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## Union County

### 2015 Uniform Schedule of Values, Standards and Rules

#### General Information

Reappraisal (or revaluation) refers to the process of periodically determining the fair market value of real property, which fluctuates over time.

Union County's last reappraisal was effective January 1<sup>st</sup> 2008. North Carolina General Statute 105-286 mandates each county conduct a general reappraisal every eight years unless the county's Board of County Commissioners adopts an earlier date. Additionally a county whose population is greater than 75,000 must conduct reappraisal of real property within three years if the county's sales ratio study is less than .85 or greater than 1.15. In 2012 the North Carolina Department of Revenue determined Union County's sales ratio to be 1.1978 and ordered that a revaluation be conducted effective January 1, 2015.

North Carolina General Statute, Chapter 105, Section 317, requires that in preparation for each reappraisal of real property, it will be the duty of the tax assessor to develop and compile Uniform Schedules of Values, Standards and Rules to be used in appraising real property in the county. These Schedules are to be prepared in sufficient detail to enable those making the appraisals to adhere to them in appraising the kinds of real property commonly found in the county. The objective of the Schedules is to develop standards by which all property is valued at market value.

The valuation of real property for tax purposes is accomplished through the mass appraisal system. As the term implies, it is the process of appraising a large number of properties as of a given date, adopting standard techniques and giving due consideration to the appraisal process so that uniformity or equity of values among all properties may be achieved.

Market value is the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller. This applies when neither is under any compulsion to buy or sell, and both have a reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used.

An appraisal of real property is an opinion or estimate of value. The three standard appraisal methods are typically referred to as approaches to value. They are:

1. **Cost Approach:** (also known as Depreciated Replacement Cost). This approach is based on the proposition that the informed purchaser would not pay more than the cost of producing a substitute property with the same use as the subject property. This approach is particularly applicable when the property being appraised is utilized at its highest and best use. It also applies when unique or specialized improvements are located on a site for which there exist no comparable properties in the market.

## General Information

2. Market Data Approach: (also known as the Comparative Approach). This appraisal method is used to estimate the value of real property through a market search to ascertain the selling prices of similar properties. In this process, the appraiser compares the subject property to those which have sold, and estimates the value of the property by using those selling prices as a comparison.
3. Income Approach: (also known as the Capitalization Approach). This is an appraisal method which restates market value by converting future benefits of property ownership (the annual income stream generated by rents) into an expression of present worth. Net operating income is capitalized into an estimated property value.

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The three basic approaches to value referred to above are all valid and acceptable methods used in appraising real property. In Union County's 2015 Reappraisal process, all three approaches to value were considered and used depending on the type and location of each property. The remaining portion of this manual sets forth a detailed analysis of the Values, Standards, and Rules utilized in the reappraisal process.

## Notification and Appeal Process

### Revaluation Notices

A Notice of "Change of Appraised Valuation" will be sent to all property owners in Union County.

### Informal Review

Taxpayers wishing to request an informal review of their value must complete an "Informal Review Request Form" for each parcel and return it within 30 days of the date of the notice. Upon receipt of a timely "Informal Review Request Form" an appraiser will review the parcel. An "Informal Review Notice" will then be mailed to the taxpayer stating if a change has or has not been made and the appraised value.

### Union County Board of Equalization and Review

Taxpayers that receive an "Informal Review Notice and do not agree with the valuation may file an appeal to Board of Equalization and Review. Also any taxpayer that failed to file a request for an informal review may file an appeal to the Board of Equalization and Review. The Board of Equalization and Review is made up of five Union County Citizens. At the Board of Equalization and Review hearing the taxpayer will be able to present evidence and testimony to support their opinion of value. Within 30 days of the Board meeting the taxpayer will be mailed a Notice of Decision indicating the Board's determination.

### North Carolina Property Tax Commission

The Taxpayer has 30 days from the date of the Board of Equalization and Review's Notice of Decision to file an appeal to the North Carolina Property Tax Commission. The Property Tax Commission is made up of five members appointed by the Governor and the Legislature. These appeals are typically heard in Raleigh.

### North Carolina Court of Appeals

The Court of Appeals hears all appeals from the Property Tax Commission

### North Carolina Supreme Court

The North Carolina Supreme Court may hear appeals from the Court of Appeals. There is no appeal of the decision of the Supreme Court.

## Residential Land Valuation

The first step in the Mass Appraisal process in Union County was to appraise all the land as if it were vacant and free and clear of any liens and encumbrances. The market or sales comparison approach was used extensively. Land values were established by comparing properties to similar properties which had recently sold and making adjustments for different factors which affect land value.

### General Methodology

#### Neighborhoods

The county has been divided into appraisal neighborhoods. Each neighborhood is made up of parcels which have which share similar economic influences; such as school attendance zone, quality and age of improvements.

#### Land Types

Then a land type is assigned to each parcel in the neighborhood. Land types are used to identify major differences in land on parcels within a neighborhood. A parcel may have its land divided into two or more segments when multiple types of land are present upon the parcel.

#### Land Base Rates

The appraisers studied sales reports of vacant land sales within each neighborhood. They determined the best methods, types of units and rates for each land type to reflect the market for land within the neighborhood. In areas with very few or no land sales, sales from similar area were use

## Land Valuation

### Influence Factors

Some parcels (or portions of parcels) have other influences affecting them which are accounted for on a parcel by parcel basis. These adjustments will only be used when the condition directly affects the highest and best use of the parcel. When a parcel or portion of a parcel is impacted by more than one factor, it will be left to the appraiser's judgment to determine how the various influence factors will be applied.

### Shape

Adjustments for shape will only be made in the most extreme cases. The amount of the adjustment will be based on professional judgment of an appraiser.

### Topography

Adjustments for topography will only be made where the topography of a parcel is substantially different than the norm for the surrounding area. The amount of the adjustment will be based on professional judgment of an appraiser.

### Access

Limited access to a parcel may have a negative effect on the parcel. When a parcel is coded as limited access a -25% adjustment is made to the land. Only parcels with less than 60 feet of road frontage will be considered for this adjustment. Access issues will not be considered if the taxpayer owns adjacent parcels with road access.

### Utility Right of Ways

Any portion of a parcel restricted in use by a major utility right of way will receive a -45% adjustment

### Not Buildable

Parcels that are not buildable, for whatever reason, will receive the following adjustment:

- Land valued at a lot or site value will be discount 75%
- Land valued with a Site value and an acreage rate will have the site value removed.
- Land valued strictly by acreage will be discounted 75% if 1-4 acres, 45% if 4.001 -10 acres, 25% if > 10.001 acres.

### Scenic Water Frontage

Frontage on a lake or river may effects the value of a parcel. Where enough sales data is available to establish separate rates for these parcels we do so. If enough sales do not exist, a +50% adjustment will be made to the portion of the parcel within 200 of the lake or river. No adjustment for flood zone will be made within this area.

### Flood

Any portion of a parcel valued as acreage in FEMA flood zones "AE-FW" or "AE" will receive a -45% adjustment; portions in Flood Zone ".2% Annual Chance" will receive a -10% adjustments. This will not apply on scenic waterfront.

## Land Valuation

### Site Ratings

Site ratings may be used to account for atypical parcels with in a neighborhood.

### Multiple Lots

When a residence sits astride two separate lots the two lots combined are valued at 140% the price of a single lot. If a residence does not sit astride the lot line then the lots are valued as separate lots.

### Homeowners' Association

Land owned by a Homeowners' Association is valued at a nominal amount, typically \$100

### Size

Most acreage tracts will be valued as two components. First as a potential site to build a dwelling and second with a rate per acre. On tracts greater than five acres this rate per acre will be adjusted downward based on the table below:

Acres	Modifier
5.001 - 6	98%
6.001 - 7	96%
7.001 - 8	94%
8.001 - 9	92%
9.001 - 10	90%
10.001 - 15	89%
15.001 - 20	88%
20.001 - 25	87%
25.001 - 30	85%
30.001 - 35	84%
35.001 - 40	83%
40.001 - 45	82%
45.001 - 50	81%
50.001 - 60	80%
60.001 - 75	78%
75.001 - 100	76%
100.001 - 150	74%
150.001 - 200	72%
>200	70%

### Flat Rates

Flat rates may be used to value unique parcels.

### Conservation Easements

In cases where some rights to the land have been deeded to another party; those right will be appraised as follows:

Right to Subdivide	30%
Right to Sell	25%
Right to Construct Buildings	20%
Recreational Rights	15%
Right to use agriculturally	10%

## Improvements

Improvements are any real property placed upon the land. This would include, for example: residential house, some manufactured housing (see manufactured housing sections for details), commercial buildings, garages, porches, decks, patios, paving and outbuildings.

### Improvement Valuation Methodology

Valuing improvements involves the following step (each of which will be explained in detail in following sections):

Place each parcel in a neighborhood. A neighborhood is a group of similar parcels which have similar economic influences affecting them.

Establish a typical countywide replacement cost (new) for the improvement. This is based on such factors as square footage of the improvement, quality of construction, types of materials (such as exterior wall cover, roof material, sub flooring), method of heating and cooling, number of plumbing fixtures, as well as other factors.

Determine any depreciation to be applied to the improvements. We consider three types of depreciation: physical, functional, and economic.

Establish a typical countywide cost value for the improvements by subtracting the depreciation from the replacement cost new.

Establish a neighborhood modifier by comparing the cost values in a neighborhood to the actual sales within the neighborhood. This allows for the fact that similar parcels within the county can sell for very different amounts largely based on location.

Multiply the cost value by the neighborhood modifier to establish market value.

Improvements

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## Residential

### Residential Quality Class/Grade

Quality Class/Grade is used to account for the quality of the home being valued. There are six grades: Substandard, Fair, Average, Good, Excellent, and Superior.

**Substandard Grade** houses are very basic structures which do not and cannot economically be made to meet modern building codes. They will display no or very limited architectural or aesthetic appeal. Architectural design is concerned with function rather than appearance. Exterior wall finish will generally be lapboard siding or one of several other lower quality wood or vinyl materials, average quality brick, or concrete block. Heating will likely be forced air, electric baseboard, wall or floor furnace. In some instances the structure may have no heat.

**Fair Grade** houses are basic structures. They will display very limited architectural or aesthetic appeal. Architectural design is concerned with function rather than appearance. Exterior wall finish will generally be lapboard siding or one of several other lower quality wood or vinyl materials, average quality brick, or concrete block. Heating will likely be forced air, electric baseboard, wall or floor furnace. In some instances the structure may have no heat.

**Average Grade** houses may be built for the individual property owner or may be mass-produced in tract subdivisions or residential developments. The average quality home will have some simple ornamentation to attract buyers; however, there is not the attention to detail or the quality of materials or workmanship when compared to the Good, Excellent, or Superior class structures. The exterior wall finish will be of a wide variety of materials including average quality brick and various wood frame materials of average quality including vinyl and masonite siding. Roofing material will generally be medium to light grade asphalt composition shingles. Heating and cooling types will vary in the average quality class with the newer structures having forced air heating and cooling and the older structures having a variety of heat types including wall and floor furnaces, baseboard electric, with central air or without air.

**Good Grade** houses will usually be built in better residential tract subdivisions and will be mass-produced or may be built for an individual owner. These homes will offer more visual appeal and quality of materials and workmanship than homes in the Average quality grade. Exterior wall finish will be of a wide variety of materials ranging from good quality brick and stone veneer, stucco, or various wood frame materials of good quality. Roofing materials will generally be architectural shingles or wood shingles. Heating and cooling is usually forced central air.

**Excellent Grade** houses show high regard for materials and workmanship. They are usually individually designed structures with unique features and amenities. Great attention is typically given to architectural style and visual appeal. From both a structural and a cosmetic standpoint, the excellent grade home will utilize materials and workmanship far in excess of the standards typical of the lesser residential quality classes. Exterior wall finish may be of a variety of materials ranging from high quality brick or stone veneer, high quality siding or high quality stucco. The exterior of the structure will usually be highly detailed. Roofing materials typical of this class include wood shake, architectural shingles, tile, or slate. Heating and cooling is typically central forced air. Custom and/or multiple fireplaces are typical for this quality class.

**Superior Grade** houses are of the highest quality with regard to materials and workmanship. They are individually designed structures with unique features and amenities. Great attention is given to architectural style and visual appeal. From both a structural and a cosmetic standpoint, the superior quality home will utilize materials and workmanship of the highest standards. Exterior wall finish may be of a variety of materials ranging from high quality brick or stone veneer, high quality siding or high quality stucco. The exterior of the structure will be highly detailed. Roofing materials typical of this class include wood shake, architectural shingles, tile, or slate. Heating and cooling is typically central forced air. Custom and/or multiple fireplaces are typical for this quality class. The attention to detail, design, appearance and quality of building materials is what separates this quality class from those below it.

## Residential

The appraiser assigns quality class/grade based on professional judgement.

The following sections will explain in detail the rates and methods for establishing a *replacement cost new* for structures in each of these grades.

Calculation of Replacement Cost New – Substandard Grade Residential

Calculation of Replacement Cost New Value

**SUBSTANDARD GRADE RESIDENTIAL**

Substandard grade houses are very basic structures which do not and cannot economically be made to meet modern building codes. They will display no or very limited architectural or aesthetic appeal. Architectural design is concerned with function rather than appearance. Exterior wall finish will generally be lapboard siding or one of several other lower quality wood or vinyl materials, average quality brick, or concrete block. Heating will likely be forced air, electric baseboard, wall or floor furnace. In some instances the structure may have no heat.

The following tables will only apply to Substandard grade housing.

**First Floor**

First Floor Base

The First Floor base value is calculated by multiplying the first floor footage by a price per square foot based on the total heated square footage on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

1 <sup>ST</sup> FLOOR			
Square Footage	Rate	Square Footage	Rate
0 – 1200	\$45.50	2041 – 2100	\$37.80
1201 – 1240	\$45.15	2101 – 2200	\$37.45
1241 – 1280	\$44.80	2201 – 2300	\$37.10
1281 – 1320	\$44.45	2301 – 2400	\$36.75
1321 – 1360	\$44.10	2401 – 2500	\$36.40
1361 – 1400	\$43.75	2501 – 2600	\$36.05
1401 – 1440	\$43.40	2601 – 2700	\$35.70
1441 – 1480	\$43.05	2701 - 2900	\$35.35
1481 – 1520	\$42.70	2901 – 3000	\$35.00
1521 – 1560	\$42.35	3000 – 3200	\$34.65
1561 – 1600	\$42.00	3201 – 3400	\$34.30
1601 – 1640	\$41.65	3401 – 3600	\$33.95
1641 – 1680	\$41.30	3601 – 3800	\$33.60
1681 – 1720	\$40.95	3801 – 4000	\$33.25
1721 – 1760	\$40.60	4001 – 4200	\$32.90
1761 – 1800	\$40.25	4201 – 4400	\$32.55
1801 – 1840	\$39.90	4401 – 4600	\$32.20
1841 – 1880	\$39.55	4601 – 4800	\$31.85
1881 – 1920	\$39.20	4801 – 5000	\$31.50
1921 – 1960	\$38.85	5001 – 5400	\$30.80
1961 – 2000	\$38.50	5401 - 99999	\$30.45
2001 – 2040	\$38.15		

Unfinished - First Floor

If any portion of the first floor is unfinished we deduct value. This deduction is calculated by multiplying the unfinished first floor square footage by the unfinished rate.

UNFINISHED 1 <sup>ST</sup> FLOOR	
Square Footage	Rate
Any	\$ -25.45

## Calculation of Replacement Cost New – Substandard Grade Residential

### Exterior Wall Cover – First Floor

Exterior wall covering may add value. Exterior wall coverings are valued according to their group. Up to two different types of exterior cover can be recorded for each floor with each containing the percent of the total cover it makes up.

The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the first floor. If there are two different types of covering then each is calculated as above then multiplied by the percentage of the total.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

EXTERIOR COVERING 1 <sup>ST</sup> FLOOR		
Group	Rate	
0 & 1	\$	0.00
2	\$	0.67
3	\$	1.42
4	\$	3.16

### Slab Floor

If a home has a slab floor value is deducted. This deduction is calculated by multiplying the first floor square footage by the slab floor rate.

SLAB FLOOR		
Square Footage	Rate	
All	\$	-1.98

### Roofing Material

Roofing material may add or subtract value. Roofing materials are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the first floor.

COVERING	GROUP	COVERING	GROUP
Cement Fiber Shingles	5	Enamel Steel	3
Cement Tile	6	Metal Standing Seam	6
Clay Tile	7	Pitch & Gravel	2
Composition Shingles Heavy	3	Plastic Tile	0
Composition Shingles to 235	2	Shake Shingles – Med.	4
Composition - Roll	1	Slate or Tile	7
Copper or Terne	8	Synthetic Tile	5
Corrugated Steel	1	Wood Shingles	4

Calculation of Replacement Cost New – Substandard Grade Residential

ROOFING MATERIAL		
Group	Rate	
1	\$	-0.45
2	\$	0.00
3	\$	0.32
4	\$	1.28
5	\$	1.61
6	\$	2.26
7	\$	4.37
8	\$	5.89

**Upper Story**

Upper Story Base

Upper story base value is calculated by multiplying the upper story square footage by a price per square foot based on the total heated square footage on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

FINISHED UPPER STORY			
Square Footage	Rate	Square Footage	Rate
0 – 1200	\$40.95	2041 – 2100	\$34.02
1201 – 1240	\$40.63	2101 – 2200	\$33.70
1241 – 1280	\$40.32	2201 – 2300	\$33.39
1281 – 1320	\$40.00	2301 – 2400	\$33.07
1321 – 1360	\$39.69	2401 – 2500	\$32.76
1361 – 1400	\$39.37	2501 – 2600	\$32.44
1401 – 1440	\$39.06	2601 – 2700	\$32.13
1441 – 1480	\$38.75	2701 - 2900	\$31.81
1481 – 1520	\$38.43	2901 – 3000	\$31.50
1521 – 1560	\$38.11	3000 – 3200	\$31.18
1561 – 1600	\$37.80	3201 – 3400	\$30.87
1601 – 1640	\$37.48	3401 – 3600	\$30.55
1641 – 1680	\$37.17	3601 – 3800	\$30.24
1681 – 1720	\$36.85	3801 – 4000	\$29.92
1721 – 1760	\$36.54	4001 – 4200	\$29.61
1761 – 1800	\$36.22	4201 – 4400	\$29.29
1801 – 1840	\$35.91	4401 – 4600	\$28.98
1841 – 1880	\$35.59	4601 – 4800	\$28.66
1881 – 1920	\$35.28	4801 – 5000	\$28.03
1921 – 1960	\$34.96	5001 – 5400	\$27.72
1961 – 2000	\$34.65	5401 - 99999	\$27.40
2001 – 2040	\$34.33		

Unfinished Upper Floor

If any portion of the upper floor is unfinished, value is deducted. This deduction is calculated by multiplying the unfinished upper floor square footage by the unfinished rate.

UNFINISHED FLOOR UPPER		
Square Footage	Rate	
Any	\$	-22.40

Calculation of Replacement Cost New – Substandard Grade Residential

Exterior Wall Cover – Upper Floor

Exterior wall covering may add value to the upper floor base. Exterior wall coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the upper floor.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

FINISHED UPPER EXTERIOR COVER		
Group	Rate	
1	\$	0.00
2	\$	0.61
3	\$	1.30
4	\$	2.65

**Basements**

Unfinished Basements

Basement base value is calculated by multiplying the basement square footage by a price per square foot based on the table below. When the square footage falls between to charted points the rate will be calculated by interpolation.

UNFINISHED BASEMENT		
Square Footage	Rate	
0	\$	8.16
1200	\$	8.11
1300	\$	8.08
1400	\$	7.87
1500	\$	7.81
1600	\$	7.60
1800	\$	7.51
2000	\$	7.39
2100	\$	7.33
2300	\$	7.27
2500	\$	7.22
2600	\$	7.17
2700	\$	7.10
2900	\$	6.94
3100	\$	6.84
3200	\$	6.79
3300	\$	6.73
3800	\$	6.54

Calculation of Replacement Cost New – Substandard Grade Residential

Finished Basements

If the basement has a finished interior this will add value to the basement (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FINISHED BASEMENT		
Square Footage	Rate	
0	\$	10.20
1200	\$	10.14
1300	\$	10.10
1400	\$	9.84
1500	\$	9.77
1600	\$	9.50
1800	\$	9.39
2000	\$	9.24
2100	\$	9.17
2300	\$	9.09
2500	\$	9.03
2600	\$	8.97
2700	\$	8.88
2900	\$	8.68
3100	\$	8.55
3200	\$	8.49
3300	\$	8.42
3800	\$	8.18

MODIFIERS	
High Quality	200%

Walkout Basements

If the basement is a walkout this will add value to the basement (in addition to the cost established above). This is calculated by multiplying the square footage by a price per square foot based on the table below.

