SPECIALLY DESIGNED FORM DURING THE DELINEATION PHASE.

SPECIFIC PROPERTY DATA MUST BE COMPREHENSIVE ENOUGH TO PROVIDE THE DATA BASE NEEDED TO PROCESS EACH PARCEL OF PROPERTY TO AN INDICATION OF VALUE, TO GENERATE THE TAX ROLL AND RELATED TAX ACCOUNTING OUTPUT, TO GENERATE OTHER SPECIFIED OUTPUT, AND TO PROVIDE THE ASSESSING OFFICIALS WITH A PERMANENT RECORD TO FACILITATE MAINTENANCE FUNCTIONS AND TO ADMINISTER TAXPAYER ASSISTANCE AND GRIEVANCE PROCEEDINGS.

THE DATA SHOULD INCLUDE THE PARCEL IDENTIFICATION NUMBER, OWNERSHIP AND MAILING ADDRESS, LEGAL DESCRIPTION, PROPERTY ADDRESS, PROPERTY CLASSIFICATION CODE, LOCAL ZONING CODE, NEIGHBORHOOD IDENTIFICATION CODE, SITE CHARACTERISTICS, AND STRUCTURAL CHARACTERISTICS.

ALL THE DATA SHOULD BE RECORDED ON A SINGLE SPECIALLY DESIGNED PROPERTY CARD CUSTOMIZED TO MEET INDIVIDUAL ASSESSING NEEDS. EACH CARD SHOULD BE DESIGNED AND FORMATTED IN SUCH A WAY AS TO ACCOMMODATE THE DATA COLLECTION OF INFORMATION AND TO FACILITATE DATA PROCESSING. IN ADDITION TO THE PROPERTY DATA ITEMS NOTED ABOVE, SPACE SHOULD BE CONSIDERED FOR A BUILDING SKETCH, LAND AND BUILDING COMPUTATIONS, SUMMARIZATION'S, AND MEMORANDA. IN KEEPING WITH THE ECONOMY AND EFFICIENCY OF A MASS APPRAISAL PROGRAM, THE CARD SHOULD BE FORMATTED TO MINIMIZE WRITING BY INCLUDING A SUFFICIENT AMOUNT OF SITE AND STRUCTURAL DESCRIPTIVE DATA WHICH CAN BE CHECKED AND/OR CIRCLED.

THE SPECIFIC PROPERTY DATA MAY BE COMPILED FROM EXISTING ASSESSING RECORDS, FIELD INSPECTIONS, OR COMBINATION OF BOTH, I.E., THE PARCEL IDENTIFICATION NUMBER, OWNERSHIP, MAILING ADDRESS AND LEGAL DESCRIPTIVE MAY BE OBTAINED FROM EXISTING TAX ROLLS. PROPERTY CLASSIFICATION CODES MAY ALSO BE OBTAINED FROM EXISTING TAX ROLLS (WHENEVER AVAILABLE) AND VERIFIED IN THE FIELD. LOCAL ZONING CODES MAY

BE OBTAINED FROM EXISTING ZONING MAPS. NEIGHBORHOOD IDENTIFICATION CODES MAY BE OBTAINED FROM THE NEIGHBORHOOD DELINEATION MAPS. LOT SIZES AND ACREAGE MAY BE OBTAINED FROM EXISTING TAX MAPS. THE PROPERTY ADDRESS AND SITE CHARACTERISTICS MAY BE OBTAINED BY MAKING A PHYSICAL INSPECTION OF EACH PROPERTY. IN COMPUTING LOT SIZES FROM THE TAX MAPS ON TO THE PROPERTY RECORD CARDS, THE PERSON PERFORMING THE TASKS MUST BE SPECIALLY TRAINED IN THE USE OF STANDARDIZED LOT SIZING TECHNIQUES AND TABLES, WHICH ARE NECESSARY TO ADJUST IRREGULARLY SHAPED LOTS AND ABNORMAL DEPTHS TO ACCOUNT FOR VARIATIONS FROM PRE-DETERMINED NORMS. IN REGARD TO ACREAGE, THE TOTAL ACREAGE MAY BE OBTAINED IN THE FIELD FROM THE PROPERTY OWNER AND VERIFIED BY PERSONAL OBSERVATION AND AERIAL PHOTOGRAPHS IF AVAILABLE.

COMPLETE AND ACCURATE DATA ARE ESSENTIAL TO THE PROGRAM. DEFINITE STANDARDIZED DATA COLLECTION AND RECORDING PROCEDURES MUST BE DEVELOPED AND FOLLOWED IF THESE OBJECTIVES ARE TO BE MET. FIELD INSPECTIONS WILL BE PERFORMED BY QUALIFIED APPRAISERS IF NECESSARY.

PROCESSING THE DATA

THIS PHASE OF THE OPERATION INVOLVES THE ANALYSIS OF DATA COMPILED DURING THE DATA INVENTORY PHASE AND THE PROCESSING OF THAT DATA TO AN INDICATION OF VALUE.

DURING THE ANALYTICAL PHASE, IT WILL BE NECESSARY TO ANALYZE COST, MARKET, AND INCOME DATA IN ORDER TO PROVIDE A BASIS FOR VALIDATING THE APPROPRIATE COST SCHEDULES AND TABLES REQUIRED TO COMPUTE THE REPLACEMENT COST NEW OF ALL BUILDINGS AND STRUCTURES, FOR ESTABLISHING THE APPROPRIATE DEPRECIATION TABLES AND GUIDELINES FOR EACH CLASS OF PROPERTY, AND FOR DEVELOPING GROSS RENT MULTIPLIERS, ECONOMIC RENT AND OPERATING EXPENSE NORMS, CAPITALIZATION RATE TABLES AND OTHER RELATED STANDARDS AND NORMS REQUIRED TO EFFECT THE MASS APPRAISAL OF ALL THE PROPERTY WITHIN AN ENTIRE POLITICAL UNIT ON AN EQUITABLE BASIS.

AFTER ESTABLISHING THE APPROPRIATE STANDARDS AND NORMS, IT REMAINS TO ANALYZE THE SPECIFIC DATA COMPILED FOR EACH PROPERTY BY GIVING DUE CONSIDERATION TO THE FACTORS INFLUENCING THE VALUE OF THAT PARTICULAR PROPERTY AS COMPARED TO ANOTHER AND THEN TO PROCESS THE DATA INTO AN INDICATION OF VALUE BY EMPLOYING THE TECHNIQUES DESCRIBED IN THE SECTION OF THE MANUAL DEALING WITH THE APPLICATION OF THE TRADITIONAL APPROACHES TO VALUE.

OF THE THREE APPROACHES, THE COST APPROACH IS THE ONE WHICH TENDS TO LEND ITSELF BEST TO PROPERTY VALUATIONS FOR TAX PURPOSES. THE TWO PRINCIPLE REASONS FOR THIS ARE THAT APPRAISALS FOR AD VALOREM TAXES GENERALLY REQUIRE SEPARATE LAND VALUE ESTIMATES, AND SECONDLY, THE COST APPROACH IS THE ONE WHICH CAN REASONABLY BE APPLIED TO ALL CLASSES OF PROPERTY RATHER THAN TO ONLY THOSE HAVING A SUFFICIENT NUMBER OF COMPARABLE SALES OR TO THOSE TYPICALLY PRODUCING AN INCOME. THE USE, HOWEVER, OF ONE APPROACH TO THE EXCLUSION OF THE OTHERS IS CONTRARY TO THE APPRAISAL PROCESS. THE APPROACH TO BE TAKEN THEN IS AN INTEGRATED ONE, STARTING WITH THE COST APPROACH, BUT INCORPORATING THE MARKET DATA AND INCOME APPROACHES WHENEVER FEASIBLE AND APPROPRIATE.

ANY ONE, OR ALL THREE, OF THE APPROACHES, IF APPLIED PROPERLY, SHOULD LEAD TO AN INDICATION OF MARKET VALUE; OF PRIMARY CONCERN IS TO APPLY THE APPROACHES ON AN EQUITABLE BASIS. THIS WILL REQUIRE THE COORDINATE EFFORT OF A NUMBER OF INDIVIDUAL APPRAISERS, EACH APPRAISER ACTING AS A MEMBER OF A TEAM, WITH THE

TEAM EFFORT DIRECTED TOWARD A VALID, ACCURATE, AND EQUITABLE APPRAISAL OF EACH PROPERTY WITHIN THE POLITICAL UNIT.

ONCE THE FINAL VALUES HAVE BEEN ESTABLISHED FOR EACH PROPERTY, IT STILL REMAINS TO EVALUATE THE ENTIRE PROGRAM IN TERMS OF ITS PRIMARY OBJECTIVES...DO THE VALUES APPROXIMATE A SATISFACTORY LEVEL OF MARKET VALUE AND WHAT IS MORE IMPORTANT, ARE THE VALUES EQUALIZED? SATISFACTORY ANSWERS TO THESE QUESTIONS CAN BEST BE OBTAINED THROUGH A STATISTICAL ANALYSIS OF RECENT SALES IN AN APPRAISAL-TO-SALE RATIO STUDY.

TO PERFORM THE STUDY, IT IS NECESSARY TO TAKE A REPRESENTATIVE SAMPLING OF RECENT VALID SALES FROM EACH INDIVIDUAL TAXING JURISDICTIONS AND TO COMPUTE THE APPRAISAL-TO-SALE RATIO FOR EACH OF THE SALES. IF THE SAMPLE IS REPRESENTATIVE, THE COMPUTED MEAN APPRAISAL-TO-SALE RATIO WILL GIVE YOU AN INDICATION OF HOW CLOSE THE APPRAISALS WITHIN EACH DISTRICT APPROXIMATE MARKET VALUE. THIS IS PROVIDING, OF COURSE, THAT THE SALES INCLUDED REPRESENT TRUE MARKET TRANSACTIONS. IT IS THEN NECESSARY TO DETERMINE THE DEVIATION OF EACH INDIVIDUAL APPRAISAL-TO-SALE RATIO FROM THE MEAN RATIO, AND TO COMPUTE EITHER THE AVERAGE OR THE STANDARD DEVIATION, WHICH WILL GIVE YOU AN INDICATION OF THE DEGREE OF EQUALIZATION WITHIN EACH INDIVIDUAL DISTRICT. WHAT REMAINS THEN, IS TO COMPARE THE STATISTICAL MEASURES ACROSS DISTRICTS AND PROPERTY CLASSES IN ORDER TO DETERMINE WHICH, IF ANY, OF THESE NEED TO BE INVESTIGATED FURTHER, REVISING THE APPRAISALS, IF NECESSARY, TO ATTAIN A SATISFACTORY LEVEL OF VALUE AND EQUALIZATION THROUGHOUT THE ENTIRE JURISDICTION.

THE TECHNIQUES AND PROCEDURES SET FORTH HEREIN, IF APPLIED SKILLFULLY, SHOULD YIELD HIGHLY ACCURATE AND EQUITABLE PROPERTY VALUATIONS AND SHOULD PROVIDE YOU WITH A SOUND PROPERTY TAX BASE. IT SHOULD BE NOTED, HOWEVER, THAT NO PROGRAM, REGARDLESS OF HOW SKILLFULLY ADMINISTERED, CAN EVER BE ERROR FREE.

THE APPRAISAL MUST BE FINE TUNED AND THIS CAN BEST BE DONE BY GIVING THE TAXPAYER AN OPPORTUNITY TO QUESTION THE VALUE PLACED UPON HIS PROPERTY AND TO PRODUCE EVIDENCE THAT THE VALUE IS INACCURATE OR INEQUITABLE. DURING THIS TIME, THE SIGNIFICANT ERRORS WILL BE BROUGHT TO LIGHT AND TAKING THE PROPER CORRECTIVE ACTION WILL SERVE TO FURTHER THE OBJECTIVES OF THE PROGRAM. WHAT IS IMPORTANT IN THE FINAL ANALYSIS IS TO USE ALL OF THESE MEASURES AS WELL AS ANY OTHER RESOURCES AVAILABLE TO YOU TO EFFECT THE HIGHEST DEGREE OF ACCURACY AND EQUITY POSSIBLE.

PROPERTY RECORD CARD DEFINITIONS

SOURCE OF INFO

E ESTIMATE
 O OWNER
 R RELATIVE
 T TENANT
 M MAILER
 Q QUESTIONNAIRE

ROAD TYPE

G GRAVEL STATE
 N NO ROAD
 P PAVED, PRIMARY
 R PAVED, PRIVATE
 S PAVED, SECONDARY
 T DIRT PRIVATE
 W NO RIGHT OF WAY

NEIGHBORHOODS
 ASSIGNED BY STAFF

SEE PAGE 54

LAND ADJ. CODE

LAND VAL. METH

A ACREAGE
 L LOT (SITE VALUE)
 S SQUARE FOOT

C CORNER INFLUENCE
 CE CONSERVATION EAS
 D DRAINAGE
 E EXCESS
 EF EXCESSIVE FRONT
 EO ECON OBSOLESCE
 ER EASEMENT/ROW
 EX EXEMPT
 FF FLOOD FRINGE
 FP FLOOD PLAIN
 L LEVEL
 LC LOCATION
 LW LOW
 M MISIMPROVED
 NC NON-CONFORMING
 P PERC TEST FAILED
 R REAR
 RU RESTRICTED USE
 S SIZE SHAPE
 SI SITE IMPROVEMENT
 T TOPOGRAPHY
 UN UNDEVELOPED
 V VIEW
 WF WATERFRONT

LAND SEGMENTS

0100 RESIDENTIAL HOMESITE
 0110 RESIDENTIAL
 0120 RESIDENTIAL CREEKFRONT
 0130 RESORT
 0131 RESORT FAIRWAY
 0132 RESORT VIEW
 0133 RESORT WATERFRONT
 0134 RESORT AMENITY LOT
 0139 RESORT COMMON AREA
 0140 RESIDENTIAL LAKEFRONT
 0150 RESIDENTIAL VIEW
 0199 COMMON AREA
 0200 OPEN
 0300 HORTICULTURE
 0400 WOODED
 0500 COMMERCIAL PRIMARY
 0501 COMMERCIAL SECONDARY
 0502 COMMERCIAL REAR
 0503 COMM RESIDUAL
 0504 COMM RURAL
 0599 COMM COMMON AREA
 0600 INDUSTRIAL
 0601 INDUS SECONDARY
 0602 INDUS REAR
 0603 INDUS RESIDUAL
 0700 WASTELAND
 0800 MINERIAL INTEREST

VIEW

CF CREEK FRONT
 CV CREEK VIEW
 FW FAIRWAY
 GC GOLF COURSE
 LF LAKE FRONT
 LR LONG RANGE
 LS LIMITED/SEASONAL
 LV LAKE VIEW
 MR MEDIUM RANGE
 PV PANORAMIC
 RF RIVER FRONT
 RV RIVER VIEW
 SR SHORT RANGE

UTILITIES

A ALL AVAILABLE
 E ELECTRIC
 G GAS
 N NONE
 S SEPTIC
 W WATER

TOPOGRAPHY

L	LEVEL
M	MOUNTAINOUS
P	PRECIPITOUS
R	ROLLING
S	SWAMPY
T	STEEP
W	LOW

BLDG. VALUATION

C	COMMERCIAL
O	OUTBUILDING
P	PRICED ENTRY
R	RESIDENTIAL

BUILDING USE

C01	APARTMENT
C02	AUTO BLDG
C03	AUTO CENTER
C04	BANK
C05	BARBER/BEAUTY SHOP
C06	BED & BREAKFAST
C07	CAR WASH
C08	CHURCH
C09	CLUBHOUSE
C10	COMMERCIAL
C11	CONVIENCE STORE
C12	COUNTRY CLUB
C13	DAYCARE CENTER
C14	DEPARTMENT STORE
C15	DORMITORY
C16	FIRE STATION
C18	GOVERNMENT BUILDING
C19	HOSPITAL
C20	HOTEL/MOTEL
C21	INDUSTRIAL
C22	LAUNDROMAT
C23	MORTUARY
C24	OFFICE - MEDICAL
C25	OFFICE - TYPICAL
C26	PRE-FAB COMMERCIAL
C27	REST/NURSING HOME
C28	RESTURANT FAST FOOD
C29	RESTURANT/LOUNGE
C30	RETAIL STORE
C31	RETAIL RURAL
C32	SCHOOL
C33	SERVICE GARAGE
C34	SERVICE STATION
C35	SHOPPING CENTER
C36	SUPERMARKET
C37	THEATER
C38	WAREHOUSE
C39	WAREHOUSE, DIST
C40	WAREHOUSE, MINI
R01	SINGLE FAMILY DWELLING
R02	MANUFACTURED HOUSING
R03	CONDOMINUM
R04	TOWNHOUSE
R05	DUPLEX/TRIPLEX
R06	M/H LEASEHOLDS

SECTION TYPES

AOF	AVERAGE OFFICE
BAS	BAS AREA
CAN	CANOPY
CBC	COMM BANK CANOPY
CLP	CVD LOADING PLATFORM
CMZ	COMM MEZZANINE
FCP	FIN CARPORT
FEP	FIN ENCL PORCH
FGR	FIN GARAGE
FOP	FIN OPEN PORCH
FSP	FIN SCREEN PORCH
FST	FIN STORAGE
FUS	FIN UPPER STORY
FUT	FIN UTILITY
GOF	GOOD OFFICE
PBS	PART OF BASE
PTO	PATIO
STP	STOOP
UCP	UNFIN CARPORT
UEP	UNFIN ENCL PORCH
UGR	UNFIN GARAGE
ULP	UNC LOADING PLATFORM
UOP	UNFIN OPEN PORCH
USP	UNFIN SCREEN PORCH
UST	UNFIN STORAGE
UUS	UNFIN UPPER STORY
UUT	UNFIN UTILITY
WDD	WOOD DECK

STYLE

DW	DOUBLE WIDE
PM	PARK MODEL
SW	SINGLE WIDE

FOUNDATION

C	CONTINUOUS WALL
P	PIER
S	SLAB

EXTERIOR WALL

AV	ALUM/VINYL
AS	ASBESTOS SHINGLE
BR	BRICK
CB	CONCRETE BLOCK
CP	CONCRETE BOARD
FR	FRAME
LG	LOG
MS	MASONITE
MT	METAL
SO	STUCCO
SS	STACKED STONE
ST	STONE
WS	WOOD SHINGLE

HEATING

BB	ELEC BASEBOARD
FA	FORCED AIR-DUCTED
FN	FORCED AIR-NOT DUCTED
HP	HEAT PUMP
HW	HOT WATER
NO	NONE
RD	RADIANT

INTERIOR WALL

DW	DRYWALL
LG	LOG
MS	MASONRY
MT	METAL
PL	PLASTERED
WD	WOOD
WP	WOOD PANEL

HEATING FUEL

E	ELECTRIC
G	GAS
N	NONE
O	OIL/WOOD/COAL
S	SOLAR

COND. CODES

A	AVERAGE
F	FAIR
G	GOOD
P	POOR
U	UN SOUND

ROOF MATERIAL

AS	ASPHALT SHINGLE
MT	METAL
RB	RUBBER
RC	ROLLED COMPOSITION
SL	SLATE
TG	TAR & GRAVEL
WS	WOOD SHAKE

SECTION DEPR

CA	COMMON AREA
D	DESIGN
DC	DECLINING AREA
EC	ECON FACTORS
I	INCOMPLETE
L	LOCATION
S	SIZE
U	UTILITY

ROOF STYLE

F	FLAT
G	GABLE
GM	GAMBREL/MANSARD
H	HIP
P	POST & BEAM
S	SHED

FLOORING

CC	CONCRETE
CP	CARPET
LM	LAMINATE
MB	MARBLE
PW	PLYWOOD
SL	SLATE
TL	TILE
VL	VINYL/LINOLEUM
WD	WOOD

LAND SCHEDULE

LAND VALUATION METHODS

RESIDENTIAL, OPENLAND, HORTICULTURAL LAND AND WOODLAND IS VALUED BY THE MARKET DATA APPROACH.

WASTELAND IS ANY PORTION OF TRACTS WHERE EASEMENTS OR OTHER FACTORS PROHIBIT PRIMARY USE.

ROADS ARE DEFINED AS FOLLOWS:

P	PAVED PRIMARY
S	SECONDARY PAVED
G	GRAVEL STATE MAINTAINED
R	PAVED PRIVATE ACCESS
T	DIRT PRIVATE ACCESS
N	NO ROAD
W	NO RIGHT OF WAY

P – PAVED PRIMARY - INTERSTATES OR OTHER MAJOR ARTERY HIGHWAYS.

S – SECONDARY PAVED - PAVED COUNTY ROAD OR SECONDARY ARTERIES.

G – GRAVEL - ALL WEATHER SURFACE ROAD, STATE MAINTAINED.

R – PAVED PRIVATE - PAVED OR CONCRETE PRIVATE ACCESS ROAD.

T – DIRT PRIVATE - GRAVEL OR DIRT PRIVATE ACCESS ROAD.

N – NO ROAD - RIGHT OF WAY THAT IS NOT OPEN FOR NORMAL ROAD USE.

W – NO RIGHT OF WAY - PROPERTY WITHOUT A DEEDED RIGHT OF WAY OR EASEMENT.

IN AREAS OF COMMERCIAL OR INDUSTRIAL SITES, TRACTS FOR RESIDENTIAL DEVELOPMENT, EXCESSIVE ROAD FRONTAGE, USEABLE WATER FRONTAGE, AND WELL LOCATED SMALL TRACTS OR ANY OTHER FACTOR THAT INFLUENCES LAND VALUE PRICING WILL BE ADJUSTED BY MARKET ADJUSTMENT. LIKEWISE, FACTORS THAT AFFECT TRACTS LOCATED IN AREAS THAT MAKE THEM UNFEASIBLE TO MANAGE AND PRACTICALLY INACCESSIBLE WILL CAUSE REDUCTION IN PRICE TO REFLECT THE PROPER VALUE. SQUARE FOOT PRICES WILL BE ASSIGNED AS INDICATED BY THE MARKET STUDIES FROM \$.05 TO A MAXIMUM \$500 PER SQUARE FOOT.

THE LOTS IN SUBDIVISIONS MAY BE VALUED BY SITE VALUE AND IN THOSE CASES THEY MAY BE VALUED FROM \$100 TO \$5,000,000 DEPENDING ON THE MARKET CONDITION, SALES, AND GEOGRAPHICAL LOCATION.

JACKSON COUNTY BASE RATES PER ACRE

ALL ACREAGE PRICING WILL BE BASED ON 1 ACRE. ADJUSTMENTS WILL BE MADE TO THE BASE RATE ACCORDING TO THE ACREAGE SIZE FACTOR.

ROAD TYPE	P	S	G	R	T	N	W
LAND TYPE	PAVED PRIMARY	PAVED STATE	GRAVEL STATE	PAVED PRIVATE	DIRT PRIVATE	NO ROAD	NO RIGHT OF WAY
0100 - RESIDENTIAL HOMESITE	30,000	30,000	27,000	25,500	24,000	12,000	3,000
0110 - RESIDENTIAL	30,000	30,000	27,000	25,500	24,000	12,000	3,000
0120 - RESIDENTIAL CREEKFRONT	80,000	80,000	75,000	70,000	65,000	32,000	8,000
0130 - RESIDENTIAL RESORT	40,000	40,000	36,000	34,000	32,000	16,000	4,000
0131 - RESORT FAIRWAY	40,000	40,000	36,000	34,000	32,000	16,000	4,000
0132 - RESORT VIEW	60,000	60,000	57,000	54,000	51,000	24,000	6,000
0133 - RESORT WATERFRONT	250,000	250,000	225,000	225,000	200,000	100,000	25,000
0134 - RESORT AMENITY LOT							
0139 - RESORT COMMON AREA							
0140 - RESIDENTIAL LAKEFRONT	250,000	250,000	225,000	200,000	200,000	100,000	25,000
0150 - RESIDENTIAL VIEW	60,000	60,000	57,000	54,000	51,000	24,000	6,000
0199 - COMMON AREA							
0200 - OPEN	30,000	30,000	27,000	25,500	24,000	12,000	3,000
0300 - HORTICULTURE	30,000	30,000	27,000	25,500	24,000	12,000	3,000
0400 - WOODED	30,000	30,000	27,000	25,500	24,000	12,000	3,000
0500 - COMMERCIAL PRIMARY	150,000	135,000	125,000	120,000	100,000	60,000	15,000
0501 - COMMERCIAL SECONDARY	75,000	67,500	62,500	60,000	50,000	30,000	7,500
0502 - COMMERCIAL TERTIARY	45,000	40,500	37,500	36,000	30,000	18,000	5,000
0503 - COMMERCIAL RESIDUAL	27,000	24,000	22,500	21,500	18,000	10,500	2,500
0504 - COMMERCIAL RURAL	40,000	40,000	35,000	30,000	25,000	15,000	5,000
0590 - COMMUNICATION TOWER	75,000	75,000	75,000	75,000	75,000	75,000	75,000
0599 - COMMERCIAL COMMON AREA							
0600 - INDUSTRIAL PRIMARY	100,000	90,000	85,000	80,000	75,000	40,000	10,000
0601 - INDUSTRIAL SECONDARY	50,000	45,000	42,500	40,000	37,500	20,000	10,000
0602 - INDUSTRIAL REAR	30,000	27,000	25,500	24,000	22,500	12,000	3,000
0603 - INDUSTRIAL RESIDUAL	18,000	16,000	15,000	14,000	13,500	7,000	1,800
0700 - WASTELAND	1,000	1,000	1,000	1,000	1,000	1,000	1,000
0800 - MINERIAL INTEREST	100	100	100	100	100	100	100

LAND SEGMENTS THAT HAVE NO BASE ACRE RATE WILL BE LOT PRICED

EXAMPLE: ACREAGE VALUATION METHOD

BASE RATE COMES FROM ROAD TYPE THEN MULTIPLY BY THE ACREAGE
SIZE FACTOR MULTIPLIED BY THE NUMBER OF ACRES.