FINISHED BASEMENT		
Square Footage	Rate	
0	\$	2.04
1200	\$	2.03
1300	\$	2.02
1400	\$	1.97
1500	\$	1.96
1600	\$	1.90
1800	\$	1.88
2000	\$	1.85
2100	\$	1.84
2300	\$	1.82
2500	\$	1.81
2600	\$	1.80
2700	\$	1.78
2900	\$	1.74
3100	\$	1.71
3200	\$	1.70
3300	\$	1.69
3800	\$	1.64

Calculation of Replacement Cost New – Substandard Grade Residential

**Lower Level**

**Unfinished Lower Level**

Lower level unfinished value is calculated by multiplying the lower level square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UNFINISHED LOWER LEVEL		
Square Footage	Rate	
0	\$	14.28
1200	\$	14.20
1300	\$	14.14
1400	\$	13.78
1500	\$	13.67
1600	\$	13.30
1800	\$	13.15
2000	\$	12.94
2100	\$	12.83
2300	\$	12.73
2500	\$	12.64
2600	\$	12.55
2700	\$	12.43
2900	\$	12.15
3100	\$	11.97
3200	\$	11.89
3300	\$	11.78
3800	\$	11.45

**Finished Lower Level**

If the lower level has a finished interior this will add value to the lower level (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on Finished Basements (see above). When the square footage falls between two charted points the rate will be calculated by interpolation.

**Exterior Wall Cover – Lower Level**

Exterior wall covering on the lower level may add value. Exterior wall coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the lower level.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

Calculation of Replacement Cost New – Substandard Grade Residential

LOWER EXTERIOR COVER		
Group	Rate	
1	\$	0.00
2	\$	0.29
3	\$	0.59
4	\$	1.20

**Attic**

**Unfinished Attic**

Attic – Unfinished value is calculated by multiplying the attic square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

ATTIC - UNFINISHED		
Square Footage	Rate	
0	\$	5.34
600	\$	4.40
800	\$	3.83
1000	\$	3.55
1200	\$	3.34
1400	\$	3.19
1600	\$	3.04
1800	\$	2.92
2200	\$	2.74

**Finished Attic**

If the attic has any finished area this will add value to the attic (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

ATTIC FINISHED		
	Rate	
Attic Finished	\$	12.80

MODIFIERS	
Low Quality	-50%

Calculation of Replacement Cost New – Substandard Grade Residential

**General Items**

**Fireplaces**

Fireplaces will add value. The adjustment is calculated by multiplying the quantity of each item by the rate for the item.

FIREPLACES		
	Flat Rate	
Fireplace – Openings	\$	2000
Fireplace - Gas	\$	985

**Air Conditioning**

Air conditioning will add value. The adjustment is calculated by multiplying square footage by the rate for air conditioning.

AIR CONDITIONING		
Any Air Conditioning	\$	1.50

**Heating**

Heating may add or subtract value. Heating is valued according to its group. The adjustment is calculated by multiplying the rate for the appropriate group by the heated square footage.

HEATING	GROUP	HEATING	GROUP
Baseboard	3	Heat Pump	5
Electric Baseboard	2	Hot Water	2
Forced Hot Air	4	None	1
Forced Hot Air – Gas	5	Radiant – Floor	6
Geothermal	7	Wall Units	3

HEATING		
Group	Rate	
1	\$	-1.57
2	\$	-0.67
3	\$	-0.26
4	\$	0.00
5	\$	1.20
6	\$	2.03
7	\$	3.61

### Garages and Carports

#### Framed Garage – Attached

Framed garage – attached value is calculated by multiplying the garage square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FRAMED GARAGE ATTACHED		
Square Footage	Rate	
0	\$	15.16
400	\$	12.41
600	\$	11.79
800	\$	11.21

MODIFIERS	
Semi-finished	115%
Finished	125%
High Quality	135%

#### Masonry Garage – Attached

Masonry framed garage – attached value is calculated by multiplying the garage square footage by a price per square foot based on the table below. When the square footage falls between to charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

MASONRY GARAGE ATTACHED		
Square Footage	Rate	
200	\$	19.75
400	\$	16.95
600	\$	15.53
800	\$	14.46
1000	\$	14.46

MODIFIERS	
Semi-finished	115%
Finished	125%
High Quality	135%

#### Garage – Living

Any living space within a garage adds value to the garage. This is calculated by multiplying the living square foot by a price per square footage based on the table below.

GARAGE - LIVING		
Square Footage	Rate	
Any	\$	17.26

#### Carport

Carport value is calculated by multiplying the carport square footage by a price per square foot based on the table below.

INTEGRAL CARPORT		
Square Footage	Rate	
Any	\$	8.35

Calculation of Replacement Cost New – Substandard Grade Residential

**Shed Carport**

Shed carport value is calculated by multiplying the carport square footage by a price per square foot based on the table below.

SHED CARPORT		
Square Footage	Rate	
Any	\$	5.48

**Porches and Patios**

**Concrete Patio**

Concrete patio value is calculated by multiplying the garage square footage by a price per square foot based on the table below. Additionally, they may have modifiers which are multiplied with the value.

CONCRETE PATIO		
Square Footage	Rate	
Any	\$	2.22

MODIFIERS	
High Quality	200%

**Enclosed Porch**

Enclosed porch value is calculated by multiplying the porch square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

ENCLOSED PORCH		
Square Footage	Rate	
0	\$	48.02
50	\$	34.79
100	\$	26.33
200	\$	21.95
300	\$	17.57

MODIFIERS	
Low Quality	80%
High Quality	120%

**Open Porch**

Open porch value is calculated by multiplying the porch square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

OPEN PORCH		
Square Footage	Rate	
0	\$	26.63
50	\$	20.53
100	\$	15.63
200	\$	13.63
300	\$	11.63

Calculation of Replacement Cost New – Substandard Grade Residential

MODIFIERS	
Low Quality	75%
High Quality	125%

Wood Deck

Wood deck value is calculated by multiplying the deck footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

WOOD DECK		
Square Footage	Rate	
0	\$	20.50
50	\$	14.40
100	\$	9.50
200	\$	7.50
300	\$	5.50

MODIFIERS	
Low Quality	80%
High Quality	120%

Masonry Stoop

Masonry stoop value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

MASONRY STOOP		
Square Footage	Rate	
25	\$	11.13
50	\$	8.94
100	\$	7.05
300	\$	5.47

MODIFIERS	
Low Quality	75%
High Quality	125%

Flagstone Patio

Flagstone patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FLAGSTONE PATIO		
Square Footage	Rate	
Any	\$	8.47

MODIFIERS	
Low Quality	80%
High Quality	120%

## Calculation of Replacement Cost New – Substandard Grade Residential

### Brick Patio

Brick patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

BRICK PATIO		
Square Footage	Rate	
Any	\$	6.06

MODIFIERS	
Low Quality	70%
High Quality	150%

### Wood Patio

Wood patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FLAGSTONE PATIO		
Square Footage	Rate	
Any	\$	4.58

MODIFIERS	
Low Quality	80%
High Quality	120%

## Calculation of Replacement Cost New Value

### FAIR GRADE RESIDENTIAL

Fair grade houses are very basic structures. They will display very limited architectural or aesthetic appeal. Architectural design is concerned with function rather than appearance. Exterior wall finish will generally be lapboard siding or one of several other lower quality wood or vinyl materials, average quality brick, or concrete block. Heating will likely be forced air, electric baseboard, wall or floor furnace. In some instances the structure may have no heat.

The following tables will only apply to Fair grade housing.

#### First Floor

##### First Floor Base

The First Floor base value is calculated by multiplying the first floor footage by a price per square foot based on the total heated square footage on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

1 <sup>ST</sup> FLOOR			
Square Footage	Rate	Square Footage	Rate
0 – 1200	\$71.50	2041 – 2100	\$59.40
1201 – 1240	\$70.95	2101 – 2200	\$58.85
1241 – 1280	\$70.40	2201 – 2300	\$58.30
1281 – 1320	\$69.85	2301 – 2400	\$57.75
1321 – 1360	\$69.30	2401 – 2500	\$57.20
1361 – 1400	\$68.75	2501 – 2600	\$56.65
1401 – 1440	\$68.20	2601 – 2700	\$56.10
1441 – 1480	\$67.65	2701 - 2900	\$55.55
1481 – 1520	\$67.10	2901 – 3000	\$55.00
1521 – 1560	\$66.55	3000 – 3200	\$54.45
1561 – 1600	\$66.00	3201 – 3400	\$53.90
1601 – 1640	\$65.45	3401 – 3600	\$53.35
1641 – 1680	\$64.90	3601 – 3800	\$52.80
1681 – 1720	\$64.35	3801 – 4000	\$52.25
1721 – 1760	\$63.80	4001 – 4200	\$51.70
1761 – 1800	\$63.25	4201 – 4400	\$51.15
1801 – 1840	\$62.70	4401 – 4600	\$50.60
1841 – 1880	\$62.15	4601 – 4800	\$50.05
1881 – 1920	\$61.60	4801 – 5000	\$48.95
1921 – 1960	\$61.05	5001 – 5400	\$48.40
1961 – 2000	\$60.50	5401 - 99999	\$47.85
2001 – 2040	\$59.95		

##### Unfinished - First Floor

If any portion of the first floor is unfinished we deduct value. This deduction is calculated by multiplying the unfinished first floor square footage by the unfinished rate.

UNFINISHED 1 <sup>ST</sup> FLOOR		
Square Footage	Rate	
Any	\$	-42.85

Calculation of Replacement Cost New – Fair Grade Residential

Exterior Wall Cover – First Floor

Exterior wall covering may add value. Exterior wall coverings are valued according to their group. Up to two different types of exterior cover can be recorded for each floor with each containing the percent of the total cover it makes up.

The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the first floor. If there are two different types of covering then each is calculated as above then multiplied by the percentage of the total.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

EXTERIOR COVERING 1 <sup>ST</sup> FLOOR		
Group	Rate	
0 & 1	\$	0.00
2	\$	0.80
3	\$	1.86
4	\$	3.60

Slab Floor

If a home has a slab floor value is deducted. This deduction is calculated by multiplying the first floor square footage by the slab floor rate.

SLAB FLOOR		
Square Footage	Rate	
All	\$	-2.28

Roofing Material

Roofing material may add or subtract value. Roofing materials are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the first floor.

COVERING	GROUP	COVERING	GROUP
Cement Fiber Shingles	5	Enamel Steel	3
Cement Tile	6	Metal Standing Seam	6
Clay Tile	7	Pitch & Gravel	2
Composition Shingles Heavy	3	Plastic Tile	0
Composition Shingles to 235	2	Shake Shingles – Med.	4
Composition - Roll	1	Slate or Tile	7
Copper or Terne	8	Synthetic Tile	5
Corrugated Steel	1	Wood Shingles	4

Calculation of Replacement Cost New – Fair Grade Residential

ROOFING MATERIAL		
Group	Rate	
1	\$	-0.48
2	\$	0.00
3	\$	0.44
4	\$	1.45
5	\$	1.94
6	\$	2.58
7	\$	5.11
8	\$	6.70

**Upper Story**

Upper Story Base

Upper story base value is calculated by multiplying the upper story square footage by a price per square foot based of the total heated square footage on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UPPER STORY			
Square Footage	Rate	Square Footage	Rate
0 – 1200	\$64.35	2041 – 2100	\$53.46
1201 – 1240	\$63.95	2101 – 2200	\$52.96
1241 – 1280	\$63.36	2201 – 2300	\$52.47
1281 – 1320	\$62.86	2301 – 2400	\$51.97
1321 – 1360	\$62.37	2401 – 2500	\$51.48
1361 – 1400	\$61.87	2501 – 2600	\$50.98
1401 – 1440	\$61.38	2601 – 2700	\$50.49
1441 – 1480	\$60.88	2701 - 2900	\$49.99
1481 – 1520	\$60.39	2901 – 3000	\$49.50
1521 – 1560	\$59.89	3000 – 3200	\$49.00
1561 – 1600	\$59.40	3201 – 3400	\$48.51
1601 – 1640	\$58.90	3401 – 3600	\$48.01
1641 – 1680	\$58.41	3601 – 3800	\$47.52
1681 – 1720	\$57.91	3801 – 4000	\$47.02
1721 – 1760	\$57.42	4001 – 4200	\$46.53
1761 – 1800	\$56.92	4201 – 4400	\$46.03
1801 – 1840	\$56.43	4401 – 4600	\$45.54
1841 – 1880	\$55.93	4601 – 4800	\$45.45
1881 – 1920	\$55.44	4801 – 5000	\$44.05
1921 – 1960	\$54.94	5001 – 5400	\$43.56
1961 – 2000	\$54.45	5401 - 99999	\$43.85
2001 – 2040	\$53.95		

Unfinished Upper Floor

If any portion of the upper floor is unfinished, value is deducted. This deduction is calculated by multiplying the unfinished upper floor square footage by the unfinished rate.

UNFINISHED FLOOR UPPER		
Square Footage	Rate	
Any	\$	-38.85

Calculation of Replacement Cost New – Fair Grade Residential

Exterior Wall Cover – Upper Floor

Exterior wall covering may add value to the upper floor base. Exterior wall coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the upper floor.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

FINISHED UPPER EXTERIOR COVER		
Group	Rate	
1	\$	0.00
2	\$	0.71
3	\$	1.67
4	\$	2.92

**Basements**

Unfinished Basements

Basement base value is calculated by multiplying the basement square footage by a price per square foot based on the table below. When the square footage falls between to charted points the rate will be calculated by interpolation.

UNFINISHED BASEMENT		
Square Footage	Rate	
0	\$	10.87
1200	\$	10.81
1300	\$	10.77
1400	\$	10.50
1500	\$	10.41
1600	\$	10.13
1800	\$	10.01
2000	\$	9.85
2100	\$	9.77
2300	\$	6.69
2500	\$	9.62
2600	\$	9.55
2700	\$	9.47
2900	\$	9.25
3100	\$	9.12
3200	\$	9.05
3300	\$	8.98
3800	\$	8.71

Calculation of Replacement Cost New – Fair Grade Residential

Finished Basements

If the basement has a finished interior this will add value to the basement (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FINISHED BASEMENT		
Square Footage	Rate	
0	\$	13.59
1200	\$	13.52
1300	\$	13.47
1400	\$	13.13
1500	\$	13.02
1600	\$	12.67
1800	\$	12.52
2000	\$	12.32
2100	\$	12.22
2300	\$	12.12
2500	\$	12.03
2600	\$	11.94
2700	\$	11.84
2900	\$	11.57
3100	\$	11.40
3200	\$	11.32
3300	\$	11.23
3800	\$	10.89

MODIFIERS	
High Quality	200%

Walkout Basements

If the basement is a walkout this will add value to the basement (in addition to the cost established above). This is calculated by multiplying the square footage by a price per square foot based on the table below.

FINISHED BASEMENT		
Square Footage	Rate	
0	\$	2.72
1200	\$	2.71
1300	\$	2.70
1400	\$	2.63
1500	\$	2.61
1600	\$	2.54
1800	\$	2.51
2000	\$	2.47
2100	\$	2.45
2300	\$	2.43
2500	\$	2.41
2600	\$	2.39
2700	\$	2.37
2900	\$	2.32
3100	\$	2.28
3200	\$	2.27
3300	\$	2.25
3800	\$	2.18

Calculation of Replacement Cost New – Fair Grade Residential

**Lower Level**

**Unfinished Lower Level**

Lower level unfinished value is calculated by multiplying the lower level square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UNFINISHED LOWER LEVEL		
Square Footage	Rate	
0	\$	19.03
1200	\$	18.92
1300	\$	18.85
1400	\$	18.38
1500	\$	18.22
1600	\$	17.73
1800	\$	17.52
2000	\$	17.24
2100	\$	17.10
2300	\$	16.96
2500	\$	16.84
2600	\$	16.72
2700	\$	16.58
2900	\$	16.19
3100	\$	15.96
3200	\$	15.84
3300	\$	15.72
3800	\$	15.25

**Finished Lower Level**

If the lower level has a finished interior this will add value to the lower level (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on Finished Basements (see above). When the square footage falls between two charted points the rate will be calculated by interpolation.

**Exterior Wall Cover – Lower Level**

Exterior wall covering on the lower level may add value. Exterior wall coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the lower level.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

Calculation of Replacement Cost New – Fair Grade Residential

LOWER EXTERIOR COVER		
Group	Rate	
1	\$	0.00
2	\$	0.33
3	\$	0.75
4	\$	1.32

**Attic**

Unfinished Attic

Attic – Unfinished value is calculated by multiplying the attic square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

ATTIC - UNFINISHED		
Square Footage	Rate	
0	\$	6.81
600	\$	5.40
800	\$	4.88
1000	\$	4.51
1200	\$	4.25
1400	\$	4.05
1600	\$	3.86
1800	\$	3.72
2200	\$	3.48

Finished Attic

If the attic has any finished area this will add value to the attic (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

ATTIC FINISHED		
	Rate	
Attic Finished	\$	14.15

MODIFIERS	
Low Quality	-50%

Calculation of Replacement Cost New – Fair Grade Residential

**General Items**

**Fireplaces**

Fireplaces will add value. The adjustment is calculated by multiplying the quantity of each item by the rate for the item.

FIREPLACES		
	Flat Rate	
Fireplace – Openings	\$	2370
Fireplace - Gas	\$	1075

**Air Conditioning**

Air conditioning will add value. The adjustment is calculated by multiplying square footage by the rate for air conditioning.

AIR CONDITIONING		
Any Air Conditioning	\$	1.63

**Heating**

Heating may add or subtract value. Heating is valued according to its group. The adjustment is calculated by multiplying the rate for the appropriate group by the heated square footage.

HEATING	GROUP	HEATING	GROUP
Baseboard	3	Heat Pump	5
Electric Baseboard	2	Hot Water	2
Forced Hot Air	4	None	1
Forced Hot Air – Gas	5	Radiant – Floor	6
Geothermal	7	Wall Units	3

HEATING		
Group	Rate	
1	\$	-1.65
2	\$	-0.70
3	\$	-0.28
4	\$	0.00
5	\$	1.26
6	\$	2.14
7	\$	3.80

Calculation of Replacement Cost New – Fair Grade Residential

**Garages and Carports**

**Framed Garage – Attached**

Framed garage – attached value is calculated by multiplying the garage square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FRAMED GARAGE ATTACHED		
Square Footage	Rate	
0	\$	19.05
400	\$	14.98
600	\$	14.47
800	\$	13.54
1000	\$	12.80

MODIFIERS	
Semi-finished	115%
Finished	125%
High Quality	135%

**Masonry Garage – Attached**

Masonry framed garage – attached value is calculated by multiplying the garage square footage by a price per square foot based on the table below. When the square footage falls between to charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

MASONRY GARAGE ATTACHED		
Square Footage	Rate	
200	\$	24.05
400	\$	20.08
600	\$	18.60
800	\$	17.19
1000	\$	17.19

MODIFIERS	
Semi-finished	115%
Finished	125%
High Quality	135%

**Garage – Living**

Any living space within a garage adds value to the garage. This is calculated by multiplying the living square footage by a price per square foot based on the table below.

GARAGE - LIVING		
Square Footage	Rate	
Any	\$	22.91

**Carport**

Carport value is calculated by multiplying the carport square footage by a price per square foot based on the table below.

INTEGRAL CARPORT		
Square Footage	Rate	
Any	\$	9.43

Calculation of Replacement Cost New – Fair Grade Residential

**Shed Carport**

Shed carport value is calculated by multiplying the carport square footage by a price per square foot based on the table below.

SHED CARPORT		
Square Footage	Rate	
Any	\$	5.93

**Porches and Patios**

**Concrete Patio**

Concrete patio value is calculated by multiplying the garage square footage by a price per square foot based on the table below. Additionally, they may have modifiers which are multiplied with the value.

CONCRETE PATIO		
Square Footage	Rate	
Any	\$	2.41

MODIFIERS		
High Quality	200%	

**Enclosed Porch**

Enclosed porch value is calculated by multiplying the porch square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

ENCLOSED PORCH		
Square Footage	Rate	
0	\$	51.38
50	\$	36.66
100	\$	28.50
200	\$	23.81
300	\$	19.12

MODIFIERS		
Low Quality	80%	
High Quality	120%	

**Open Porch**

Open porch value is calculated by multiplying the porch square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

OPEN PORCH		
Square Footage	Rate	
0	\$	28.52
50	\$	21.42
100	\$	17.07
200	\$	14.92
300	\$	12.77

Calculation of Replacement Cost New – Fair Grade Residential

MODIFIERS	
Low Quality	75%
High Quality	125%

Wood Deck

Wood deck value is calculated by multiplying the deck footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

WOOD DECK		
Square Footage	Rate	
0	\$	21.50
50	\$	14.40
100	\$	10.05
200	\$	8.10
300	\$	5.75

MODIFIERS	
Low Quality	80%
High Quality	120%

Masonry Stoop

Masonry stoop value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

MASONRY STOOP		
Square Footage	Rate	
25	\$	11.75
50	\$	9.63
100	\$	7.83
300	\$	6.11

MODIFIERS	
Low Quality	75%
High Quality	125%

Flagstone Patio

Flagstone patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FLAGSTONE PATIO		
Square Footage	Rate	
Any	\$	9.23

MODIFIERS	
Low Quality	80%
High Quality	120%

## Calculation of Replacement Cost New – Fair Grade Residential

### Brick Patio

Brick patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

BRICK PATIO		
Square Footage	Rate	
Any	\$	6.65

MODIFIERS	
Low Quality	70%
High Quality	150%

### Wood Patio

Wood patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FLAGSTONE PATIO		
Square Footage	Rate	
Any	\$	5.02

MODIFIERS	
Low Quality	80%
High Quality	120%

### Fair Grade Modifiers

An adjustment is made when necessary to reflect quality of construction when it differs from that which is average for the particular class. A **FAIR-** is valued as if it is a FAIR dwelling and then the value is multiplied by 75% to establish a final value. A **FAIR+** is valued as if it is a FAIR dwelling and then the value is multiplied by 113% to establish a final value.