DIRT PRIVATE ROAD - 10 ACRES

OPEN LAND – 24,000 X .50 = \$12,000 X NBR ADJ 1.00 X 10 ACRES = \$120,000

EXAMPLE: LAND PRICING METHOD COMPUTER DISPLAY

LAND SEGMENT 1, METHOD A – ACREAGE, TYPE 0110 – RESIDENTIAL

SCHEDULE JLR, LAND TYPE 0110, ROAD T, VALUE 24,000	
INITIAL UNIT PRICE; SCHED JLR, JCK LAND RATES	24,000
SCHEDULE LANDSIZE, AREA 1000, VALUE 0.50	
SIZE ADJUSTMENT 10.00 AC OF 0.50	-12,000
ADJUSTED FOR MARKET AT 100%	0
SCHEDULE LNBRHD, AREA 01000, VALUE 100.00	
NEIGHBORHOOD 01000 ADJUSTMENT OF 100%	0
INITIAL SEG VALUE 10.00 ACRES AT 12,000/AC	120,000
TOTAL LAND SEGMENT 1	120,000
TOTAL LAND MARKET VALUE	120,000

LAND SIZE FACTOR CHART FOR ACREAGE

TRACT SIZE (AC)	SIZE FACTOR
.25	2.00
.50	1.50
.75	1.25
1.00	1.00
2.00	.90
5.00	.70
10.00	.50
50.00	.40
100.00	.30
400.00+	.20

COMMERCIAL LAND SIZE FACTOR

TRACT SIZE (AC)	SIZE FACTOR
0.10	1.90
0.20	1.80
0.30	1.70
0.40	1.60
0.50	1.50
0.60	1.40
0.70	1.30
0.80	1.20
0.90	1.10
1.00+	1.00

LAND PRICE FACTORS

THE LAND SIZE FACTOR USED WILL BE INTERPOLATED BY THE TOTAL SIZE OF AN INDIVIDUAL TRACT. THE FACTOR WILL BE DETERMINED FROM WHERE THE TOTAL ACREAGE FALLS IN THE TABLE. THE MATCHING RATE FROM SIZE FACTOR WILL BE USED AS THE FACTOR TO ADJUST THE ENTIRE TRACT.

LAND NEIGHBORHOOD ADJUSTMENT - APPLIED TO INDIVIDUAL NEIGHBORHOOD

THIS MANUAL RESERVES THE RIGHT TO IDENTIFY AND CREATE NEIGHBORHOODS IN JACKSON COUNTY AS BEING UNIQUE AREAS OF PROPERTY THAT ARE DETERMINED BY SUBDIVISIONS, NATURAL BOUNDRIES OR OTHER DETERMINING FACTORS THAT WILL CREATE A NEIGHBORHOOD. NEIGHBORHOODS WILL BE DETERMINED BY THE APPRAISER AND NUMERIC CODES WILL BE CREATED TO UNIQUELY IDENTIFY THEM. THE ADJUSTMENT FOR THESE NEIGHBORHOODS COULD RANGE FROM 25% - 1500%.

EXAMPLE: SQUARE FOOT VALUATION METHOD

THE FOLLOWING FORMULA WILL BE USE IN DETERMING LAND PRICED BY THE SQUARE FOOT METHOD.

THE RATE FOR SQUARE FOOT PRICING IS DETERMINED BY THE APPRAISER AND ENTERED IN THE GRADE/CONDITION FIELD ON THE LAND SEGMENT SUMMARY SCREEN.

FOR COMMERCIAL LOTS:

BASE SIZE	7500
INCREMENTAL ADJUSTMENT	%80
DECREMENTIAL ADJUSTMENT	%80

FOR RESIDENTIAL LOTS:

BASE SIZE	20000
INCREMENTAL ADJUSTMENT	%80
DECREMENTIAL ADJUSTMENT	%80

THE FOLLOWING EXAMPLE IS A 5,000 SQUARE FOOT LOT PRICE BY COMMERCIAL METHOD:

GRADE	4.00
LAND.SQ.FEET = 5000, BASE.AREA = 7500	.80
BASE VALUE 30000, FT. DIFF -2500, ADDON.VAL -8000	
ADJUSTED SEG VALUE 10000 SQ FT AT 4.00/SF	22,000.00

THE FOLLOWING EXAMPLE IS A 10,000 SQUARE FOOT LOT PRICE BY COMMERCIAL METHOD:

GRADE	4.00
LAND.SQ.FEET = 10000, BASE.AREA = 7500	.80
BASE VALUE 30000, FT. DIFF 2500, ADDON.VAL 8000	
ADJUSTED SEG VALUE 10000 SQ FT AT 4.00/SF	38,000.00

RESIDENTIAL SCHEDULE

APPRAISAL METHODS OF BUILDING CONSTRUCTION

THE VALUE OF A BUILDING FROM A MARKET VALUE STANDPOINT IS THE SUM WHICH THE PRESENCE OF THE BUILDING ADDS TO THE VALUE OF THE LAND UPON WHICH IT STANDS.

JUST AS OUR BASIS FOR THE VALUATION FOR LAND IS A FAIR SALE OR ECONOMIC VALUE, SO IT IS FOR BUILDINGS CAPABLE OF COMMANDING COMPETITION BETWEEN BUYERS. AS A GENERAL RULE, THE GOVERNING FACTOR IN BUILDING CONSTRUCTION VALUE IS REPRODUCTIVE COST, LESS PROPER DEPRECIATION.

IN JACKSON COUNTY, PROPERTY RECORD CARDS WERE DESIGNED TO CONFORM TO THE COUNTY'S NEEDS.

IN ORDER TO ESTABLISH THE FAIR TAXABLE VALUE OF ANY BUILDING, OUR FIRST STEP IS TO DETERMINE ITS REPRODUCTIVE COST, REGARDLESS OF AGE OR CONDITION. TO DO THIS, WE SECURED INFORMATION ON LOCAL COSTS OF ALL CLASSES OF BUILDING MATERIALS AND OTHER NECESSARY INFORMATION PERTAINING TO LABOR RATES AND EFFICIENCY ON THE SEVERAL CLASSES OF CONSTRUCTION LOCALLY.

THE FOREGOING INFORMATION HAS BEEN ANALYZED AND TESTED AND DEVELOPED INTO UNIT COSTS FOR THE VARIOUS QUANTITIES OF BUILDING MATERIALS IN PLACE, INCLUDING THE ARCHITECT'S FEES AND THE CONTRACTORS' OVERHEAD AND PROFIT. BEFORE USING THE INFORMATION OBTAINED, WE APPLIED THE UNIT COSTS TO CONSTRUCTION OF KNOWN COST TO DETERMINE PROOF OF ACCURACY. THESE COSTS FOR THE VARIOUS QUANTITIES AND QUALITIES HAVE BEEN DEVELOPED INTO SQUARE FOOT REPLACEMENT PRICES BASED UPON DEFINITE SPECIFICATIONS FOR VARIOUS QUALITIES OF RESIDENCE CONSTRUCTION.

OTHER SCHEDULES OF PRICES HAVE BEEN ADDED TO COVER ANY VARIATION FROM "BASE" AS WELL AS FOR ADDITIONS, PORCHES, GARAGES, ETC. BEFORE THESE NEW SCHEDULES COULD BE USED, THEY WERE APPLIED TO NEW CONSTRUCTION ORDINARILY FOUND IN HOMES OF VARIOUS GRADES IN QUESTION. VARIATIONS FALLING BETWEEN THESE GRADES ARE CLASSIFIED WITH A PLUS OR MINUS PERCENTAGE, SUCH AS A PLUS 10% OR A MINUS 10%, ETC.

SINCE AD VALOREM ASSESSMENTS REQUIRED UNIFORM VALUATION BETWEEN CLASSES OF PROPERTY, OUR APPRAISERS APPLY THESE GRADES AND THEIR DIFFERENTIALS IN THE FIELD. THIS INSURES EQUALIZATION OF PROPERTY VALUES, SO THAT SIMILAR HOMES IN VARIOUS AREAS WILL BE APPRAISED AT A UNIFORM RATE.

IN ORDER TO ACHIEVE THE EQUALIZATION OF PROPERTY, IT IS NECESSARY TO INSURE PROPER GRADING OR CLASSIFICATION OF BUILDINGS. THEREFORE, IN OUR FIELD INSPECTION, THE LISTER NOTES ON EACH APPRAISAL CARD THE DETAILS OF THAT BUILDING CONSTRUCTION.

THE DETAIL INFORMATION ON THESE CARDS COVER TYPE OF FOUNDATION WALLS, ROOF, FLOORS, BASEMENT AREA, ATTIC AREAS, HEATING, PLUMBING, ETC. AND CONTROLS THE COST PRICING PROCEDURES.

THIS DETAILED INFORMATION TOGETHER WITH THE AGE, CONDITION, ACCRUED PHYSICAL AND FUNCTIONAL DEPRECIATION PLUS ANY ADDITIONAL INFORMATION SUCH AS RENTS, SALE PRICE, IMPROVEMENTS, ETC., IS RECORDED ON EACH CARD. THEN THE CARDS ARE RETURNED TO THE OFFICE AND ALL DATA OBTAINED IN THE FIELD IS APPLIED TO THE PREVIOUSLY TESTED SCHEDULES AND INSURED EQUITABLE VALUES.

AFTER OFFICE PRICING, THE CARDS ARE REVIEWED FOR PURPOSES OF CATCHING ANY ERROR AND OMISSIONS AND FOR APPLICATION AND/OR REVIEW OF FUNCTIONAL

DEPRECIATION RESULTING FROM GOOD HOUSES IN POOR LOCATIONS, HOUSES OF OBSOLETE SIZE AND DESIGN, ETC.

IN THE INSTANCE OF COMMERCIAL AND INDUSTRIAL BUILDINGS SIMILAR TYPES OF INFORMATION IS RECORDED AND PRICED ON A UNIT-COST REPLACEMENT BASIS.

SEPARATE UNIT VALUE CONSTRUCTION COSTS HAVE BEEN DEVELOPED FOR ALL COMMERCIAL AND INDUSTRIAL CONSTRUCTION. THE APPRAISAL CARDS VARY IN WHAT INFORMATION IS NECESSARY FOR THIS TYPE OF BUILDING AND PRICING IS COMPLETED IN THE OFFICE. AFTER PRICING THE CARDS THEY ARE REVIEWED FOR PURPOSE OF CATCHING ERRORS. PROPER ALLOWANCES ARE MADE FOR OBSOLESCENCE RESULTING FROM POOR LAYOUTS, SURPLUS CONSTRUCTION, INADEQUACY ETC. AND NET TAXABLE VALUE BEING THE SOUND UTILITY VALUE OF THE PROPERTY FOR THE PURPOSE FOR WHICH THE PLANT WAS BUILT AND CAN BE UTILIZED.

EXPLANATION OF SECTION CODES

THE FOLLOWING PAGES COMPRISE THE FORMULA FOR EVALUATION OF RESIDENTIAL, COMMERCIAL, AND FARM IMPROVEMENTS. DWELLINGS ARE VALUED BY THEIR SECTION TYPE. EACH DWELLING WILL HAVE A MAIN AREA AND AS MANY OTHER SECTIONS AS ARE REQUIRED. A VALUE FOR THE DWELLING WILL BE THE SUM OF ITS SECTION VALUES.

A SEPARATE PAGE IS PROVIDED FOR EACH SECTION TYPE THAT IS CURRENTLY DEFINED. THE BASE AREA, WHERE APPLICABLE, AND THE APPRAISAL METHOD IS INDICATED FOR EACH SECTION. THOSE SECTION TYPES WHICH ARE COMPONENTS OF A DWELLING ARE REPRESENTED BY A LETTER CODE (MA, AA, ETC.).

RESIDENTIAL YARD IMPROVEMENTS, FARM OUTBUILDINGS, AND OTHER GENERAL NON-DWELLING STRUCTURES, ARE REPRESENTED BY THE NUMBER SECTION TYPES BEGINNING WITH THE LETTER "O" AND IT'S NUMERIC COMPANION FROM THE OUTBUILDING CODE TABLE.

SEVERAL COLUMNS ARE PRESENT ON EACH PAGE. THE COLUMNS "INITIAL QUESTION" AND "NON-BLANK REQUIRED" PERTAIN ONLY TO ENTRY OF DATA IN THE COMPUTER. THE COLUMN "AFFECTS PRICE" WILL BE CHECKED FOR EACH ATTRIBUTE THAT DIRECTLY AFFECTS THE PRICING FORMULA. THIS DOES NOT IMPLY THAT SOME OF THE OTHER ATTRIBUTES DO NOT INFLUENCE PRICE. MANY OF THE ATTRIBUTES THAT ARE NOT A DIRECT ENTRY IN THE FORMULA ARE CONSIDERED BY THE APPRAISERS IN ASSIGNING GRADE AND DEPRECIATION. THE COLUMNS "VALUE ASSUMED", "ADD FOR", AND "SUBTRACT FOR" ARE USED IN CONJUNCTION TO INDICATE VALUES THAT ARE ASSUMED IN THE BASE AND TO INDICATED THE CODE FOR WHICH EITHER ADDITION OR SUBTRACTION ADJUSTMENTS ARE MADE TO THE BASE VALUE DERIVED FROM THE FORMULA.

THE GRADE ADJUSTMENT IS APPLIED TO THE TOTAL REPLACEMENT VALUE OF THE SECTION JUST PRIOR TO APPLICATION OF DEPRECIATION.

FOR RESIDENTIAL OR COMMERCIAL BUILDINGS GRADE MUST BE ENTERED FOR THE MAIN SECTION; I.E., SECTION TYPE MA. THAT GRADE WILL APPLY TO ALL OTHER SECTIONS OF THAT STRUCTURE UNLESS A DIFFERENT GRADE IS ENTERED FOR A PARTICULAR SECTION.

STANDARD PROCESSING FOR DEPRECIATION

DEPRECIATION IS NORMALLY ENTERED AT THE BUILDING LEVEL ONLY. IF ANY SECTION HAS DEPRECIATION ENTERED THEN THAT RATE WILL BE USED INSTEAD OF THE BUILDING RATE.

PHYS. DEPR = PHYS % * REPLACEMENT RATE

FUNC. DEPR = FUNC. % * (REPLACEMENT VALUE - PHYS. DEPR.)

ECON. DEPR = ECON % * (REPLACEMENT VALUE - PHYS. DEPR. - FUNC. DEPR)

FOR MOST RESIDENTIAL BUILDINGS (VALUATION METHOD R) THE DEPRECIATION IS ASSIGNED BY THE COMPUTER FROM THE FOLLOWING DEPRECIATION TABLE BASED ON EFFECTIVE AGE AND CONDITION.

FOR MOST COMMERCIAL BUILDINGS (VALUATION METHOD C) THE DEPRECIATION IS ASSIGNED BY THE COMPUTER FROM THE FOLLOWING DEPRECIATION TABLE BASED ON EFFECTIVE AGE AND CONDITION.

FOR ALL OUTBUILDINGS (VALUATION METHOD P) THE DEPRECIATION IS ASSIGNED BY THE COMPUTER FROM THE FOLLOWING DEPRECIATION TABLE BASED ON EFFECTIVE AGE AND CONDITION.

IN ALL CASES, DEPRECIATION MAY BE ASSIGNED BY THE APPRAISER IN LIEU OF THE COMPUTER ASSIGNED DEFAULT VALUE.

GRADE "AA" & "A" DWELLINGS

**GRADE "AA" AND "A" DWELLINGS
BASE SPECIFICATIONS
(EXCELLENT QUALITY)**

HIGH GRADE MATERIALS AND WORKMANSHIP

FOUNDATION

8" BRICK WALLS OR CONCRETE WALLS, WATERPROOFED, CONCRETE FOOTING

EXTERIOR FINISH

FACE BRICK, CUT STONE, HEAVY ROOF STRUCTURE, SHAKES, TILE OR SLATE

INTERIOR FINISH

PLASTER, ORNAMENTAL DETAIL, FINE CARPET, PARQUET OR PLANK

LIGHTING & PLUMBING

SOME SPECIAL FEATURES, MORE THAN ONE BATH PER BEDROOM

HEATING

NO HEAT IN BASE

AIR CONDITION

NO AIR IN BASE

GRADE B

**GRADE "B" DWELLINGS
BASE SPECIFICATIONS
(ABOVE AVERAGE QUALITY)**

A GOOD GRADE OF MATERIALS WITH BETTER THAN AVERAGE WORKMANSHIP

FOUNDATION

8" BRICK OR CONCRETE WALLS

EXTERIOR FINISH

BRICK OR GOOD BLOCK AND STUCCO, CONCRETE, SHAKES OR WOOD SHINGLES

INTERIOR FINISH

GOOD PLASTER OR DRYWALL, GOOD QUALITY CARPET OR HARDWOOD

LIGHTING & PLUMBING

GOOD LIGHTING AND OUTLETS, ONE BATHROOM PER TWO BEDROOMS

HEATING

NO HEAT IN BASE

AIR CONDITION

NO AIR IN BASE

GRADE C

**GRADE "C" DWELLINGS
BASE SPECIFICATIONS
(AVERAGE QUALITY)**

AVERAGE MATERIALS, STANDARD WORKMANSHIP

FOUNDATION

8" WALL FOUNDATION

EXTERIOR FINISH

BRICK OR FRAME, WOOD OR GOOD ASPHALT SHINGLE ROOF

INTERIOR FINISH

DRYWALL OR WOOD, HARDWOOD, VINYL COMPOSITION, AVERAGE CARPET

LIGHTING & PLUMBING

ADEQUATE LIGHTING/PLUMBING PER GOOD BUILDING CODES

HEATING

NO HEAT IN BASE

AIR CONDITION

NO AIR IN BASE

GRADE D

**GRADE "D" DWELLINGS
BASE SPECIFICATIONS
(BELOW AVERAGE QUALITY)**

CHEAP MATERIALS WITH INFERIOR WORKMANSHIP

FOUNDATION

BRICK, BLOCK OR STONE WALL FOUNDATION.

EXTERIOR FINISH

BLOCK OR BRICK, STANDARD SASH, ASPHALT OR METAL ROOF

INTERIOR FINISH

DRYWALL, CARPET VINYL COMPOSITION TILE

LIGHTING & PLUMBING

ADEQUATE STANDARD LIGHTING AND PLUMBING PER GOOD CODES

HEATING

NO HEAT IN BASE

AIR CONDITION

NO AIR IN BASE

GRADE E

**GRADE "E" DWELLINGS
BASE SPECIFICATIONS
(SUBSTANDARD QUALITY)**

VERY CHEAP MATERIALS WITH INFERIOR WORKMANSHIP

BUILDING IS OFTEN WITHOUT BASEMENTS, MINIMUM INTERIOR FINISH OR MODERN IMPROVEMENTS

FOUNDATION

BRICK, STONE OR WOODEN PIERS

EXTERIOR FINISH

CHEAP BLOCK, COMPOSITION ROOF, CHEAP SASH

INTERIOR FINISH

PAINTED BLOCK, FEW PARTITIONS, ASPHALT TILE, SOFTWOOD

LIGHTING & PLUMBING

MINIMUM, SUBSTANDARD BY MOST BUILDING CODES

HEATING

NO HEAT IN BASE

AIR CONDITION

NO AIR IN BASE

SECTION TYPE: BAS-BASE AREA

METHOD: R BASE: NONE

A = INITIAL QUESTION
C = REQUIRED FIELDS

B = AFFECTS PRICE
MA = ASSUMES MAIN AREA

	A	B	C
1. SECTION TYPE	X	X	X
2. AREA		X	
3. OCCUPANCY	X		X
4. BUILDING STYLE	X		
5. NBR OF STORIES	X	X	X
6. STORY HEIGHT	X	X	X
6. FOUNDATION	X		
7. BASEMENT AREA	X	X	
8. EXTERIOR WALL	X	X	X
9. ROOF MATERIAL	X		
10. ROOF STYLE	X		
11. NBR OF ROOMS	X		
12. NBR OF BEDROOMS	X		
13. FLOORING	X		X
14. ATTIC AREA/FINISH	X	X	
15. INTERIOR WALL FINISH	X		X
16. BASEMENT FINISH	X	X	
17. HEATING	X	X	X
18. AIR CONDITIONING	X	X	
19. BATHROOMS	X	X	X
20. FIREPLACES	X	X	
21. GRADE	X	X	X
22. YEAR BUILT	X	X	X
23. EFFECTIVE YEAR	*	X	
24. CONDITION	X	X	X
25. REPLACEMENT VALUE	X		
26. SEC. PHYSICAL DEPR. %		X	
27. SEC. FUNCT. DEPR. CODE		X	
28. SEC. FUNCT. DEPR. %		X	
29. NEIGHBORHOOD ADJUSTMENT		X	
30. SECTION VALUE			

FORMULA: SEE FOLLOWING PAGE FOR COMPUTATION FORMULA

* DETERMINED BY YEAR REMODELED OR PERCENT PHYSICAL DEPRECIATION APPLIED

**IF ENTERED - IT AFFECTS PRICE.

RESIDENTIAL BASE AREA COST FORMULA

GFLA X Coefficient + Constant = Area Factor

 X .000584 + .299200 =

Base Price X Area Factor X SH.EXT.WALL = Adj. Base Value

\$112,800 X X = \$

RESIDENTIAL MAIN AREA COST FORMULA EXAMPLES

EXAMPLE 1: 1200 SQUARE FOOT FRAME DWELLING

GFLA X Coefficient + Constant = Area Factor

1200 X .000584 + .299200 = 1.00

Base Price X Area Factor X SH.EXT.WALL = Adj. Base Value

\$112,800 X 1.00 X 1.00 = \$112,800

EXAMPLE 2: 1200 SQUARE FOOT BRICK DWELLING

GFLA X Coefficient + Constant = Area Factor

1200 X .000584 + .299200 = 1.00

Base Price X Area Factor X SH.EXT.WALL = Adj. Base Value

\$112,800 X 1.00 X 1.06 = \$119,600

EXAMPLE 3: 1800 SQUARE FOOT FRAME DWELLING

GFLA X Coefficient + Constant = Area Factor

1800 X .000584 + .299200 = 1.3504

Base Price X Area Factor X SH-BRICK = Adj. Base Value

\$112,800 X 1.3504 X 1.00 = \$ 152,300

RESIDENTIAL BASE PRICES

BLDG USE	VALUE
R01	112,800
R02	SEE MANF HOME SCHEDULE PAGE 102
R03	106,000
R04	106,000
R05	112,800
R06	SEE MANF HOME SCHEDULE PAGE 102

EXTERIOR WALL FACTORS – SH.EXT.WALL

EXT WALL CODE	ADJ %	EXT WALL CODE	ADJ %
AV – ALUM/VINYL	1.00	MS – MASONITE	1.00
AS – ASBESTOS	1.00	MT – METAL	1.00
BR – BRICK	1.06	SS – STACK STONE	1.10
CB – CONCRETE BLOCK	1.00	ST – STONE	1.06
CP – CONCRETE BOARD	1.00	SO – STUCCO	1.00
FR – FRAME	1.00	WS – WOOD SHINGLE	1.10
LG – LOG	1.10		

RESIDENTIAL SECTION SCHEDULE % OF BASE RATE & STORY HEIGHT ADJUSTMENTS

Type	Adj %	1 Story	2 Story	3 Story	4 Story
AOF	1.00				
CAN	0.10				
FCP	0.30				
FEP	0.70	1.00	1.90	2.80	3.70
FGR	0.45	1.00	1.90	1.90	1.90
FOP	0.35	1.00	1.90	2.80	3.70
FSP	0.40	1.00	1.90	2.80	3.70
FST	0.50				
FUS	0.92				
FUT	0.55	1.00	1.90	2.80	3.70
PBS	1.00	1.00	1.92	2.84	3.76
PTO	0.05				
STP	0.20				
UCP	0.20				
UEP	0.50	1.00	1.90	2.80	3.7
UGR	0.35	1.00	1.90	1.90	1.9
UOP	0.20	1.00	1.90	2.80	3.7
USP	0.40	1.00	1.90	2.80	3.7
UST	0.40	1.00	1.90	2.80	3.7
UUS	0.20	1.00	1.90	2.80	3.7
UUT	0.45	1.00	1.90	2.80	3.7
WDD	0.20	1.00	2.00	3.00	4.0

SECTION TYPE: AOF- AVERAGE OFFICE

METHOD: R

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION VALUE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES		X		
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL FINISH		X		
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH		X		
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH		X		
17. HEATING		X		
18. AIR CONDITIONING		X		
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT		X		
23. EFFECTIVE YEAR		X		
24. CONDITION		X		
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: CAN-CANOPY

METHOD: R

BASE: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION VALUE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL FINISH				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FCP-CARPORT

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FEP-FINISHED ENCLOSED PORCH

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FGR-FINISHED GARAGE

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FOP-FINISHED OPEN PORCH

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FSP-FINISHED SCREEN PORCH

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FST-FINISHED STORAGE ROOM

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FUS-FINISHED UPPER STORY

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D - ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA	X	X	X	
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				MA
18. AIR CONDITIONING				MA
19. BATHROOMS				
20. FIREPLACES				
21. GRADE				MA
22. YEAR BUILT				MA
23. EFFECTIVE YEAR				MA
24. CONDITION				MA
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %				
27. SEC. FUNCT. DEPR. CODE				
28. SEC. FUNCT. DEPR. %				
29. NEIGHBORHOOD ADJUSTMENT				
30. SECTION VALUE				

SECTION TYPE: FUT-FINISHED UTILITY ROOM

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: PBS-PART OF BASE

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING		X		
18. AIR CONDITIONING		X		
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: PTO-PATIO

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: STP-STOOP

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UCP-UNFINISHED CARPORT

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UEP-UNFINISHED ENCLOSED PORCH

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UGR-UNFINISHED GARAGE

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		X
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UOP-UNFINISHED OPEN PORCH

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: USP-UNFINISHED SCREEN PORCH

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UST-UNFINISHED STORAGE ROOM

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UUS-UNFINISHED UPPER STORY

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D - ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA	X	X	X	
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				MA
18. AIR CONDITIONING				MA
19. BATHROOMS				
20. FIREPLACES				
21. GRADE				MA
22. YEAR BUILT				MA
23. EFFECTIVE YEAR				MA
24. CONDITION				MA
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %				
27. SEC. FUNCT. DEPR. CODE				
28. SEC. FUNCT. DEPR. %				
29. NEIGHBORHOOD ADJUSTMENT				
30. SECTION VALUE				

SECTION TYPE: UUT-UNFINISHED UTILITY ROOM

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: WDD-WOOD DECK

METHOD: R

BASE AREA: NONE

A = INITIAL QUESTION
B = AFFECTS PRICE

C = REQUIRED FIELDS
D = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

RESIDENTIAL ADDITIONAL PRICES NOT INCLUDED IN BASE

ATTIC PERCENTAGE FACTORS

PERCENTAGE OF DWELLING BASE PRICE
 UNFINISHED FINISHED
 10% 60%

BASEMENT SQUARE ADJUSTMENT RATES

UNFINISHED REC. ROOM SEMI FINISHED FINISHED
 12% 20% 30% 40%

TYPE	EXTERIOR	INTERIOR	LIGHTING & PLUMBING
UNFINISHED	UNFINISHED BLOCK OR CONCRETE WALLS, WATER-PROOFED, CONCRETE SLAB	UNFINISHED INTERIOR, EXPOSED JOIST, OPEN STAIRS	MINIMUM LIGHT FIXTURES & OUTLETS, FLOOR DRAIN
REC ROOM	BLOCK OR CONCRETE WALL, WATER-PROOFED, REINFORCED CONCRETE SLAB	PAINTED WALLS, GYPSUM OR ACOUSTIC TILE CEILING, STAIRS WITH RISERS	ADEQUATE LIGHTING AND APPLIANCE OUTLETS, LAUNDRY TRAY AND DRAINS
SEMI-FINISHED	BLOCK OR CONCRETE WALLS, WATER-PROOFED, REINFORCED CONCRETE SLAB	GYPSUM OR PLASTER, ACOUSTIC TYLE, VINYL COMPOSITION, CARPET, STAIRWELL	GOOD LIGHTING AND OUTLETS, HALF BATH, PARTITIONED LAUNDRY ROOM
FINISHED HIGH VALUE	HIGH-QUALITY EXTERIOR FINISH	PLASTER OR DRYWALL, PANELING, CARPET, HARDWOOD AND RESILIENT	GOOD LIGHTING AN PLUMBING

*THESE PRICES WILL BE ADJUSTED BY THE AREA FACTOR FROM THE BAS AREA SQUARE FOOT RATE

RESIDENTIAL HEATING SCHEDULE

BB	ELECTRIC BB/CEILING	2.00 PER FT
FA	FORCED AIR-DUCTED	3.50 PER FT
FN	FORCED AIR-NOT DUCTED	1.60 PER FT
HP	HEAT PUMP	4.75 PER FT
HW	HOT WATER	5.20 PER FT
NO	NONE	.00 PER FT
RD	RADIANT	1.90 PER FT

AIR CONDITIONING

CENTRAL AIR 1.25 PER FT.

RESIDENTIAL PLUMBING SCHEDULE

1 (ONE) BATH IS BASE
 ADD \$1000 PER FIXTURE

RESIDENTIAL FIREPLACE SCHEDULE

\$4,000 PER STACK
\$2,500 FOR 1ST OPENING
\$2,500 FOR 2ND OPENING

RESIDENTIAL FIREPLACE TYPE SCHEDULE

PF-PRE-FAB -\$2,000*
SD-STANDARD \$0
SS-STACKED STONE \$10,000
ST-STONE \$5,000
MS-MASSIVE \$15,000

*ONLY APPLIES WHEN NUMBER OF STACKS IS ONE OR MORE

RESIDENTIAL WALL HEIGHT FACTORS

<u>WALL HEIGHT</u>	<u>ADJUSTMENT %</u>
7	.97
8	1.00
9	1.03
10	1.06
11	1.09
12	1.12
13	1.15
14	1.18
15	1.21
16	1.24
17	1.27
18	1.30
19	1.33
20+	1.36

BASE WILL BE 8 FEET IF NONE IS PROVIDED

RESIDENTIAL ELEVATOR COST

BASE COST \$37,000
FOR EACH STOP ADD \$5,000

EXAMPLE: A COMPUTER PRINTOUT OF DWELLING PRICING METHOD

Building 1, Method R – RESIDENTIAL, use R01 – RES DWELLING

Schedule PHYS-R1, age 4, condition A, value 3
 Default physical depr from schedule: age 4: condition A is 3%

Building 1, Section 1, type BAS – BAS AREA

Schedule RBP, area R01, value 112800.00
 Schedule SHFACT, area 10, value 1.00
 Schedule SHEXTWALL, code FR, value 1.00
 Area Factor 1.0000, SHFACTOR 1.00, SH.EXT.WALL 1.000
 Schedule RESWALLHT, wall height 8.0, value 1.00
 RESWALLHT adj factor: 1.00, additional value 0
 Value after wall height adjustment 112,800
 Schedule FIREPLACE, type STACK, value 4000.00
 Stacks 0 at 4000.00/stack 0
 Openings 0 at 2500.00/opening..... 0
 Openings 0 at 2500.00/opening 0
 Schedule RHEAT, area FA, value 3.50
 Heat adj 3.50/ft, AF 1.0000, SHFACTOR 1.00 4,200
 0% air; 0 sqft, AF 1.0000, SHFACTOR 1.00 0
 Schedule RPLUMBING
 Miscellaneous 1 3.00
 Miscellaneous 2 1000.00
 Additional fixtures, 3 at 1000.00 each 3,000
 Schedule RGRADE, area C, value 1.00
 Grade C factor of 1.00 0
 Neighborhood adjustment 01000 of 100% 0
 Physical depreciation of 3% -3,600

Total undepreciated section value 120,000
 Total depreciated section value 116,400

Building 1, Section 2, type FOP – FIN OPEN PORCH

Schedule RBS, area FOP, value 0.30
 Section FOP, 0.30 X 94.00, Adj Rate: 28.20
 Schedule RBS.ST, type FOP, 1.0, value 1.0
 Story Height adjustment: 1.0 X 28.20: adj Rate 28.20
 Schedule RGRADE, area C, value 1.00
 Grade C factor of 1.00, Grade adj of 0
 Undepreciated value of 28.20 by 96 sq feet 2,710
 Neighborhood adjustment 01000 of 100% 0
 Physical depreciation of 2% -81

Total undepreciated section value 2,710
 Total depreciated section value 2,629

Total undepreciated building value 122,710
 Total depreciated building value 119,030

**RESIDENTIAL
BUILDING GRADE INDEX**

THE FOLLOWING TABLE IS USED WHEREVER "GRADE" IS APPLIED UNLESS OTHERWISE DENOTED.

ADJUSTMENT PERCENTAGE

<u>LETTER GRADE</u>	<u>RESIDENTIAL SCHEDULE</u>
AA	+100%
A	+ 50%
B	+ 25%
C	BASE
D	- 25%
E	- 50%

GRADES MAY BE ENTERED AS JUST A LETTER GRADE OR AS A LETTER GRADE PLUS OR MINUS A GIVEN PERCENTAGE IN 10% INCREMENTS. IF A PERCENTAGE IS SPECIFIED AS A PART OF THE GRADE, THEN THAT PERCENTAGE IS ADDED TO OR SUBTRACTED FROM THE LETTER GRADE FROM THE ABOVE TABLE.

EXAMPLE:	GRADE	A-	-YIELDS A 40% INCREASE
		B	-YIELDS A 25% INCREASE
		D+	-YIELDS A 15% DECREASE

DWELLING NEIGHBORHOOD ADJUSTMENT

A NEIGHBORHOOD ADJUSTMENT WILL BE APPLIED TO EACH NEIGHBORHOOD ACCORDING TO THE MARKET OF THAT NEIGHBORHOOD. EACH NEIGHBORHOOD WILL HAVE IT'S OWN SPECIFIC CODE AND THE RANGE OF ADJUSTMENT COULD RANGE FROM 50% TO 400%.

RESIDENTIAL DEPRECIATION TABLE – PHYS-R1

Age	GD	AV	FR	PR	UN
1	0	0	1	1	90
2	1	1	2	3	90
3	1	2	3	4	90
4	2	3	4	5	90
5	2	4	5	7	90
6	3	4	6	9	90
7	4	5	7	10	90
8	4	6	8	12	90
9	5	7	10	14	90
10	5	8	11	16	90
12	7	10	13	20	90
14	8	12	16	24	90
16	10	13	19	28	90
18	11	16	22	32	90
20	13	18	25	37	95
22	14	20	28	42	95
24	16	23	31	47	95
26	18	25	35	47	95
28	20	28	39	57	95
30	22	31	44	62	95
32	24	34	47	67	95
34	27	37	51	71	95
36	29	40	55	74	95
38	32	43	59	77	95
40	35	47	63	79	95
42	38	51	66	80	95
44	41	54	69	83	95
46	44	57	72	85	95
48	46	61	75	85	95
50	49	64	77	85	95
55	57	70	80	85	95
60+	64	74	80	85	95

**MANUFACTURED HOME BASE VALUE SCHEDULE
MAIN AREA - FRAME EXTERIOR - MMA**

TYPE OF MANUFACTURED HOME IS DETERMINED BY THE CONSTRUCTION STYLE ENTERED BY THE USER. THE BASE PRICE WILL COME FROM THIS TABLE DEPENDING ON THE COSTRUCTION STYLE ENTERED. ALL OTHER RESIDENTAIL APPRAISAL RULES WILL APPLY.

R02 SCHEDULE MANUFACTURED HOME REAL PROPERTY

AREA	S/W	D/W	P/M
	49.50 – 58.70	48.80 – 63.40	84.90 – 94.20

MANUFACTURED HOUSING SHALL BE CONSIDERED REAL PROPERTY IF ALL OF THE FOLLOWING ARE TRUE.

- THE LAND IN WHICH THE MANUFACTURED HOME IS LOCATED ON, IS OWNED BY THE SAME OWNER/OWNERS AS THE MANUFACTURED HOME, I.E., DEED AND TITLE MUST BE REGISTERED IN THE SAME NAME/NAMES.
- THE MANUFACTURED HOME HAS A PERMANENT FOUNDATION.
- MUST BE USED ONLY FOR RESIDENTIAL PURPOSES

OTHERWISE IT WILL BE CONSIDERED PERSONAL PROPERTY AND LISTED AS SUCH

R06 SCHEDULE FOR MANUFACTURED HOME LEASEHOLDS

AREA	S/W	D/W	P/M
	37.10 – 44.00	33.60 – 47.60	63.70 – 70.70

MANUFACTURED HOUSING ADDITION FACTORS

ADDITION TYPE	FACTOR
	% OF MAIN AREA
MAA – ATT ADDITION	95%
MAG – ATT GARAGE	50%
MCA – CANOPY	11%
MCP – CARPORT	33%
MEP – ENCL PORCH	43%
MOP – OPEN PORCH	33%
MPA – PATIO	5%
MSP – SCREEN PORCH	39%
MST – STOOP	11%
MUR – UTILITY ROOM	40%
MWD – WOOD DECK	15%

MANUFACTURED HOUSING GRADE INDEX - MGRADE

GRADE	FACTOR
A+	1.60
A	1.50
A-	1.40
B+	1.35
B	1.25
B-	1.15
C+	1.10
C	1.00
C-	.90
D+	.85
D	.75
D-	.65
E+	.60
E	.50
E-	.40

**MANUFACTURED HOME PHYSICAL DEPRECIATION
SINGLE WIDE PHYS-M**

AGE	GOOD	AVERAGE	FAIR	POOR	UNSOUND
1	2	3	3	5	90
2	4	6	7	10	90
3	6	9	11	15	90
4	9	12	15	21	90
5	12	15	20	27	90
6	14	18	24	32	90
7	17	22	28	38	90
8	19	25	33	45	90
9	22	29	38	51	90
10	25	32	43	57	90
12	31	40	53	69	90
14	37	48	61	77	90
16	43	55	70	80	95
18	50	63	76	85	95
20	56	71	79	90	95
22	62	76	80	95	99
24	68	79	85	95	99
26+	74	80	90	95	99

**DOUBLE WIDE & PARK MODEL
PHYS-M2**

AGE	GOOD	AVERAGE	FAIR	POOR	UNSOUND
1	2	2	3	3	90
2	4	4	6	7	90
3	5	6	9	11	90
4	7	9	12	15	90
5	9	12	15	20	90
6	11	14	18	24	90
7	13	17	22	28	90
8	15	19	25	33	90
9	17	22	29	38	90
10	20	25	32	43	90
12	24	31	40	53	90
14	29	37	48	61	90
16	34	43	55	70	95
18	40	50	63	76	95
20	45	56	71	79	95
22	51	62	76	80	95
24	57	68	79	85	95
26	62	74	80	90	95
28	68	77	85	95	95
30+	71	79	90	95	99

COMMERCIAL BUILDING SCHEDULE

NUMERICAL LISTING OF COMMERCIAL BUILDINGS

USE CODE INDEX

<u>CODE</u>	<u>DESCRIPTION</u>
C01	APARTMENT
C02	AUTOMOTIVE BUILDING
C03	AUTOMOTIVE CENTER
C04	BANK
C05	BARBER AND BEAUTY SHOP
C06	BED & BREAKFAST
C07	CAR WASH
C08	CHURCH
C09	CLUB HOUSE
C10	COMMERCIAL BLDG
C11	CONVENIENCE STORE
C12	COUNTRY CLUB
C13	DAYCARE CENTER
C14	DEPARTMENT STORE
C15	DORMITORY
C16	FIRE STATION
C18	GOVERNMENT BLDG
C19	HOSPITAL
C20	HOTEL/MOTEL
C21	INDUSTIRAL/MANUFACTURING
C22	LAUNDROMAT
C23	MORTUARY
C24	OFFICE MEDICAL
C25	OFFICE TYPICAL
C26	PRE-FAB COMMERCIAL
C27	REST/NURSING HOME
C28	RESTAURANT FAST FOOD
C29	RESTAURANT/LOUNGE
C30	RETAIL STORE
C31	RURAL RETAIL
C32	SCHOOL
C33	SERVICE GARAGE
C34	SERVICE STATION
C35	SHOPPING CENTER
C36	SUPER MARKET
C37	THEATER
C38	WAREHOUSE
C39	WAREHOUSE, DISTRIBUTION
C40	WAREHOUSE, MINI

COMMERCIAL GRADE SPECIFICATION - C01 - APARTMENTS

GRADE A

EXTERIOR	FACE BRICK, CONCRETE OR METAL PANELS, BEST ROOF STRUCTURE AND ROOFING.
INTERIOR	GOOD PLASTER AND PAINT, PANELING, FINE DETAIL HARDWOOD, CARPET.
LIGHTING/PLUMBING	GOOD FIXTURES, MANY OUTLETS, CENTRAL TV ANTENNA, INTERCOMS.
HEAT	NONE.

GRADE B

EXTERIOR	GOOD BRICK OR STUCCO ON BLOCK, GOOD TRIM, ROOF STRUCTURE AND ROOFING.
INTERIOR	GOOD PLASTER OR DRYWALL, HARDWOOD, CARPET, VINYL, ASBESTOS.
LIGHTING/PLUMBING	GOOD LIGHTING, ONE BATH PER BEDROOM, TV ANTENNA.
HEAT	NONE

GRADE C

EXTERIOR	BRICK, OR BLOCK, SOME TRIM ASPHALT SHINGLE OR BUILT-UP ROOF.
INTERIOR	PLASTER OR DRYWALL PAINT, HARDWOOD, CARPET, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING/PLUMBING, PHONE AND TV JACKS.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK, STUCCO OR SIDING, SOME ORNAMENTATION, AVERAGE CODE CONSTRUCTION.
INTERIOR	PLASTER OR DRYWALL, HARDWOOD, VINYL ASBESTOS, CARPET.
LIGHTING/PLUMBING	ADEQUATE LIGHTING/PLUMBING, PHONE AND TV JACKS.
HEAT	NONE.

GRADE E

EXTERIOR	LOW COST BRICK, CONCRETE BLOCK, VERY PLAIN, MINIMUM FENESTRATION.
INTERIOR	DRYWALL AND PAINT, ASPHALT TILE AND LOW COST CARPET.
LIGHTING/PLUMBING	MINIMUM LIGHTING/PLUMBING PER CODE.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C02 - AUTOMOTIVE BUILDING

GRADE A

EXTERIOR	STEEL OR CONCRETE FRAME, BRICK OR CONCRETE PANELS.
INTERIOR	MUCH PLASTER, TILE TRIM, PAINTED WALLS, GOOD OFFICE.
LIGHTING/PLUMBING	GOOD ELECTRICAL, LIGHTING AND SERVICE OUTLETS, GOOD RESTROOMS.
HEAT	NONE.

GRADE B

EXTERIOR	STEEL, CONCRETE OR GLULAM FRAME, MASONRY CURTAIN OR BEARING WALLS.
INTERIOR	FINISHED OFFICE, PAINTED WALLS, SOME PARTITIONS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING AND SERVICE OUTLETS, SMALL RESTROOMS.
HEAT	NONE.

GRADE C

EXTERIOR	MASONRY BEARING WALLS WITH PLASTERS, LIGHT TRUSSES.
INTERIOR	UNFINISHED, SMALL FINISHED OFFICE AREA, CONCRETE FLOOR.
LIGHTING/PLUMBING	ADEQUATE LIGHTING AND SERVICE OUTLETS, SMALL RESTROOMS.
HEAT	NONE.

GRADE D

EXTERIOR	LIGHT WOOD FRAME, SIDING OR STUCCO.
INTERIOR	UNFINISHED, SMALL OFFICE AREA, CONCRETE FLOORS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & SERVICE OUTLETS, RESTROOMS.
HEAT	NONE.

GRADE E

EXTERIOR	POLE FRAME & TRUSS, METAL SIDING.
INTERIOR	SMALL PARTITIONED OFFICE AREA, CONCRETE FLOOR, UTILITY TYPE.
LIGHTING/PLUMBING	MINIMUM ELECTRICAL & PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C03 - AUTOMOTIVE CENTER

GRADE A

EXTERIOR	BRICK, GOOD FRONT, 30% OR MORE SALES AREA.
INTERIOR	STORE FINISH IN SALES, GARAGE FINISH IN BALANCE.
LIGHTING/PLUMBING	GOOD STORE ILLUMINATION, GOOD RESTROOMS.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK OR BLOCK, TYPICAL STORE FRONT, 20% - 30% SALES AREA/
INTERIOR	STORE FINISH IN SALES, GARAGE FINISH IN BALANCE.
LIGHTING/PLUMBING	AVERAGE STORE ILLUMINATION, ADEQUATE RESTROOMS.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, STUCCO OR SIDING, STORE FRONT, 20% - 30% SALES AREA/
INTERIOR	STORE FINISH IN BALANCE, GARAGE FINISH IN BALANCE.
LIGHTING/PLUMBING	AVERAGE STORE ILLUMINATION, ADEQUATE RESTROOMS.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK OR BLOCK, 20% - 30% SALES AREA, STORE FRONT, ENAMELED STEEL/ SANDWICH PANELS.
INTERIOR	STORE FINISH IS SALES, GARAGE FINISH IN BALANCE.
LIGHTING/PLUMBING	AVERAGE STORE ILLUMINATION, ADEQUATE RESTROOMS.
HEAT	NONE.

GRADE E

EXTERIOR	20% - 30% SALES AREA, STORE FRONT, ENAMELED STEEL ON POLE FRAME.
INTERIOR	STORE FINISH IN SALES, GARAGE FINISH IN BALANCE.
LIGHTING/PLUMBING	AVERAGE STORE ILLUMINATION, ADEQUATE RESTROOMS.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C04 - BANK

GRADE A

EXTERIOR	HIGHLY ORNAMENTAL, MARBLE, GRANITE MOSAICS, BEST GLASS.
INTERIOR	PLASTER & DRYWALL, MARBLE TERRAZZO, CARPET.
LIGHTING/PLUMBING	GOOD FLUORESCENT CEILING PANELS, GOOD OUTLETS, TILED RESTROOMS.
HEAT	NONE.

GRADE B

EXTERIOR	GOOD BRICK, ORNAMENTAL CONCRETE, GOOD GLASS, LIMESTONE TRIM.
INTERIOR	PLASTER OR DRYWALL, GOOD DETAIL TERRAZZO, CARPET, VINYL ASBESTOS.
LIGHTING/PLUMBING	GOOD LIGHTING & OUTLETS, ADEQUATE RESTROOMS.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, GOOD STORE FRONT TYPE WITH SOME TRIM.
INTERIOR	SOME PLASTER, ACOUSTIC TILE, SOME TERRAZZO OR TILE, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, ADEQUATE RESTROOMS, TV CIRCUITS.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK VENEER, GOOD STUCCO OR SIDING, SOME ORNAMENTATION.
INTERIOR	PLASTER & DRYWALL, GOOD HARDWOOD, LOW-COST TERRAZZO, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, ADEQUATE RESTROOMS.
HEAT	NONE.

GRADE E

EXTERIOR	STUCCO OR SIDING, MINIMUM ORNAMENTATION.
INTERIOR	DRYWALL, ACOUSTIC TILE, VINYL, ASBESTOS TILE, FEW PARTITIONS.
LIGHTING/PLUMBING	MINIMUM BANK LIGHTING & PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C05 - BARBER AND BEAUTY SHOP

GRADE A

EXTERIOR	BRICK, BEST BLOCK, PLAIN FRONT, SOME ORNAMENTATION.
INTERIOR	PLASTER, GOOD ACOUSTIC TILE, CARPET AND VINYL
LIGHTING/PLUMBING	GOOD LIGHTING & OUTLETS, MANY FIXTURES.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK, BEST BLOCK, PLAIN FRONT, SOME ORNAMENTATION.
INTERIOR	PLASTER, GOOD ACOUSTIC TILE, CARPET AND VINYL.
LIGHTING/PLUMBING	GOOD LIGHTING & OUTLETS, MANY FIXTURES.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, LOW COST STORE FRONT.
INTERIOR	PLASTER OR DRYWALL, EXPOSED MASONRY, VINYL ASBESTOS.
LIGHTING/PLUMBING	NECESSARY ELECTRICAL PLUMBING OUTLETS.
HEAT	NONE.