## Calculation of Replacement Cost New Value

### AVERAGE GRADE RESIDENTIAL

The average quality structure may be built for the individual property owner or may be mass-produced in tract subdivisions or residential developments. The average quality home will have some simple ornamentation to attract buyers; however, there is not the attention to detail or the quality of materials or workmanship when compared to the Good, Excellent, or Superior class structures. The exterior wall finish will be of a wide variety of materials including average quality brick and various wood frame materials of average quality including vinyl and masonite siding. Roofing material will generally be medium to light grade asphalt composition shingles. Heating and cooling types will vary in the average quality class with the newer structures having forced air heating and cooling and the older structures having a variety of heat types including wall and floor furnaces, baseboard electric, with central air or without air.

The following tables will only apply to Average grade housing.

#### First Floor

##### First Floor Base

The First Floor base value is calculated by multiplying the first floor footage by a price per square foot based on the total heated square footage on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

1 <sup>ST</sup> FLOOR			
Square Footage	Rate	Square Footage	Rate
0 – 1200	\$93.23	2041 – 2100	\$77.45
1201 – 1240	\$92.51	2101 – 2200	\$76.73
1241 – 1280	\$91.79	2201 – 2300	\$76.02
1281 – 1320	\$91.08	2301 – 2400	\$75.30
1321 – 1360	\$90.36	2401 – 2500	\$74.58
1361 – 1400	\$89.64	2501 – 2600	\$73.86
1401 – 1440	\$88.92	2601 – 2700	\$73.15
1441 – 1480	\$88.21	2701 - 2900	\$72.43
1481 – 1520	\$87.49	2901 – 3000	\$71.71
1521 – 1560	\$86.77	3000 – 3200	\$71.00
1561 – 1600	\$86.06	3201 – 3400	\$70.28
1601 – 1640	\$85.34	3401 – 3600	\$69.56
1641 – 1680	\$84.62	3601 – 3800	\$68.84
1681 – 1720	\$83.90	3801 – 4000	\$68.13
1721 – 1760	\$83.19	4001 – 4200	\$67.41
1761 – 1800	\$82.47	4201 – 4400	\$66.69
1801 – 1840	\$81.75	4401 – 4600	\$65.98
1841 – 1880	\$81.04	4601 – 4800	\$65.26
1881 – 1920	\$80.32	4801 – 5000	\$63.82
1921 – 1960	\$79.55	5001 – 5400	\$63.11
1961 – 2000	\$78.88	5401 - 99999	\$62.39
2001 – 2040	\$78.17		

##### Unfinished - First Floor

If any portion of the first floor is unfinished we deduct value. This deduction is calculated by multiplying the unfinished first floor square footage by the unfinished rate.

UNFINISHED 1 <sup>ST</sup> FLOOR	
Square Footage	Rate
Any	\$ -57.39

Calculation of Replacement Cost New – Average Grade Residential

Exterior Wall Cover – First Floor

Exterior wall covering may add value. Exterior wall coverings are valued according to their group. Up to two different types of exterior cover can be recorded for each floor with each containing the percent of the total cover it makes up.

The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the first floor. If there are two different types of covering then each is calculated as above then multiplied by the percentage of the total.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

EXTERIOR COVERING 1 <sup>ST</sup> FLOOR		
Group	Rate	
0 & 1	\$	0.00
2	\$	1.02
3	\$	2.61
4	\$	4.46

Slab Floor

If a home has a slab floor value is deducted. This deduction is calculated by multiplying the first floor square footage by the slab floor rate.

SLAB FLOOR		
Square Footage	Rate	
All	\$	-2.64

Roofing Material

Roofing material may add or subtract value. Roofing materials are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the first floor.

COVERING	GROUP	COVERING	GROUP
Cement Fiber Shingles	5	Enamel Steel	3
Cement Tile	6	Metal Standing Seam	6
Clay Tile	7	Pitch & Gravel	2
Composition Shingles Heavy	3	Plastic Tile	0
Composition Shingles to 235	2	Shake Shingles – Med.	4
Composition - Roll	1	Slate or Tile	7
Copper or Terne	8	Synthetic Tile	5
Corrugated Steel	1	Wood Shingles	4

Calculation of Replacement Cost New – Average Grade Residential

ROOFING MATERIAL		
Group	Rate	
1	\$	-1.10
2	\$	-0.60
3	\$	0.00
4	\$	1.02
5	\$	1.70
6	\$	2.31
7	\$	5.30
8	\$	6.91

**Upper Story**

Upper Story Base

Upper story base value is calculated by multiplying the upper story square footage by a price per square foot based of the total heated square footage on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UPPER STORY			
Square Footage	Rate	Square Footage	Rate
0 – 1200	\$83.90	2041 – 2100	\$69.70
1201 – 1240	\$83.25	2101 – 2200	\$69.05
1241 – 1280	\$82.61	2201 – 2300	\$68.41
1281 – 1320	\$81.97	2301 – 2400	\$67.77
1321 – 1360	\$81.32	2401 – 2500	\$67.12
1361 – 1400	\$80.67	2501 – 2600	\$66.47
1401 – 1440	\$80.02	2601 – 2700	\$65.83
1441 – 1480	\$79.38	2701 - 2900	\$65.18
1481 – 1520	\$78.74	2901 – 3000	\$64.53
1521 – 1560	\$78.09	3000 – 3200	\$63.90
1561 – 1600	\$77.45	3201 – 3400	\$63.25
1601 – 1640	\$76.80	3401 – 3600	\$62.60
1641 – 1680	\$76.15	3601 – 3800	\$61.95
1681 – 1720	\$75.51	3801 – 4000	\$61.31
1721 – 1760	\$74.87	4001 – 4200	\$60.66
1761 – 1800	\$74.22	4201 – 4400	\$60.02
1801 – 1840	\$73.57	4401 – 4600	\$59.38
1841 – 1880	\$72.93	4601 – 4800	\$58.73
1881 – 1920	\$72.32	4801 – 5000	\$57.43
1921 – 1960	\$71.59	5001 – 5400	\$56.79
1961 – 2000	\$70.99	5401 - 99999	\$56.15
2001 – 2040	\$70.35		

Unfinished Upper Floor

If any portion of the upper floor is unfinished, value is deducted. This deduction is calculated by multiplying the unfinished upper floor square footage by the unfinished rate.

UNFINISHED FLOOR UPPER		
Square Footage	Rate	
Any	\$	-51.15

Calculation of Replacement Cost New – Average Grade Residential

Exterior Wall Cover – Upper Floor

Exterior wall covering mad add value to the upper floor base. Exterior wall coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the upper floor.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

FINISHED UPPER EXTERIOR COVER		
Group	Rate	
1	\$	0.00
2	\$	0.93
3	\$	2.37
4	\$	3.62

**Basements**

Unfinished Basements

Basement base value is calculated by multiplying the basement square footage by a price per square foot based on the table below. When the square footage falls between to charted points the rate will be calculated by interpolation.

UNFINISHED BASEMENT		
Square Footage	Rate	
0	\$	13.59
1200	\$	13.51
1300	\$	13.46
1400	\$	13.12
1500	\$	13.02
1600	\$	12.66
1800	\$	12.51
2000	\$	12.31
2100	\$	12.21
2300	\$	12.11
2500	\$	12.03
2600	\$	11.94
2700	\$	11.84
2900	\$	11.57
3100	\$	11.39
3200	\$	11.31
3300	\$	11.22
3800	\$	10.89

Calculation of Replacement Cost New – Average Grade Residential

Finished Basements

If the basement has a finished interior this will add value to the basement (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FINISHED BASEMENT		
Square Footage	Rate	
0	\$	16.99
1200	\$	16.89
1300	\$	16.83
1400	\$	16.40
1500	\$	16.28
1600	\$	15.83
1800	\$	15.64
2000	\$	15.39
2100	\$	15.27
2300	\$	15.14
2500	\$	15.04
2600	\$	14.93
2700	\$	14.80
2900	\$	14.47
3100	\$	14.24
3200	\$	14.14
3300	\$	14.03
3800	\$	13.62

MODIFIERS	
High Quality	200%

Walkout Basements

If the basement is a walkout this will add value to the basement (in addition to the cost established above). This is calculated by multiplying the square footage by a price per square foot based on the table below.

FINISHED BASEMENT		
Square Footage	Rate	
0	\$	3.40
1200	\$	3.38
1300	\$	3.37
1400	\$	3.28
1500	\$	3.26
1600	\$	3.17
1800	\$	3.13
2000	\$	3.08
2100	\$	3.06
2300	\$	3.03
2500	\$	3.01
2600	\$	2.99
2700	\$	2.96
2900	\$	2.90
3100	\$	2.85
3200	\$	2.83
3300	\$	2.81
3800	\$	2.73

Calculation of Replacement Cost New – Average Grade Residential

**Lower Level**

**Unfinished Lower Level**

Lower level unfinished value is calculated by multiplying the lower level square footage by a price per square footage based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UNFINISHED LOWER LEVEL		
Square Footage	Rate	
0	\$	23.79
1200	\$	23.65
1300	\$	23.56
1400	\$	22.96
1500	\$	22.79
1600	\$	22.16
1800	\$	21.90
2000	\$	21.55
2100	\$	21.37
2300	\$	21.20
2500	\$	21.06
2600	\$	20.90
2700	\$	20.72
2900	\$	20.25
3100	\$	19.94
3200	\$	19.80
3300	\$	19.64
3800	\$	19.06

**Finished Lower Level**

If the lower level has a finished interior this will add value to the lower level (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot base on Finished Basements (see above). When the square footage falls between two charted points the rate will be calculated by interpolation.

**Exterior Wall Cover – Lower Level**

Exterior wall covering on the lower level may add value. Exterior wall coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the lower level.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

Calculation of Replacement Cost New – Average Grade Residential

LOWER EXTERIOR COVER		
Group	Rate	
1	\$	0.00
2	\$	0.42
3	\$	1.07
4	\$	1.64

**Attic**

Unfinished Attic

Attic – Unfinished value is calculated by multiplying the attic square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

ATTIC - UNFINISHED		
Square Footage	Rate	
0	\$	6.15
600	\$	5.48
800	\$	5.03
1000	\$	4.72
1200	\$	4.50
1400	\$	4.34
1600	\$	4.22
1800	\$	4.10
2200	\$	3.82

Finished Attic

If the attic has any finished area this will add value to the attic (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

ATTIC FINISHED		
	Rate	
Attic Finished	\$	15.69

MODIFIERS	
Low Quality	-50%

Calculation of Replacement Cost New – Average Grade Residential

**General Items**

**Fireplaces**

Fireplaces will add value. The adjustment is calculated by multiplying the quantity of each item by the rate for the item.

FIREPLACES		
	Flat Rate	
Fireplace – Openings	\$	3000
Fireplace - Gas	\$	1325

**Air Conditioning**

Air conditioning will add value. The adjustment is calculated by multiplying square footage by the rate for air conditioning.

AIR CONDITIONING		
Any Air Conditioning	\$	1.63

**Heating**

Heating may add or subtract value. Heating is valued according to its group. The adjustment is calculated by multiplying the rate for the appropriate group by the heated square footage.

HEATING	GROUP	HEATING	GROUP
Baseboard	3	Heat Pump	5
Electric Baseboard	2	Hot Water	2
Forced Hot Air	4	None	1
Forced Hot Air – Gas	5	Radiant – Floor	6
Geothermal	7	Wall Units	3

HEATING		
Group	Rate	
1	\$	-1.74
2	\$	-0.74
3	\$	-0.29
4	\$	0.00
5	\$	1.33
6	\$	2.25
7	\$	4.00

Calculation of Replacement Cost New – Average Grade Residential

**Garages and Carports**

**Framed Garage – Attached**

Framed garage – attached value is calculated by multiplying the garage square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FRAMED GARAGE ATTACHED		
Square Footage	Rate	
200	\$	22.26
400	\$	17.64
600	\$	16.99
800	\$	15.95
1000	\$	15.95

MODIFIERS	
Semi-finished	115%
Finished	125%
High Quality	135%

**Masonry Garage – Attached**

Masonry framed garage – attached value is calculated by multiplying the garage square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

MASONRY GARAGE ATTACHED		
Square Footage	Rate	
200	\$	26.93
400	\$	22.37
600	\$	21.66
800	\$	20.18
1000	\$	20.18

MODIFIERS	
Semi-finished	115%
Finished	125%
High Quality	135%

**Garage – Living**

Any living space within a garage adds value to the garage. This is calculated by multiplying the living square footage by a price per square foot based on the table below.

GARAGE - LIVING		
Square Footage	Rate	
Any	\$	27.77

**Carport**

Carport value is calculated by multiplying the carport square footage by a price per square foot based on the table below.

INTEGRAL CARPORT		
Square Footage	Rate	
Any	\$	11.35

Calculation of Replacement Cost New – Average Grade Residential

**Shed Carport**

Shed carport value is calculated by multiplying the carport square footage by a price per square foot based on the table below.

SHED CARPORT		
Square Footage	Rate	
Any	\$	6.42

**Porches and Patios**

**Concrete Patio**

Concrete patio value is calculated by multiplying the garage square footage by a price per square foot based on the table below. Additionally, they may have modifiers which are multiplied with the value.

CONCRETE PATIO		
Square Footage	Rate	
Any	\$	2.62

MODIFIERS	
High Quality	200%

**Enclosed Porch**

Enclosed porch value is calculated by multiplying the porch square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

ENCLOSED PORCH		
Square Footage	Rate	
0	\$	59.31
50	\$	45.45
100	\$	34.27
200	\$	28.62
300	\$	22.98

MODIFIERS	
Low Quality	80%
High Quality	120%

**Open Porch**

Open porch value is calculated by multiplying the porch square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

OPEN PORCH		
Square Footage	Rate	
0	\$	31.23
50	\$	26.73
100	\$	20.23
200	\$	17.70
300	\$	15.18

Calculation of Replacement Cost New – Average Grade Residential

MODIFIERS	
Low Quality	75%
High Quality	125%

Wood Deck

Wood deck value is calculated by multiplying the deck footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

WOOD DECK		
Square Footage	Rate	
0	\$	22.50
50	\$	18.00
100	\$	11.50
200	\$	9.00
300	\$	6.45

MODIFIERS	
Low Quality	80%
High Quality	120%

Masonry Stoop

Masonry stoop value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

MASONRY STOOP		
Square Footage	Rate	
25	\$	12.42
50	\$	10.39
100	\$	8.72
300	\$	6.84

MODIFIERS	
Low Quality	75%
High Quality	125%

Flagstone Patio

Flagstone patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FLAGSTONE PATIO		
Square Footage	Rate	
Any	\$	10.08

MODIFIERS	
Low Quality	80%
High Quality	120%

## Calculation of Replacement Cost New – Average Grade Residential

### Brick Patio

Brick patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

BRICK PATIO	
Square Footage	Rate
Any	\$ 7.33

MODIFIERS	
Low Quality	70%
High Quality	150%

### Wood Patio

Wood patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FLAGSTONE PATIO	
Square Footage	Rate
Any	\$ 5.52

MODIFIERS	
Low Quality	80%
High Quality	120%

### Average Grade Modifiers

An adjustment is made when necessary to reflect quality of construction when it differs from that which is average for the particular class. An AVERAGE- is valued as if it is an AVERAGE dwelling and then the value is multiplied by 97% to establish a final value. An AVERAGE+ is valued as if it is an AVERAGE dwelling and then the value is multiplied by 110% to establish a final value.

## Calculation of Replacement Cost New Value

### GOOD GRADE RESIDENTIAL

The good quality structure will usually be built in better residential tract subdivisions and will be mass-produced or may be built for an individual owner. These homes will offer more visual appeal and quality of materials and workmanship than homes in the Average quality grade. Exterior wall finish will be of a wide variety of materials ranging from good quality brick and stone veneer, stucco, or various wood frame materials of good quality. Roofing materials will generally be architectural shingles or wood shingles. Heating and cooling is usually forced central air.

The following tables will only apply to Good grade housing.

#### First Floor

##### First Floor Base

The First Floor base value is calculated by multiplying the first floor footage by a price per square foot based on the total heated square footage on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

1 <sup>ST</sup> FLOOR			
Square Footage	Rate	Square Footage	Rate
0 – 1200	\$128.77	2041 – 2100	\$106.97
1201 – 1240	\$127.77	2101 – 2200	\$105.98
1241 – 1280	\$126.78	2201 – 2300	\$104.99
1281 – 1320	\$125.79	2301 – 2400	\$104.00
1321 – 1360	\$124.80	2401 – 2500	\$103.01
1361 – 1400	\$123.81	2501 – 2600	\$102.02
1401 – 1440	\$122.82	2601 – 2700	\$101.03
1441 – 1480	\$121.83	2701 – 2900	\$100.04
1481 – 1520	\$120.84	2901 – 3000	\$99.05
1521 – 1560	\$119.85	3000 – 3200	\$98.06
1561 – 1600	\$118.86	3201 – 3400	\$97.07
1601 – 1640	\$117.87	3401 – 3600	\$96.08
1641 – 1680	\$116.88	3601 – 3800	\$95.09
1681 – 1720	\$115.89	3801 – 4000	\$94.10
1721 – 1760	\$114.90	4001 – 4200	\$93.11
1761 – 1800	\$113.91	4201 – 4400	\$92.12
1801 – 1840	\$112.92	4401 – 4600	\$91.13
1841 – 1880	\$111.93	4601 – 4800	\$90.14
1881 – 1920	\$110.94	4801 – 5000	\$88.15
1921 – 1960	\$109.95	5001 – 5400	\$87.16
1961 – 2000	\$108.96	5401 - 999999	\$86.17
2001 – 2040	\$107.96		

##### Unfinished - First Floor

If any portion of the first floor is unfinished we deduct value. This deduction is calculated by multiplying the unfinished first floor square footage by the unfinished rate.

UNFINISHED 1 <sup>ST</sup> FLOOR		
Square Footage	Rate	
Any	\$	-81.17

Calculation of Replacement Cost New – Good Grade Residential

Exterior Wall Cover – First Floor

Exterior wall covering may add value. Exterior wall coverings are valued according to their group. Up to two different types of exterior cover can be recorded for each floor with each containing the percent of the total cover it makes up.

The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the first floor. If there are two different types of covering then each is calculated as above then multiplied by the percentage of the total.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

EXTERIOR COVERING 1 <sup>ST</sup> FLOOR		
Group	Rate	
0 & 1	\$	0.00
2	\$	1.32
3	\$	3.83
4	\$	5.14

Slab Floor

If a home has a slab floor value is deducted. This deduction is calculated by multiplying the first floor square footage by the slab floor rate.

SLAB FLOOR		
Square Footage	Rate	
All	\$	-3.55

Roofing Material

Roofing material may add or subtract value. Roofing materials are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the first floor.

COVERING	GROUP	COVERING	GROUP
Cement Fiber Shingles	5	Enamel Steel	3
Cement Tile	6	Metal Standing Seam	6
Clay Tile	7	Pitch & Gravel	2
Composition Shingles Heavy	3	Plastic Tile	0
Composition Shingles to 235	2	Shake Shingles – Med.	4
Composition - Roll	1	Slate or Tile	7
Copper or Terne	8	Synthetic Tile	5
Corrugated Steel	1	Wood Shingles	4

Calculation of Replacement Cost New – Good Grade Residential

ROOFING MATERIAL		
Group	Rate	
1	\$	-1.56
2	\$	-0.99
3	\$	0.00
4	\$	1.06
5	\$	2.25
6	\$	2.72
7	\$	6.93
8	\$	8.50

**Upper Story**

Upper Story Base

Upper story base value is calculated by multiplying the upper story square footage by a price per square foot based of the total heated square footage on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UPPER STORY			
Square Footage	Rate	Square Footage	Rate
0 – 1200	\$115.89	2041 – 2100	\$96.27
1201 – 1240	\$114.99	2101 – 2200	\$95.38
1241 – 1280	\$114.10	2201 – 2300	\$94.49
1281 – 1320	\$113.21	2301 – 2400	\$93.60
1321 – 1360	\$112.32	2401 – 2500	\$92.70
1361 – 1400	\$111.42	2501 – 2600	\$91.81
1401 – 1440	\$110.53	2601 – 2700	\$90.92
1441 – 1480	\$109.64	2701 - 2900	\$90.03
1481 – 1520	\$108.75	2901 – 3000	\$89.14
1521 – 1560	\$107.86	3000 – 3200	\$88.25
1561 – 1600	\$106.97	3201 – 3400	\$87.36
1601 – 1640	\$106.08	3401 – 3600	\$86.47
1641 – 1680	\$105.19	3601 – 3800	\$85.58
1681 – 1720	\$104.30	3801 – 4000	\$84.69
1721 – 1760	\$103.41	4001 – 4200	\$83.79
1761 – 1800	\$102.51	4201 – 4400	\$82.90
1801 – 1840	\$101.62	4401 – 4600	\$82.01
1841 – 1880	\$100.73	4601 – 4800	\$81.12
1881 – 1920	\$99.84	4801 – 5000	\$79.33
1921 – 1960	\$98.95	5001 – 5400	\$78.44
1961 – 2000	\$98.06	5401 - 999999	\$77.55
2001 – 2040	\$97.16		

Unfinished Upper Floor

If any portion of the upper floor is unfinished, value is deducted. This deduction is calculated by multiplying the unfinished upper floor square footage by the unfinished rate.

UNFINISHED FLOOR UPPER		
Square Footage	Rate	
Any	\$	-72.55

Calculation of Replacement Cost New – Good Grade Residential

Exterior Wall Cover – Upper Floor

Exterior wall covering may add value to the upper floor base. Exterior wall coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the upper floor.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

FINISHED UPPER EXTERIOR COVER		
Group	Rate	
1	\$	0.00
2	\$	1.20
3	\$	3.48
4	\$	4.24

**Basements**

Unfinished Basements

Basement base value is calculated by multiplying the basement square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UNFINISHED BASEMENT		
Square Footage	Rate	
0	\$	17.03
1200	\$	16.95
1300	\$	16.90
1400	\$	16.56
1500	\$	16.45
1600	\$	16.10
2000	\$	16.00
2100	\$	15.91
2500	\$	15.72
2600	\$	15.61
2700	\$	15.51
2900	\$	15.24
3100	\$	15.07
3200	\$	14.98
3300	\$	14.89
3800	\$	14.56

Calculation of Replacement Cost New – Good Grade Residential

Finished Basements

If the basement has a finished interior this will add value to the basement (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on the table below. When the square footage falls between tow charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FINISHED BASEMENT		
Square Footage	Rate	
0	\$	21.29
1200	\$	21.19
1300	\$	21.13
1400	\$	20.70
1500	\$	20.57
1600	\$	20.13
2000	\$	20.00
2100	\$	19.89
2500	\$	19.65
2600	\$	19.52
2700	\$	19.39
2900	\$	19.05
3100	\$	18.84
3200	\$	18.73
3300	\$	18.62
3800	\$	18.20

MODIFIERS	
High Quality	200%

Walkout Basements

If the basement is a walkout this will add value to the basement (in addition to the cost established above). This is calculated by multiplying the square footage by a price per square foot based on the table below.

FINISHED BASEMENT		
Square Footage	Rate	
0	\$	4.26
1200	\$	4.24
1300	\$	4.23
1400	\$	4.14
1500	\$	4.12
1600	\$	4.03
2000	\$	4.00
2100	\$	3.98
2500	\$	3.93
2600	\$	3.91
2700	\$	3.88
2900	\$	3.81
3100	\$	3.77
3200	\$	3.75
3300	\$	3.73
3800	\$	3.64

Calculation of Replacement Cost New – Good Grade Residential

**Lower Level**

**Unfinished Lower Level**

Lower level unfinished value is calculated by multiplying the lower level square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UNFINISHED LOWER LEVEL		
Square Footage	Rate	
0	\$	29.81
1200	\$	29.67
1300	\$	29.58
1400	\$	28.98
1500	\$	28.79
1600	\$	28.18
2000	\$	28.00
2100	\$	27.85
2500	\$	27.51
2600	\$	27.32
2700	\$	27.15
2900	\$	26.67
3100	\$	26.38
3200	\$	26.22
3300	\$	26.06
3800	\$	25.48

**Finished Lower Level**

If the lower level has a finished interior this will add value to the lower level (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on Finished Basements (see above). When the square footage falls between two charted points the rate will be calculated by interpolation.

**Exterior Wall Cover – Lower Level**

Exterior wall covering on the lower level may add value. Exterior wall coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the lower level.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

Calculation of Replacement Cost New – Good Grade Residential

LOWER EXTERIOR COVER		
Group	Rate	
1	\$	0.00
2	\$	0.54
3	\$	1.58
4	\$	1.91

**Attic**

Unfinished Attic

Attic – Unfinished value is calculated by multiplying the attic square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

ATTIC - UNFINISHED		
Square Footage	Rate	
0	\$	6.78
600	\$	6.29
800	\$	6.08
1000	\$	5.65
1200	\$	5.22
1400	\$	4.98
1600	\$	4.66
1800	\$	4.38
2200	\$	4.25

Finished Attic

If the attic has any finished area this will add value to the attic (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

ATTIC FINISHED		
	Rate	
Attic Finished	\$	19.79

MODIFIERS	
Low Quality	-50%

Calculation of Replacement Cost New – Good Grade Residential

**General Items**

**Fireplaces**

Fireplaces will add value. The adjustment is calculated by multiplying the quantity of each item by the rate for the item.

FIREPLACES		
	Flat Rate	
Fireplace – Openings	\$	4820
Fireplace - Gas	\$	2215

**Air Conditioning**

Air conditioning will add value. The adjustment is calculated by multiplying square footage by the rate for air conditioning.

AIR CONDITIONING		
Any Air Conditioning	\$	1.72

**Heating**

Heating may add or subtract value. Heating is valued according to its group. The adjustment is calculated by multiplying the rate for the appropriate group by the heated square footage.

HEATING	GROUP	HEATING	GROUP
Baseboard	3	Heat Pump	5
Electric Baseboard	2	Hot Water	2
Forced Hot Air	4	None	1
Forced Hot Air – Gas	5	Radiant – Floor	6
Geothermal	7	Wall Units	3

HEATING		
Group	Rate	
1	\$	-1.83
2	\$	-0.78
3	\$	-0.30
4	\$	0.00
5	\$	1.40
6	\$	2.36
7	\$	4.20

Calculation of Replacement Cost New – Good Grade Residential

**Garages and Carports**

**Framed Garage – Attached**

Framed garage – attached value is calculated by multiplying the garage square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FRAMED GARAGE ATTACHED		
Square Footage	Rate	
0	\$	24.82
400	\$	19.64
600	\$	18.93
800	\$	17.75
1000	\$	17.75

MODIFIERS	
Semi-finished	115%
Finished	125%
High Quality	135%

**Masonry Garage – Attached**

Masonry framed garage – attached value is calculated by multiplying the garage square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

MASONRY GARAGE ATTACHED		
Square Footage	Rate	
200	\$	29.80
400	\$	24.62
600	\$	23.90
800	\$	22.73
1000	\$	22.73

MODIFIERS	
Semi-finished	115%
Finished	125%
High Quality	135%

**Garage – Living**

Any living space within a garage adds value to the garage. This is calculated by multiplying the living square footage by a price per square foot based on the table below.

GARAGE - LIVING		
Square Footage	Rate	
Any	\$	38.03

**Carport**

Carport value is calculated by multiplying the carport square footage by a price per square foot based on the table below.

INTEGRAL CARPORT		
Square Footage	Rate	
Any	\$	13.07

Calculation of Replacement Cost New – Good Grade Residential

**Shed Carport**

Shed carport value is calculated by multiplying the carport square footage by a price per square foot based on the table below.

SHED CARPORT		
Square Footage	Rate	
Any	\$	7.63

**Porches and Patios**

**Concrete Patio**

Concrete patio value is calculated by multiplying the garage square footage by a price per square foot based on the table below. Additionally, they may have modifiers which are multiplied with the value.

CONCRETE PATIO		
Square Footage	Rate	
Any	\$	3.13

MODIFIERS	
High Quality	200%

**Enclosed Porch**

Enclosed porch value is calculated by multiplying the porch square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

ENCLOSED PORCH		
Square Footage	Rate	
0	\$	70.35
50	\$	51.08
100	\$	40.40
200	\$	33.41
300	\$	26.43

MODIFIERS	
Low Quality	80%
High Quality	120%

**Open Porch**

Open porch value is calculated by multiplying the porch square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

OPEN PORCH		
Square Footage	Rate	
0	\$	32.94
50	\$	26.14
100	\$	21.69
200	\$	18.86
300	\$	16.04

Calculation of Replacement Cost New – Good Grade Residential

MODIFIERS	
Low Quality	75%
High Quality	125%

Wood Deck

Wood deck value is calculated by multiplying the deck footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

WOOD DECK		
Square Footage	Rate	
0	\$	22.00
50	\$	15.10
100	\$	11.50
200	\$	7.95
300	\$	6.40

MODIFIERS	
Low Quality	80%
High Quality	120%

Masonry Stoop

Masonry stoop value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

MASONRY STOOP		
Square Footage	Rate	
25	\$	14.06
50	\$	12.25
100	\$	10.93
300	\$	8.68

MODIFIERS	
Low Quality	75%
High Quality	125%

Flagstone Patio

Flagstone patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FLAGSTONE PATIO		
Square Footage	Rate	
Any	\$	11.16

MODIFIERS	
Low Quality	80%
High Quality	120%

## Calculation of Replacement Cost New – Good Grade Residential

### Brick Patio

Brick patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

BRICK PATIO		
Square Footage	Rate	
Any	\$	8.24

MODIFIERS	
Low Quality	70%
High Quality	150%

### Wood Patio

Wood patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FLAGSTONE PATIO		
Square Footage	Rate	
Any	\$	5.28

MODIFIERS	
Low Quality	80%
High Quality	120%

### Good Grade Modifiers

An adjustment is made when necessary to reflect quality of construction when it differs from that which is average for the particular class. A GOOD- is valued as if it is a GOOD dwelling and then the value is multiplied by 88% to establish a final value. A GOOD+ is valued as if it is a GOOD dwelling and then the value is multiplied by 114% to establish a final value.

## Calculation of Replacement Cost New Value

### EXCELLENT GRADE RESIDENTIAL

Homes in this grade are of excellent quality with regard to materials and workmanship. They are usually individually designed structures with unique features and amenities. Great attention is typically given to architectural style and visual appeal. From both a structural and a cosmetic standpoint, the excellent grade home will utilize materials and workmanship far in excess of the standards typical of the lesser residential quality classes. Exterior wall finish may be of a variety of materials ranging from high quality brick or stone veneer, high quality siding or high quality stucco. The exterior of the structure will usually be highly detailed. Roofing materials typical of this class include wood shake, architectural shingles, tile, or slate. Heating and cooling is typically central forced air. Custom and/or multiple fireplaces are typical for this quality class.

The following tables will only apply to Excellent grade housing.

#### First Floor

##### First Floor Base

The First Floor base value is calculated by multiplying the first story square footage by a price per square foot based on the total heated square footage on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

1 <sup>ST</sup> FLOOR			
Square Footage	Rate	Square Footage	Rate
0 – 1200	\$200.05	2041 – 2100	\$166.19
1201 – 1240	\$198.51	2101 – 2200	\$164.65
1241 – 1280	\$196.97	2201 – 2300	\$163.12
1281 – 1320	\$195.43	2301 – 2400	\$161.58
1321 – 1360	\$193.89	2401 – 2500	\$160.04
1361 – 1400	\$192.35	2501 – 2600	\$158.50
1401 – 1440	\$190.81	2601 – 2700	\$156.96
1441 – 1480	\$189.28	2701 – 2900	\$155.42
1481 – 1520	\$187.74	2901 – 3000	\$153.88
1521 – 1560	\$186.20	3000 – 3200	\$152.34
1561 – 1600	\$184.66	3201 – 3400	\$150.81
1601 – 1640	\$183.12	3401 – 3600	\$149.27
1641 – 1680	\$181.58	3601 – 3800	\$147.73
1681 – 1720	\$180.04	3801 – 4000	\$146.19
1721 – 1760	\$178.50	4001 – 4200	\$144.65
1761 – 1800	\$176.97	4201 – 4400	\$143.11
1801 – 1840	\$175.43	4401 – 4600	\$141.57
1841 – 1880	\$173.89	4601 – 4800	\$140.03
1881 – 1920	\$172.35	4801 – 5000	\$136.96
1921 – 1960	\$170.81	5001 – 5400	\$135.42
1961 – 2000	\$169.27	5401 – 99999	\$133.88
2001 – 2040	\$167.73		

##### Unfinished - First Floor

If any portion of the first floor is unfinished we deduct value. This deduction is calculated by multiplying the unfinished first floor square footage by the unfinished rate.

UNFINISHED 1 <sup>ST</sup> FLOOR		
Square Footage	Rate	
Any	\$	-128.88

Calculation of Replacement Cost New – Excellent Grade Residential

Exterior Wall Cover – First Floor

Exterior wall covering may add value. Exterior wall coverings are valued according to their group. Up to two different types of exterior cover can be recorded for each floor with each containing the percent of the total cover it makes up.

The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the first floor. If there are two different types of covering then each is calculated as above then multiplied by the percentage of the total.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

EXTERIOR COVERING 1 <sup>ST</sup> FLOOR			
Group	Rate		
0 & 1	\$	0.00	
2	\$	1.63	
3	\$	5.04	
4	\$	6.04	

Slab Floor

If a home has a slab floor value is deducted. This deduction is calculated by multiplying the first floor square footage by the slab floor rate.

SLAB FLOOR			
Square Footage	Rate		
All	\$	-4.15	

Roofing Material

Roofing material may add or subtract value. Roofing materials are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the first floor.

COVERING	GROUP	COVERING	GROUP
Cement Fiber Shingles	5	Enamel Steel	3
Cement Tile	6	Metal Standing Seam	6
Clay Tile	7	Pitch & Gravel	2
Composition Shingles Heavy	3	Plastic Tile	0
Composition Shingles to 235	2	Shake Shingles – Med.	4
Composition - Roll	1	Slate or Tile	7
Copper or Terne	8	Synthetic Tile	5
Corrugated Steel	1	Wood Shingles	4

Calculation of Replacement Cost New – Excellent Grade Residential

ROOFING MATERIAL		
Group	Rate	
1	\$	-1.94
2	\$	-1.33
3	\$	0.00
4	\$	1.08
5	\$	2.68
6	\$	3.06
7	\$	8.31
8	\$	9.85

**Upper Story**

Upper Story Base

Upper story base value is calculated by multiplying the upper story square footage by a price per square foot based on the total heated square footage on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UPPER STORY			
Square Footage	Rate	Square Footage	Rate
0 – 1200	\$180.04	2041 – 2100	\$149.57
1201 – 1240	\$178.65	2101 – 2200	\$148.18
1241 – 1280	\$177.27	2201 – 2300	\$146.80
1281 – 1320	\$175.88	2301 – 2400	\$145.42
1321 – 1360	\$174.50	2401 – 2500	\$144.03
1361 – 1400	\$173.11	2501 – 2600	\$142.65
1401 – 1440	\$171.72	2601 – 2700	\$141.26
1441 – 1480	\$170.35	2701 - 2900	\$139.42
1481 – 1520	\$168.96	2901 – 3000	\$138.49
1521 – 1560	\$167.58	3000 – 3200	\$137.10
1561 – 1600	\$166.19	3201 – 3400	\$135.72
1601 – 1640	\$164.80	3401 – 3600	\$134.34
1641 – 1680	\$163.42	3601 – 3800	\$132.95
1681 – 1720	\$162.03	3801 – 4000	\$131.57
1721 – 1760	\$160.65	4001 – 4200	\$130.18
1761 – 1800	\$159.27	4201 – 4400	\$128.79
1801 – 1840	\$157.88	4401 – 4600	\$127.41
1841 – 1880	\$156.50	4601 – 4800	\$126.02
1881 – 1920	\$155.11	4801 – 5000	\$123.26
1921 – 1960	\$153.72	5001 – 5400	\$121.87
1961 – 2000	\$152.34	5401 - 99999	\$120.49
2001 – 2040	\$150.95		

Unfinished Upper Floor

If any portion of the upper floor is unfinished, value is deducted. This deduction is calculated by multiplying the unfinished upper floor square footage by the unfinished rate.

UNFINISHED FLOOR UPPER		
Square Footage	Rate	
Any	\$	-115.49

Calculation of Replacement Cost New – Excellent Grade Residential

Exterior Wall Cover – Upper Floor

Exterior wall covering may add value to the upper floor base. Exterior wall coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the upper floor.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

FINISHED UPPER EXTERIOR COVER		
Group	Rate	
1	\$	0.00
2	\$	1.66
3	\$	5.12
4	\$	5.66

**Basements**

Unfinished Basements

Basement base value is calculated by multiplying the basement square footage by a price per square foot based on the table below. When the square footage falls between to charted points the rate will be calculated by interpolation.

UNFINISHED BASEMENT		
Square Footage	Rate	
0	\$	23.03
1200	\$	22.95
1300	\$	22.90
1400	\$	22.56
1500	\$	22.45
1600	\$	22.10
1800	\$	22.10
2000	\$	22.00
2100	\$	21.91
2300	\$	21.72
2500	\$	21.61
2600	\$	21.51
2700	\$	21.24
2900	\$	21.07
3100	\$	20.35
3200	\$	19.63
3300	\$	19.31
3800	\$	18.98

Calculation of Replacement Cost New – Excellent Grade Residential

Finished Basements

If the basement has a finished interior this will add value to the basement (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FINISHED BASEMENT		
Square Footage	Rate	
0	\$	28.79
1200	\$	28.69
1300	\$	28.63
1400	\$	28.20
1500	\$	28.07
1600	\$	27.63
1800	\$	27.63
2000	\$	27.50
2100	\$	27.39
2300	\$	27.15
2500	\$	27.02
2600	\$	26.89
2700	\$	26.55
2900	\$	26.34
3100	\$	25.44
3200	\$	24.54
3300	\$	24.14
3800	\$	23.73

MODIFIERS	
High Quality	200%

Walkout Basements

If the basement is a walkout this will add value to the basement (in addition to the cost established above). This is calculated by multiplying the square foot by a price per square footage based on the table below.

FINISHED BASEMENT		
Square Footage	Rate	
0	\$	5.76
1200	\$	5.74
1300	\$	5.73
1400	\$	5.64
1500	\$	5.62
1600	\$	5.53
1800	\$	5.53
2000	\$	5.50
2100	\$	5.48
2300	\$	5.43
2500	\$	5.41
2600	\$	5.38
2700	\$	5.31
2900	\$	5.27
3100	\$	5.09
3200	\$	4.91
3300	\$	4.83
3800	\$	4.75

Calculation of Replacement Cost New – Excellent Grade Residential

**Lower Level**

**Unfinished Lower Level**

Lower level unfinished value is calculated by multiplying the lower level square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UNFINISHED LOWER LEVEL		
Square Footage	Rate	
0	\$	40.31
1200	\$	40.17
1300	\$	40.08
1400	\$	39.48
1500	\$	39.29
1600	\$	38.68
1800	\$	38.68
2000	\$	38.50
2100	\$	38.35
2300	\$	38.01
2500	\$	37.82
2600	\$	37.65
2700	\$	37.17
2900	\$	36.88
3100	\$	35.62
3200	\$	34.36
3300	\$	33.80
3800	\$	33.22

**Finished Lower Level**

If the lower level has a finished interior this will add value to the lower level (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on Finished Basements (see above). When the square footage falls between two charted points the rate will be calculated by interpolation.

**Exterior Wall Cover – Lower Level**

Exterior wall covering on the lower level may add value. Exterior wall coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the lower level.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

Calculation of Replacement Cost New – Excellent Grade Residential

LOWER EXTERIOR COVER		
Group	Rate	
1	\$	0.00
2	\$	0.75
3	\$	2.31
4	\$	2.55

**Attic**

Unfinished Attic

Attic – Unfinished value is calculated by multiplying the attic square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

ATTIC - UNFINISHED		
Square Footage	Rate	
0	\$	7.19
600	\$	6.99
800	\$	6.40
1000	\$	5.90
1200	\$	5.62
1400	\$	5.45
1600	\$	5.26
1800	\$	4.90
2200	\$	4.83

Finished Attic

If the attic has any finished area this will add value to the attic (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

ATTIC FINISHED		
	Rate	
Attic Finished	\$	26.84

MODIFIERS	
Low Quality	-50%

Calculation of Replacement Cost New – Excellent Grade Residential

**General Items**

**Fireplaces**

Fireplaces will add value. The adjustment is calculated by multiplying the quantity of each item by the rate for the item.

FIREPLACES		
	Flat Rate	
Fireplace – Openings	\$	5000
Fireplace - Gas	\$	2735

**Air Conditioning**

Air conditioning will add value. The adjustment is calculated by multiplying square footage by the rate for air conditioning.

AIR CONDITIONING		
Any Air Conditioning	\$	1.81

**Heating**

Heating may add or subtract value. Heating is valued according to its group. The adjustment is calculated by multiplying the rate for the appropriate group by the heated square footage.

HEATING	GROUP	HEATING	GROUP
Baseboard	3	Heat Pump	5
Electric Baseboard	2	Hot Water	2
Forced Hot Air	4	None	1
Forced Hot Air – Gas	5	Radiant – Floor	6
Geothermal	7	Wall Units	3

HEATING		
Group	Rate	
1	\$	-1.92
2	\$	-0.82
3	\$	-0.32
4	\$	0.00
5	\$	1.47
6	\$	2.48
7	\$	4.41

### Garages and Carports

#### Framed Garage – Attached

Framed garage – attached value is calculated by multiplying the garage square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FRAMED GARAGE ATTACHED		
Square Footage	Rate	
0	\$	27.22
400	\$	21.80
600	\$	21.09
800	\$	19.84
1000	\$	19.84

MODIFIERS	
Semi-finished	115%
Finished	125%
High Quality	135%

#### Masonry Garage – Attached

Masonry framed garage – attached value is calculated by multiplying the garage square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

MASONRY GARAGE ATTACHED		
Square Footage	Rate	
200	\$	32.60
400	\$	27.23
600	\$	26.52
800	\$	25.27
1000	\$	25.27

MODIFIERS	
Semi-finished	115%
Finished	125%
High Quality	135%

#### Garage – Living

Any living space within a garage adds value to the garage. This is calculated by multiplying the living square footage by a price per square foot based on the table below.