GRADE D

EXTERIOR	GOOD STUCCO OR SIDING, PLAIN FRONT, SOME ORNAMENTATION.
INTERIOR	PLASTER, GOOD ACOUSTIC TILE, CARPET AND VINYL.
LIGHTING/PLUMBING	NECESSARY ELECTRICAL & PLUMBING OUTLETS.
HEAT	NONE.

GRADE E

EXTERIOR	STUCCO OR SIDING, LOW COST STORE FRONT.
INTERIOR	PLASTER OR DRYWALL, LITTLE ORNAMENTATION, VINYL ASBESTOS.
LIGHTING/PLUMBING	NECESSARY ELECTRICAL & PLUMBING OUTLETS.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATION - C06 - BED & BREAKFAST

GRADE A

EXTERIOR	FACE BRICK, CONCRETE OR METAL PANELS, BEST ROOF STRUCTURE AND ROOFING.
INTERIOR	GOOD PLASTER AND PAINT, PANELING, FINE DETAIL HARDWOOD, CARPET.
LIGHTING/PLUMBING	GOOD FIXTURES, MANY OUTLETS, CENTRAL TV ANTENNA, INTERCOMS.
HEAT	NONE.

GRADE B

EXTERIOR	GOOD BRICK OR STUCCO ON BLOCK, GOOD TRIM, ROOF STRUCTURE AND ROOFING.
INTERIOR	GOOD PLASTER OR DRYWALL, HARDWOOD, CARPET, VINYL, ASBESTOS.
LIGHTING/PLUMBING	GOOD LIGHTING, ONE BATH PER BEDROOM, TV ANTENNA.
HEAT	NONE

GRADE C

EXTERIOR	BRICK, OR BLOCK, SOME TRIM ASPHALT SHINGLE OR BUILT-UP ROOF.
INTERIOR	PLASTER OR DRYWALL PAINT, HARDWOOD, CARPET, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING/PLUMBING, PHONE AND TV JACKS.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK, STUCCO OR SIDING, SOME ORNAMENTATION, AVERAGE CODE CONSTRUCTION.
INTERIOR	PLASTER OR DRYWALL, HARDWOOD, VINYL ASBESTOS, CARPET.
LIGHTING/PLUMBING	ADEQUATE LIGHTING/PLUMBING, PHONE AND TV JACKS.
HEAT	NONE.

GRADE E

EXTERIOR	LOW COST BRICK, CONCRETE BLOCK, VERY PLAIN, MINIMUM FENESTRATION.
INTERIOR	DRYWALL AND PAINT, ASPHALT TILE AND LOW COST CARPET.
LIGHTING/PLUMBING	MINIMUM LIGHTING/PLUMBING PER CODE.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C07 - DRIVE THRU CAR WASH

GRADES A & B

BUILDING DRIVE-THRU SHELL INCLUDES CONCRETE SLAB, FLOOR DRAINS, BASIC ELECTRICAL, LIGHTING AND WATER SERVICE AND EQUIPMENT ENCLOSURE.

SELF-SERVICE CAR WASH

GRADES C, D, & E

BUILDING FLOOR

ASPHALT OR CONCRETE
INCLUDING DRAIN.

ROOF

STEEL OR WOOD FRAME,
INCLUDING LIGHTING.

BAY WALLS

MASONRY, STEEL, WOOD, OR
STUCCO.

EQUIPMENT ROOM

MASONRY, STEEL, WOOD, OR
STUCCO.

COMMERCIAL GRADE SPECIFICATIONS - C08 - CHURCH

GRADE A

EXTERIOR	FINE MASONRY & WINDOWS, SPECIAL ARCHITECTURE & TRIM.
INTERIOR	FINEST PLASTER & FINE WOOD DETAIL, CARPETING, MARBLE, VINYL TILE.
LIGHTING/PLUMBING	SPECIAL LIGHTING & SOUND SYSTEM, GOOD PLUMBING.
HEAT	NONE.

GRADE B

EXTERIOR	FACE BRICK, STUCCO, STONE TRIM, GOOD WINDOWS & ARCHITECTURE.
INTERIOR	GOOD PLASTER & DETAIL, VINYL TILE, CARPETING, TERRAZZO.
LIGHTING/PLUMBING	GOOD LIGHTING & PLUMBING, GOOD SOUND SYSTEM.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK OR BLOCK, STONE TRIM, FEW SIMPLE STAINED GLASS WINDOWS.
INTERIOR	DRYWALL, ASPHALT TILE, LITTLE ORNAMENTAL DETAIL.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING, LOW-COST SOUND.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK, STUCCO OR SIDING, FEW DRYWALL & VENEERS, ASPHALT TILE, LITTLE TRIM.
INTERIOR	
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING, LOW-COST SOUND.
HEAT	NONE.

GRADE E

EXTERIOR	LOW COST STUCCO OR SIDING, COMPOSITION ROOF, VERY PLAIN.
INTERIOR	DRYWALL & PLYWOOD, ASPHALT & ACOUSTIC TILE.
LIGHTING/PLUMBING	MINIMUM LIGHTING & PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C09 - CLUBHOUSE

GRADE A

EXTERIOR	FACE BRICK, GLASS PANELS, STONE, TOP QUALITY.
INTERIOR	PLASTER, TERRAZZO, TILE PAVERS, HARDWOOD, CARPET, STAGE.
LIGHTING/PLUMBING	TILED RESTROOMS, FULL KITCHEN, SPECIAL LIGHTING.
HEAT	NONE.

GRADE B

EXTERIOR	FACE BRICK, CONCRETE OR METAL PANELS, ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, CARPET, HARDWOOD, SMALL STAGE, VINYL ASBESTOS.
LIGHTING/PLUMBING	TILED RESTROOMS, GOOD KITCHEN, ADEQUATE LIGHTING & PLUMBING.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, CONCRETE PANELS, SOME TRIM.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC TILE, VINYL-ASBESTOS, CONCRETE SLAB.
LIGHTING/PLUMBING	ADEQUATE LIGHTING/PLUMBING, AVERAGE RESTROOMS/KITCHEN.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK VENEER, STUCCO OR SIDING, LITTLE TRIM.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC TILE, VINYL ASBESTOS, CONCRETE SLAB.
LIGHTING/PLUMBING	ADEQUATE LIGHTING/PLUMBING, AVERAGE RESTROOMS/KITCHEN.
HEAT	NONE.

GRADE E

EXTERIOR	STUCCO OR SIDING, VERY PLAIN.
INTERIOR	DRYWALL, CONCRETE SLAB.
LIGHTING/PLUMBING	MINIMUM LIGHTING/PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C10 - COMMERCIAL

GRADE A

EXTERIOR	FACE BRICK, METAL, FINE ORNAMENTATION & DISPLAYS.
INTERIOR	BEST PLASTER, ORNAMENTAL CEILINGS, PANELING, TERRAZZO, CARPET.
LIGHTING/PLUMBING	SPECIAL LIGHTING EFFECTS, GOOD RESTROOMS & FIXTURES.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK, STUCCO ON BLOCK, BEST TILT-UP GOOD DISPLAY FRONT.
INTERIOR	PLASTER, ACOUSTIC PLASTER OR TILE CEILINGS, CARPET, VINYL TILE.
LIGHTING/PLUMBING	GOOD LIGHTING & OUTLETS, ADEQUATE RESTROOMS.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, TILT-UP, PLAIN FRONT, SOME ORNAMENTATION.
INTERIOR	DRYWALL/PLASTER, EXPOSED MASONRY, ACOUSTIC TILE, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, SMALL EMPLOYEE RESTROOMS.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK, STUCCO OR SIDING, PLAIN FRONT, LITTLE ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC TILE, VINYL ASBESTOS, LITTLE TRIM.
LIGHTING/PLUMBING	ADEQUATE STORE LIGHTING, RESTROOMS, LOW-COST FIXTURES.
HEAT	NONE.

GRADE E

EXTERIOR	LOW-COST STUCCO, SIDING, VERY PLAIN EXTERIOR.
INTERIOR	DRYWALL, CHEAP ACOUSTIC TILE, ASPHALT TILE, FEW PARTITIONS.
LIGHTING/PLUMBING	MINIMUM LIGHTING & OUTLETS, MINIMUM PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C11 - CONVENIENCE STORE

GRADE A

EXTERIOR	INDIVIDUAL DESIGN, HIGHLY ORNAMENTAL STORE FRONT.
INTERIOR	PLASTER, ACOUSTIC TILE, TERRAZZO, CARPET OR VINYL, GOOD TRIM.
LIGHTING/PLUMBING	SPECIAL LIGHTING, GOOD FIXTURES AND PLUMBING.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK, BEST BLOCK, STUCCO, GOOD STORE FRONT & ORNAMENTATION.
INTERIOR	TYPICALLY, BETTER CHAIN STORES, GOOD ACOUSTIC, VINYL TILE & CARPET.
LIGHTING/PLUMBING	GOOD LIGHTING & OUTLETS, RESTROOMS, STANDARD FIXTURES.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK OR BLOCK, SOME MANSARD, PARAPET ORNAMENTATION.
INTERIOR	TYPICAL CHAIN STORE, ACOUSTIC TILE, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, SMALL EMPLOYEE RESTROOMS.
HEAT	NONE.

GRADE D

EXTERIOR	MINIMUM BLOCK OR CHEAP BRICK, LOW-COST FRONT.
INTERIOR	PAINTED EXTERIOR WALLS, MINIMUM FINISH.
LIGHTING/PLUMBING	MINIMUM CODE THROUGHOUT, MINIMUM DISPLAY WIRING.
HEAT	NONE.

GRADE E

EXTERIOR	STUCCO, SIDING OR STEEL PANELS, VERY PLAIN, SMALL FRONT.
INTERIOR	DRYWALL, FEW PARTITIONS, MINIMUM FINISH.
LIGHTING/PLUMBING	MINIMUM CODE THROUGHOUT, MINIMUM DISPLAY WIRING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C12 - COUNTRY CLUB

GRADE A

EXTERIOR	ASHLAR & FACE BRICK, METAL & GLASS, TOP ARCHITECTURE.
INTERIOR	PLASTER, QUALITY CARPET, HARDWOOD, CERAMIC TILE, SHEET VINYL.
LIGHTING/PLUMBING	HIGH CAPACITY ELECTRICAL SERVICE, FINE ELECTRIC/PLUMBING FIXTURE.
HEAT	NONE.

GRADE B

EXTERIOR	STONE TRIM, BRICK, METAL OR CONCRETE PANELS AND GLASS.
INTERIOR	PLASTER OR DRYWALL, CARPET, HARDWOOD, VINYL-ASBESTOS.
LIGHTING/PLUMBING	GOOD LIGHTING, BAR DINING ROOM, KITCHEN, GOOD PLUMBING
HEAT	NONE.

GRADE C

EXTERIOR	BRICK OR BLOCK, CONCRETE PANELS, SOME ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, CARPET , AND VINYL-ASBESTOS.
LIGHTING/PLUMBING	GOOD LIGHTING, SHOWERS, BAR, KITCHEN, ADEQUATE RESTROOMS.
HEAT	NONE.

GRADE D

EXTERIOR	GOOD STUCCO OR SIDING, SOME BRICK OR STONE TRIM.
INTERIOR	PLASTER OR DRYWALL, SOME CARPET, VINYL-ASBESTOS.
LIGHTING/PLUMBING	GOOD LIGHTING, SHOWERS, BAR, KITCHEN, ADEQUATE RESTROOMS.
HEAT	NONE.

GRADE E

EXTERIOR	STUCCO OR SIDING, VERY PLAIN.
INTERIOR	DRYWALL, VINYL-ASBESTOS, FEW PARTITIONS, MINIMUM FACILITIES.
LIGHTING/PLUMBING	MINIMUM SHOWER AND LOCKER ROOMS, MINIMUM LIGHTING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C13 - DAYCARE CENTER

GRADE A

EXTERIOR	HIGHLY ORNAMENTAL METAL OR CONCRETE PANELS & GLASS.
INTERIOR	PLASTER, VINYL AN CERAMIC WALL FINISHES, CARPET AND VINYL FLOORS.
LIGHTING/PLUMBING	SIGNAL SYSTEM
HEAT	GOOD LIGHTING & PLUMBING. NONE.

GRADE B

EXTERIOR	METAL AND GLASS, BRICK, STONE TRIM, SOME ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, ENAMEL OR VINYL WALLS, VINYL FLOOR, SOME CARPET.
LIGHTING/PLUMBING	SIGNAL SYSTEM
HEAT	GOOD LIGHTING & PLUMBING. NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, SOME METAL AND GLASS, SOME ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC CEILINGS, VINYL ASBESTOS.
LIGHTING/PLUMBING	SIGNAL SYSTEM
HEAT	ADEQUATE LIGHTING & PLUMBING. NONE.

GRADE D

EXTERIOR	BRICK, GOOD STUCCO OR WOOD SIDING WITH BRICK OR STONE TRIM.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC CEILINGS, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING, SIGNAL SYSTEM, SOME EXTRAS.
HEAT	NONE.

GRADE E

EXTERIOR	STUCCO OR SIDING, LITTLE TRIM OR ORNAMENTATION.
INTERIOR	DRYWALL, ACOUSTIC AND ASPHALT TILE, MINIMUM DETAIL.
LIGHTING/PLUMBING	ADEQUATE; MINIMUM EXTRA FACILITIES.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C14 - DEPARTMENT STORE

GRADE A

EXTERIOR	STONE, FACE BRICK, METAL OR CONCRETE PANELS, GOOD FRONTS.
INTERIOR	PLASTER, ACOUSTIC PLASTER OR TILE, CARPET AND VINYL FLOOR.
LIGHTING/PLUMBING	HIGH INTENSITY LIGHTING, GOOD QUALITY PLUMBING.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK, CONCRETE, METAL PANELS, GOOD DISPLAY FRONTS.
INTERIOR	PLASTER, ACOUSTIC TILE CEILINGS, CARPET & VINYL ASBESTOS TILE.
LIGHTING/PLUMBING	GOOD LIGHTING & OUTLETS, GOOD RESTROOMS.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, STUCCO, CONCRETE PANELS, ADEQUATE DISPLAYS.
INTERIOR	DRYWALL OR PLASTER, ACOUSTIC TILE, SOME CARPET, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & RESTROOMS, COMPETITIVE FIXTURES.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK, BLOCK, TILT-UP, PLAIN FRONT, SOME ORNAMENTATION.
INTERIOR	DRYWALL/PLASTER, EXPOSED MASONRY, ACOUSTIC TILE, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, SMALL EMPLOYEE RESTROOMS.
HEAT	NONE.

GRADE E

EXTERIOR	LOW-COST BRICK, BLOCK, TILT-UP, LOW-COST FRONT.
INTERIOR	PAINTED WALLS, DRYWALL OR ACOUSTIC TILE, ASPHALT TILE.
LIGHTING/PLUMBING	MINIMUM LIGHTING & EMPLOYEE RESTROOMS.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C15 - DORMITORIES

GRADE A

EXTERIOR	STONE, BEST BRICK, METAL OR CONCRETE
INTERIOR	BUILT-IN FURNITURE, FINE LOUNGES.
LIGHTING/PLUMBING	TILE BATHROOMS, PAIRED BATHS, GOOD ELECTRICAL & PLUMBING.
HEAT	NONE.

GRADE B

EXTERIOR	FACE BRICK, METAL OR CONCRETE PANELS, GOOD DESIGN.
INTERIOR	CARPETED HALLS AND LOUNGES, GOOD DETAIL, PLASTER OR DRYWALL.
LIGHTING/PLUMBING	GOOD BATHROOMS, GOOD ELECTRICAL/ PLUMBING FIXTURES.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, STEEL OR CONCRETE PANELS, LITTLE TRIM.
INTERIOR	PLASTER OR DRYWALL, CARPETED HALLS, ACOUSTIC TILE.
LIGHTING/PLUMBING	STANDARD ELECTRICAL/PLUMBING FIXTURES, SOME TILE AND EXTRAS.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK VENEER OR STUCCO WITH SOME TRIM.
INTERIOR	PLASTER OR DRYWALL, CARPETED HALLS, ACOUSTIC TILE.
LIGHTING/PLUMBING	STANDARD ELECTRIC/PLUMBING FIXTURES, SOME TILE AND EXTRAS.
HEAT	NONE.

GRADE E

EXTERIOR	STUCCO OR SIDING, VERY PLAIN, SIMPLE ENTRANCE.
INTERIOR	DRYWALL, VINYL-ASBESTOS, MINIMUM FINISH.
LIGHTING/PLUMBING	MINIMUM NUMBER AND QUALITY OF FIXTURES.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C16 - FIRE STATION

GRADE A

EXTERIOR	BRICK, BLOCK, CONCRETE, SOME ORNAMENTATION.
INTERIOR	SMALL LIVING & ADMINISTRATIVE AREAS, DRYWALL ON ASPHALT TILE.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK, ORNAMENTED BLOCK, CONCRETE, SOME TRIM.
INTERIOR	OFFICE, CLASSROOM, KITCHENETTE, DRYWALL AND ACOUSTIC TILE.
LIGHTING/PLUMBING	GOOD LIGHTING, ADEQUATE PLUMBING AND RESTROOMS.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, TILT-UP, WALL BEARING OR FRAME.
INTERIOR	PAINTED WALLS, FEW SMALL OFFICES, SOME FINISHED FLOOR AND CEILINGS.
LIGHTING/PLUMBING	ADEQUATE ELECTRICAL, MINIMUM PLUMBING.
HEAT	NONE.

GRADE D

EXTERIOR	STUDS OR LIGHT FRAME, STUCCO OR SIDING, SOME TRIM.
INTERIOR	FEW SMALL OFFICES, SOME FINISHED FLOOR AND CEILING.
LIGHTING/PLUMBING	ADEQUATE ELECTRICAL, MINIMUM PLUMBING.
HEAT	NONE.

GRADE E

EXTERIOR	POLE FRAME, METAL SIDING, PRIMARILY EXPOSED.
INTERIOR	SOME PARTITIONS, LITTLE FINISH, MINIMUM GARAGE TYPE.
LIGHTING/PLUMBING	MINIMUM ELECTRICAL AND WATER.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C18 - GOVERNMENT BUILDING

GRADE A

EXTERIOR	MARBLE OR GRANITE, BEST METAL AND GLASS, HIGHLY DECORATIVE.
INTERIOR	PLASTER, MARBLE TRIM, PANELING, TERRAZZO, CARPET, VINYL FLOORS.
LIGHTING/PLUMBING	BEST LIGHTING AND OUTLETS, TILED RESTROOMS, MANY FIXTURES.
HEAT	NONE.

GRADE B

EXTERIOR	BEST ORNAMENTAL MASONRY, GOOD METAL AND GLASS.
INTERIOR	PLASTER OR DRYWALL, GOOD DETAIL & PANELING, TERRAZZO, VINYL TILE.
LIGHTING/PLUMBING	GOOD LIGHTING & OUTLETS, GOOD TILED RESTROOMS.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, CONCRETE, METAL & GLASS, GOOD ENTRANCE.
INTERIOR	PLASTER OR DRYWALL, SOME paneled OFFICES, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, ADEQUATE PLUMBING.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK VENEER, ORNAMENTAL STUCCO, METAL AND GLASS.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC TILE, SOME PANELING, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, ADEQUATE PLUMBING.
HEAT	NONE.

GRADE E

EXTERIOR	STUCCO OR SIDING, VERY PLAIN.
INTERIOR	DRYWALL, ASPHALT TILE.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C19 - HOSPITAL

GRADE A

EXTERIOR	STONE ASHLAR, BEST METAL OR CONCRETE AND GLASS PANELS.
INTERIOR	PLASTER, VINYL AND TILE WALL SURFACES, BEST CEILINGS & FLOORS.
LIGHTING/PLUMBING	OXYGEN, PNEUMATIC CONVEYOR, SIGNAL, MUCH AUTOMATION.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK, METAL & GLASS, STONE, GOOD ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, BEST ENAMELS OR VINYL WALLS, CERAMIC VINYL.
LIGHTING/PLUMBING	SIGNAL SYSTEM, OXYGEN PIPING, GOOD LIGHTING & PLUMBING.
HEAT	NONE.

GRADE C

EXTERIOR	METAL & GLASS, BRICK, BLOCK, CONCRETE, LITTLE ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC CEILINGS, VINYL OR TILE FLOORS, SOME CERAMIC.
LIGHTING/PLUMBING	SIGNAL SYSTEM, OXYGEN PIPING, ADEQUATE LIGHTING & PLUMBING.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK, BLOCK, TILT-UP SMALL ENTRANCE, VERY PLAIN.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC TILE, VINYL ASBESTOS, MINIMUM DETAIL.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING, SIGNAL SYSTEMS, FEW EXTRAS.
HEAT	NONE.

GRADE E

EXTERIOR	STUCCO OR SIDING, LITTLE TRIM OR ORNAMENTATION.
INTERIOR	DRYWALL OR PLASTER, ACOUSTIC TILE, VINYL ASBESTOS TILE, MINIMUM EXTRAS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C20 - HOTEL/MOTEL

GRADE A

EXTERIOR	FACE BRICK, STONE, METAL AND GLASS PANELS, HIGHLY DECORATIVE.
INTERIOR	PLASTER AND VINYL FINISHES, GOOD CARPET AND BUILT-IN LUXURY ITEMS.
LIGHTING/PLUMBING	GOOD LIGHTING, MANY OUTLETS, GOOD PLUMBING, TV AND FM CIRCUITS.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK AND STONE TRIM, LARGE GLASS AREAS, TYPICAL LARGE CHAIN MOTEL.
INTERIOR	PLASTER OR DRYWALL AND PAINT, GOOD CARPET, SOME BUILT-IN EXTRAS.
LIGHTING/PLUMBING	GOOD STANDARD LIGHTING & PLUMBING FIXTURES, TV CIRCUITS.
HEAT	NONE.

GRADE C

EXTERIOR	COMMON BRICK OR BLOCK, LITTLE ORNAMENTATION, COMMERCIAL STYLE.
INTERIOR	PAINTED BLOCK, DRYWALL, VERY PLAIN, FEW EXTRAS, CARPET.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING, TV CIRCUITS, AVERAGE FIXTURES.
HEAT	NONE.

GRADE D

EXTERIOR	CONCRETE BLOCK, RESIDENTIAL SASH.
INTERIOR	PAINTED WALLS, ASPHALT TILE.
LIGHTING/PLUMBING	MINIMUM CODE, LOW COST FIXTURES.
HEAT	NONE.

GRADE E

EXTERIOR	STUCCO, VERY PLAIN, RESIDENTIAL SASH.
INTERIOR	DRYWALL AND ASPHALT TILE.
LIGHTING/PLUMBING	MINIMUM CODE, LOW COST FIXTURES.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C21 - INDUSTRIAL / MANUFACTURING

GRADE A

EXTERIOR	BRICK ON BLOCK OR TILE, CONCRETE OR METAL PANELS.
INTERIOR	PAINTED WALLS AND CEILING, HEAVY DUTY FLOORS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK, FORMED CONCRETE, OR PRECAST WALLS, LITTLE TRIM.
INTERIOR	PAINTED WALLS & CEILING, HEAVY DUTY FLOORS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING.
HEAT	NONE.

GRADE C

EXTERIOR	LIGHT FRAME OR BEARING WALLS, BRICK, BLOCK OR TILT-UP.
INTERIOR	PAINTED WALLS AND EXPOSED FRAME, SMALL FINISHED OFFICES.
LIGHTING/PLUMBING	EXPOSED CONDUIT, FLUORESCENT LIGHTING, ADEQUATE PLUMBING.
HEAT	NONE.

GRADE D

EXTERIOR	POLE FRAME, METAL SIDING, FULLY LINED AND INSULATED.
INTERIOR	FINISHED OFFICE AREA, SLAB, SOME FLOOR FINISH.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING.
HEAT	NONE.

GRADE E

EXTERIOR	LIGHT STEEL FRAME, STEEL OR ALUMINUM SIDING.
INTERIOR	LOW COST SLAB, UNFINISHED INTERIOR, UTILITY TYPE.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C22 - LAUNDROMAT

GRADE A

EXTERIOR	BRICK, BEST BLOCK, OR TILT-UP, GOOD FRAME AND GIRDERS.
INTERIOR	PLASTER OR DRYWALL, EXPOSED MASONRY, VINYL ASBESTOS.
LIGHTING/PLUMBING	GOOD LIGHTING AND OUTLETS, MANY FIXTURES.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK, BEST BLOCK, PLAIN FRONT, SOME ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, EXPOSED MASONRY, VINYL ASBESTOS.
LIGHTING/PLUMBING	GOOD LIGHTING & OUTLETS, MANY FIXTURES.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, TILT-UP, PLAIN STORE FRONT.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC TILE, VINYL ASBESTOS TILE.
LIGHTING/PLUMBING	ADEQUATE LIGHTING, OUTLETS & PLUMBING.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK, STUCCO OR SIDING, PLAIN STORE FRONT.
INTERIOR	PLASTER, ACOUSTIC TILE, LITTLE ORNAMENTATION.
LIGHTING/PLUMBING	NECESSARY ELECTRICAL & PLUMBING OUTLETS.