GARAGE - LIVING		
Square Footage	Rate	
Any	\$	54.16

#### Carport

Carport value is calculated by multiplying the carport square footage by a price per square foot based on the table below.

INTEGRAL CARPORT		
Square Footage	Rate	
Any	\$	16.81

Calculation of Replacement Cost New – Excellent Grade Residential

Shed Carport

Shed carport value is calculated by multiplying the carport square footage by a price per square foot based on the table below.

SHED CARPORT		
Square Footage	Rate	
Any	\$	8.40

**Porches and Patios**

Concrete Patio

Concrete patio value is calculated by multiplying the garage square footage by a price per square foot based on the table below. Additionally, they may have modifiers which are multiplied with the value.

CONCRETE PATIO		
Square Footage	Rate	
Any	\$	5.18

MODIFIERS	
High Quality	200%

Enclosed Porch

Enclosed porch value is calculated by multiplying the porch square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

ENCLOSED PORCH		
Square Footage	Rate	
0	\$	79.22
50	\$	57.69
100	\$	44.93
200	\$	37.83
300	\$	30.74

MODIFIERS	
Low Quality	80%
High Quality	120%

Open Porch

Open porch value is calculated by multiplying the porch square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

OPEN PORCH		
Square Footage	Rate	
0	\$	35.63
50	\$	28.63
100	\$	23.13
200	\$	20.88
300	\$	18.63

Calculation of Replacement Cost New – Excellent Grade Residential

MODIFIERS	
Low Quality	75%
High Quality	125%

Wood Deck

Wood deck value is calculated by multiplying the deck footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

WOOD DECK		
Square Footage	Rate	
0	\$	24.00
50	\$	17.00
100	\$	11.50
200	\$	9.25
300	\$	7.00

MODIFIERS	
Low Quality	80%
High Quality	120%

Masonry Stoop

Masonry stoop value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

MASONRY STOOP		
Square Footage	Rate	
25	\$	15.10
50	\$	13.42
100	\$	12.35
300	\$	9.86

MODIFIERS	
Low Quality	75%
High Quality	125%

Flagstone Patio

Flagstone patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FLAGSTONE PATIO		
Square Footage	Rate	
Any	\$	13.50

MODIFIERS	
Low Quality	80%
High Quality	120%

## Calculation of Replacement Cost New – Excellent Grade Residential

### Brick Patio

Brick patio value is calculated by multiplying the stoop footage by a price per square footage based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

BRICK PATIO	
Square Footage	Rate
Any	\$ 10.05

MODIFIERS	
Low Quality	70%
High Quality	150%

### Wood Patio

Wood patio value is calculated by multiplying the stoop footage by a price per square footage based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FLAGSTONE PATIO	
Square Footage	Rate
Any	\$ 7.52

MODIFIERS	
Low Quality	80%
High Quality	120%

### Excellent Grade Modifiers

An adjustment is made when necessary to reflect quality of construction when it differs from that which is average for the particular class. An EXCELLENT- is valued as if it is an EXCELLENT dwelling and then the value is multiplied by 86% to establish a final value. An EXCELLENT+ is valued as if it is an EXCELLENT dwelling and then the value is multiplied by 109% to establish a final value.

**Calculation of Replacement Cost New Value**

**SUPERIOR GRADE RESIDENTIAL**

Homes in this grade are of the highest quality with regard to materials and workmanship. They are individually designed structures with unique features and amenities. Great attention is given to architectural style and visual appeal. From both a structural and a cosmetic standpoint, the superior quality home will utilize materials and workmanship of the highest standards. Exterior wall finish may be of a variety of materials ranging from high quality brick or stone veneer, high quality siding or high quality stucco. The exterior of the structure will be highly detailed. Roofing materials typical of this class include wood shake, architectural shingles, tile, or slate. Heating and cooling is typically central forced air. Custom and/or multiple fireplaces are typical for this quality class. The attention to detail, design, appearance and quality of building materials is what separates this quality class from those below it.

The following tables will only apply to Superior grade housing.

**First Floor**

**First Floor Base**

The First Floor base value is calculated by multiplying the first story square footage by a price per square foot based on the total heated living area on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

1 <sup>ST</sup> FLOOR			
Square Footage	Rate	Square Footage	Rate
0 – 1200	\$304.50	2041 – 2100	\$252.97
1201 – 1240	\$302.16	2101 – 2200	\$250.63
1241 – 1280	\$299.81	2201 – 2300	\$248.28
1281 – 1320	\$297.47	2301 – 2400	\$245.94
1321 – 1360	\$295.13	2401 – 2500	\$243.60
1361 – 1400	\$292.79	2501 – 2600	\$241.26
1401 – 1440	\$290.45	2601 – 2700	\$238.91
1441 – 1480	\$288.10	2701 – 2900	\$236.57
1481 – 1520	\$285.76	2901 – 3000	\$234.23
1521 – 1560	\$283.42	3000 – 3200	\$231.89
1561 – 1600	\$281.08	3201 – 3400	\$229.55
1601 – 1640	\$278.73	3401 – 3600	\$227.20
1641 – 1680	\$276.39	3601 – 3800	\$224.86
1681 – 1720	\$274.05	3801 – 4000	\$222.52
1721 – 1760	\$271.71	4001 – 4200	\$220.18
1761 – 1800	\$269.36	4201 – 4400	\$217.83
1801 – 1840	\$267.02	4401 – 4600	\$215.49
1841 – 1880	\$264.68	4601 – 4800	\$213.15
1881 – 1920	\$262.34	4801 – 5000	\$208.46
1921 – 1960	\$260.00	5001 – 5400	\$206.12
1961 – 2000	\$257.65	5401 - 99999	\$203.78
2001 – 2040	\$255.31		

**Unfinished - First Floor**

If any portion of the first floor is unfinished we deduct value. This deduction is calculated by multiplying the unfinished first floor square footage by the unfinished rate.

UNFINISHED 1 <sup>ST</sup> FLOOR		
Square Footage	Rate	
Any	\$	-198.78

Calculation of Replacement Cost New – Superior Grade Residential

Exterior Wall Cover – First Floor

Exterior wall covering may add value. Exterior wall coverings are valued according to their group. Up to two different types of exterior cover can be recorded for each floor with each containing the percent of the total cover it makes up.

The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the first floor. If there are two different types of covering then each is calculated as above then multiplied by the percentage of the total.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

EXTERIOR COVERING 1 <sup>ST</sup> FLOOR		
Group	Rate	
0 & 1	\$	0.00
2	\$	2.02
3	\$	6.90
4	\$	7.07

Slab Floor

If a home has a slab floor value is deducted. This deduction is calculated by multiplying the first floor square footage by the slab floor rate.

SLAB FLOOR		
Square Footage	Rate	
All	\$	-4.91

Roofing Material

Roofing material may add or subtract value. Roofing materials are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the first floor.

COVERING	GROUP	COVERING	GROUP
Cement Fiber Shingles	5	Enamel Steel	3
Cement Tile	6	Metal Standing Seam	6
Clay Tile	7	Pitch & Gravel	2
Composition Shingles Heavy	3	Plastic Tile	0
Composition Shingles to 235	2	Shake Shingles – Med.	4
Composition - Roll	1	Slate or Tile	7
Copper or Terne	8	Synthetic Tile	5
Corrugated Steel	1	Wood Shingles	4

Calculation of Replacement Cost New – Superior Grade Residential

ROOFING MATERIAL		
Group	Rate	
1	\$	-2.35
2	\$	-1.69
3	\$	0.00
4	\$	1.09
5	\$	3.16
6	\$	3.39
7	\$	9.76
8	\$	11.17

**Upper Story**

Upper Story Base

Upper story base value is calculated by multiplying the upper story square footage by a price per square foot based on the total heated living area on table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UPPER STORY			
Square Footage	Rate	Square Footage	Rate
0 – 1200	\$274.05	2041 – 2100	\$227.67
1201 – 1240	\$271.94	2101 – 2200	\$225.56
1241 – 1280	\$269.82	2201 – 2300	\$223.45
1281 – 1320	\$267.72	2301 – 2400	\$221.34
1321 – 1360	\$265.61	2401 – 2500	\$219.60
1361 – 1400	\$263.51	2501 – 2600	\$217.13
1401 – 1440	\$261.40	2601 – 2700	\$215.01
1441 – 1480	\$259.29	2701 - 2900	\$212.91
1481 – 1520	\$257.18	2901 – 3000	\$210.80
1521 – 1560	\$255.07	3000 – 3200	\$208.70
1561 – 1600	\$252.97	3201 – 3400	\$206.59
1601 – 1640	\$250.85	3401 – 3600	\$204.48
1641 – 1680	\$248.75	3601 – 3800	\$202.37
1681 – 1720	\$246.64	3801 – 4000	\$200.52
1721 – 1760	\$244.53	4001 – 4200	\$198.16
1761 – 1800	\$242.42	4201 – 4400	\$196.04
1801 – 1840	\$240.31	4401 – 4600	\$193.94
1841 – 1880	\$238.21	4601 – 4800	\$191.83
1881 – 1920	\$236.10	4801 – 5000	\$187.61
1921 – 1960	\$234.00	5001 – 5400	\$185.50
1961 – 2000	\$231.88	5401 - 99999	\$183.40
2001 – 2040	\$229.77		

Unfinished Upper Floor

If any portion of the upper floor is unfinished, value is deducted. This deduction is calculated by multiplying the unfinished upper floor square footage by the unfinished rate.

UNFINISHED FLOOR UPPER		
Square Footage	Rate	
Any	\$	-178.40

Calculation of Replacement Cost New – Superior Grade Residential

Exterior Wall Cover – Upper Floor

Exterior wall covering mad add value to the upper floor base. Exterior wall coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the upper floor.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

FINISHED UPPER EXTERIOR COVER		
Group	Rate	
1	\$	0.00
2	\$	2.12
3	\$	7.22
4	\$	7.90

**Basements**

Unfinished Basements

Basement base value is calculated by multiplying the basement square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UNFINISHED BASEMENT		
Square Footage	Rate	
0	\$	28.78
1200	\$	28.69
1300	\$	28.62
1400	\$	28.19
1500	\$	28.07
1600	\$	27.62
2000	\$	27.50
2100	\$	27.38
2300	\$	27.38
2500	\$	27.15
2600	\$	27.02
2700	\$	26.89
2900	\$	26.55
3100	\$	26.33
3200	\$	26.33
3300	\$	25.44
3500	\$	24.54
3600	\$	24.13
3800	\$	23.72

Calculation of Replacement Cost New – Superior Grade Residential

Finished Basements

If the basement has a finished interior this will add value to the basement (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FINISHED BASEMENT		
Square Footage	Rate	
0	\$	35.98
1200	\$	35.87
1300	\$	35.78
1400	\$	35.24
1500	\$	35.09
1600	\$	34.53
2000	\$	34.38
2100	\$	34.23
2300	\$	34.23
2500	\$	33.94
2600	\$	33.78
2700	\$	33.62
2900	\$	33.19
3100	\$	32.92
3200	\$	32.92
3300	\$	31.80
3500	\$	30.68
3600	\$	30.17
3800	\$	29.65
MODIFIERS		
High Quality	200%	

Walkout Basements

If the basement is a walkout this will add value to the basement (in addition to the cost established above). This is calculated by multiplying the square footage by a price per square footage based on the table below.

FINISHED BASEMENT		
Square Footage	Rate	
0	\$	7.20
1200	\$	7.18
1300	\$	7.16
1400	\$	7.05
1500	\$	7.02
1600	\$	6.91
2000	\$	6.88
2100	\$	6.85
2300	\$	6.85
2500	\$	6.79
2600	\$	6.76
2700	\$	6.73
2900	\$	6.64
3100	\$	6.59
3200	\$	6.59
3300	\$	6.36
3500	\$	6.14
3600	\$	6.04
3800	\$	5.93

Calculation of Replacement Cost New – Superior Grade Residential

**Lower Level**

**Unfinished Lower Level**

Lower level unfinished value is calculated by multiplying the lower level square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

UNFINISHED LOWER LEVEL		
Square Footage		Rate
0	\$	50.37
1200	\$	50.21
1300	\$	50.09
1400	\$	49.34
1500	\$	49.13
1600	\$	48.34
2000	\$	48.13
2100	\$	47.92
2300	\$	47.92
2500	\$	47.52
2600	\$	47.29
2700	\$	47.06
2900	\$	46.47
3100	\$	46.08
3200	\$	46.08
3300	\$	44.52
3500	\$	42.95
3600	\$	42.23
3800	\$	41.51

**Finished Lower Level**

If the lower level has a finished interior this will add value to the lower level (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on Finished Basements (see above). When the square footage falls between two charted points the rate will be calculated by interpolation.

**Exterior Wall Cover – Lower Level**

Exterior wall covering on the lower level may add value. Exterior wall coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group by the square footage of the lower level.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding – Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

Calculation of Replacement Cost New – Superior Grade Residential

LOWER EXTERIOR COVER		
Group	Rate	
1	\$	0.00
2	\$	0.95
3	\$	3.26
4	\$	3.65

**Attic**

**Unfinished Attic**

Attic – Unfinished value is calculated by multiplying the attic square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

ATTIC - UNFINISHED		
Square Footage	Rate	
0	\$	7.34
600	\$	6.20
800	\$	5.51
1000	\$	5.40
1200	\$	4.36
1400	\$	4.22
1600	\$	4.11
1800	\$	4.16
2200	\$	4.28

**Finished Attic**

If the attic has any finished area this will add value to the attic (in addition to the cost of the unfinished area). This is calculated by multiplying the finished square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

ATTIC FINISHED		
	Rate	
Attic Finished	\$	32.28

MODIFIERS		
Low Quality		-50%

Calculation of Replacement Cost New – Superior Grade Residential

**General Items**

**Fireplaces**

Fireplaces will add value. The adjustment is calculated by multiplying the quantity of each item by the rate for the item.

FIREPLACES		
	Flat Rate	
Fireplace – Openings	\$	7200
Fireplace - Gas	\$	3640

**Air Conditioning**

Air conditioning will add value. The adjustment is calculated by multiplying square footage by the rate for air conditioning.

AIR CONDITIONING		
Any Air Conditioning	\$	1.90

**Heating**

Heating may add or subtract value. Heating is valued according to its group. The adjustment is calculated by multiplying the rate for the appropriate group by the heated square footage.

HEATING	GROUP	HEATING	GROUP
Baseboard	3	Heat Pump	5
Electric Baseboard	2	Hot Water	2
Forced Hot Air	4	None	1
Forced Hot Air – Gas	5	Radiant – Floor	6
Geothermal	7	Wall Units	3

HEATING		
Group	Rate	
1	\$	-2.01
2	\$	-0.86
3	\$	-0.34
4	\$	0.00
5	\$	1.54
6	\$	2.60
7	\$	4.63

### Garages and Carports

#### Framed Garage – Attached

Framed garage – attached value is calculated by multiplying the garage square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FRAMED GARAGE ATTACHED		
Square Footage	Rate	
0	\$	29.57
400	\$	23.70
600	\$	22.87
800	\$	21.53

MODIFIERS	
Semi-finished	115%
Finished	125%
High Quality	135%

#### Masonry Garage – Attached

Masonry framed garage – attached value is calculated by multiplying the garage square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

MASONRY GARAGE ATTACHED		
Square Footage	Rate	
200	\$	34.86
400	\$	29.00
600	\$	28.16
800	\$	26.82
1000	\$	26.82

MODIFIERS	
Semi-finished	115%
Finished	125%
High Quality	135%

#### Garage – Living

Any living space within a garage adds value to the garage. This is calculated by multiplying the living square footage by a price per square foot based on the table below.

GARAGE - LIVING		
Square Footage	Rate	
Any	\$	68.58

#### Carport

Carport value is calculated by multiplying the carport square footage by a price per square foot based on the table below.

INTEGRAL CARPORT		
Square Footage	Rate	
Any	\$	19.19

Calculation of Replacement Cost New – Superior Grade Residential

**Shed Carport**

Shed carport value is calculated by multiplying the carport square footage by a price per square foot based on the table below.

SHED CARPORT		
Square Footage	Rate	
Any	\$	9.38

**Porches and Patios**

**Concrete Patio**

Concrete patio value is calculated by multiplying the garage square footage by a price per square foot based on the table below. Additionally, they may have modifiers which are multiplied with the value.

CONCRETE PATIO		
Square Footage	Rate	
Any	\$	5.81

MODIFIERS	
High Quality	200%

**Enclosed Porch**

Enclosed porch value is calculated by multiplying the porch square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

ENCLOSED PORCH		
Square Footage	Rate	
0	\$	100.06
50	\$	72.55
100	\$	57.12
200	\$	48.02
300	\$	38.93

MODIFIERS	
Low Quality	80%
High Quality	120%

Calculation of Replacement Cost New – Superior Grade Residential

Open Porch

Open porch value is calculated by multiplying the porch square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

OPEN PORCH		
Square Footage	Rate	
0	\$	48.58
50	\$	38.23
100	\$	31.38
200	\$	28.00
300	\$	24.63

MODIFIERS	
Low Quality	75%
High Quality	125%

Wood Deck

Wood deck value is calculated by multiplying the deck footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

WOOD DECK		
Square Footage	Rate	
0	\$	35.20
50	\$	24.85
100	\$	18.00
200	\$	14.62
300	\$	11.25

MODIFIERS	
Low Quality	80%
High Quality	120%

Masonry Stoop

Masonry stoop value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

MASONRY STOOP		
Square Footage	Rate	
25	\$	16.45
50	\$	14.90
100	\$	14.15
300	\$	11.35

MODIFIERS	
Low Quality	75%
High Quality	125%

Calculation of Replacement Cost New – Superior Grade Residential

Flagstone Patio

Flagstone patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FLAGSTONE PATIO		
Square Footage	Rate	
Any	\$	15.18

MODIFIERS	
Low Quality	80%
High Quality	120%

Brick Patio

Brick patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

BRICK PATIO		
Square Footage	Rate	
Any	\$	11.39

MODIFIERS	
Low Quality	70%
High Quality	150%

Wood Patio

Wood patio value is calculated by multiplying the stoop footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation. Additionally, they may have modifiers which are multiplied with the value.

FLAGSTONE PATIO		
Square Footage	Rate	
Any	\$	8.51

MODIFIERS	
Low Quality	80%
High Quality	120%

## Residential Depreciation

### Physical

Physical depreciation is the normal wear and tear associated with age. It is based on age and condition of the residence. Typically, actual age of the property is used, but in some situations, particularly where additions have been made to the property, effective age may be used. The Tax Administrator's office studied sales of older homes within the county to develop physical depreciation rates for this revaluation.

The tables below are normally used to determine the percentage of physical depreciation applied to a property. In some extreme situations the appraiser may choose to assign additional physical depreciation based on professional experience.

**Excellent Condition**

Age	Depreciation	Age	Depreciation	Age	Depreciation
1	0%	19	5%	37	13%
2	0%	20	5%	38	14%
3	0%	21	6%	39	14%
4	0%	22	6%	40	15%
5	0%	23	6%	41	15%
6	1%	24	7%	42	16%
7	1%	25	7%	44	17%
8	1%	26	7%	46	18%
9	2%	27	8%	48	19%
10	2%	28	8%	50	20%
11	2%	29	9%	55	21%
12	3%	30	9%	60	22%
13	3%	31	10%	65	23%
14	3%	32	10%	70	24%
15	3%	33	11%	75	26%
16	4%	34	11%	80	27%
17	4%	35	12%	90	29%
18	4%	36	12%	100	32%

Residential Depreciation

Very Good Condition

Age	Depreciation	Age	Depreciation	Age	Depreciation
1	0%	19	7%	37	18%
2	0%	20	7%	38	19%
3	0%	21	8%	39	19%
4	1%	22	8%	40	20%
5	1%	23	9%	41	20%
6	1%	24	9%	42	21%
7	2%	25	10%	44	22%
8	2%	26	11%	46	23%
9	3%	27	11%	48	24%
10	3%	28	12%	50	25%
11	4%	29	13%	55	26%
12	4%	30	13%	60	27%
13	4%	31	14%	65	28%
14	5%	32	15%	70	29%
15	5%	33	15%	75	31%
16	6%	34	16%	80	33%
17	6%	35	17%	90	35%
18	6%	36	17%	100	37%

Good Condition

Age	Depreciation	Age	Depreciation	Age	Depreciation
1	0%	19	9%	37	25%
2	0%	20	9%	38	27%
3	1%	21	10%	39	28%
4	1%	22	10%	40	29%
5	2%	23	11%	41	30%
6	2%	24	12%	42	30%
7	3%	25	13%	44	31%
8	3%	26	14%	46	32%
9	4%	27	15%	48	33%
10	4%	28	16%	50	34%
11	5%	29	17%	55	35%
12	5%	30	18%	60	36%
13	6%	31	19%	65	37%
14	6%	32	20%	70	38%
15	7%	33	21%	75	39%
16	7%	34	22%	80	40%
17	8%	35	23%	90	41%
18	8%	36	24%	100	42%

Residential Depreciation

Average Condition

Age	Depreciation	Age	Depreciation	Age	Depreciation
1	0%	19	12%	37	30%
2	1%	20	13%	38	32%
3	1%	21	13%	39	33%
4	2%	22	14%	40	35%
5	2%	23	15%	41	35%
6	3%	24	16%	42	36%
7	4%	25	17%	44	36%
8	4%	26	18%	46	37%
9	5%	27	19%	48	37%
10	5%	28	20%	50	38%
11	6%	29	21%	55	38%
12	7%	30	22%	60	39%
13	8%	31	23%	65	40%
14	8%	32	24%	70	41%
15	9%	33	25%	75	42%
16	10%	34	27%	80	43%
17	10%	35	28%	90	44%
18	11%	36	29%	100	45%

Fair Condition

Age	Depreciation	Age	Depreciation	Age	Depreciation
1	0%	19	19%	37	37%
2	1%	20	20%	38	38%
3	2%	21	21%	39	39%
4	3%	22	22%	40	40%
5	4%	23	23%	41	42%
6	5%	24	24%	42	44%
7	6%	25	25%	44	45%
8	7%	26	26%	46	47%
9	8%	27	27%	48	49%
10	9%	28	28%	50	50%
11	10%	29	29%	55	53%
12	11%	30	30%	60	55%
13	12%	31	31%	65	57%
14	13%	32	32%	70	60%
15	15%	33	33%	75	62%
16	16%	34	34%	80	65%
17	17%	35	35%	90	68%
18	18%	36	36%	100	68%

Residential Depreciation

**Poor Condition**

Age	Depreciation	Age	Depreciation	Age	Depreciation
1	1%	19	34%	37	75%
2	3%	20	37%	38	77%
3	4%	21	39%	39	78%
4	5%	22	42%	40	79%
5	7%	23	44%	41	80%
6	9%	24	47%	42	80%
7	10%	25	50%	44	80%
8	12%	26	52%	46	80%
9	14%	27	55%	48	80%
10	16%	28	57%	50	80%
11	18%	29	59%	55	80%
12	20%	30	62%	60	80%
13	22%	31	64%	65	80%
14	24%	32	67%	70	80%
15	26%	33	69%	75	80%
16	28%	34	71%	80	80%
17	30%	35	72%	90	80%
18	32%	36	74%	100	80%

**Very Poor Condition**

Age	Depreciation	Age	Depreciation	Age	Depreciation
1	2%	19	53%	37	80%
2	4%	20	56%	38	80%
3	6%	21	59%	39	80%
4	9%	22	62%	40	80%
5	12%	23	65%	41	80%
6	14%	24	68%	42	80%
7	17%	25	71%	44	80%
8	19%	26	74%	46	80%
9	22%	27	75%	48	80%
10	25%	28	77%	50	80%
11	28%	29	78%	55	80%
12	31%	30	79%	60	80%
13	34%	31	80%	65	80%
14	37%	32	80%	70	80%
15	40%	33	80%	75	80%
16	43%	34	80%	80	80%
17	46%	35	80%	90	80%
18	50%	36	80%	100	80%

**Functional**

Functional depreciation is any obsolescence due to changes in tastes, preferences, technical innovations, or construction standards built into the house. The appraiser assigns functional depreciation based on professional experience.

**Economic**

Economic depreciation is any influence external to the parcel which influences the value of the property but not the entire neighborhood. Items that influence the entire neighborhood will be addressed with the neighborhood modifier. The appraiser assigns economic depreciation based on professional experience.

### Residential & Farm Outbuildings

Residential and farm outbuildings' replacement cost new are calculated using the following tables:

#### Loft Area Over Structure – Loft A

The Loft Area Over Structure value is calculated by multiplying the square footage by a price per square foot based on the table below.

Square Footage	Quality					
	Sub-Standard	Fair	Average	Good	Excellent	Superior
Any	\$4.25	\$5.40	\$8.10	\$13.50	\$17.55	\$20.25

**Quality Notes**

Sub-Standard	Barn Type
Fair	Unfinished/Knee Wall, Sheeted Wall, Minimum Electricity, Staircase Access
Average	Semi-finished
Good	Finished Recreation Room Quality
Excellent	Finished
Superior	Highest Quality

**See Depreciation Schedule B**

#### Barn – Traditional Flat or Loft – Flat Barn

The Barn – Traditional Flat or Loft value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Square Footage	Quality					
	Sub-Standard	Fair	Average	Good	Excellent	Superior
500	\$13.58	\$18.03	\$25.05	\$32.31	\$40.38	\$50.47
750	\$13.05	\$17.20	\$24.00	\$31.33	\$39.10	\$48.96
1000	\$12.52	\$16.50	\$23.00	\$30.32	\$37.85	\$47.38
1250	\$12.27	\$15.00	\$22.00	\$29.31	\$36.60	\$45.80
1500	\$12.02	\$14.75	\$21.25	\$28.30	\$35.35	\$44.22
2000	\$11.87	\$14.25	\$20.33	\$27.29	\$34.11	\$42.64
2500	\$11.62	\$13.74	\$18.98	\$26.28	\$32.85	\$41.06
3000	\$11.37	\$13.32	\$18.60	\$25.42	\$31.09	\$39.27
3500	\$11.32	\$13.17	\$18.25	\$24.58	\$30.21	\$38.07
4000	\$11.23	\$13.02	\$18.05	\$23.74	\$29.33	\$36.87
4500	\$11.22	\$12.87	\$17.85	\$22.90	\$28.45	\$35.67
5000	\$11.19	\$12.72	\$17.65	\$22.06	\$27.57	\$34.47

**Quality Notes**

Sub-Standard	Pole Frame, Metal Siding, Dirt Floor, Few Stalls, No Electricity or Plumbing
Fair	Pole Frame, Metal Siding, Some Floor, Few Stalls, Minimum Electricity and Plumbing
Average	Pole Frame, Wood Siding, Some Floor, Few Stalls, Minimum Electricity and Plumbing
Good	Wood Frame, Wood Siding, Some Floor, Few Stalls, Minimum Electricity and Plumbing
Excellent	Masonry, Some Concrete Floor, Stalls, Few Electric and Plumbing Fixtures
Superior	Masonry, Windows, Gambrel Roof, Concrete Floor, Stalls, Electricity and Plumbing

**See Depreciation Schedule B**

**Estate Type Stables (high value) – HISTABLE**

Square Footage	Size	Quality					
		Sub-Standard	Fair	Average	Good	Excellent	Superior
	0-2500	\$42.29	\$48.07	\$53.11	\$82.50	\$111.91	\$111.91
	2501-5000	\$41.47	\$47.13	\$52.07	\$80.89	\$109.72	\$109.72
	5001-9000	\$39.45	\$44.45	\$49.52	\$76.93	\$104.35	\$104.35
	9001 & up	\$38.00	\$42.43	\$46.86	\$74.12	\$100.54	\$100.54

**Quality Notes**

- Sub-Standard Pole Frame, Some Trim, Finished Stalls, High Level Electric and Plumbing Fixtures
- Fair Good Siding or Brick Veneer, Small Estate Type, Good Trim, Finished Stalls, High Level Electric and Plumbing Fixtures
- Average Good Siding or Good Block, Good Trim, Good Stalls, Good Fixtures
- Good Brick/Frame, Shakes or Metal Roof, Skylights, Good Stalls, Some Special Custom Fixtures
- Excellent Brick, Shakes or Metal Roof, Good Stalls, High Quality Fixtures
- Superior Wood Frame, Concrete, Metal, and Brick use same rates; difference made up in the quality. Superior Siding, Shakes or Metal Roof, Good Stalls, Good Trim, High Quality Fixtures

Note: Dirt Floor  
 A dirt floor will deduct \$2.00 per square foot from Estate Type Stable

**See Depreciation Schedule – D**

**Lean-To**

The Lean-to value is calculated by multiplying the square footage by a price per square foot based on the table below.

Square Footage	Any	Quality					
		Sub-Standard	Fair	Average	Good	Excellent	Superior
		\$1.70	\$2.00	\$2.20	\$2.50	\$2.90	\$3.30

**See Depreciation Schedule – A**

**Milking Parlor – MILK P**

The Milking Parlor value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Square Footage	Size	Quality			
		Sub-Standard	Fair	Average	Good
	2500	\$19.52	\$24.02	\$27.52	\$32.40
	5000	\$17.55	\$22.52	\$25.52	\$30.00
	9000	\$15.02	\$17.52	\$20.52	\$24.00

**Quality Notes**

- Sub-Standard Pole Frame, Metal Siding, Little Finished Interior, Minimum Electric and Plumbing Fixtures, Wood Stations
- Fair Pole Frame, Metal Siding, Finished Interior, Adequate Electric and Plumbing Fixtures, Pipe Stations
- Average Wood Frame, Siding, Finished Interior, Concrete Floor, Adequate Electric and Plumbing Fixtures, Pipe Stations
- Good Block, Finished Interior, Concrete Floor, Adequate Electric and Plumbing Fixtures, Pipe Stations

**See Depreciation Schedule – B**

Residential & Farm Outbuildings

**General Purpose Building Quonset Type – Quonset**

The General Purpose Building value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Square Footage	Quality			
	Size	Fair	Average	Good
2500		\$11.99	\$16.14	\$17.25
5000		\$10.79	\$14.52	\$15.52
9000		\$9.71	\$13.07	\$13.97
9001		\$8.74	\$11.76	\$12.57

**Quality Notes**

Sub-Standard	Dirt Floor
Fair	Light Self Frame Panels, Cheap Concrete or Asphalt Slab, Minimum Electric Fixtures, No Heat
Average	Pre Engineered Steel Panels, Concrete or Asphalt Slab, Adequate Electricity and Plumbing Fixtures, No Heat
Good	Self Frame Panels, Concrete Floor, Small Office or Shop, Good Electric and Plumbing Fixtures, Space Heat
Excellent	Superior Quality, Self Frame Panels, Concrete Floor, Small Office or Shop, Good Electric and Plumbing Fixtures, Space Heat

**See Depreciation Schedule – C**

**Silo Conventional – Silo**

Bushels	Quality	
	Size	Average
4000		\$2.30
6000		\$1.90
10,000		\$1.60
15,000		\$1.40
18,000		\$1.30
18,001		\$1.20

NOTE: Price Per Bushel – Flat Top, No Chute, Concrete Stave  
Abandoned Silos = \$0.00

**See Depreciation Schedule – C**

**Crib-Wire Grain Crib Round – W Crib**

The Crib value is calculated by multiplying the square footage by a price per square foot based on the table below.

Bushels	Quality			
	Size	Fair	Average	Good
Any		\$4.95	\$5.50	\$6.05

**Quality Notes**

Fair	Frame, Metal Roof, Wire Mesh Walls
Average	Frame, Metal Roof, Slatted Walls
Good	Frame, Metal Roof, Slatted Walls

NOTE: ALL FARMER BUILT

**See Depreciation Schedule – A**

Residential & Farm Outbuildings

**Residential Gazebo – Gazebo**

The Residential Gazebo value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Square Footage	Quality					
	Size	Sub-Standard	Fair	Average	Good	Excellent
100	\$13.00	\$17.00	\$20.00	\$25.00	\$30.00	\$36.00
200	\$11.50	\$14.50	\$16.00	\$20.00	\$24.00	\$28.00
400	\$9.00	\$11.00	\$12.50	\$16.00	\$20.00	\$24.00
800	\$6.50	\$8.00	\$9.00	\$11.50	\$14.50	\$18.00
1200	\$5.50	\$7.00	\$8.50	\$10.50	\$13.00	\$16.00

**Quality Notes**

- Substandard      Poor Quality, Homemade
- Fair                Fair Quality Material, Composition Shingles
- Average            Composition Shingles
- Good                Cedar Shingles or Shakes
- Excellent          Good Quality Siding, Good Framing, Cedar Shingles or Shakes
- Superior          Superior Quality Siding, Good Framing, Cedar Shingles or Shakes

**See Depreciation Schedule – A**

**Storage Grain Bin – GR Bin**

The Storage Grain Bin value is calculated by multiplying the capacity by a price per bushel based on the table below. When the capacity falls between two charted points the rate will be calculated by interpolation.

Bushels	Quality	
	Size	Average
1000	\$3.00	
2000	\$1.92	
3000	\$1.72	
5000	\$1.42	
8000	\$1.12	
12,000	\$1.02	
18,000	\$0.92	
40,000	\$0.82	
120,000	\$0.60	
250,000	\$0.50	

NOTE:                Price per bushel – Concrete Foundation  
 Abandoned bins =\$0.00

**See Depreciation Schedule – A**

Residential & Farm Outbuildings

**Green House**

The Green House value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

		Quality					
Square Footage	Size	Sub-Standard	Fair	Average	Good	Excellent	Superior
	3500	\$0.45	\$1.00	\$3.20	\$4.00	\$4.40	\$6.00
	7500	\$0.35	\$0.80	\$2.56	\$3.20	\$3.52	\$4.80
	15000	\$0.30	\$0.70	\$2.24	\$2.80	\$3.08	\$4.20
	35000	\$0.25	\$0.60	\$1.92	\$2.40	\$2.64	\$3.60
	35001	\$0.20	\$0.50	\$1.60	\$2.00	\$2.20	\$3.00

**Quality Notes**

Substandard	Pole, Frame, Poly
Fair	Wood Frame Poly
Average	Double Poly
Good	Average Glass
Excellent	Better Glass
Superior	Glass Auto Roof

See Depreciation Schedule – A

**Pole Building – 4 Sides – Four Sides Open**

The Pole Building value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

		Quality				
Square Footage	Size	Sub-Standard	Fair	Average	Good	Excellent
	2500	\$2.22	\$3.98	\$4.98	\$6.83	\$9.77
	5000	\$2.10	\$3.85	\$4.25	\$6.60	\$9.50
	9000	\$1.90	\$3.50	\$4.05	\$6.25	\$9.10
	9001	\$1.70	\$3.00	\$3.80	\$5.85	\$8.70

**Quality Notes**

Substandard	Farmer Built, Farm Utility Type, Dirt Floor, No Electric and Plumbing, No Heat
Fair	Farmer Built, Farm Utility Type, Dirt Floor, No Electric and Plumbing, No Heat
Average	Farmer Built, Barn Type, Dirt Floor, No Electric and Plumbing, No Heat
Good	Farmer Built, Commercial Utility Type, Concrete Floor, Adequate Electric & Plumbing, No Heat
Excellent	Contractor Built, Store Warehouse Type, Concrete Floor, Adequate Electric & Plumbing, No Heat

NOTE: Apply rates to Pole Building with Four Sides  
General Purpose Building Wood Pole Frame

**Depreciation – A year**

**Pole Building – No Sides – Four Sides Open**

Pole Building – No Sides will be valued at 52% of value of a Pole Building – 4 Sides.

See Depreciation Schedule – A

**Pole Building – 1 Side – Three Sides Open**

Pole Building – 1 Side will be valued at 55% of value of a Pole Building – 4 Sides.

See Depreciation Schedule – A

Residential & Farm Outbuildings

**Pole Building – 2 Sides – Two Sides Open**

Pole Building – 2 Sides will be valued at 76% of value of a Pole Building – 4 Sides

**See Depreciation Schedule – A**

**Pole Building – 3 Sides – One Sides Open**

Pole Building – 3 Sides will be valued at 86% of value of a Pole Building – 4 Sides.

**See Depreciation Schedule – A**

**General Purpose Building Steel Frame – Steel Utility**

The General Purpose Building value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Square Footage	Quality						
	Size	Sub-Standard	Fair	Average	Good	Excellent	Superior
200		\$16.19	\$16.69	\$17.39	\$20.00	\$22.60	\$31.19
400		\$11.57	\$11.92	\$12.42	\$14.28	\$16.14	\$22.27
600		\$10.91	\$11.25	\$11.72	\$13.48	\$15.23	\$21.02
800		\$10.25	\$10.55	\$10.95	\$12.58	\$14.21	\$19.59
1000		\$9.99	\$10.30	\$10.73	\$12.34	\$13.94	\$19.24
1001		\$9.79	\$10.09	\$10.51	\$12.09	\$13.66	\$18.85

**Quality Notes**

Substandard	Slant Walls, Pre Engineered Frame, Metal Siding, Unfinished Concrete or Asphalt Floor, Adequate Lighting and Water Outlets
Fair	Good Slant Walls, Pre Engineered Frame, Metal Siding, Unfinished Concrete or Asphalt Floor, Adequate Lighting and Water Outlets
Average	Engineered Frame, Metal Siding, Unfinished Concrete or Asphalt Floor, Minimum Lighting and Water Outlets
Good	Pre Engineered Frame, Metal Siding, Unfinished Concrete or Asphalt Floor, Adequate Lighting and Water Outlets
Excellent	Good Frame, Overhead Doors, Small Office Area, Good Lighting and Water Outlets
Superior	Good Frame, Overhead Doors, Small Office Area, Good Lighting and Water Outlets, Few Extras

NOTE: Apply rates to Steel Utility with Four Sides

**Depreciation Schedule – C**

**Steel Building – Four Sides Open – Four Sides Open “Steel Utl”**

Steel Building – 4 Sides Open will be valued at 52% of value of a General Purpose Building Steel Frame.

NOTE: Apply rates to Steel Utility with No Sides  
Values are found in the Feature section under Steel Utl.

**See Depreciation Schedule – C**

**Steel Building – Three Sides – Three Sides Open “Steel Utl”**

Steel Building – 3 Sides Open will be valued at 55% the value of a General Purpose Building Steel Frame

NOTE: Apply rates to Steel Utility with One Side.  
Values are found in the Feature section under Steel Utl.

**See Depreciation Schedule – C**

Residential & Farm Outbuildings

**Steel Building – Two Sides – Two Sides Open “Steel Utl”**

Steel Building – 2 Sides Open will be valued at 76% the value of a General Purpose Building Steel Frame.

NOTE: Apply rates to Steel Utility with Two Sides  
Values are found in the Feature section under Steel Utl.

**See Depreciation Schedule – C**

**Steel Building – One Side – One Side Open “Steel Utl”**

Steel Building – 1 Side Open will be valued at 86% the value of a General Purpose Building Steel Frame.

NOTE: Apply rates to Steel Utility with Three Sides  
Values are found in the Feature section under Steel Utl.

**See Depreciation Schedule – C**

**Poultry – Broiler Confinement – Poultry**

The Poultry Building value is calculated by multiplying the square footage by a price per square foot based on the table below.

Square Footage	Quality			
	Size	Average	Good	Excellent
Any		\$5.80	\$6.78	\$7.79

**Quality Notes**

Average 9’ Average Height, Dirt Floor, Sidewall Curtain, Insulated, Adequate Lighting and Water Service.  
Good Egg Laying Houses for Reproducing Broiler Birds  
Excellent Egg Laying Houses for Reproducing Broiler Birds

**Poultry – Egg Laying – Egg Lay**

The Poultry – Egg Laying value is calculated by multiplying the square footage by a price per square foot based on the table below.

Square Footage	Quality						
	Size	Sub Standard	Fair	Average	Good	Excellent	Superior
Any		\$7.68	\$9.36	\$10.58	\$12.90	\$14.13	\$19.14

**Quality Notes**

Substandard Metal on Poles, Sidewall Vents, Int. Unfinished Cheap Floor, Minimum Service  
Fair Metal Siding on Poles, Insulation, Int. Unfinished Low-Cost Concrete or Wood Floors, Adequate Electrical and Water.  
Average Wood Siding, Insulated, Ventilated, Int. Unfinished, Cheap Slab or Wood, Adequate Services.  
Good Pole Frame, Metal, Insulated, Concrete Floors, Some Partitions, Good Lighting and Water.  
Excellent Good Siding, Insulation, Good Frame, Vents, Plywood Ceilings, Concrete Floors, Some Partitions, Good Lighting and Outlets, Water.  
Superior Brick Veneer, Good Fenestration, Insulation, Fin. Int. Walls, Concrete Floor with Drains, High Level Lighting and Water Service.

**See Depreciation Schedule – B**

Residential & Farm Outbuildings

**Shed – Open Car Shed – Car Shed O**

The Shed value is calculated by multiplying the square footage by a price per square foot based on the table below.

Square Footage	Quality						
	Size	Sub Standard	Fair	Average	Good	Excellent	Superior
Any		\$4.98	\$5.81	\$8.30	\$10.38	\$12.45	\$14.53

**Quality Notes**

Substandard	Shed or Flat Roof, Poor Quality
Fair	Shed or Flat Roof, Fair Quality
Average	Gable Roof, Average Quality
Good	Gable Roof, Good Quality
Excellent	Gable Roof, Good Quality
Superior	Gable Roof, Superior Quality

NOTE: Wood Frame and Metal use the same rates. If you have a low value Metal Carport select Metal and Sound Value.

**See Depreciation Schedule – C**

**Residential Detached Garage – Frame/Block – Det Gar**

The Residential Detached Garage value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Square Footage	Quality						
	Size	Sub Standard	Fair	Average	Good	Excellent	Superior
200		\$29.85	\$33.71	\$37.55	\$47.88	\$58.36	\$74.10
400		\$22.32	\$25.91	\$29.09	\$37.95	\$45.77	\$60.05
600		\$19.81	\$22.84	\$25.62	\$33.58	\$40.49	\$53.87
800		\$18.55	\$21.04	\$23.50	\$30.72	\$37.18	\$49.81
1000		\$17.80	\$20.10	\$22.38	\$29.28	\$34.66	\$46.73

**Quality Notes**

Substandard	Sub standard Quality, Lower Grade Siding, Comp or Metal Roof
Fair	Fair Quality, Vinyl or Metal Siding, Comp or Metal Roof
Average	Average Quality, Vinyl or Metal Siding, Comp Shingles, Minimum Electric
Good	Average Quality, Vinyl or Frame Siding, Comp Shingles, Adequate Electric
Excellent	Good Quality, Stucco or Wood Siding, Heavy Comp Shingles, Adequate Electric and Water
Superior	Excellent Quality, Stucco or Wood Siding, Heavy Comp or Wood Shingles, Superior Electric and Water.