GRADE E

EXTERIOR	INSULATED PANELS, LITTLE ORNAMENTATION, PLAIN FRONT.
INTERIOR	ACOUSTIC TILE, VINYL ASBESTOS.
LIGHTING/PLUMBING	NECESSARY ELECTRICAL & PLUMBING OUTLETS.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C23 - MORTUARY

GRADE A

EXTERIOR	STONE, FACE BRICK, HIGHLY ORNAMENTAL.
INTERIOR	PLASTER, TERRAZZO CARPET, HARDWOOD, GOOD DETAIL.
LIGHTING/PLUMBING	GOOD ELECTRICAL/PLUMBING FIXTURES, TILED RESTROOMS, LAB.
HEAT	NONE.

GRADE B

EXTERIOR	FACE BRICK, SOME TRIM, GOOD EXTERIOR DETAIL.
INTERIOR	PLASTER OR DRYWALL, HARDWOOD OR CARPET, GOOD DECORATIONS.
LIGHTING/PLUMBING	GOOD ELECTRICAL/PLUMBING, TILED RESTROOMS, LAB.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK OR BLOCK, SOME TRIM, GOOD ENTRANCE AND DRIVE.
INTERIOR	EXPOSED BLOCK, PLASTER OR DRYWALL, CARPET, ACOUSTIC CEILING, HARDWOOD.
LIGHTING/PLUMBING	ADEQUATE LIGHTING/PLUMBING, LABORATORY.
HEAT	NONE.

GRADES D & E

EXTERIOR	STUCCO OR SIDING, SOME TRIM, GOOD ENTRANCE AND DRIVE.
INTERIOR	PLASTER OR DRYWALL, CARPET, HARDWOOD, VINYL-ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING/PLUMBING, LABORATORY.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C24 - OFFICE MEDICAL

GRADE A

EXTERIOR	STEEL FRAME, MASONRY AND GLASS, ORNAMENTATION TOP QUALITY.
INTERIOR	PLASTER, PANELING, CARPET AND VINYL TILE, ACOUSTIC.
LIGHTING/PLUMBING	FLUORESCENT PANELS, AIR PIPING, X-RAY ROOMS, GOOD PLUMBING.
HEAT	NONE.

GRADE B

EXTERIOR	STEEL FRAME, MASONRY, BEST CONCRETE PANELS, ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, GOOD PARTITIONS, ACOUSTIC TILE, CARPET AND VINYL.
LIGHTING/PLUMBING	GOOD FLUORESCENT LIGHTING, X-RAY ROOMS, GOOD PLUMBING.
HEAT	NONE.

GRADE C

EXTERIOR	STEEL OR CONCRETE FRAME OR BEARING WALLS, SOME TRIM.
INTERIOR	PLASTER, DRYWALL PARTITIONS, ACOUSTIC TILE, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, ADEQUATE PLUMBING.
HEAT	NONE.

GRADE D

EXTERIOR	MASONRY BEARING WALLS, LIGHT RAFTERS, VERY PLAIN.
INTERIOR	PAINT, CHEAP PARTITIONS, ACOUSTIC TILE, ASPHALT TILE.
LIGHTING/PLUMBING	MINIMUM LIGHTING & OUTLETS, ADEQUATE PLUMBING.
HEAT	NONE.

GRADE E

EXTERIOR	LIGHT STUCCO OR SIDING ON WOOD STUDS, VERY PLAIN.
INTERIOR	DRYWALL, CHEAP PARTITIONS, ACOUSTIC TILE, ASPHALT TILE.
LIGHTING/PLUMBING	MINIMUM LIGHTING & OUTLETS, ADEQUATE PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C25 - OFFICE TYPICAL

GRADE A

EXTERIOR	STEEL FRAME, MASONRY AND GLASS, STONE ORNAMENTATION, TOP QUALITY.
INTERIOR	PLASTER, PANELING, CARPET AND TERRAZZO, SUSPENDED CEILINGS.
LIGHTING/PLUMBING	BEST FLUORESCENT CEILING PANELS, TILE RESTROOMS.
HEAT	NONE.

GRADE B

EXTERIOR	STEEL FRAME OR BEARING WALLS, BRICK/CONCRETE PANELS, SOME ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, GOOD PARTITIONS, ACOUSTIC TILE, CARPET AND VINYL.
LIGHTING/PLUMBING	GOOD FLUORESCENT LIGHTING, GOOD RESTROOMS AND FIXTURES.
HEAT	NONE.

GRADE C

EXTERIOR	STEEL OR CONCRETE FRAME, OR BEARING WALLS, SOME TRIM.
INTERIOR	PAINT, DRYWALL PARTITIONS, ACOUSTIC TILE, ASPHALT TILE.
LIGHTING/PLUMBING	MINIMUM OFFICE LIGHTING & PLUMBING.
HEAT	NONE.

GRADE D

EXTERIOR	MASONRY BEARING WALLS, LIGHT RAFTERS, VERY PLAIN.
INTERIOR	PAINT, FEW LOW COST PARTITIONS.
LIGHTING/PLUMBING	MINIMUM OFFICE LIGHTING & PLUMBING.
HEAT	NONE.

GRADE E

EXTERIOR	LIGHT STUCCO OR SIDING ON WOOD STUDS, VERY PLAIN.
INTERIOR	DRYWALL, FEW PARTITIONS, ACOUSTIC TILE, ASPHALT TILE.
LIGHTING/PLUMBING	MINIMUM LIGHTING & PLUMBING.
HEAT	NONE

COMMERCIAL GRADE SPECIFICATIONS - C26 - PRE-FAB COMMERCIAL

GRADE A

EXTERIOR	STEEL FRAME, GOOD BRICK, BLOCK, OR TILT-UP, TAPERED GIRDERS.
INTERIOR	PLASTER OR DRYWALL, SOME MASONRY PARTITIONS, GOOD OFFICES.
LIGHTING/PLUMBING	GOOD LIGHTING, ADEQUATE PLUMBING.
HEAT	NONE.

GRADE B

EXTERIOR	MILL TYPE CONSTRUCTION, BRICK AND BLOCK, WOOD TRUSSES.
INTERIOR	PAINTED WALLS, FEW PARTITIONS, SMALL OFFICES.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING.
HEAT	NONE.

GRADE C

EXTERIOR	STEEL OR WOOD FRAME OR BEARING WALLS, BRICK, BLOCK OR TILT-UP.
INTERIOR	PAINTED WALLS, FINISHED OFFICES, HARDENED SLAB.
LIGHTING/PLUMBING	ADEQUATE LIGHTING, LOW COST PLUMBING FIXTURES.
HEAT	NONE.

GRADE D

EXTERIOR	STEEL, BLOCK, CHEAP BRICK, TILT-UP, LIGHT CONSTRUCTION.
INTERIOR	UNFINISHED, SMALL OFFICE, SHELL TYPE, MINIMUM CODE.
LIGHTING/PLUMBING	MINIMUM.
HEAT	NONE.

GRADE E

EXTERIOR	POLE FRAME, GOOD METAL SIDING, INSULATED.
INTERIOR	SMALL OFFICE, SOME FINISH, SLAB.
LIGHTING/PLUMBING	ADEQUATE LIGHTING, LITTLE PLUMBING.
AT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C27 - REST OR NURSING HOME

GRADE A

EXTERIOR	HIGHLY ORNAMENTAL METAL OR CONCRETE PANELS & GLASS.
INTERIOR	PLASTER, VINYL AN CERAMIC WALL FINISHES, CARPET AND VINYL FLOORS.
LIGHTING/PLUMBING	SIGNAL SYSTEM, THERAPY FACILITIES, GOOD LIGHTING & PLUMBING.
HEAT	NONE.

GRADE B

EXTERIOR	METAL AND GLASS, BRICK, STONE TRIM, SOME ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, ENAMEL OR VINYL WALLS, VINYL FLOOR, SOME CARPET.
LIGHTING/PLUMBING	SIGNAL SYSTEM, THERAPY FACILITIES, GOOD LIGHTING & PLUMBING.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, SOME METAL AND GLASS, SOME ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC CEILINGS, VINYL ASBESTOS.
LIGHTING/PLUMBING	SIGNAL SYSTEM, THERAPY FACILITIES, ADEQUATE LIGHTING & PLUMBING.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK, GOOD STUCCO OR WOOD SIDING WITH BRICK OR STONE TRIM.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC CEILINGS, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING, SIGNAL SYSTEM, SOME EXTRAS.
HEAT	NONE.

GRADE E

EXTERIOR	STUCCO OR SIDING, LITTLE TRIM OR ORNAMENTATION.
INTERIOR	DRYWALL, ACOUSTIC AND ASPHALT TILE, MINIMUM DETAIL.
LIGHTING/PLUMBING	ADEQUATE; MINIMUM EXTRA FACILITIES.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C28 - RESTAURANT / FAST FOOD

GRADE A

EXTERIOR	INDIVIDUAL DESIGN, HIGHLY ORNAMENTAL EXTERIOR.
INTERIOR	HIGH QUALITY DETAIL, BEST CERAMIC PAVERS, GOOD SEATING AREA.
LIGHTING/PLUMBING	SPECIAL LIGHTING, TILE RESTROOMS, GOOD FIXTURES.
HEAT	NONE.

GRADE B

EXTERIOR	FACE BRICK, GOOD METAL AND GLASS, GOOD MANSARD, CANOPY ORNAMENTATION.
INTERIOR	TYPICALLY - BETTER CHAIN STORES, GOOD PLASTER, CERAMIC PAVERS THROUGHOUT.
LIGHTING/PLUMBING	GOOD LIGHTING, RESTROOMS WITH GOOD FIXTURES AND TILE.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BEST BLOCK, STUCCO, GOOD STORE FRONT, ORNAMENTATION.
INTERIOR	TYPICAL CHAIN STORE, PLASTER, CERAMIC, TERRAZZO, VINYL TILE.
LIGHTING/PLUMBING	GOOD LIGHTING & SERVICE OUTLETS, TILED RESTROOMS.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK, BLOCK, SOME MANSARD, PARAPET ORNAMENTATION.
INTERIOR	DRYWALL PANELING, ACOUSTIC TILE, VINYL ASBESTOS, LOW COST AND SEATING AREA.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, SMALL RESTROOMS.
HEAT	NONE.

GRADE E

EXTERIOR	CHEAP BRICK OR BLOCK, VERY PLAIN, LOW COST FRONT.
INTERIOR	LOW COST PREPARATION AREA, MINIMUM FINISH, ASPHALT TILE.
LIGHTING/PLUMBING	MINIMUM.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C29 - RESTAURANT/LOUNGE

GRADE A

EXTERIOR	INDIVIDUAL DESIGN, BRICK, GOOD METAL AND GLASS ORNAMENTATION.
INTERIOR	TYPICALLY, BEST CHAIN RESTAURANTS, CARPETED LOUNGE AND DINING ROOM.
LIGHTING/PLUMBING	GOOD LIGHTING/RESTROOMS WITH GOOD QUALITY FIXTURES AND TILE.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK, CONCRETE OR METAL AND GLASS PANELS AND ORNAMENTATION.
INTERIOR	TYPICAL CHAIN RESTAURANT OR COFFEE SHOP, VINYL & CERAMIC FLOORS.
LIGHTING/PLUMBING	GOOD LIGHTING & SERVICE OUTLETS, TILED RESTROOMS.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, TILT-UP, PLAIN BUILDING, STOCK PLANS.
INTERIOR	TYPICAL NEIGHBORHOOD RESTAURANT, VINYL ASBESTOS, SMALL KITCHEN.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, SMALL RESTROOMS.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK, STUCCO OR SIDING, PLAIN FRONT AND BUILDING, STOCK PLANS.
INTERIOR	TYPICAL NEIGHBORHOOD RESTAURANT, VINYL ASBESTOS, SMALL RESTROOMS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, SMALL RESTROOMS.
HEAT	NONE.

GRADE E

EXTERIOR	CHEAP STUCCO OR SIDING, VERY PLAIN CONSTRUCTION.
INTERIOR	LOW COST SHORT ORDER CAFE, MINIMUM FINISH, ASPHALT TILE.
LIGHTING/PLUMBING	MINIMUM LIGHTING & OUTLETS, MINIMUM PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C30 - RETAIL STORE

GRADE A

EXTERIOR	FACE BRICK, METAL FINE ORNAMENTATION AND DISPLAYS.
INTERIOR	BEST PLASTER, ORNAMENTAL CEILINGS, PANELING, TERRAZZO, CARPET.
LIGHTING/PLUMBING	SPECIAL LIGHTING EFFECTS, GOOD RESTROOMS & FIXTURES.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK, STUCCO ON BLOCK, BEST TILT-UP, GOOD DISPLAY FRONT.
INTERIOR	PLASTER, ACOUSTIC PLASTER OR TILE CEILINGS, CARPET, VINYL TILE.
LIGHTING/PLUMBING	GOOD LIGHTING & OUTLETS, ADEQUATE RESTROOMS.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, TILT-UP, PLAIN FRONT, SOME ORNAMENTATION.
INTERIOR	DRYWALL/PLASTER, EXPOSED MASONRY, ACOUSTIC TILE, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, SMALL EMPLOYEE RESTROOMS.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK, BLOCK, STUCCO OR SIDING, PLAIN FRONT, LITTLE ORNAMENTATION.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC TILE, VINYL ASBESTOS, LITTLE TRIM.
LIGHTING/PLUMBING	ADEQUATE STORE LIGHTING, RESTROOMS, LOW COST FIXTURES.

GRADE E

EXTERIOR	LOW COST STUCCO, SIDING, VERY PLAIN EXTERIOR.
INTERIOR	DRYWALL, CHEAP ACOUSTIC TILE, ASPHALT TILE, FEW PARTITIONS.
LIGHTING/PLUMBING	MINIMUM LIGHTING & OUTLETS, MINIMUM PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C31 - RETAIL RURAL

GRADES A & B

EXTERIOR	BRICK, BLOCK, TILT, PLAIN FRONT, SOME ORNAMENTATION.
INTERIOR	DRYWALL/PLASTER, EXPOSED MASONRY, ACOUSTIC TILE, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS, SMALL EMPLOYEE RESTROOMS.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, STUCCO OR SIDING, PLAIN FRONT, LITTLE TRIM.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC TILE, VINYL ASBESTOS, LITTLE TRIM.
LIGHTING/PLUMBING	ADEQUATE STORE LIGHTING, RESTROOMS, LOW COST FIXTURES.
HEAT	NONE.

GRADES D & E

EXTERIOR	LOW COST STUCCO, SIDING, VERY PLAIN EXTERIOR.
INTERIOR	DRYWALL, CHEAP ACOUSTIC TILE, ASPHALT TILE, FEW PARTITIONS.
LIGHTING/PLUMBING	MINIMUM LIGHTING & OUTLETS, MINIMUM PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C32 - SCHOOL

GRADE A

EXTERIOR	STEEL FRAME, FACE BRICK, METAL PANELS, TILE, HIGH ORNAMENTATION.
INTERIOR	PLASTER GLAZED FINISHES, ENAMEL, CARPET AND VINYL ASBESTOS.
LIGHTING/PLUMBING	BEST CLASSROOM LIGHTING & TV SYSTEMS, BEST PLUMBING.
HEAT	NONE.

GRADE B

EXTERIOR	STEEL COLUMNS, WEB OR BAR JOISTS, ORNAMENTAL BLOCK OR FACE BRICK.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC TILE, HARDWOOD OR CARPET.
LIGHTING/PLUMBING	GOOD FLUORESCENT FIXTURES, GOOD PLUMBING, EXTRA FEATURES.
HEAT	NONE.

GRADE C

EXTERIOR	STEEL FRAME OR BEARING WALLS, BRICK, BLOCK OR CONCRETE, SOME TRIM.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC TILE, VINYL ASBESTOS OR HARDWOOD.
LIGHTING/PLUMBING	ADEQUATE.
HEAT	NONE.

GRADE D

EXTERIOR	BRICK, BLOCK, TILT-UP PANELS, BEARING WALLS, WOOD JOISTS, LITTLE TRIM.
INTERIOR	PAINTED WALLS, ACOUSTIC TILE OR DRYWALL, CEILINGS, ASPHALT TILE.
LIGHTING/PLUMBING	MINIMUM.
HEAT	NONE.

GRADE E

EXTERIOR	CHEAP BLOCK, TILT-UP, LIGHT ROOF.
INTERIOR	LOW COST FINISHES, NO PARTITIONS, ACOUSTIC TILE, ASPHALT TILE.
LIGHTING/PLUMBING	MINIMUM CODE.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C33 - SERVICE GARAGE

GRADE A

EXTERIOR	STEEL OR CONCRETE FRAME, BRICK, OR CONCRETE PANELS.
INTERIOR	MUCH PLASTER, TILE TRIM, PAINTED WALLS, GOOD OFFICE.
LIGHTING/PLUMBING	GOOD ELECTRICAL, LIGHTING AND SERVICE OUTLETS, GOOD RESTROOMS.
HEAT	NONE.

GRADE B

EXTERIOR	STEEL, CONCRETE OR GLULAM FRAME, MASONRY CURTAIN OR BEARING WALLS.
INTERIOR	FINISHED OFFICE, PAINTED WALLS, SOME PARTITIONS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & SERVICE OUTLETS, SMALL RESTROOMS.
HEAT	NONE.

GRADE C

EXTERIOR	MASONRY BEARING WALLS WITH PLASTER, LIGHT TRUSSES OR STEEL FRAME.
INTERIOR	UNFINISHED, SMALL FINISHED OFFICE AREA, CONCRETE FLOOR.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & SERVICE OUTLETS, SMALL RESTROOMS.
HEAT	NONE.

GRADE D

EXTERIOR	LIGHT MASONRY BEARING WALLS, LIGHT RAFTERS OR STEEL SIDING.
INTERIOR	UNFINISHED, SMALL PARTITIONED OFFICE AREA, CONCRETE FLOOR.
LIGHTING/PLUMBING	MINIMUM ELECTRICAL & PLUMBING.
HEAT	NONE.

GRADE E

EXTERIOR	POLE FRAME, METAL SIDING, LINED & INSULATED.
INTERIOR	SMALL FINISHED OFFICE AREA, CONCRETE FLOOR.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & SERVICE OUTLETS, RESTROOMS.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C34 - SERVICE STATION

GRADE A

THIS IS A PORCELAINIZED STEEL OR GOOD BRICK STRUCTURE, OFTEN WITH FACE BRICK OR STONE TRIM. IT HAS SIX TO EIGHT GOOD COMMERCIAL GRADE PLUMBING FIXTURES WITH HOT WATER HEATER, GOOD FENESTRATION AND GARAGE DOORS. FLAT ROOFED STATIONS ARE USUALLY 12' TO 14' HIGH. WORKMANSHIP IS EXCELLENT AND THERE ARE MANY BUILT-IN FEATURES.

GRADE B

THIS IS TYPICALLY THE AVERAGE STATION BUILT BY MAJOR COMPANIES TODAY, OF PORCELAINIZED STEEL CONSTRUCTION, 12' OR 13' HIGH, GOOD FENESTRATION, TILED RESTROOMS, SECTIONAL GARAGE DOORS, AND GENERALLY GOOD WORKMANSHIP. MANY OF THE RANCH OR SUBURBAN STYLED STATIONS FIT IN THIS QUALITY. PLUMBING CONSISTS OF SIX OR SEVEN AVERAGE COMMERCIAL FIXTURES.

GRADE C

TYPICALLY, THIS IS THE LOWER QUALITY OF PRESENT DAY MAJOR OIL COMPANY STATIONS, WITH 10' OR 11' HIGH PAINTED WALLS, SMALL OVERHANGS, AND FIVE OR SIX LOW COST COMMERCIAL PLUMBING FIXTURES.

GRADE D

THIS IS USUALLY AN OLDER INDEPENDENT OR LOCAL COMPANY STATION WITH PAINTED STEEL WALLS, 9' OR 10' HIGH, LITTLE OR NO OVERHANG AND FEW BUILT-IN ITEMS. PLUMBING AVERAGES FOUR RESIDENTIAL TYPE FIXTURES.

GRADE E

THIS IS TYPICALLY A STATION BUILT WITHIN THE UNIFORM BUILDING CODE, OF WOOD FRAME AND STUCCO OR SIDING. PLUMBING CONSISTS OF TWO OR THREE LOW COST FIXTURES.

COMMERCIAL GRADE SPECIFICATIONS - C35 - SHOPPING CENTER

GRADE A

EXTERIOR	FACE BRICK, BEST BLOCK/MANSARD ORNAMENTATION, GOOD DISPLAYS.
INTERIOR	PLASTER AND PANELING, ORNAMENTAL FINISHED, CARPET, PLAIN TERRAZZO.
LIGHTING/PLUMBING	EXTENSIVE LIGHTING & OUTLETS, GOOD PLUMBING.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK, BLOCK, STUCCO, BEST TILT-UP, BEARING OR FRAME.
INTERIOR	DRYWALL OR PLASTER, GOOD TILE CEILINGS, VINYL ASBESTOS & CARPET.
LIGHTING/PLUMBING	GOOD LIGHTING & OUTLETS, STANDARD FIXTURES.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, TILT-UP, BEARING OR LIGHT FRAME, PLAIN FRONTS, SOME TRIM.
INTERIOR	DRYWALL ACOUSTIC TILE, VINYL ASBESTOS, SOME CARPET & MASONRY PARTITIONS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & OUTLETS PER UNIT, SMALL RESTROOMS.
HEAT	NONE.

GRADE D

EXTERIOR	LOW COST FRONTS, BRICK, BLOCK, TILT-UP PANELS, BEARING WALLS.
INTERIOR	PAINTED WALLS, DRYWALL OR ACOUSTIC TILE, ASPHALT TILE, FEW PARTITIONS.
LIGHTING/PLUMBING	MINIMUM LIGHTING, OUTLETS & PLUMBING PER UNIT.
HEAT	NONE.

GRADE E

EXTERIOR	LOW COST WOOD OR STUCCO, VERY PLAIN, SMALL FRONTS.
INTERIOR	LOW COST ACOUSTIC TILE, ASPHALT TILE, FEW PARTITIONS.
LIGHTING/PLUMBING	MINIMUM LIGHTING, OUTLETS & PLUMBING PER UNIT.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C36 - SUPERMARKET

GRADE A

EXTERIOR	INDIVIDUAL DESIGN, HEAVY FRAME, ORNAMENTAL FRONT.
INTERIOR	PLASTER, GOOD ACOUSTIC TILE, GOOD TERRAZZO, RUBBER TILE.
LIGHTING/PLUMBING	SPECIAL LIGHTING, GOOD FIXTURES & PLUMBING THROUGHOUT.
HEAT	NONE.

GRADE B

EXTERIOR	BRICK, GOOD TILT-UP, HEAVY STEEL OR GLULAM FRAME.
INTERIOR	PLASTER, ACOUSTIC TILE, RUBBER OR VINYL ASBESTOS, TERRAZZO.
LIGHTING/PLUMBING	GOOD LIGHTING, PLUMBING FOR BUTCHERS, SNACK BAR, ETC.
HEAT	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, TILT-UP, GLULAM MEDIUM STEEL OR PILASTERS.
INTERIOR	PLASTER OR DRYWALL, ACOUSTIC TILE, FEW PARTITIONS, VINYL ASBESTOS.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING, FEW EXTRA SERVICES.
HEAT	NONE.

GRADE D

EXTERIOR	CHEAP BRICK, BLOCK, TILT-UP, PILASTERS OR LIGHT FRAME.
INTERIOR	PAINTED WALLS, PART ACOUSTIC TILE, EXPOSED RAFTERS, MINIMUM PARTITIONS.
LIGHTING/PLUMBING	MINIMUM
HEAT	NONE.

GRADE E

EXTERIOR	LOW COST STUCCO OR SIDING ON STUDS, SMALL INEXPENSIVE FRONT.
INTERIOR	DRYWALL, VERY FEW PARTITIONS, ASPHALT TILE FLOOR.
LIGHTING/PLUMBING	MINIMUM LIGHTING & PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C37 - THEATER

GRADE A

EXTERIOR	FACE BRICK, STONE OR MARBLE,
INTERIOR	ORNAMENTAL ENTRANCE AND LOBBY
LIGHTING/PLUMBING	CINEMA STAGE, ORNAMENTAL PLASTER,
HEAT	MARBLE TRIM, CARPETING, GOOD DETAIL SPECIAL LIGHTING & SOUND SYSTEM, GOOD PLUMBING.
	NONE.