**See Depreciation Schedule – D**

**Residential Detached Garage – Stud Framed Brick Veneer – Det Gar**

The Residential Detached Garage – Stud Framed Brick Veneer value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Square Footage	Quality						
	Size	Sub Standard	Fair	Average	Good	Excellent	Superior
200		\$37.20	\$42.56	\$47.09	\$68.67	\$80.50	\$96.36
400		\$27.14	\$30.25	\$35.77	\$53.13	\$60.38	\$75.39
600		\$23.80	\$28.52	\$31.13	\$46.13	\$52.31	\$66.48
800		\$22.12	\$25.19	\$28.28	\$41.49	\$47.45	\$60.60
1000		\$21.12	\$23.94	\$26.77	\$39.16	\$43.55	\$55.73

NOTE: Brick Veneer can be accounted for within the framing selection of Det Gar.  
 Stud Framed, Brick Veneer – see Det Gar notes for Quality Descriptions.

**Attic (Detached Garage)**

The Attic value is calculated by multiplying the square footage by a price per square foot based on the table below.

Square Footage	Quality						
	Size	Sub Standard	Fair	Average	Good	Excellent	Superior
Any		\$4.05	\$4.50	\$4.95	\$5.40	\$5.60	\$6.00

NOTE: Attic can be accounted for within the feature selection of the Det Gar.  
 Attic Over Garage commensurate with quality of building.

**See Depreciation Schedule – D**

**Dirt Floor (Detached Garage)**

The Dirt Floor value is calculated by multiplying the square footage by a price per square foot based on the table below.

Square Footage	Quality						
	Size	Sub Standard	Fair	Average	Good	Excellent	Superior
Any		\$(2.00)	\$(2.00)	\$(2.00)	\$(2.00)	\$(2.00)	\$(2.00)

**See Depreciation Schedule – D**

**Interior Finish (Detached Garage)**

The Interior Finish value is calculated by multiplying the square footage by a price per square foot based on the table below.

Finish Quality	Structure Quality					
	Sub Standard	Fair	Average	Good	Excellent	Superior
Minimal	\$5.21	\$5.80	\$6.79	\$8.01	\$8.77	\$9.95
Rec Quality	\$11.61	\$12.90	\$14.97	\$16.82	\$17.30	\$19.54
Apart Quality	\$23.98	\$26.55	\$31.96	\$37.78	\$40.72	\$45.88

**Quality Notes**

Interior Finish (minimal)                      Sheetrock or Paneling, use in relation to Det Gar  
 Interior Finish Rec Quality                    Sheetrock or Paneling, Paint, Floor Covering, Etc., use in relation to Det Gar  
 Interior Finish Apart Quality                Livable Space, Sheetrock, Paint, Floor Covering, Etc., use in relation to Det Gar

NOTE: Int Finished can be accounted for within the feature selection of Det Gar.

**See Depreciation Schedule – D**

Residential & Farm Outbuildings

**Living Quarters, Full Story (Detached Garage)**

The Living Quarters value is calculated by multiplying the square footage per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Size	Quality					
	Sub Standard	Fair	Average	Good	Excellent	Superior
200	\$32.89	\$37.22	\$43.40	\$60.79	\$76.78	\$90.92
400	\$26.40	\$31.28	\$35.57	\$48.30	\$59.82	\$71.69
600	\$24.20	\$29.25	\$31.63	\$43.74	\$54.26	\$62.62
800	\$23.19	\$27.15	\$29.90	\$41.04	\$50.78	\$60.15
1000	\$22.52	\$25.92	\$28.44	\$39.10	\$47.98	\$55.30

**Quality Notes**

Wood Frame, Concrete Block, and Brick all use the same rates with the difference made up in the quality. Commensurate with quality of building for use on area over improvement.

NOTE: Int Finished can be accounted for within the feature selection of Upperlvlg.

**See Depreciation Schedule – D**

**Interior Finished Room (Over Detached Garage)**

The Interior Finish value is calculated by multiplying the square footage by a price per square foot based on the table below.

Finish Quality	Structure Quality					
	Sub Standard	Fair	Average	Good	Excellent	Superior
Minimal	\$5.21	\$5.80	\$6.79	\$8.01	\$8.77	\$9.95
Rec Quality	\$11.61	\$12.90	\$14.97	\$16.82	\$17.30	\$19.54
Apart Quality	\$23.98	\$26.55	\$31.96	\$37.78	\$40.72	\$45.88

**Quality Notes**

Interior Finish (minimal) Sheetrock or Paneling, use in relation to Upperlvlg  
 Interior Finish Rec Quality Sheetrock or Paneling, Paint, Floor Covering, Etc., use in relation to Upperlvlg  
 Interior Finish Apart Quality Livable Space, Sheetrock, Paint, Floor Covering, Etc., use in relation to Upperlvlg

NOTE: Int Finished can be accounted for within the feature selection of the Upperlvlg.

**See Depreciation Schedule – D**

**Mobile Home Sound Value – Single Wide Mobile Home (Real Estate) – MHSV**

Price Per Unit. Sound Value.  
 Interior Finish (minimal)

**Mobile Home – Personal Property – MHPP**

Price Per Unit = \$0.00

Residential & Farm Outbuildings

**Livestock Confinement Hog ECU BI Pits – HOBECUBI**

The Livestock Confinement Hog value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Square Footage	Quality						
	Size	Sub Standard	Fair	Average	Good	Excellent	Superior
2500		\$3.96	\$5.28	\$6.60	\$7.92	\$9.24	\$10.56
5000		\$3.84	\$5.12	\$6.40	\$7.68	\$8.96	\$10.24
9000		\$3.72	\$4.96	\$6.20	\$7.44	\$8.68	\$9.92
9001		\$3.54	\$4.72	\$5.90	\$7.08	\$8.26	\$9.44

**Quality Notes**

- Substandard Pole Frame, Metal Siding, Plywood Interior, Part. Concrete Floor, Minimum Electric and Plumbing Fixtures, No Heat.
- Fair Pole Frame, Metal Siding, Insulated, Plywood Interior, Concrete Floor, Adequate Electric and Plumbing Fixtures, No Heat.
- Average Wood Siding, Insulated, Plywood Interior, Concrete Floor, Adequate Electric and Plumbing Fixtures, No Heat
- Good Block, Insulated, Some Subdivision, Concrete Floor, Adequate Electric and Plumbing Fixtures, No Heat
- Excellent Brick or Block, Insulated, Subdivided, Concrete Floor, Good Electric and Plumbing Fixtures, No Heat
- Superior Brick, Block or Good Metal, Insulated, Subdivided Concrete Floor, Good Electric and Plumbing Fixtures.

See Depreciation Schedule – A

**Residential Pool In-Ground – RESID-POOL**

The Residential Pool In Ground value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Square Footage	Quality				
	Size	Sub Standard	Fair	Average	Good
300		\$22.11	\$29.48	\$36.85	\$44.40
450		\$18.64	\$24.86	\$31.08	\$37.45
525		\$17.10	\$22.80	\$28.50	\$34.34
650		\$15.03	\$20.04	\$25.05	\$30.91

**Quality Notes**

- Sub standard Obvious Do-It-Yourself
- Fair Oval Shallow
- Average Pool with conc. 3.5 Perimeter, No Board, Lights, Heat or Cover
- Good Extraordinary

NOTE: Remember contributory value concept, vinyl pools

See Depreciation Schedule – A

**Commercial Swimming Pool – COM POOL**

The Commercial Swimming Pool value is calculated by multiplying the square footage by a price per square foot based on the table below.

Square Footage	Quality					
	Size	Sub Standard	Fair	Average	Good	Excellent
Any		\$35.28	\$37.54	\$41.72	\$46.36	\$48.80

**Quality Notes**

- Sub standard Larger Size Pools
- Fair Larger Size Pools
- Average 500 – 700 Square Feet
- Good Smaller Size Pools
- Excellent Smaller Size Pools

Residential & Farm Outbuildings

**Bath House – BATHHSE**

The Bath House value is calculated by multiplying the square footage by a price per square foot based on the table below.

Square Footage	Quality						
	Size	Sub Standard	Fair	Average	Good	Excellent	Superior
Any		\$19.08	\$33.390	\$47.70	\$52.47	\$66.78	\$81.09

**Quality Notes**

- Sub standard     Plywood or Cheap Stucco, Unfin. Interior, Light Slab, Minimum Electric and Plumbing, No Heat, Cabana Type
- Fair                Low Cost Siding or Stucco, Low Cost Interior, Sealed Concrete Floor, Minimum Electric and Plumbing, Wall Furniture
- Average           Siding or Stucco, Comp Shingle Roof, Fin. Interior, Vinyl, Adequate Electric and Plumbing, Baseboard Heat
- Good                Brick or Block, Comp Shingle Roof, Fin. Interior, Vinyl/Carpet, Adequate Electric and Plumbing, Baseboard Heat
- Excellent          Brick, Good Stucco, Shakes or Wood Shingles, Fin. Interior, Good Tile/Carpet, Good Electric and Plumbing, Forced Air
- Superior           Brick, Good Stucco, Shakes or Wood Shingles, Exc. Int, Good Tile/Carpet, Superior Electrical and Plumbing, Forced Air.

NOTE:                Wood Frame, Concrete, and Brick use same rates. The Difference is made up in quality.

**See Depreciation Schedule – C**

**Livestock Stable/Horse Barn – STABLE**

The Livestock Stable/Horse Barn value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Square Footage	Quality						
	Size	Sub Standard	Fair	Average	Good	Excellent	Superior
500		\$9.77	\$11.11	\$15.44	\$21.61	\$30.26	\$42.36
750		\$9.13	\$10.38	\$14.43	\$20.20	\$28.28	\$39.59
1000		\$8.49	\$9.65	\$13.41	\$18.77	\$26.28	\$36.79
1250		\$8.19	\$9.31	\$12.94	\$18.11	\$25.35	\$35.49
1500		\$7.88	\$8.96	\$12.45	\$17.43	\$24.40	\$34.16
2000		\$7.70	\$8.75	\$12.16	\$17.03	\$23.84	\$33.37
2500		\$7.39	\$8.40	\$11.68	\$16.35	\$22.89	\$32.04
3000		\$7.09	\$8.06	\$11.21	\$15.69	\$21.96	\$30.74
3500		\$7.03	\$7.99	\$11.11	\$15.55	\$21.76	\$30.47
4000		\$6.92	\$7.87	\$10.93	\$15.30	\$21.42	\$29.99
4500		\$6.90	\$7.84	\$10.89	\$15.25	\$21.35	\$29.89
5000		\$6.86	\$7.80	\$10.84	\$15.18	\$21.25	\$29.75

**Quality Notes**

- Sub standard     Poor Quality, Wood Pole/Metal
- Fair                Low Cost, Wood Pole/Metal
- Average           Average Quality Wood Pole/Metal
- Good                Average Quality, Block or Brick
- Excellent          Good Quality, Block or Brick
- Superior           Excellent Quality, Block or Brick

**See Depreciation Schedule – B**

Residential & Farm Outbuildings

**Residential Shed – Small Utility – UTL SHED**

The Residential Shed value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Square Footage	Quality						
	Size	Sub Standard	Fair	Average	Good	Excellent	Superior
200		\$20.50	\$24.40	\$27.44	\$32.43	\$36.37	\$41.17
400		\$15.05	\$17.75	\$19.65	\$23.33	\$26.22	\$30.29
600		\$14.00	\$16.79	\$18.54	\$22.02	\$24.72	\$28.66
800		\$13.21	\$15.64	\$17.26	\$20.54	\$23.08	\$26.91
1000		\$13.21	\$15.44	\$17.00	\$20.34	\$23.00	\$26.80

**Quality Notes**

- Sub standard     Sub standard Quality, Lower Grade Siding, Comp or Metal Roof
- Fair                 Fair Quality, Vinyl or Metal Siding, Comp or Metal Roof
- Average            Average Quality, Vinyl or Metal Siding, Comp Shingles, Minimum Electric
- Good                Average Quality, Stucco or Wood Siding, Heavy Comp Shingles, Adequate Electric
- Excellent          Good Quality, Stucco or Wood Siding, Heavy Comp Shingles, Adequate Electric and Water
- Superior          Excellent Quality, Stucco or Wood Siding, Heavy Comp or Wood Shingles, Adequate Electric and Water.

NOTE:                 Wood Frame and Metal

**See Depreciation Schedule – C**

**Utility Shed – Masonry**

The Utility Shed value is calculated by multiplying the square footage by a price per square foot based on the table below. When the square footage falls between two charted points the rate will be calculated by interpolation.

Square Footage	Quality						
	Size	Sub Standard	Fair	Average	Good	Excellent	Superior
200		\$25.16	\$29.33	\$34.75	\$46.33	\$52.66	\$63.27
400		\$19.76	\$21.97	\$25.93	\$35.93	\$39.93	\$49.60
600		\$17.33	\$19.59	\$22.57	\$31.29	\$34.81	\$44.07
800		\$16.12	\$18.32	\$20.51	\$28.22	\$31.74	\$40.42
1000		\$15.39	\$17.41	\$19.42	\$26.68	\$29.27	\$37.99

**Quality Notes**

The Masonry Frame can be accounted for within the Framing Selection of Utility Shed.

NOTE:                 Stud Framed, Brick Veneer, See Utility Shed Notes for Quality Descriptions

**See Depreciation Schedule – C**

## Outbuilding Depreciation

### Physical

Physical Depreciation is the normal wear and tear associated with age. It is based on age and condition of the residence. Typically actual age of the outbuilding is used, but, in situations, effective age may be used.

The tables below are normally used to determine the percentage of physical depreciation applied to an outbuilding. In some extreme situations the appraiser may choose to assign additional physical depreciation based on professional experience.

Select the depreciation schedule for each type of outbuilding listed in the outbuilding rate section.

Depreciation Schedule A

Age	Condition						
	Excellent	Very Good	Good	Average	Fair	Poor	Very Poor
1	2%	2%	3%	3%	5%	8%	10%
2	4%	4%	6%	7%	10%	16%	20%
3	5%	6%	9%	11%	15%	24%	30%
4	7%	9%	12%	15%	21%	33%	40%
5	9%	12%	15%	20%	27%	42%	50%
6	11%	14%	18%	24%	32%	51%	60%
7	13%	17%	22%	28%	38%	61%	70%
8	15%	19%	25%	33%	45%	70%	80%
9	17%	22%	29%	38%	51%	76%	85%
10	20%	25%	32%	43%	57%	79%	
11	22%	28%	36%	48%	63%	80%	
12	24%	31%	40%	53%	69%		
13	26%	34%	44%	57%	74%		
14	29%	37%	48%	61%	75%		
15	32%	40%	52%	66%			
16	34%	43%	55%	70%			
17	37%	46%	59%				
18	40%	50%	63%				
19	43%	53%	65%				
20	45%	56%					
21	48%	60%					
22	50%						

Outbuilding Depreciation

Depreciation Schedule B

Condition

Age	Excellent	Very Good	Good	Average	Fair	Poor	Very Poor
1	1%	2%	2%	3%	3%	5%	8%
2	2%	4%	4%	6%	7%	10%	16%
3	3%	5%	6%	9%	11%	15%	24%
4	4%	7%	9%	12%	15%	21%	33%
5	6%	9%	12%	15%	20%	27%	42%
6	7%	11%	14%	18%	24%	32%	51%
7	8%	13%	17%	22%	28%	38%	61%
8	10%	15%	19%	25%	33%	45%	70%
9	11%	17%	22%	29%	38%	51%	76%
10	13%	20%	25%	32%	43%	57%	79%
11	14%	22%	28%	36%	48%	63%	82%
12	15%	24%	31%	40%	53%	69%	85%
13	17%	26%	34%	44%	57%	74%	
14	19%	29%	37%	48%	61%	77%	
15	21%	32%	40%	52%	66%	79%	
16	23%	34%	43%	55%	70%	80%	
17	25%	37%	46%	59%	73%		
18	27%	40%	50%	63%	75%		
19	28%	43%	53%	67%			
20	30%	45%	56%	70%			
21	32%	48%	59%				
22	34%	51%	62%				
23	36%	54%	64%				
24	38%	57%	65%				
25	40%	60%					
26	43%						
27	45%						
28	47%						
29	49%						
30	50%						

Outbuilding Depreciation

Depreciation Schedule C

Condition

Age	Excellent	Very Good	Good	Average	Fair	Poor	Very Poor
1	1%	1%	1%	2%	2%	3%	5%
2	2%	2%	3%	4%	4%	6%	10%
3	3%	3%	4%	5%	6%	9%	15%
4	4%	4%	5%	7%	9%	12%	21%
5	5%	6%	7%	9%	12%	15%	27%
6	6%	7%	9%	11%	14%	18%	32%
7	7%	8%	10%	13%	17%	22%	38%
8	8%	10%	12%	15%	19%	25%	45%
9	10%	11%	14%	17%	22%	29%	51%
10	11%	13%	16%	20%	25%	32%	57%
11	12%	14%	18%	22%	28%	36%	63%
12	13%	15%	20%	24%	31%	40%	69%
13	15%	17%	22%	26%	34%	44%	74%
14	16%	19%	24%	29%	37%	48%	77%
15	17%	21%	26%	32%	40%	52%	79%
16	19%	23%	28%	34%	43%	55%	82%
17	20%	25%	30%	37%	46%	59%	85%
18	22%	27%	32%	40%	50%	63%	
19	24%	28%	34%	43%	53%	67%	
20	25%	30%	37%	45%	56%	71%	
21	26%	32%	39%	48%	59%	73%	
22	28%	34%	42%	51%	62%	76%	
23	29%	36%	44%	54%	65%	77%	
24	31%	38%	47%	57%	68%	79%	
25	33%	40%	49%	59%	70%	80%	
26	35%	43%	52%	62%	74%		
27	37%	45%	54%	65%	75%		
28	39%	47%	57%	68%			
29	41%	49%	59%	69%			
30	44%	52%	62%	70%			
31	45%	54%	65%				
32	47%	56%					
33	49%	58%					
34	50%	60%					

Outbuilding Depreciation

Depreciation Schedule D

Condition

Age	Excellent	Very Good	Good	Average	Fair	Poor	Very Poor
1	1%	1%	1%	1%	2%	2%	3%
2	1%	2%	2%	3%	4%	4%	6%
3	2%	3%	3%	4%	5%	6%	9%
4	3%	4%	4%	5%	7%	9%	12%
5	4%	5%	6%	7%	9%	12%	15%
6	4%	6%	7%	9%	11%	14%	18%
7	5%	7%	8%	10%	13%	17%	22%
8	6%	8%	10%	12%	15%	19%	25%
9	7%	10%	11%	14%	17%	22%	29%
10	8%	11%	13%	16%	20%	25%	32%
11	9%	12%	14%	18%	22%	28%	36%
12	10%	13%	15%	20%	24%	31%	40%
13	11%	15%	17%	22%	26%	34%	44%
14	12%	16%	19%	24%	29%	37%	48%
15	12%	17%	21%	26%	32%	40%	52%
16	13%	19%	23%	28%	34%	43%	55%
17	15%	20%	25%	30%	37%	46%	59%
18	16%	22%	27%	32%	40%	50%	63%
19	17%	24%	28%	34%	43%	53%	67%
20	18%	25%	30%	37%	45%	56%	71%
21	19%	26%	32%	39%	48%	59%	73%
22	20%	28%	34%	42%	51%	62%	76%
23	21%	29%	36%	44%	54%	65%	77%
24	23%	31%	39%	47%	57%	68%	79%
25	24%	33%	40%	49%	59%	71%	82%
26	25%	35%	43%	52%	62%	74%	85%
27	26%	37%	45%	54%	65%	75%	
28	28%	39%	47%	57%	68%	77%	
29	29%	41%	49%	59%	69%	78%	
30	31%	44%	52%	62%	71%	79%	
31	32%	45%	54%	64%	72%	80%	
32	34%	47%	56%	67%	74%		
33	35%	49%	58%	69%	75%		
34	37%	51%	60%	70%			
35	38%	53%	64%				
36	40%	55%	65%				
37	41%	57%					
38	43%	59%					
39	45%	60%					
40	47%						
41	49%						
42	50%						

## Outbuilding Depreciation

### **Functional**

Functional Depreciation is any obsolescence due to changes in tastes, preferences, technical innovations, or construction standards built into the house. The appraiser assigns functional depreciation based on professional experience.

### **Economic**

Economic Depreciation is any influence external to the parcel which influenced the value of the property but not the entire neighborhood. Items that influence the entire neighborhood will be addressed with the neighborhood modifier. The appraiser assigns economic depreciation based on professional experience.