GRADE B

EXTERIOR	FACE BRICK, STONE, TERRA COTTA,
INTERIOR	ORNAMENTAL ENTRANCE, AND LOBBY
LIGHTING/PLUMBING	CINEMA STAGE, ORNAMENTAL PLASTER,
HEAT	MARBLE TRIM, CARPETING, GOOD DETAIL GOOD LIGHTING & PLUMBING, GOOD SOUND SYSTEM.
	NONE.

GRADE C

EXTERIOR	BRICK, BLOCK, CONCRETE, GOOD FRONT AND LOBBY, SOME TRIM
INTERIOR	PLASTER OR GYPSUM, SUSPENDED CEILING, STEPPED FLOOR, CARPETED LOBBY
LIGHTING/PLUMBING	ADEQUATE LIGHTING & GOOD SOUND AND PLUMBING.
HEAT	NONE.

GRADE D

EXTERIOR	STUCCO OR SIDING, GOOD FRONT AND LOBBY, SOME TRIM
INTERIOR	DRYWALL, SUSPENDED CEILING, CARPETED LOBBY, STEPPED FLOOR
LIGHTING/PLUMBING	ADEQUATE LIGHTING & GOOD SOUND & PLUMBING.
HEAT	NONE.

GRADE E

EXTERIOR	GOOD METAL PANELS, ROOF, FRONT AND LOBBY, SOME TRIM
INTERIOR	FINISHED INTERIOR, SUSPENDED CEILING, CARPETED LOBBY, STEPPED FLOOR
LIGHTING/PLUMBING	ADEQUATE LIGHTING, SOUND & PLUMBING
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C38 - WAREHOUSE

GRADE A

EXTERIOR	STEEL FRAME, GOOD BRICK, BLOCK, OR TILT-UP, TAPERED GIRDERS.
INTERIOR	PLASTER OR DRYWALL, SOME MASONRY PARTITIONS, GOOD OFFICES.
LIGHTING/PLUMBING	GOOD LIGHTING, ADEQUATE PLUMBING.
HEAT	NONE.

GRADE B

EXTERIOR	MILL TYPE CONSTRUCTION, BRICK AND BLOCK, WOOD TRUSSES.
INTERIOR	PAINTED WALLS, FEW PARTITIONS, SMALL OFFICES.
LIGHTING/PLUMBING	ADEQUATE LIGHTING & PLUMBING.
HEAT	NONE.

GRADE C

EXTERIOR	STEEL OR WOOD FRAME OR BEARING WALLS, BRICK, BLOCK OR TILT-UP.
INTERIOR	PAINTED WALLS, FINISHED OFFICES, HARDENED SLAB.
LIGHTING/PLUMBING	ADEQUATE LIGHTING, LOW COST PLUMBING FIXTURES.
HEAT	NONE.

GRADE D

EXTERIOR	STEEL, BLOCK, CHEAP BRICK, TILT-UP, LIGHT CONSTRUCTION.
INTERIOR	UNFINISHED, SMALL OFFICE, SHELL TYPE, MINIMUM CODE.
LIGHTING/PLUMBING	MINIMUM.
HEAT	NONE.

GRADE E

EXTERIOR	POLE FRAME, GOOD METAL SIDING, INSULATED.
INTERIOR	SMALL OFFICE, SOME FINISH, SLAB.
LIGHTING/PLUMBING	ADEQUATE LIGHTING, LITTLE PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS - C39 - WAREHOUSE DISTRIBUTION

GRADE A

EXTERIOR	BRICK, METAL/GLASS, ORNAMENTAL FACADES AND FENESTRATION.
INTERIOR	COMPLETELY FINISHED, DRUGS, FOOD, OR BONDED STORAGE, LARGE OFFICES.
LIGHTING/PLUMBING	HIGH LEVEL LIGHTING & GOOD PLUMBING
HEAT	NONE.

GRADE B

EXTERIOR	STEEL FRAME, GOOD BRICK, BLOCK, OR TILT-UP, TAPERED GIRDERS.
INTERIOR	PLASTER OR DRYWALL, SOME MASONRY PARTITIONS, GOOD OFFICES.
LIGHTING/PLUMBING	READING LEVEL LIGHTING, ADEQUATE PLUMBING.
HEAT	NONE.

GRADE C

EXTERIOR	STEEL OR WOOD FRAME OR BEARING WALLS, BRICK, BLOCK OR TILT-UP.
INTERIOR	PAINTED WALLS, FINISHED OFFICE, HARDENED SLAB.
LIGHTING/PLUMBING	ADEQUATE LIGHTING, PLUMBING FIXTURES.
HEAT	NONE.

GRADE D

EXTERIOR	STEEL, BLOCK, CHEAP BRICK, TILT-UP, LIGHT CONSTRUCTION.
INTERIOR	UNFINISHED, SMALL OFFICE, SHELL TYPE, MINIMUM.
LIGHTING/PLUMBING	MINIMUM.
HEAT	NONE.

GRADE E

EXTERIOR	POLE FRAME, GOOD METAL SIDING, INSULATED.
INTERIOR	SMALL OFFICE, SOME FINISH, SLAB.
LIGHTING/PLUMBING	ADEQUATE LIGHTING, LITTLE PLUMBING.
HEAT	NONE.

COMMERCIAL GRADE SPECIFICATIONS – C40- MINI WAREHOUSE

GRADE A

EXTERIOR	BRICK, BLOCK OR TILT UP, MANY DOORS
INTERIOR	SUBDIVIDED CUBICLES, GOOD SECURITY PARTITIONS, OFFICE-APARTMENT
LIGHT/PLUMBING	ELECTRICAL OUTLETS & LIGHTING IN EACH SPACE, MINIMUM PLUMBING
HEAT	NONE

GRADE B

EXTERIOR	STUCCO OR SIDING, MANY DOORS
INTERIOR	SUBDIVIDED CUBICLES, GOOD SECURITY PARTITIONS, OFFICE APARTMENT
LIGHTING/PLUMBING	ELECTRICAL OUTLETS & LIGHTING IN EACH SPACE, MINIMUM PLUMBING
HEAT	NONE

GRADE C

EXTERIOR	BLOCK, TILT-UP, LIGHT CONSTRUCTION
INTERIOR	SUBDIVIDED INTO CUBICLES, UNFINISHED SLAB
LIGHTING/PLUMBING	ADEQUATE ELECTRICAL SERVICE PER SPACE, MINIMUM WATER
HEAT	NONE

GRADE D

EXTERIOR	WOOD FRAME AND STUCCO OR WOOD
INTERIOR	SUBDIVIDED INTO CUBICLES, UNFINISHED SLAB
LIGHTING/PLUMBING	ADEQUATE ELECTRICAL SERVICE PER SPACE, MINIMUM WATER
HEAT	NONE

GRADE E

EXTERIOR	WOOD FRAME POLE, METAL SIDING
INTERIOR	SUBDIVIDED CUBICLES, UNFINISHED SLAB
LIGHTING/PLUMBING	ADEQUATE ELECTRICAL SERVICE PER SPACE, MINIMUM PLUMBING
HEAT	NONE

COMMERCIAL UNIT PRICE TABLE

TYPE	DESCRIPTION	BASE SQ FT	BASE	HEAT	AIR	HEAT & AIR	BSMT AREA	BSMT FIN.	ADJ. FT.	DEPR TABLE
C01	APARTMENT	3000	87.40	3.50	2.50	6.00	26.20	78.70	600	50
C02	AUTO BLDG	4000	65.60	2.00	6.20	8.20	19.70	59.00	800	40
C03	AUTO CENTER	4000	71.90	2.00	6.20	8.20	21.60	64.70	800	40
C04	BANK	3000	196.10	7.20	9.90	17.10	58.90	176.50	600	50
C05	BARBER/BEAUTY	1500	66.90	1.80	5.70	7.50	20.10	60.20	300	40
C06	BED & BRKFST	3000	113.80	3.50	2.50	6.00	34.10	102.40	600	60
C07	CAR WASH	1200	66.40	2.30	5.90	8.20			300	30
C08	CHURCH	3000	155.30	6.60	10.00	16.60	46.60	139.80	600	50
C09	CLUBHOUSE	3000	85.10	5.40	3.20	8.60	25.50	76.60	600	40
C10	COMMERCIAL	2000	43.70	4.00	3.50	7.50	13.10	39.30	400	40
C11	CONV STORE	3000	76.90	4.00	3.50	7.50	23.10	69.20	600	40
C12	COUNTRY CLUB	9000	116.90	5.40	3.20	8.60	35.10	105.20	1800	50
C13	DAYCARE CENTER	3000	103.90	7.60	2.20	9.80	31.20	93.50	600	40
C14	DEPT STORE	5000	88.70	4.00	6.20	10.20	26.60	79.80	1000	50
C15	DORMITORY	3000	130.90	5.40	3.20	8.60	39.30	117.80	600	50
C16	FIRE STATION	3000	61.80	2.20	8.00	10.20	18.50	55.60	600	40
C18	GOVT BLDG	3000	117.50	7.20	9.90	17.10	35.30	105.80	600	50
C19	HOSPITAL	8000	237.60	17.50	8.20	25.70	71.30	213.80	1600	40
C20	HOTEL/MOTEL	4000	77.90	1.50	1.80	3.30	23.40	23.40	800	50
C21	INDUSTRIAL	100000	44.50	2.00	6.20	8.20	13.30	40.00	20000	50
C22	LAUNDROMAT	1500	74.90	1.70	5.80	7.50	22.50	67.40	300	40
C23	MORTUARY	3000	92.50	5.40	3.20	8.60	27.80	83.30	400	50
C24	OFFICE MEDICAL	2000	119.20	7.20	3.00	10.20	35.80	107.30	400	40
C25	OFFICE TYPICAL	2000	92.50	7.20	3.00	10.20	27.80	83.30	400	50
C26	PRE-FAB COMM	1400	43.50	4.00	3.50	7.50	13.10	39.20	280	40
C27	REST/NURSING HOME	10000	133.10	5.40	6.50	10.90	39.90	119.80	2000	50
C28	RESTURANT FAST FOOD	3000	144.60	4.00	10.40	14.40	43.40	115.70	600	30
C29	RESTURANT LOUNGE	7000	100.50	4.00	10.40	14.40	30.20	90.50	1400	40
C30	RETAIL STORE	2500	67.80	4.00	3.50	7.50	20.30	54.20	500	50
C31	RETAIL RURAL	1500	50.20	4.00	3.50	7.50	15.10	40.20	300	40
C32	SCHOOL	12000	112.60	7.60	5.70	13.30	33.80	101.30	2400	40
C33	GARAGE SERVICE	2000	49.00	2.00	6.20	8.20	14.70	44.10	400	40
C34	SERVICE LUBE CENTER	1400	114.50	2.00	6.20	8.20	34.40	103.10	280	40
C35	SHOP. CENTER	14000	74.10	4.00	3.50	7.50	22.20	66.70	2800	40
C36	SUPERMARKET	7000	70.60	4.00	3.50	7.50	21.20	63.50	1400	40
C37	THEATER	3000	86.30	6.80	4.70	11.50	25.90	77.70	600	50
C38	WAREHOUSE	30000	37.10	2.00	6.20	8.20	26.00	33.40	5000	40
C39	WAREHSE DIST	30000	43.40	2.00	6.20	8.20	30.40	39.10	5000	50
C40	MINI WAREHSE	3000	32.90	2.00	6.20	8.20	16.50	29.60	600	40

ATTIC FACTORS

UNFINISHED ATTIC	10% OF BASE PRICE
FINISHED ATTIC	60% OF BASE PRICE

SPRINKLER SYSTEM

ADJUSTMENT FOR SPRINKLING SYSTEMS WHEN INSTALLED:

AREA COVERED UNDER 5000 SQ. FT. - ADD \$3.25 PER SQ. FT.

AREA COVERED OVER 5000 SQ. FT. - ADD \$3.00 PER SQ. FT.

COMMERCIAL BUILDING SIZE ADJUSTMENT FACTORS

UNIT RATE ADJUSTMENT OF +.006 FOR SIZE - LESS THAN BASE SQ. FT.

UNIT RATE ADJUSTMENT OF -.006 FOR SIZE - MORE THAN BASE SQ. FT.

WALL HEIGHT ADJUSTMENT FACTORS

<u>WALL HEIGHT</u>	<u>% ADJUSTMENT</u>
7	.92
8	.95
9	.97
10	1.00
11	1.03
12	1.06
13	1.08
14	1.11
15	1.14
16	1.18
17	1.21
18	1.24
19	1.27
20	1.31

NOTE: BUILDINGS ABOVE 20 FEET IN HEIGHT WILL USE ADJUSTMENT FOR 20 FEET

THE ABOVE TABLE WILL BE USED TO ADJUST FOR WALL HEIGHTS ON THE FOLLOWING BUILDING

- C01 APARTMENTS
- CO6 BED & BREAKFAST
- C09 CLUBHOUSE
- C12 COUNTRY CLUB
- C15 DORMITORY
- C23 MORTUARY

WALL HEIGHT ADJUSTMENT FACTORS

<u>WALL HEIGHT</u>	<u>ADJUSTMENT %</u>
7	.96
8	1.00
9	1.04
10	1.08
11	1.12
12	1.16
14	1.24
16	1.32

NOTE: BUILDINGS OVER 16 FEET IN HEIGHT WILL USE ADJUSTMENT FOR 16 FEET

THE ABOVE TABLE WILL BE USED TO ADJUST FOR WALL HEIGHTS ON THE FOLLOWING BUILDING

C20 HOTEL/MOTEL
C40 MINI WAREHOUSE

WALL HEIGHT ADJUSTMENT FACTORS

<u>WALL HEIGHT</u>	<u>ADJUSTMENT %</u>
8	.92
10	.96
11	.98
12	1.00
13	1.02
14	1.04
15	1.06
16	1.09
18	1.13
20	1.17
22	1.21
24	1.26
26	1.30
28	1.34

NOTE: BUILDINGS OVER 28 FEET IN HEIGHT WILL USE ADJUSTMENT FOR 28 FEET

THE ABOVE TABLE WILL BE USED TO ADJUST FOR WALL HEIGHTS ON THE FOLLOWING BUILDING

C05	BARBER / BEAUTY SHOP
C10	COMMERCIAL BLDG
C14	DEPARTMENT STORE
C22	LAUNDROMAT
C36	SUPERMARKET
C29	RESTAURANT / LOUNGE
C28	RESTAURANT / FAST FOOD
C30	RETAIL STORE
C31	RETAIL RURAL
C35	SHOPPING CENTER

WALL HEIGHT ADJUSTMENT FACTORS

<u>WALL HEIGHT</u>	<u>ADJUSTMENT %</u>
8	.89
10	.92
12	.96
14	1.00
16	1.04
18	1.09
20	1.13
22	1.18
24	1.23
30	1.38
35	1.52
40	1.65
45	1.79
50	1.93
55	2.08
60	2.23
70	2.53
80	2.85

NOTE: BUILDINGS OVER 80 FEET IN HEIGHT WILL USE ADJUSTMENT FOR 80 FEET

THE ABOVE TABLE WILL BE USED TO ADJUST FOR WALL HEIGHTS ON THE FOLLOWING BUILDING

C02	AUTOMOTIVE BUILDING
C03	AUTOMOTIVE CENTER
C21	INDUSTRIAL
C26	PRE-FAB COMMERCIAL
C33	SERVICE GARAGE
C34	SERVICE STATION
C38	WAREHOUSE
C39	WAREHOUSE DISTRIBUTION

WALL HEIGHT ADJUSTMENT FACTORS

<u>WALL HEIGHT</u>	<u>ADJUSTMENT %</u>
8	.90
9	.93
10	.95
11	.98
12	1.00
13	1.02
14	1.05
15	1.07
16	1.09
18	1.14
20	1.18
24	1.28
28	1.37
32	1.46

NOTE: BUILDINGS OVER 32 FEET IN HEIGHT WILL USE ADJUSTMENT FOR 32 FEET

THE ABOVE TABLE WILL BE USED TO ADJUST FOR WALL HEIGHTS ON THE FOLLOWING BUILDING

C04	BANK
C11	CONVENIENCE STORE
C16	FIRE STATION
C18	GOVERNMENT BUILDING
C19	HOSPITAL
C24	OFFICE MEDICAL
C25	OFFICE TYPICAL
C27	REST / NURSING HOME

WALL HEIGHT ADJUSTMENT FACTORS

<u>WALL HEIGHT</u>	<u>ADJUSTMENT %</u>
8	.78
10	.83
12	.89
14	.95
16	1.00
18	1.05
20	1.11
22	1.16
24	1.21
26	1.26
28	1.31
30	1.36
34	1.46
38	1.56
42	1.66
46	1.75
50	1.85
54	1.94
58	2.04
62	2.13
66	2.22
70	2.31
74	2.40
78	2.49
82	2.57
86	2.66
90	2.74

NOTE: BUILDINGS OVER 90 FEET IN HEIGHT WILL USE ADJUSTMENT FOR 90 FEET

THE ABOVE TABLE WILL BE USED TO ADJUST FOR WALL HEIGHTS ON THE FOLLOWING BUILDING

C08 CHURCH
C37 THEATER

WALL HEIGHT ADJUSTMENT FACTORS

<u>WALL HEIGHT</u>	<u>ADJUSTMENT %</u>
8	.96
9	.98
10	1.00
11	1.02
12	1.04
13	1.06
14	1.07
15	1.09
16	1.11
18	1.15
20	1.18
22	1.22
24	1.26
30	1.37
36	1.48

NOTE: BUILDINGS OVER 36 FEET IN HEIGHT WILL USE ADJUSTMENT FOR 36 FEET

THE ABOVE TABLE WILL BE USED TO ADJUST FOR WALL HEIGHTS ON THE FOLLOWING BUILDING

C13 DAYCARE CENTER
C32 SCHOOL

COMMERCIAL SECTION SCHEDULE
 % OF BASE RATE & STORY HEIGHT ADJUSTMENTS

CODE-DESCRIPTION	% OF BASE	1.0	2.0	3.0	4.0
AOF-AVERAGE OFFICE	1.25	1.00	1.90	2.80	3.70
CAN-CANOPY	.10				
CBS-COMM BANK CANOPY	.50				
CLP-COVERED LOADING PLATFORM	.40				
FCP-FINISHED CARPORT	.30				
FEP-FINISHED ENCLOSED PORCH	.70	1.00	1.90	2.80	3.70
FGR-FINISHED GARAGE	.45				
FOF-FAIR OFFICE	1.00	1.00	1.90	2.80	3.70
FOP-FINISHED OPEN PORCH	.35	1.00	1.90	2.80	3.70
FSP-FINISHED SCREEN PORCH	.40	1.00	1.90	2.80	3.70
FST-FINISHED STORAGE	.50	1.00	1.90	2.80	3.70
FUS-FINISHED UPPER STORY	.92				
FUT-FINISHED UTILITY	.55	1.00	1.90	2.80	3.70
GOF-GOOD OFFICE	1.50	1.00	1.90	2.80	3.70
MEZ-MEZZINE	.80				
PTO-PATIO	.05				
STP-STOOP	.20				
UCP-UNFIN CARPORT	.20				
UEP-UNFIN ENCLOSED PORCH	.50				
UGR-UNFIN GARAGE	.35				
ULP-UNCOVERED LOADING PLATFORM	.25				
UOP-UNFIN OPEN PORCH	.20				
USP-UNFIN SCREEN PORCH	.40				
UST-UNFIN STORAGE	.40				
UUS-UNFIN UPPER STORY	.20				
UUT-UNFIN UTILITY	.45				
WDD-WOOD DECK	.20	1.00	2.00	3.00	4.00

SECTION TYPE: MAIN AREA (C01-C40)

METHOD: C

BASE AREA: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMES MAIN AREA

	A	B	C	D	E
1. SECTION TYPE	X	X	X		
2. AREA		X			
3. OCCUPANCY			X		
4. BUILDING STYLE					
5. NBR OF STORIES	X	X	X		
6. FOUNDATION	X		X		
7. BASEMENT AREA	X	X			
8. EXTERIOR	X		X		
9. ROOF MATERIAL	X				
10. ROOF STYLE	X				
11. NBR OF ROOMS	X				
12. NBR OF BEDROOMS	X				
13. FLOORING	X		X		
14. ATTIC AREA/FINISH	X				
15. INTERIOR WALL FINISH	X				
16. BASEMENT FINISH	X	X			
17. HEATING	X	X	X		
18. AIR CONDITIONING	X	X			
19. BATHROOMS	X		X		
20. FIREPLACES	X				
21. GRADE	X	X	X		
22. YEAR BUILT	X				
23. EFFECTIVE AGE	*	X			
24. CONDITION	X	X	X		
25. REPLACEMENT VALUE	X				
26. SEC. PHYSICAL DEPR. %		X			
27. SEC. FUNCT. DEPR. CODE		X			
28. SEC. FUNCT. DEPT. %		X			
29. NEIGHBORHOOD ADJUSTMENT		X			
30. SECTION VALUE					

FORMULA: SEE FOLLOWING SHEETS FOR COMPUTATION FORMULA

* DETERMINED BY YEAR REMODELED OR PERCENT PHYSICAL DEPRECIATION APPLIED

SECTION TYPE: AOF – AVERAGE OFFICE

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMES MAIN AREA

	A	B	C	D	E
1. SECTION TYPE	X	X	X		
2. AREA		X			
3. OCCUPANCY					
4. BUILDING STYLE					
5. NBR OF STORIES	X	X	X		
6. FOUNDATION				MA	
7. BASEMENT AREA					
8. EXTERIOR WALL					
9. ROOF MATERIAL					
10. ROOF STYLE					
11. NBR OF ROOMS					
12. NBR OF BEDROOMS					
13. FLOORING					
14. ATTIC AREA/FINISH					
15. INTERIOR WALL FINISH					
16. BASEMENT FINISH					
17. HEATING		X		MA	
18. AIR CONDITIONING		X		MA	
19. BATHROOMS					
20. FIREPLACES					
21. GRADE		X		MA	
22. YEAR BUILT					
23. EFFECTIVE YEAR					
24. CONDITION					
25. REPLACEMENT VALUE					
26. SEC. PHYSICAL DEPR. %		X			
27. SEC. FUNCT. DEPR. CODE		X			
28. SEC. FUNCT. DEPR. %		X			
29. NEIGHBORHOOD ADJUSTMENT		X			
30. SECTION VALUE					

SECTION TYPE: CAN - CANOPY

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT AREA				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: CBC – BANK CANOPY

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: CLP - COVERED LOADING PLATFORM

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FCP - FINISHED CARPORT

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				MA
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUST.		X		
30. SECTION VALUE				

SECTION TYPE: FEP - FINISHED ENCLOSED PORCH

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				MA
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FGR - FINISHED GARAGE

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X		X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FOP - FINISHED OPEN PORCH

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FSP - FINISHED SCREEN PORCH

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				MA
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FST - FINISHED STORAGE

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: FUS-FINISHED UPPER STORY

METHOD: C

BASE: NONE

A = INITIAL QUESTION

C = REQUIRED FIELDS

B = AFFECTS PRICE

D - ASSUMES MAIN AREA

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA	X	X	X	
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				MA
18. AIR CONDITIONING				MA
19. BATHROOMS				
20. FIREPLACES				
21. GRADE				MA
22. YEAR BUILT				MA
23. EFFECTIVE YEAR				MA
24. CONDITION				MA
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %				
27. SEC. FUNCT. DEPR. CODE				
28. SEC. FUNCT. DEPR. %				
29. NEIGHBORHOOD ADJUSTMENT				
30. SECTION VALUE				

SECTION TYPE: FUT - FINISHED UTILITY

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: GOF – GOOD OFFICE

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				MA
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING		X		MA
18. AIR CONDITIONING		X		MA
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: MEZ - MEZZANINE

METHOD: C

BASE AREA: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: PTO - PATIO

METHOD: C

BASE AREA: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING	X			
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: STP – STOOP

METHOD: C

BASE AREA: NONE

A = INITIAL QUESTION
C = REQUIRED FIELDS

B = AFFECTS PRICE
D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UCP - UNFINISHED CARPORT

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				MA
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UEP - UNFINISHED ENCLOSED PORCH

METHOD: C

BASE: NONE

A = INITIAL QUESTION
C = REQUIRED FIELDS

B = AFFECTS PRICE
D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				MA
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UGR - UNFINISHED GARAGE

METHOD: C

BASE: NONE

A = INITIAL QUESTION
C = REQUIRED FIELDS

B = AFFECTS PRICE
D = VALUE ASSESSED

MA = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				MA
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				MA
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION TYPE				

SECTION TYPE: ULP - UNCOVERED LOADING PLATFORM

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING	X	X		
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UOP - UNFINISHED OPEN PORCH

METHOD: C

BASE: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMES MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: USP - UNFINISHED SCREEN PORCH

METHOD: C

BASE: NONE

A = INITIAL QUESTION
C = REQUIRED FIELDS

B = AFFECTS PRICE
D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				MA
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UST - UNFINISHED STORAGE

METHOD: C

BASE AREA: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UUS - UNFINISHED UPPER STORY

METHOD: C

BASE AREA: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA	X	X	X	
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES				
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE				MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: UUT - UNFINISHED UTILITY ROOM

METHOD: C

BASE AREA: NONE

A = INITIAL QUESTION

B = AFFECTS PRICE

C = REQUIRED FIELDS

D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

SECTION TYPE: WDD - WOOD DECK

METHOD: C

BASE AREA: NONE

A = INITIAL QUESTION
C = REQUIRED FIELDS

B = AFFECTS PRICE
D = VALUE ASSUMED

MA = ASSUMED MAIN AREA

	A	B	C	D
1. SECTION TYPE	X	X	X	
2. AREA		X		
3. OCCUPANCY				
4. BUILDING STYLE				
5. NBR OF STORIES	X	X	X	
6. FOUNDATION				
7. BASEMENT AREA				
8. EXTERIOR WALL				
9. ROOF MATERIAL				
10. ROOF STYLE				
11. NBR OF ROOMS				
12. NBR OF BEDROOMS				
13. FLOORING				
14. ATTIC AREA/FINISH				
15. INTERIOR WALL FINISH				
16. BASEMENT FINISH				
17. HEATING				
18. AIR CONDITIONING				
19. BATHROOMS				
20. FIREPLACES				
21. GRADE		X		MA
22. YEAR BUILT				
23. EFFECTIVE YEAR				
24. CONDITION				
25. REPLACEMENT VALUE				
26. SEC. PHYSICAL DEPR. %		X		
27. SEC. FUNCT. DEPR. CODE		X		
28. SEC. FUNCT. DEPR. %		X		
29. NEIGHBORHOOD ADJUSTMENT		X		
30. SECTION VALUE				

COMMERCIAL BUILDING GRADE INDEX

THE FOLLOWING TABLE IS USED WHEREVER *GRADE* IS APPLIED UNLESS OTHERWISE NOTED.

ADJUSTED PERCENTAGE

<u>GRADE</u>	<u>COMMERCIAL SCHEDULE METHOD C</u>
AA	+ 100%
A	+ 50%
B	+ 25%
C	BASE
D	- 25%
E	- 50%

GRADES MAY BE ENTERED AS JUST A LETTER GRADE OR AS A LETTER GRADE PLUS OR MINUS A GIVEN PERCENTAGE. IF A PERCENTAGE IS SPECIFIED AS A PART OF THE GRADE, THEN THAT PERCENTAGE IS ADDED TO OR SUBTRACTED FROM THE PERCENTAGE FOR THE LETTER GRADE FROM THE ABOVE TABLE. PERCENTAGE CAN ONLY BE IN 5 OR 10 PERCENT INCREMENTS.

EXAMPLE:	GRADE	
	A-10	YIELDS A 40% INCREASE
	B	YIELDS A 25% INCREASE
	D+10	YIELDS A 15% DECREASE

COMMERCIAL NEIGHBORHOOD ADJUSTMENT APPLIED TO INDIVIDUAL NEIGHBORHOOD

A NEIGHBORHOOD ADJUSTMENT WILL BE APPLIED TO EACH NEIGHBORHOOD ACCORDING TO THE MARKET OF THAT NEIGHBORHOOD. EACH NEIGHBORHOOD WILL HAVE IT'S OWN SPECIFIC CODE AND THE RANGE OF ADJUSTMENT COULD RANGE FROM 75% TO 250%.

EXAMPLE: COMPUTER PRINTOUT OF COMMERCIAL PRICING METHOD

Building 1, Method C – COMMERCIAL, use C25 OFFICE TYPICAL

Schedule PHYS-C50, age 4, condition A, value 2
Default physical depreciation from schedule PHYS-C50 for condition A of 2%

Building 1, Section 1, type C25 – OFFICE TYPICAL

Schedule C25, area BASE, value 2000.00	
Schedule C25, area RATE, value 92.50	
Base Rate adjustment for 3000 sq ft	1.65
Base rate 90.85 X 3000 sq ft	272,550
Schedule CFIREPLACE, type STACK, value 2500.00	
Openings 0 at 2500.00/opening	0
Schedule C25, area HEAT, value 7.20	
Adjustment for 100% heat	21,600
Schedule C25, area AIR, value 3.00	
Adjustment for 100% air	9,000
Schedule C25-WALLHT, wall height 10.0, value .95	
Wall height adjustment for 10.0 ft	-15,157
Adjustment for 3000 sq ft sprinkler	9,750
Schedule CGRADE, grade C of 1.00	
Adjustment for grade C of 1.00	0
Neighborhood adjustment 01000 of 100	0
Default physical depreciation of 2%	-5,955
Total undepreciated section value	297,743
Total depreciated section value	291,788

**COMMERCIAL/INDUSTRIAL 60 YEAR LIFE
TABLE PHYS-C60**

AGE	GD	AV	FR	PR	UN
1	1	1	1	2	90
2	1	1	1	3	90
3	1	1	1	3	90
4	1	1	2	4	90
5	1	1	3	5	90
6	1	2	3	6	90
7	1	2	4	7	90
8	1	2	5	8	90
9	2	3	5	10	90
10	2	3	6	11	90
12	2	4	8	14	90
14	3	5	10	18	90
16	3	7	12	22	90
18	4	8	14	26	90
20	5	9	17	30	95
22	6	11	20	35	95
24	7	13	23	40	95
26	8	15	27	46	95
28	9	17	30	52	95
30	11	20	34	57	95
32	13	22	38	62	95
34	15	25	43	68	95
36	17	28	48	73	95
38	19	32	53	77	95
40	21	35	59	79	95
42	25	39	65	80	95
44	28	43	70	82	95
46	31	48	74	84	95
48	34	53	77	86	95
50	38	58	79	88	95
55	48	67	80	90	95
60	57	74	82	90	95
65	65	78	84	90	95
70+	71	80	85	90	95

**COMMERCIAL/INDUSTRIAL 50 YEAR LIFE
TABLE PHYS-C50**

AGE	GD	AV	FR	PR	UN
1	0	0	1	2	90
2	1	1	2	3	90
3	1	1	3	5	90
4	1	2	4	7	90
5	1	3	5	9	90
6	2	3	6	11	90
7	2	4	7	14	90
8	2	5	8	16	90
9	3	5	10	18	90
10	3	6	11	21	90
12	4	8	14	26	90
14	5	10	18	32	90
16	7	12	22	39	90
18	8	14	26	46	90
20	9	17	30	53	95
22	11	20	35	60	95
24	13	23	40	66	95
26	15	27	46	72	95
28	17	30	52	77	95
30	20	34	57	79	95
32	22	38	62	81	95
34	25	43	68	82	95
36	28	48	73	83	95
38	32	53	77	84	95
40	35	59	79	84	95
42	39	65	81	86	95
44	43	70	82	87	95
46	48	74	83	88	95
48	53	77	84	89	95
50+	58	79	85	90	95

**COMMERCIAL/INDUSTRIAL 40 YEAR LIFE
TABLE PHYS-C40**

AGE	GD	AV	FR	PR	UN
1	0	1	2	3	90
2	1	2	3	7	90
3	1	3	5	10	90
4	2	4	7	14	90
5	3	5	9	18	90
6	3	6	11	22	90
7	4	7	14	26	90
8	5	8	16	30	90
9	5	10	18	35	90
10	6	11	21	40	90
12	8	14	26	50	90
14	10	18	32	60	90
16	12	22	39	69	90
18	14	26	46	76	90
20	17	30	53	79	95
22	20	35	60	80	95
24	23	40	66	81	95
26	27	46	72	82	95
28	30	52	77	83	95
30	34	57	79	84	95
32	38	62	81	86	95
34	43	68	82	87	95
36	48	73	83	88	95
38	53	77	84	89	95
40+	59	79	85	90	95

**COMMERCIAL/INDUSTRIAL 30 YEAR LIFE
TABLE PHYS-C30**

AGE	GD	AV	FR	PR	UN
1	0	1	2	3	90
2	2	3	5	7	90
3	4	5	7	10	90
4	5	7	10	14	90
5	6	9	13	18	90
6	8	11	16	22	90
7	10	14	19	26	90
8	11	16	22	30	90
9	13	18	25	35	90
10	15	21	29	40	90
12	19	26	36	50	90
14	24	32	44	60	90
16	28	39	52	69	90
18	34	46	60	76	90
20	39	53	68	79	95
22	45	60	73	82	95
24	52	66	77	86	95
26	58	72	80	90	95
28	64	77	80	90	95
30+	72	79	80	90	95

OUTBUILDING SCHEDULE

OUTBUILDING CODES AND DESCRIPTIONS

<u>CODE</u>	<u>DESCRIPTION</u>	<u>CODE</u>	<u>DESCRIPTION</u>
01	BARN	37	LOADING DOCK
02	BARN, HORSE/DAIRY	38	M/H SITE/PARK
03	BARN, LOW COST	39	M/H SOUND VALUE
04	BATH HOUSE	40	MINITURE GOLF
05	BOAT DOCK	41	MISC BLDG
06	BOAT SLIP	42	PATIO
07	BOAT SLIP COVERED	43	PATIO, COVERED
08	BOAT STORAGE	44	PAVILLION
09	CABIN, AVG QUAL	45	PAVING, ASPHALT
10	CABIN, GOOD QUAL	46	PAVING, CONCRETE
11	CABIN, LOW QUAL	47	POOL, CONCRETE
12	CAMPSITE	48	POOL, VINYL
13	CANOPY, AVG QUAL	49	PORCH, ENCLOSED
14	CANOPY, COMM	50	PORCH, OPEN
15	CANOPY, GOOD QUAL	51	PORCH, SCREEN
16	CARPORT, AVG QUAL	52	PRODUCE STAND
17	CARPORT, GOOD QUAL	53	PUMP HOUSE
18	COMM LUMBER STG	54	R/R SPUR
19	COMM OFFICE AVG	55	RES. ADDITION L/Q
20	COMM OFFICE LOW	56	SHED, EQUIP W/SIDES
21	DWELLING S/V	57	SHED, OPEN POLE
22	FELLOW/REC HALL	58	SHOP, FRAME
23	FENCE, CHAIN LINK	59	SHOP, STEEL PRE-FAB
24	FENCE, WOOD	61	STABLE
25	GARAGE, FINISHED	62	STORAGE, BRICK
26	GARAGE, UNFINISH	63	STORAGE, FRAME
27	GARAGE, W/ LQ	64	STORAGE, METAL
28	GAZEBO	65	STORAGE, QUANSET
29	GOLF COURSE AVG	66	STORAGE, STEEL P/F
30	GOLF COURSE EX	67	STUDIO
31	GOLF COURSE GD	68	TENANT HOUSE
32	GOLF COURSE PAR3	69	TENNIS COURT
33	GREENHOUSE	70	UTILITY ROOM
34	HANGER, AIRPLANE	71	WATER TANK
35	KENNEL	72	WOOD DECK
36	KILN		

OUTBUILDING RATES AND ADJUSTMENTS

CODE	DESCRIPTION	RATE	DEPR TABLE
01	BARN	30.00	10
02	BARN, HORSE/DAIRY	60.00	10
03	BARN, LOW COST	12.00	10
04	BATH HOUSE	40.00	11
05	BOAT DOCK	15.00	13
06	BOAT SLIP	15.00	13
07	BOAT SLIP COVERED	20.00	13
08	BOAT STORAGE	40.00	13
09	CABIN, AVG QUAL	60.00	10
10	CABIN, GOOD QUAL	75.00	10
11	CABIN, LOW QUAL	25.00	10
12	CAMPSITE	2,500.00	N/A
13	CANOPY, AVG QUAL	20.00	12
14	CANOPY, COMM	50.00	12
15	CANOPY, GOOD QUAL	30.00	12
16	CARPORT, AVG QUAL	40.00	11
17	CARPORT, GOOD QUAL	60.00	10
18	COMM LUMBER STG	20.00	12
19	COMM OFFICE AVG	60.00	10
20	COMM OFFICE LOW	40.00	11
21	DWELLING S/V		N/A
22	FELLOW/REC HALL	80.00	10
23	FENCE, CHAIN LINK	20.00	13
24	FENCE, WOOD	24.00	13
25	GARAGE, FINISHED	65.00	10
26	GARAGE, UNFINISH	45.00	10
27	GARAGE, W/ LQ	100.00	10
28	GAZEBO	25.00	13
29	GOLF COURSE AVG	60,000	N/A
30	GOLF COURSE EX	125,000	N/A
31	GOLF COURSE GD	70,000	N/A
32	GOLF COURSE PAR3	25,000	N/A
33	GREENHOUSE	15.00	13
34	HANGER, AIRPLANE	35.00	13
35	KENNEL	7.50	13
36	KILN	45.00	13
37	LOADING DOCK	15.00	12
38	M/H SITE/PARK	8,500.00	N/A
39	M/H SOUND VALUE		N/A
40	MINITURE GOLF	7,500	N/A
41	MISC BLDG	20.00	13
42	PATIO	3.50	11
43	PATIO, COVERED	12.00	11
44	PAVILLION	25.00	12
45	PAVING, ASPHALT	2.50	14
46	PAVING, CONCRETE	3.50	14
47	POOL, CONCRETE	65.00	13
48	POOL, VINYL	30.00	14
49	PORCH, ENCLOSED	24.00	11
50	PORCH, OPEN	20.00	11

CODE	DESCRIPTION	RATE	DEPR TABLE
51	PORCH, SCREEN	21.50	11
52	PRODUCE STAND	15.00	14
53	PUMP HOUSE	25.00	14
54	R/R SPUR	80.00	10
55	RES. ADDITION L/Q	50.00	11
56	SHED, EQUIP W/SIDES	15.00	13
57	SHED, OPEN POLE	12.00	13
58	SHOP, FRAME	30.00	12
59	SHOP, STEEL PRE-FAB	25.00	11
61	STABLE	30.00	10
62	STORAGE, BRICK	50.00	12
63	STORAGE, FRAME	45.00	12
64	STORAGE, METAL	18.00	13
65	STORAGE, QUANSET	10.00	13
66	STORAGE, STEEL P/F	42.00	11
67	STUDIO	150.00	10
68	TENANT HOUSE	30.00	12
69	TENNIS COURT	8.00	11
70	UTILITY ROOM	42.50	11
71	WATER TANK	.25	12
72	WOOD DECK	12.00	13

OUTBUILDING FORMULAS

FORMULA 1 –

AREA OR UNITS x RATE = BASE CALCULATION

OUTBUILDING GRADE INDEX FACTORS

THE FOLLOWING TABLE IS USED WHEREVER GRADE IS APPLIED FOR OUTBUILDINGS UNLESS OTHERWISE SPECIFIED.

<u>GRADE</u>	<u>FACTOR</u>
A+50	2.00
A+40	1.90
A+30	1.80
A+20	1.70
A+10	1.60
A	1.50
A-	1.40
B+	1.35
B	1.25
B-	1.15
C+	1.10
C	1.00
C-	.90
D+	.85
D	.75
D-	.65
E+	.60
E	.50
E-	.40
E-20	.30

23 - CHAIN LINK FENCE GRADE TABLE

A	3.80
B	2.59
C	2.12
D	1.62
E	1.11

24 –WOOD FENCE GRADE TABLE

A	2.85
B	2.37
C	1.90
D	1.42
E	.95

OUTBUILDING GRADE INDEX

The following is used wherever Grade is applied unless otherwise noted.

ADJUSTMENT PERCENTAGE

LETTER GRADE	OUTBUILDING SCHEDULE (METHOD O)
A	+ 50%
B	+ 25%
C	Base
D	- 25%
E	- 50%

Grades may be entered as just a letter grade or as a letter grade plus or minus a given percentage. If a percentage is specified as a part of the grade, then that percentage is added to from the percentage for the letter grade from the above table.

EXAMPLE:	GRADE
	A + 50 yields a 200% increase
	B yields a 25% increase
	D+ yields a 15% decrease

**OBY 50 Year Life CDU Table
PHYS – 10**

Age	GD	AV	FR	PR	UN
1	0	1	1	2	90
2	1	2	3	4	90
3	2	3	4	6	90
4	3	4	5	9	90
5	4	5	7	12	90
6	4	6	9	14	90
7	5	7	10	17	90
8	6	8	12	19	90
9	7	10	14	22	90
10	8	11	16	25	90
11	9	12	18	28	90
12	10	13	20	31	90
13	11	15	22	35	90
14	12	16	24	37	90
15	12	17	26	60	90
16	13	19	28	43	90
17	15	20	30	46	90
18	16	22	32	50	90
19	17	24	34	53	90
20	18	25	37	56	90
22	20	28	42	62	90
24	23	31	47	68	90
26	25	35	52	74	90
28	28	39	57	77	90
30	31	44	62	79	90
32	34	47	67	79	90
34	37	51	71	81	90
36	40	55	74	83	90
38	43	59	77	85	90
40	47	63	79	87	90
42	51	66	80	89	90
44	54	69	82	90	90
46	57	69	84	90	90
48	61	75	86	90	90
50+	64	77	90	90	90

**OBY 40 Year Life CDU Table
PHYS – 11**

Age	GD	AV	FR	PR	UN
1	1	1	2	3	90
2	2	3	4	7	90
3	3	4	6	11	90
4	4	5	9	15	90
5	5	7	12	20	90
6	6	9	14	24	90
7	7	10	17	28	90
8	8	12	19	33	90
9	10	14	22	38	90
10	11	16	25	43	90
11	12	18	28	48	90
12	13	20	31	53	90
13	15	22	34	57	90
14	16	24	37	61	90
15	17	26	40	66	90
16	19	28	43	70	90
17	20	30	46	73	90
18	22	32	50	76	90
19	24	34	53	78	90
20	25	37	56	79	90
22	28	42	62	80	90
24	31	47	68	82	90
26	35	52	74	84	90
28	39	57	77	86	90
30	44	62	79	88	90
32	47	67	80	90	90
34	51	71	82	90	90
36	55	74	84	90	90
38	59	77	86	90	90
40+	63	79	88	90	90

**OBY 30 Year Life CDU Table
PHYS – 12**

Age	GD	AV	FR	PR	UN
1	1	2	3	3	90
2	3	4	6	7	90
3	4	6	9	11	90
4	5	9	12	15	90
5	7	12	15	20	90
6	9	14	18	24	90
7	10	17	22	28	90
8	12	19	25	33	90
9	14	22	29	38	90
10	16	25	32	43	90
12	20	31	40	53	90
14	24	37	48	61	90
16	28	43	55	70	90
18	32	50	63	76	90
20	37	56	71	79	90
22	42	62	76	80	90
24	47	68	79	82	90
26	52	74	83	85	90
28	57	77	86	88	90
30+	62	79	88	90	90

**OBY 20 Year Life CDU Table
PHYS – 13**

Age	GD	AV	FR	PR	UN
1	2	3	6	9	90
2	4	7	10	13	90
3	6	11	14	17	90
4	9	15	18	21	90
5	12	20	23	26	90
6	14	24	27	30	90
7	17	28	31	34	90
8	19	33	36	39	90
9	22	38	41	44	90
10	25	43	46	49	90
11	28	48	51	54	95
12	31	53	56	59	95
13	34	57	60	63	95
14	37	61	64	67	95
15	40	66	69	72	95
16	43	70	73	76	95
17	46	73	76	79	95
18	50	76	79	82	95
19	53	78	81	84	95
20+	56	80	83	86	95

**OBY 15 Year Life CDU Table
PHYS – 14**

Age	GD	AV	FR	PR	UN
1	10	11	16	26	90
2	13	15	18	28	90
3	17	19	22	32	90
4	20	22	25	35	90
5	23	25	29	39	90
6	27	29	35	45	90
7	30	35	38	48	90
8	33	38	43	53	90
9	37	42	47	57	90
10	40	45	50	60	90
11	43	48	53	63	95
12	47	52	57	67	95
13	50	55	60	70	95
14	55	60	65	72	95
15+	60	65	70	75	95

Jackson County, North Carolina

2016

Use-Value Schedule

JACKSON COUNTY, NORTH CAROLINA

2016

USE-VALUE MANUAL

**THE FOLLOWING MANUAL IS TO BE USED IN ESTABLISHING
VALUES ON QUALIFYING TRACTS FOR AGRICULTURE,
FORESTRY AND HORTICULTURE USE-VALUE.**

JACKSON COUNTY BOARD OF COMMISSIONERS

Brian T. McMahan, Chairman

Boyce T. Deitz

Charles R. Elders

Vicki Greene

Mark R. Jones

TAX ADMINISTOR

Bobby McMahan

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USE VALUE ASSESSMENT AND TAXATION OF AGRICULTURAL, HORTICULTURAL OR FOREST LANDS

Includes Reference to Specific State Laws
Concerning the Proper Applications and
Qualifications of the Use-Value System
Rules and Regulations

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USE-VALUE RATES

7

USE VALUE ASSESSMENT AND TAXATION OF AGRICULTURAL, HORTICULTURAL OR FOREST LANDS

G.S. 105-277.2. AGRICULTURAL, HORTICULTURAL AND FOREST LAND; DEFINITIONS -- FOR THE PURPOSE OF

G.S. 105-277.3 THROUGH G.S. 105-277.7 THE FOLLOWING SHALL APPLY:

1. "AGRICULTURAL LAND" MEANS LAND THAT IS A PART OF A FARM UNIT THAT IS ACTIVELY ENGAGED IN THE COMMERCIAL PRODUCTION OR GROWING OF CROPS, PLANTS, OR ANIMALS UNDER A SOUND MANAGEMENT PROGRAM. AGRICULTURAL LAND INCLUDES WOODLAND AND WASTELAND THAT IS A PART OF THE FARM UNIT, BUT THE WOODLAND AND WASTELAND INCLUDED IN THE UNIT SHALL BE APPRAISED AS WOODLAND OR WASTELAND. A FARM UNIT MAY CONSIST OF MORE THAN ONE TRACT OF AGRICULTURAL LAND, BUT AT LEAST ONE OF THE TRACTS MUST MEET THE MINIMUM SIZE REQUIREMENT IN G.S. 105-277.3(A) (1) AND EACH TRACT MUST BE UNDER A SOUND MANAGEMENT PROGRAM.

2. "FOREST LAND" MEANS LAND THAT IS A PART OF A FOREST UNIT THAT IS ACTIVELY ENGAGED IN THE COMMERCIAL GROWING OF TREES UNDER A SOUND MANAGEMENT PROGRAM. FOREST LAND INCLUDES WASTELAND THAT IS A PART OF THE FOREST UNIT, BUT THE WASTELAND INCLUDED IN THE UNIT SHALL BE APPRAISED AS WASTELAND. A FOREST UNIT MAY CONSIST OF MORE THAN ONE TRACT OF FOREST LAND, BUT AT LEAST ONE OF THE TRACTS MUST MEET THE MINIMUM SIZE REQUIREMENT IN G.S. 105-277.3(A) (3) AND EACH TRACT MUST BE UNDER A SOUND MANAGEMENT PROGRAM.

3. "HORTICULTURAL LAND" MEANS LAND THAT IS A PART OF A HORTICULTURAL UNIT THAT IS ACTIVELY ENGAGED IN THE COMMERCIAL PRODUCTION OR GROWING OF FRUITS OR VEGETABLES OR NURSERY OR FLORAL PRODUCTS UNDER A SOUND MANAGEMENT PROGRAM. HORTICULTURAL LAND INCLUDES WOODLAND AND WASTELAND THAT IS A PART OF THE HORTICULTURAL UNIT, BUT THE WOODLAND AND WASTELAND INCLUDED IN THE UNIT SHALL BE APPRAISED AS WOODLAND OR WASTELAND. A HORTICULTURAL UNIT MAY CONSIST OF MORE THAN ONE TRACT OF HORTICULTURAL LAND, BUT AT LEAST ONE OF THE TRACTS MUST MEET THE MINIMUM SIZE REQUIREMENT IN G.S. 105-277.3 (A) (2) AND EACH TRACT MUST BE UNDER A SOUND MANAGEMENT PROGRAM.

4. "INDIVIDUALLY OWNED" MEANS OWNED BY: (A) A NATURAL PERSON OR (B) A CORPORATION HAVING AS ITS PRINCIPAL BUSINESS ONE OF THE ACTIVITIES DESCRIBED IN SUBDIVISIONS (1), (2), AND (3) AND WHOSE SHAREHOLDERS ARE ALL NATURAL PERSONS ACTIVELY ENGAGED IN THE BUSINESS OF THE CORPORATION OR A RELATIVE OF A SHAREHOLDER WHO IS ACTIVELY ENGAGED IN THE BUSINESS OF THE CORPORATION.

5. "PRESENT USE VALUE" MEANS THE VALUE OF LAND IN ITS CURRENT USE AS AGRICULTURAL LAND, HORTICULTURAL LAND, OR FOREST LAND, BASED SOLELY ON ITS ABILITY TO PRODUCE INCOME, USING A RATE OF NINE PERCENT (9%) TO CAPITALIZE THE EXPECTED NET INCOME OF THE PROPERTY AND ASSUMING AN AVERAGE LEVEL OF MANAGEMENT.

6. "RELATIVE" MEANS: (A) A SPOUSE; (B) A LINEAL ANCESTOR; (C) A LINEAL DESCENDANT; (D) A BROTHER OR SISTER, INCLUDING A STEPBROTHER OR STEPSISTER; (E) AN ADOPTED OR ADOPTIVE CHILD, PARENT, GRANDCHILD, OR GRANDPARENT; OR (F) A SPOUSE OF A PERSON LISTED IN PARAGRAPHS B THROUGH E.

7. "SOUND MANAGEMENT PROGRAM" MEANS A PROGRAM OF PRODUCTION DESIGNED TO OBTAIN THE GREATEST NET RETURN FROM THE LAND CONSISTENT WITH ITS CONSERVATION AND LONG-TERM IMPROVEMENT. G.S.105-277.3. AGRICULTURAL, HORTICULTURAL AND FOREST LAND CLASSIFICATION, -- (A) THE FOLLOWING CLASSES OF PROPERTY ARE HEREBY DESIGNATED SPECIAL CLASSES OF PROPERTY UNDER AUTHORITY OF ARTICLE V. SEC.2 (2) OF THE NORTH CAROLINA CONSTITUTION AND SHALL BE APPRAISED, ASSESSED AND TAXED AS HEREINAFTER PROVIDED:

1. INDIVIDUALLY OWNED AGRICULTURAL LAND CONSISTING OF AT LEAST 10 ACRES IN ACTUAL PRODUCTION AND AVERAGING AT LEAST ONE THOUSAND DOLLARS (\$1,000) A YEAR IN GROSS INCOME FOR THE THREE YEARS PRECEDING JANUARY 1 OF THE YEAR FOR WHICH THE BENEFIT OF THIS SECTION IS CLAIMED. GROSS INCOME INCLUDES INCOME FROM THE SALE OF THE AGRICULTURAL PRODUCTS PRODUCED FROM THE LAND AND ANY PAYMENTS RECEIVED UNDER A GOVERNMENTAL SOIL CONSERVATION OR LAND RETIREMENT PROGRAM. LAND IN ACTUAL PRODUCTION INCLUDES LAND UNDER IMPROVEMENTS USED IN THE COMMERCIAL PRODUCTION OR GROWING OF CROPS, PLANTS, OR ANIMALS.

2. INDIVIDUALLY OWNED HORTICULTURAL LAND CONSISTING OF AT LEAST FIVE ACRES IN ACTUAL PRODUCTION AND AVERAGING AT LEAST ONE THOUSAND DOLLAR (\$1,000) A YEAR IN GROSS INCOME FOR THE THREE YEARS PRECEDING JANUARY 1 OF THE YEAR FOR WHICH THE BENEFIT OF THIS SECTION IS CLAIMED. GROSS INCOME INCLUDES INCOME FROM THE SALE OF THE HORTICULTURAL PRODUCTS PRODUCED FROM THE LAND AND ANY PAYMENTS RECEIVED UNDER A GOVERNMENTAL SOIL CONSERVATION OR LAND RETIREMENT PROGRAM. LAND IN ACTUAL PRODUCTION INCLUDES LAND UNDER IMPROVEMENTS USED IN THE COMMERCIAL PRODUCTION OR GROWING OF FRUITS OR VEGETABLES OR NURSERY OR FLORAL PRODUCTS.

3. INDIVIDUALLY OWNED FOREST LAND CONSISTING OF AT LEAST 20 ACRES IN ACTUAL PRODUCTION, IF THE PROPERTY IS NOT INCLUDED IN A FARM UNIT.

(B) IN ORDER TO COME WITHIN A CLASSIFICATION DESCRIBED IN SUBDIVISION (A) (1), (2), OR (3), ABOVE, THE PROPERTY MUST, IF OWNED BY NATURAL PERSONS, ALSO:

1. BE THE OWNER'S PLACE OF RESIDENCE; OR

2. HAVE BEEN OWNED BY THE CURRENT OWNER OR A RELATIVE OF THE CURRENT OWNER FOR THE FOUR YEARS PRECEDING JANUARY 1 OF THE YEAR FOR WHICH THE BENEFIT OF THE SECTION IS CLAIMED. IF OWNED BY A CORPORATION, THE PROPERTY MUST HAVE BEEN OWNED BY A CORPORATION OR BY ONE OR MORE

OF ITS PRINCIPAL SHARE-HOLDERS AS DEFINED IN G.S. 105-277.2(4) (B) FOR THE FOUR YEARS IMMEDIATELY PRECEDING JANUARY 1 OF THE YEAR FOR WHICH THE BENEFIT OF THIS SECTION IS CLAIMED. NOTWITHSTANDING THE PROVISIONS OF G.S. 105-277.2(4) (B), ABOVE, A CORPORATION QUALIFYING FOR A CLASSIFICATION DESCRIBED IN G.S. 105-277.3 SHALL NOT LOSE THE BENEFIT OF THE

CLASSIFICATION BY REASON OF THE DEATH OF ONE OF THE PRINCIPAL SHAREHOLDERS PROVIDED THE DESCENDANT'S OWNERSHIP PASSES TO AND REMAINS IN THE SURVIVING SPOUSE OR CHILDREN.

(C) IN ADDITION, PROPERTY MAY COME WITHIN THE CLASSIFICATION DESCRIBED IN SUBDIVISION (A) (1) OR (2) ABOVE, IF (1) IT WAS APPRAISED AT ITS PRESENT USE VALUE OR WAS ELIGIBLE FOR APPRAISAL AT ITS PRESENT USE VALUE PURSUANT TO THAT SECTION AT THE TIME TITLE TO THE PROPERTY PASSED TO THE PRESENT OWNER, AND (2) AT THE TIME TITLE TO THE PROPERTY PASSED TO THE PRESENT

OWNER, HE OWNED OTHER PROPERTY CLASSIFIED UNDER SUBDIVISION (A) (1) OR (2) ABOVE. CLASSIFICATION PURSUANT TO THIS SUBSECTION SHALL NOT AFFECT ANY LIABILITY FOR DEFERRED TAXES UNDER G.S. 105-277.4(C) IF SUCH TAXES WERE OTHERWISE DUE AT THE TIME TITLE PASSED TO THE PRESENT OWNER.

G.S. 105-277.4. APPLICATION FOR TAXATION AT PRESENT USE VALUE -

(A) PROPERTY COMING WITHIN ONE OF THE CLASSES DEFINED IN G.S.105-277.3 SHALL BE ELIGIBLE FOR TAXATION ON THE BASIS OF THE VALUE OF THE PROPERTY IN ITS PRESENT USE IF A TIMELY AND PROPER APPLICATION IS FILED WITH THE TAX SUPERVISOR OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. THE APPLICATION SHALL CLEARLY SHOW THAT THE PROPERTY COMES WITHIN ONE OF THE CLASSES AND SHALL ALSO CONTAIN ANY OTHER RELEVANT INFORMATION REQUIRED BY THE TAX SUPERVISOR TO PROPERLY APPRAISE THE PROPERTY AT ITS PRESENT USE VALUE. AN INITIAL APPLICATION SHALL BE FILED DURING THE REGULAR LISTING PERIOD OF THE YEAR FOR WHICH THE BENEFIT OF THIS CLASSIFICATION IS FIRST CLAIMED, OR WITHIN 30 DAYS OF THE DATE SHOWN ON A NOTICE OF A CHANGE IN VALUATION MADE PURSUANT TO G.S. 105-286 OR G.S. 105-287. A NEW APPLICATION IS NOT REQUIRED TO BE SUBMITTED UNLESS THE PROPERTY IS TRANSFERRED OR BECOMES INELIGIBLE FOR USE-VALUE APPRAISAL BECAUSE OF A CHANGE IN USE OR ACREAGE. (THIS SECTION APPLIES TO TAXABLE YEARS BEGINNING ON OR AFTER JANUARY 1, 1984.)

(B) UPON RECEIPT OF A PROPERLY EXECUTED APPLICATION, THE TAX SUPERVISOR SHALL APPRAISE THE PROPERTY AT ITS PRESENT USE VALUE AS ESTABLISHED IN THE SCHEDULE PREPARED PURSUANT TO G.S. 105-277.6(C). IN APPRAISING THE PROPERTY AT ITS PRESENT USE VALUE, THE TAX SUPERVISOR SHALL APPRAISE THE IMPROVEMENTS LOCATED ON QUALIFYING LAND ACCORDING TO THE SCHEDULES AND STANDARDS USED IN APPRAISING OTHER SIMILAR IMPROVEMENTS IN THE COUNTY. IF ALL OR ANY PART OF A QUALIFYING TRACT OF LAND IS LOCATED WITHIN THE LIMITS OF AN INCORPORATED CITY OR TOWN, THE TAX SUPERVISOR SHALL FURNISH A COPY OF THE PROPERTY RECORD SHOWING BOTH THE PRESENT USE APPRAISAL AND THE VALUATION UPON WHICH THE PROPERTY WOULD HAVE BEEN TAXED IN THE ABSENCE OF THE CLASSIFICATION TO THE COLLECTOR OF THE CITY OR TOWN. HE SHALL ALSO NOTIFY THE TAX COLLECTOR OF ANY CHANGES IN THE APPRAISALS OR IN THE ELIGIBILITY OF THE PROPERTY FOR THE BENEFIT OF THIS CLASSIFICATION.

(1) DECISIONS OF THE TAX SUPERVISOR REGARDING THE QUALIFICATION OR APPRAISAL OF PROPERTY UNDER THIS SECTION MAY BE APPEALED TO THE COUNTY BOARD OF EQUALIZATION AND REVIEW OR, IF THAT BOARD IS NOT IN SESSION, TO THE BOARD OF COUNTY COMMISSIONERS. DECISIONS OF THE COUNTY BOARD MAY BE APPEALED TO THE PROPERTY TAX COMMISSION AS PROVIDED IN G.S. 105-324.

(C) PROPERTY MEETING THE CONDITIONS HEREIN SET FORTH SHALL BE TAXED ON THE BASIS OF THE VALUE OF THE PROPERTY FOR ITS PRESENT USE. THE DIFFERENCE BETWEEN THE TAXES DUE ON THE PRESENT USE BASIS AND THE TAXES WHICH WOULD HAVE BEEN PAYABLE IN THE ABSENCE OF THIS CLASSIFICATION, TOGETHER WITH ANY INTEREST, PENALTIES OR COSTS THAT MAY ACCRUE THEREON, SHALL BE A LIEN ON THE REAL PROPERTY OF THE TAXPAYER AS PROVIDED IN G.S. 105-355(A). THE DIFFERENCE IN TAXES SHALL BE CARRIED FORWARD IN THE RECORDS OF THE TAXING UNIT OR UNITS AS DEFERRED TAXES, BUT SHALL NOT BE PAYABLE, UNLESS AND UNTIL (I) THE OWNER CONVEYS THE PROPERTY TO ANYONE OTHER THAN A RELATIVE OF THE OWNER OR (II) OWNERSHIP OF THE PROPERTY PASSES TO ANYONE OTHER THAN A RELATIVE BY WILL OR INTESTACY, OR (III) OWNERSHIP OF THE PROPERTY PASSES TO A CORPORATION AS DEFINED IN G.S. 105-277.2(4) (B) FROM ANYONE OTHER THAN ITS PRINCIPAL SHAREHOLDERS OR FROM SUCH A

CORPORATION TO ANYONE OTHER THAN ITS PRINCIPAL SHAREHOLDERS, OR (IV) THE PROPERTY LOSES ITS ELIGIBILITY FOR THE BENEFIT OF THIS CLASSIFICATION FOR SOME OTHER REASON. THE TAX FOR THE FISCAL YEAR THAT OPENS IN THE CALENDAR YEAR IN WHICH A DISQUALIFICATION OCCURS SHALL BE COMPUTED AS IF THE PROPERTY HAD NOT BEEN CLASSIFIED FOR THAT YEAR, AND TAXES FOR THE PRECEDING THREE FISCAL YEARS WHICH HAVE BEEN DEFERRED AS PROVIDED HEREIN, SHALL IMMEDIATELY BE PAYABLE, TOGETHER WITH INTEREST THEREON AS PROVIDED IN G.S. 105-360 FOR UNPAID TAXES WHICH SHALL ACCRUE ON THE DEFERRED TAXES DUE HEREIN AS IF THEY HAVE BEEN PAYABLE ON THE DATES ON WHICH THEY ORIGINALLY BECAME DUE. IF ONLY A PART OF A QUALIFYING TRACT OF LAND LOSES ITS ELIGIBILITY, A DETERMINATION SHALL BE MADE OF THE AMOUNT OF DEFERRED TAXES APPLICABLE TO THAT PART AND THAT AMOUNT SHALL BECOME PAYABLE WITH INTEREST AS PROVIDED ABOVE. UPON THE PAYMENT OF ANY TAXES DEFERRED IN ACCORDANCE WITH THIS SECTION FOR THE THREE YEARS IMMEDIATELY PRECEDING A DISQUALIFICATION, ALL LIENS ARISING UNDER THIS SUBSECTION SHALL BE EXTINGUISHED.

G.S. 105-277.5. AGRICULTURAL, HORTICULTURAL AND FOREST LAND; NOTICE OF CHANGE IN USE -- NOT LATER THAN THE CLOSE OF THE LISTING PERIOD FOLLOWING A CHANGE WHICH WOULD DISQUALIFY ALL OR A PART OF A TRACT OF LAND RECEIVING THE BENEFIT OF THIS CLASSIFICATION, THE PROPERTY OWNER SHALL FURNISH THE TAX SUPERVISOR WITH COMPLETE INFORMATION REGARDING SUCH CHANGE. ANY PROPERTY OWNER WHO FAILS TO NOTIFY THE TAX SUPERVISOR OF CHANGES AS AFORESAID REGARDING LAND RECEIVING THE BENEFIT OF THIS CLASSIFICATION SHALL BE SUBJECT TO A PENALTY OF TEN PERCENT (10%) OF THE TOTAL AMOUNT OF THE DEFERRED TAXES AND INTEREST THEREON FOR EACH LISTING PERIOD FOR WHICH THE FAILURE TO REPORT CONTINUES.

G.S. 105-277.6. AGRICULTURAL, HORTICULTURAL AND FOREST LAND -- APPRAISAL, COMPUTATION OF DEFERRED TAX. --

(A) IN DETERMINING THE AMOUNT OF THE DEFERRED TAXES HEREIN PROVIDED, THE TAX SUPERVISOR SHALL USE THE APPRAISED VALUATION ESTABLISHED IN THE COUNTY'S LAST GENERAL REVALUATION EXCEPT FOR ANY CHANGES MADE UNDER THE PROVISIONS OF G.S. 105-287.

(B) IN REVALUATION YEARS, AS PROVIDED IN G.S. 105-286, ALL PROPERTY ENTITLED TO CLASSIFICATION UNDER G.S. 105-277.3 SHALL BE REAPPRAISED AT ITS TRUE VALUE IN MONEY AND AT ITS PRESENT USE VALUE AS OF THE EFFECTIVE DATE OF THE REVALUATION. THE TWO VALUATIONS SHALL CONTINUE IN EFFECT AND SHALL PROVIDE THE BASIS FOR DEFERRED TAXES UNTIL A CHANGE IN ONE OR BOTH OF THE APPRAISALS IS REQUIRED BY LAW.

(C) TO INSURE UNIFORM APPRAISAL OF THE CLASSES OF PROPERTY HEREIN DEFINED IN EACH COUNTY, THE TAX SUPERVISOR, AT THE TIME OF THE GENERAL REAPPRAISAL OF ALL REAL PROPERTY AS REQUIRED BY G.S. 105-286, SHALL ALSO PREPARE A SCHEDULE OF LAND VALUES, STANDARDS AND RULES WHICH, WHEN PROPERLY APPLIED, WILL RESULT IN THE APPRAISAL OF THE PROPERTY AT ITS PRESENT USE VALUE. SUCH SCHEDULE, STANDARDS AND RULES SHALL BE USED BY THE TAX SUPERVISOR TO APPRAISE PROPERTY RECEIVING THE BENEFIT OF THIS CLASSIFICATION UNTIL THE NEXT GENERAL REVALUATION OF REAL PROPERTY IN THE COUNTY AS REQUIRED BY G.S. 105-286. FOR THE YEAR 1976, THE TAX SUPERVISOR OF EACH COUNTY SHALL PREPARE A NEW PRESENT USE VALUE SCHEDULE AS HEREIN DESCRIBED AND SHALL USE SUCH SCHEDULE TO APPRAISE PROPERTY RECEIVING THE BENEFIT OF THIS CLASSIFICATION UNTIL THAT COUNTY'S NEXT GENERAL REVALUATION. THE SCHEDULE OF VALUES, STANDARDS AND RULES SHALL BE

SUBJECT TO ALL OF THE CONDITIONS SET FORTH IN G.S. 105-37(C), (C) (1) AND (C) (2) RELATING TO THE ADOPTION OF SCHEDULES, STANDARDS AND RULES IN REVALUATION YEARS.

G.S. 105-277.7. USE ADVISORY BOARD -- THE USE VALUE ADVISORY BOARD IS ESTABLISHED UNDER THE SUPERVISION OF THE COOPERATIVE EXTENSION SERVICE OF NORTH CAROLINA STATE UNIVERSITY. THE BOARD SHALL ANNUALLY SUBMIT TO THE DEPARTMENT OF REVENUE A RECOMMENDED USE-VALUE MANUAL DEVELOPED IN ACCORDANCE WITH THE GUIDELINES IN G.S. 105-289 (A) (5) . IN DEVELOPING THE MANUAL, THE BOARD MAY CONSULT WITH FEDERAL AND STATE AGENCIES AS NEEDED.

THE BOARD SHALL BE CHAIRED BY THE DIRECTOR OF THE COOPERATIVE EXTENSION SERVICE OF NORTH CAROLINA STATE UNIVERSITY AND SHALL CONSIST OF THE FOLLOWING ADDITIONAL MEMBERS: A REPRESENTATIVE OF THE DEPARTMENT OF AGRICULTURE, DESIGNATED BY THE COMMISSIONER OF AGRICULTURE; A REPRESENTATIVE OF THE FOREST RESOURCES DIVISION OF THE DEPARTMENT OF NATURAL RESOURCES AND COMMUNITY DEVELOPMENT, DESIGNATED BY THE DIRECTOR OF THE DIVISION; AND A REPRESENTATIVE OF THE COOPERATIVE EXTENSION SERVICE AT NORTH CAROLINA AGRICULTURAL AND TECHNICAL STATE UNIVERSITY, DESIGNATED BY THE DIRECTOR OF THE EXTENSION SERVICE. ALL MEMBERS SHALL SERVE EX OFFICIO. THE COOPERATIVE EXTENSION SERVICE AT NORTH CAROLINA STATE UNIVERSITY SHALL PROVIDE CLERICAL ASSISTANCE TO THE BOARD.

G.S. 105-289. DUTIES OF THE DEPARTMENT OF REVENUE -- (A) IT SHALL BE THE DUTY OF THE DEPARTMENT OF REVENUE:

(5) TO PREPARE AND DISTRIBUTE ANNUALLY TO EACH ASSESSOR A MANUAL THAT ESTABLISHES FIVE EXPECTED NET INCOME PER ACRE RANGES FOR AGRICULTURAL LAND, HORTICULTURAL LAND, AND FOREST LAND, AND ESTABLISHES A METHOD FOR APPRAISING NONPRODUCTIVE LAND AS A PERCENTAGE OF THE LOWEST USE-VALUE ESTABLISHED FOR PRODUCTIVE LAND. TO ESTABLISH VALUES BASED ON EXISTING RENTS WITH A 6 – 7% CAPITALIZATION RATE AND OTHER CONSIDERATIONS AS ESTABLISHED BY THE NORTH CAROLINA USE-VALUE COMMITTEE.

PRACTICAL AND ENHANCED DEFINITIONS AND INSTRUCTIONS TO BE FOLLOWED IN CARRYING OUT THE REQUIREMENTS OF PRESENT USE VALUE AS SET OUT IN G.S. 105-277 ARE:

1. AGRICULTURAL LAND IS ANY LAND THAT HAS BEEN CLEARED AND IS USED IN ANY COMMERCIAL PRODUCTION OF CROPS, PLANTS OR ANIMALS UNDER A SOUND MANAGEMENT PROGRAM. IT CAN BE ROW CROPS, GRAINS, HAY OR PASTURE. IT CAN BE GRAZING LANDS FOR POULTRY, FEEDLOTS FOR SLAUGHTER ANIMALS OR AREAS USED FOR STORAGE BINS, CURING BARNES, MAINTENANCE SHOPS FOR FARM EQUIPMENT, EQUIPMENT SHELTERS AND ANY OTHER AREA USED OR NECESSARY FOR THE SUPPORT OF ANY OF THE AGRICULTURAL ENTERPRISES WHICH ARE IN PART OF THE FARM OPERATION.

2. FORESTLAND CAN BE ANY LAND THAT IS ACTIVELY ENGAGED IN THE COMMERCIAL GROWING OF TREES UNDER A SOUND MANAGEMENT PROGRAM. THIS CAN BE LAND THAT HAS MATURE TREES READY FOR HARVEST OR ANY STAGE IN THE LIFE OF FOREST PRODUCTS FROM THE SETTING OF NURSERY SEEDLINGS TO THE HARVESTING OF THE MATURE TREES. CUTOVER LAND CAN QUALIFY IF SOUND MANAGEMENT CONCURS THAT THERE ARE SUFFICIENT TREES FOR NATURAL REFORESTATION.

3. HORTICULTURAL LAND IS ANY LAND THAT IS ACTIVELY USED IN THE COMMERCIAL PRODUCTION OR GROWING OF HORTICULTURAL PRODUCTS UNDER A SOUND MANAGEMENT PROGRAM. THIS WOULD INCLUDE FRUITS, VEGETABLES, NURSERY STOCK AND FLORAL PRODUCTS AND ANY OTHER SIMILAR HORTICULTURAL ENTERPRISE. IT WOULD ALSO INCLUDE CONTAINER-GROWN PRODUCTS THAT ARE NOT READY FOR SALE. IT WOULD NOT INCLUDE RETAIL SALES AREAS, STORAGE AREAS FOR THE SALE OF HORTICULTURAL PRODUCTS AND CUSTOMER PARKING AREAS. IT WOULD INCLUDE LAND UNDER GREENHOUSES, EQUIPMENT SHELTERS AND OTHER STORAGE BUILDINGS NECESSARY FOR THE SUPPORT OF THE COMMERCIAL PRODUCTION OR GROWING OF HORTICULTURAL PRODUCTS.

THERE WILL BE SITUATIONS WHERE THE OPERATION COULD BE CLASSIFIED AS BOTH HORTICULTURAL AND AGRICULTURAL. IF THE PRODUCT GROWN IS AN ANNUAL, THAT IS, IT LASTS FOR ONE SEASON, AND WILL BE INVOLVED IN A CROP ROTATION, IT IS PERMISSIBLE AND RECOMMENDED THAT THIS TYPE OF OPERATION BE CLASSIFIED AS AN AGRICULTURAL UNIT. LAND USED FOR GREEN BEANS, GREEN PEPPERS OR CUCUMBERS AND THEN ROTATED WITH SOYBEANS, GRAIN OR CORN SHOULD BE TREATED AS AN AGRICULTURAL UNIT. IF THE LAND IS USED FOR GROWING FRUIT TREES, VINEYARD PRODUCTS, BERRIES OR VEGETABLES AND OTHER PRODUCTS THAT ARE NOT ANNUALS, IT SHOULD BE CLASSIFIED AS HORTICULTURAL. IT IS POSSIBLE THAT SOME OPERATIONS WILL QUALIFY AS BOTH AGRICULTURAL AND HORTICULTURAL. IT WOULD BE BETTER TO ASK THIS TYPE OF OPERATOR TO COMPLETE TWO APPLICATIONS, EVEN IF ONLY ONE TRACT OF LAND IS INVOLVED. HOWEVER, IT WOULD BE PERMISSIBLE TO ATTACH THE LAND BREAKDOWN AND INCOME FIGURES TO ONE APPLICATION FORM.

USE-VALUE

AGRICULTURE

1,200

HORTICULTURE

2,260

FORESTRY

255

RIVER OR LAKE FRONT PROPERTY THAT QUALIFIES WILL BE PRICED AS AGRICULTURE.