## Manufactured Housing

Under current North Carolina law manufactured housing which meets the four following conditions is considered real property for property tax purposes:

- Owner of manufactured housing also owns the land upon which it is sited
- Hitch has been removed
- Wheels and axles have been removed
- It is used for residential purposes

Manufactured housing is valued similarly to other homes in that first a replacement cost new is established and then any depreciation is subtracted from this value to determine a market value.

### Replacement Cost New

#### Quality Class/Grades

For valuation purposes manufactured housing is divided into five quality classes or grades. They are poor, fair, average, good, and excellent. The appraisers will use their professional experience to determine which grade a manufactured home will be classified.

#### Base Value

Base Value is calculated by multiplying the square footage by the rate per square foot and then adding the lump sum. Mobile Home Extensions will be included in the square footage valued.

For manufactured housing less than 16 feet wide the base value is calculated using the following table:

< 16 Foot Wide		
Class	Lump Sum	Rate per Square Foot
Poor	\$2,400	\$24.15
Fair	\$3,200	\$26.81
Average	\$4,000	\$29.93
Good	\$4,600	\$38.39
Excellent	\$5,400	\$43.29

For manufactured housing 16 feet wide or greater the base value is calculated using the following table:

>= 16 Foot Wide		
Class	Lump Sum	Rate per Square Foot
Poor	\$4,800	\$24.50
Fair	\$6,400	\$27.89
Average	\$8,000	\$31.42
Good	\$9,200	\$41.41
Excellent	\$10,800	\$47.64

Manufactured Housing

Exterior Wall Cover

Exterior Wall Covering may modify the base value. Exterior Wall Coverings are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group and grade by the square footage.

COVERING	GROUP	COVERING	GROUP
Asbestos Siding	1	None	0
Brick	2	Other	0
Brick & Stone	3	Sandwich Panel	2
Brick & Wood	2	Stone	4
Cement Fiber Siding	1	Stucco	2
Composition Siding	0	Vinyl Siding	1
Concrete Block	1	Wood Shake	3
Glass Panel w/ Steel Support	2	Wood Siding	1
Log Veneer or Rustic	2	Wood Siding - Cedar	3
Masonite	0	Wood Siding - Redwood	3
Metal	0		

		Group				
		0	1	2	3	4
Grade	Poor	\$0.00	\$1.20	\$1.67	\$2.62	\$4.36
	Fair	\$0.00	\$1.33	\$2.13	\$3.19	\$4.93
	Average	\$0.00	\$1.48	\$2.41	\$3.85	\$6.10
	Good	\$0.00	\$1.62	\$2.64	\$4.25	\$6.76
	Excellent	\$0.00	\$1.79	\$3.41	\$5.83	\$7.83

Roofing Material

Roofing Material may add or subtract value. Roofing Materials are valued according to their group. The adjustment is calculated by multiplying the rate for the appropriate group and grade by the square footage.

COVERING	GROUP	COVERING	GROUP
Cement Fiber Shingles	5	Enamel Steel	3
Cement Tile	6	Metal Standing Seam	6
Clay Tile	7	Pitch & Gravel	2
Composition Shingles Heavy	3	Plastic Tile	0
Composition Shingles to 235	2	Shake Shingles - Med.	4
Composition - Roll	1	Slate or Tile	7
Copper or Terne	8	Synthetic Tile	5
Corrugated Steel	1	Wood Shingles	4

		Group							
		1	2	3	4	5	6	7	8
Grade	Poor	\$0.00	\$1.14	\$1.28	\$1.47	\$1.63	\$2.58	\$4.38	\$
	Fair	\$0.00	\$1.16	\$1.32	\$1.47	\$1.63	\$2.58	\$4.38	\$
	Average	\$0.00	\$1.17	\$1.34	\$1.47	\$1.63	\$2.58	\$4.38	\$5.11
	Good	-\$1.14	\$0.00	\$1.10	\$1.47	\$1.87	\$2.48	\$4.50	\$5.20
	Excellent	-\$1.10	\$0.00	\$1.14	\$1.62	\$2.00	\$2.86	\$4.50	\$5.25

## Manufactured Housing

### Fireplaces

Fireplaces will add value. The adjustment is calculated by multiplying the quantity of each item by the rate for the item based on the grade of the manufactured housing.

	Grade				
	Poor	Fair	Average	Good	Excellent
Fireplace	\$1,100	\$1,200	\$1,350	\$1,500	\$1,700
Fireplace - Gas	\$800	\$900	\$1,000	\$1,100	\$1,200
Average	\$800	\$900	\$1,000	\$1,100	\$1,200

### Porches, Patios, Garages, Decks, etc.

All these items are priced the same as conventional homes. See Residential Section for rates and methodology.

Manufactured Housing

## Depreciation

### Physical

Physical Depreciation is the normal wear and tear associated with age. It is based on age and condition of the manufactured housing. Typically actual age of the property is used, but in some situations, particularly where additions have been made to the property, effective age may be used.

The tables below are normally used to determine the percentage of physical depreciation applied to a property. In some extreme situations the appraiser may choose to assign additional physical depreciation based on professional experience.

### Poor & Fair Grade

Poor & Fair grade manufactured housing use the table below.

#### Condition

Age	Excellent	Very Good	Good	Average	Fair	Poor	Very Poor
1	1%	1%	2%	2%	2%	3%	3%
2	2%	2%	3%	3%	3%	4%	5%
3	3%	4%	4%	4%	4%	5%	6%
4	4%	5%	6%	7%	8%	9%	11%
5	5%	6%	8%	9%	10%	11%	14%
6	7%	8%	10%	11%	12%	14%	17%
7	9%	10%	13%	14%	15%	18%	21%
8	11%	11%	14%	16%	18%	20%	24%
9	13%	13%	16%	18%	20%	23%	27%
10	15%	15%	19%	21%	23%	26%	32%
11	17%	17%	22%	24%	26%	30%	36%
12	19%	19%	23%	26%	29%	33%	39%
13	21%	22%	26%	29%	32%	36%	44%
14	23%	24%	29%	32%	35%	40%	48%
15	25%	26%	31%	35%	39%	44%	43%
16	27%	28%	35%	39%	43%	49%	59%
17	29%	31%	38%	42%	46%	53%	63%
18	31%	34%	41%	46%	51%	58%	69%
19	33%	36%	44%	49%	54%	61%	74%
20	35%	39%	48%	53%	58%	66%	80%
21	37%	42%	51%	57%	63%	71%	85%
22	39%	45%	54%	60%	66%	75%	
23	41%	48%	57%	63%	70%	79%	
24	43%	52%	59%	66%	73%	80%	
25	45%	55%	62%	69%	75%		
26	47%	58%	63%	70%			
27	49%	60%	65%				
28	50%						

Manufactured Housing

Average & Good Grade

Average & Good grade manufactured housing uses the table below.

Condition

Age	Excellent	Very Good	Good	Average	Fair	Poor	Very Poor
1	1%	1%	1%	1%	1%	2%	3%
2	2%	2%	2%	2%	2%	3%	4%
3	3%	3%	3%	4%	4%	4%	6%
4	4%	4%	4%	5%	6%	7%	9%
5	5%	5%	5%	6%	7%	9%	12%
6	6%	7%	7%	8%	8%	11%	14%
7	7%	9%	9%	10%	11%	14%	17%
8	8%	11%	11%	11%	12%	16%	19%
9	9%	13%	13%	13%	14%	18%	22%
10	10%	15%	15%	15%	16%	21%	25%
11	11%	17%	17%	17%	19%	24%	28%
12	12%	19%	19%	19%	21%	26%	31%
13	13%	21%	21%	22%	24%	29%	34%
14	14%	23%	23%	24%	26%	32%	37%
15	16%	25%	25%	26%	29%	35%	40%
16	18%	27%	27%	28%	31%	39%	45%
17	20%	29%	29%	31%	34%	42%	48%
18	22%	31%	31%	34%	37%	46%	53%
19	24%	33%	33%	36%	40%	49%	56%
20	26%	35%	35%	39%	43%	53%	61%
21	28%	37%	37%	42%	46%	57%	66%
22	30%	39%	39%	45%	50%	60%	69%
23	32%	41%	41%	48%	53%	63%	72%
24	34%	43%	43%	52%	57%	66%	76%
25	36%	45%	45%	55%	61%	69%	79%
26	38%	47%	47%	58%	64%	73%	80%
27	40%	49%	49%	61%	67%	75%	85%
28	42%	51%	51%	64%	70%	77%	
29	44%	54%	54%	68%	75%	80%	
30	46%	57%	57%	70%			
31	48%	60%	60%				
32	50%						

Manufactured Housing

Excellent Grade

Excellent grade manufactured housing uses the table below.

Condition

Age	Excellent	Very Good	Good	Average	Fair	Poor	Very Poor
1	1%	1%	1%	1%	1%	1%	2%
2	2%	2%	2%	2%	2%	3%	4%
3	3%	3%	3%	3%	3%	4%	6%
4	4%	4%	4%	4%	4%	5%	9%
5	5%	5%	5%	5%	6%	7%	12%
6	6%	6%	6%	7%	7%	9%	14%
7	7%	7%	8%	9%	10%	12%	17%
8	8%	8%	10%	11%	12%	14%	19%
9	9%	9%	12%	13%	14%	17%	22%
10	10%	10%	14%	15%	17%	19%	25%
11	11%	11%	15%	17%	19%	21%	28%
12	12%	12%	17%	19%	21%	23%	31%
13	13%	13%	19%	21%	23%	25%	34%
14	14%	14%	21%	23%	25%	27%	37%
15	15%	16%	23%	25%	28%	29%	40%
16	16%	18%	24%	27%	30%	32%	43%
17	17%	20%	26%	29%	32%	34%	46%
18	18%	22%	28%	31%	34%	36%	50%
19	19%	24%	30%	33%	36%	38%	53%
20	20%	26%	32%	35%	39%	41%	56%
21	21%	28%	33%	37%	41%	43%	59%
22	22%	30%	35%	39%	43%	45%	62%
23	23%	32%	37%	41%	45%	48%	65%
24	24%	34%	39%	43%	47%	52%	68%
25	25%	36%	41%	45%	50%	55%	71%
26	26%	38%	42%	47%	52%	58%	74%
27	27%	40%	44%	49%	54%	61%	75%
28	28%	42%	46%	51%	56%	64%	77%
29	29%	44%	49%	54%	59%	68%	78%
30	30%	46%	51%	57%	62%	72%	80%
31	31%	48%	54%	60%	66%	76%	83%
32	32%	50%	57%	63%	69%	80%	85%
33	33%	53%	59%	66%	73%		
34	34%	56%	61%	68%	75%		
35	36%	59%	65%	70%			
36	38%	60%					
37	40%						
38	42%						
39	44%						
40	46%						
41	48%						
42	50%						

## Manufactured Housing

### Functional

Functional Depreciation is any obsolescence due to changes in tastes, preferences, technical innovations, or construction standards built into the house. The appraiser assigns functional depreciation based on professional experience.

### Economic

Economic Depreciation is any influence external to the parcel which influences the value of the property but not the entire neighborhood. Items that influence the entire neighborhood will be addressed with the neighborhood modifier. The appraiser assigns economic depreciation based on professional experience.

## Commercial Introduction

This segment of the 2015 Union County Schedule of Values addresses the valuation of Industrial, Commercial and Exempt (ICE) properties. The valuation of Commercial/Industrial/Exempt classes of property accepts and adheres to the fundamental procedures, concepts, principles, and techniques underlying the Appraisal Process (*as presented in the Residential segment of this document*). However, due to the requirements and complications of ICE properties, it is necessary that valuation tables that differ from Residential tables be separately developed and referenced.

### Schedules Used In Mass Appraisal Programs

The implementation phase of the Union County 2015 Mass Appraisal Program involved the valuation of industrial/commercial/exempt properties in an orderly, expeditious, and equitable manner. This was accomplished by developing and utilizing schedules and guidelines for use in various appraisal areas. Schedules were developed or obtained for:

- 1 - Land Valuation
- 2 - Cost Estimation
- 3 - Depreciation Calculation
- 4 - Improved Property Valuation
- 5 - Income and Expense Ratio Determination
- 6 - Capitalization Rate Determination

The Union County 2015 Industrial/Commercial/Exempt Reappraisal referenced land valuation schedules, selected miscellaneous improvements valuation schedules, income and expense schedules, and capitalizations schedules that are resident or supplemental to the County's Computer Assisted Mass Appraisal (CAMA) System known as Manatron CAMA powered by its ProVal valuation engine.

For the valuation of primary industrial/commercial/exempt improvements the CAMA applications (*COST and Depreciation*) of Marshall and Swift (M & S) are employed.

- Note:** M & S Services has been recognized nationally as a reputable source of valuation relative data to appraisers, assessors, and insurers for over 75 years.
- Note:** M & S Services will be used to assist with any improvement types not covered within the scope of the Industrial/Commercial/Exempt schedules or reference manuals should the need arise. All such services will be modified to conform to the effective date for these schedules as of January 1, 2015.

### Exemptions and Exclusions

Properties not subject to Ad Valorem taxes are either excluded or exempted. An exclusion is granted in accordance with North Carolina Constitution Article V, Sec 2(2), and an exemption is granted in accordance with Article V, Sec 2(3). Excluded property types include properties in the jurisdiction of the State. These are properties such as those belonging to the State of North Carolina or any of its agencies (e.g. NCDOT), or any local government, county or municipality, or any of their agencies (e.g. Union County Public Schools). Excluded properties are automatically excluded from the tax base without application.

Exempt properties may require an application to achieve and maintain their tax-free status. Few exempt properties do not require an approved application to be tax-free, burial properties are an example of such. Those properties that are eligible for exempt status via approved application must apply in a timely manner, during the listing period in the month of January. They must apply initially, and whenever there is a change in property values due to a change in improvements or land value. These properties include those used for charitable, non-profit, educational, and/or religious purposes. There are also historic exemptions which are usually partial exemptions for which an approved application is also necessary.

All excluded and exempt properties are subject to a compliance review at least once every eight years per G.S. 105-296(l). It is interpreted as the intent of this provision to be that all excluded and exempt properties be reviewed at least once each revaluation cycle. At this time the assessor's office may feel the need for an updated application.

Exempt properties are subject to the same valuation and applications rules as other real property in Union County.

### Conservation Easement

A conservation easement is a voluntary legal agreement between a willing owner of a property and a nonprofit organization, land trust or a governmental agency in which the (land) owner agrees to restrict the future uses of a property to those consistent with the landowner's and the easement holder's conservation objectives. Although the landowner still owns the property, the right to develop, divide, or subdivide all or part of the property is relinquished.

Each conservation easement is unique and negotiated between the landowner and the easement holder. The land owner retains the property's ownership and use, while giving up certain rights in part or in full. Conservation easements do not remove land from the property tax rolls, but can sometimes reduce the amount of property taxes paid.

To find the value of a property subject to conservation easements the appraiser must determine the market value prior to the granting of the easement then reduce that value by applying a damage factor caused by the granting of the conservation easement. Determining the highest and best use of the property prior to the granting of the easement is a critical part of the appraisal process.

An example of a worksheet used to estimate the impact of a conservation easement on the value of land is available upon request.

### Personal Property Guide

In general, machinery and equipment used primarily as part of a manufacturing process (process equipment) is taken as PERSONAL PROPERTY. Machinery and equipment which is part of the land or building improvement is generally part of the real property appraisal. Common Personal Property items in Union County are, but not limited to, the following:

- Acoustical fire resistant drapes and curtains
- Asphalt plants – batch mixer, etc. and other movable items
- Air conditioning – window units (portable). Package units in hotel units are considered as real property. Additional cooling for data processing rooms may also be considered as personal property.
- Airplanes
- Auto exhaust systems – flexible tube type
- Bar and bar equipment
- Bowling alley lanes
- Boiler used primarily for process (not to be confused with boiler used to heat the building)
- Burglar alarm systems
- Car wash – equipment only
- Concrete plant – electronic mixing, conveyors, tanks (all equipment) and movable items
- Construction and grading equipment – (non-licensed vehicles, etc.)
- Conveyor systems
- Coolers (walk-in) pre-fab, portable
- Cold storage – refrigeration equipment
- Cooling towers – primary use in manufacturing
- Computers – all
- Cooking equipment (restaurant, etc.)
- Compressed air systems
- Control systems (electronic)
- Chairs – all types
- Dairy processing plants – all process items
- Data processing equipment – all items
- Diagnostic center equipment (auto)
- Drying systems (special heating in process system)
- Dumpsters
- Dust catchers, control systems, etc.
- Desk – all
- Electronic control systems (weighing, mixing, etc.)
- Fire alarm systems
- Fans – freestanding
- Farm equipment – all
- Floors – computer room
- Foundations for machinery and equipment
- Furnaces – steel mill process, etc. foundry
- Furniture and fixtures
- Grain bins not permanently attached to real property
- Greenhouses and greenhouse equipment
- Humidifiers, process
- Heating systems – process
- Hoppers – metal bin type
- Hospital systems – oxygen, public address, emergency electric, closed T.V., call system, etc.
- Autoclaves, etc.
- Inventories
- Incinerators

## Commercial Introduction

- Industrial piping, process
- Irrigation Equipment
- Kilns – metal tunnel, movable
- Kiln heating system
- Leased equipment – lessor or lessee possession
- Leasehold improvements
- Lighting – yard lighting
- Lifts other than elevator
- Livestock
- Law libraries
- Machinery and equipment
- Milk handling – milking, cooling, piping, storage
- Office equipment – all
- Ovens – food processing
- Office supplies
- Oil company equipment – pumps, supplies, etc.
- Power generator systems (auxiliary emergency, etc.)
- Portable buildings
- Package and labeling equipment
- Paint spray booths
- Piping systems – process piping
- Public address systems (intercom, music, etc.)
- Pneumatic tube systems
- Refrigeration systems – compressors, etc.
- Rock crusher
- Scales
- Scale houses (portable)
- Screens, movie indoor, outdoor
- Signs (including billboards, etc.)
- Speakers – all types
- Spray booths (unless built in)
- Seats – theatre
- Sound projection equipment
- Sound systems
- Switchboards (motel, etc. – when not owned by a utility)
- Service station equipment – pumps, tanks, lifts
- Tanks – manufacturing, process, etc.
- Tanks – service station underground gasoline
- Teller machines - banks
- Tunnels – part of process system
- Transformer banks
- Towers – cell telephone, TV, radio, CATV, two-way radio. etc.
- Towers – microwave and equipment
- Telephone system – private
- Vacuum system – process
- Ventilation systems – manufacturing, process, etc.
- Vent fans – freestanding
- Utility systems – (other than in state-assessed utilities, and other than central heating and cooling for buildings, etc. e.g. motel owned switchboard systems, private water systems, emergency power generating equipment)
- Walk in coolers – portable or pre-fabricated
- Water tanks – process equipment
- Water coolers – electric

## Commercial Introduction

- Wells – pumps motors, equipment
- Walls – partitions, portable
- Water lines – for process above or below ground

USPAP – STANDARD 6

Union County, in its Ad Valorem application of assessment valuation, adheres to the rules and regulations of the *Uniform Standards of Professional Appraisal Practice* (USPAP) which are the generally accepted standards for professional appraisal practice in North America. USPAP contains standards for all types of appraisal services. Standards are included for real estate, personal property, business and mass appraisal. For the Union County 2015 General Reappraisal USPAP Standard 6: MASS APPRAISAL, DEVELOPMENT AND REPORTING is the primary guideline.

**USPAP STANDARD 6: MASS APPRAISAL, DEVELOPMENT AND REPORTING**

**In developing a mass appraisal, an appraiser must be aware of, understand, and correctly employ those recognized methods and techniques necessary to produce and communicate credible mass appraisals.**

Comment: STANDARD 6 applies to all mass appraisals of real or personal property regardless of the purpose or use of such appraisals. STANDARD 6 is directed toward the substantive aspects of developing and communicating credible analyses, opinions, and conclusions in the mass appraisal of properties. Mass appraisals can be prepared with or without computer assistance. The reporting and jurisdictional exceptions applicable to public mass appraisals prepared for ad valorem taxation do not apply to mass appraisals prepared for other purposes.

A mass appraisal includes:

- 1) identifying properties to be appraised;
- 2) defining market area of consistent behavior that applies to properties;
- 3) identifying characteristics (supply and demand) that affect the creation of value in that market area;
- 4) developing a model structure that reflects the relationship among the characteristics affecting value in the market area;
- 5) calibrating the model structure to determine the contribution of the individual characteristics affecting value;
- 6) applying the conclusions reflected in the model to the characteristics of the property(ies) being appraised; and
- 7) reviewing the mass appraisal results.

The JURISDICTIONAL EXCEPTION RULE may apply to several sections of STANDARD 6 because ad valorem tax administration is subject to various state, county, and municipal laws.

### Neighborhood Delineation

Neighborhood Delineation is a study of forces from outside which could be considered to have an effect on property value; and also conclusions on the typical housing, economic, social and demographic characteristics of the geographic area considered a homogeneous neighborhood. A *neighborhood*, for analysis purposes, is defined as the largest geographic grouping of properties where the significant economic forces of those properties are generally uniform.

Union County has defined its major industrial / commercial areas and recorded pertinent valuation information on a Neighborhood (NBHD) Summary Sheet. The NBHD Summary Sheet (Delineation Data Form) serves three (3) main functions:

1. To provide an opinion of the typical structure, economic factors and conditions within an area considered a neighborhood. Appraisers use this information to provide a benchmark to compare each property within the neighborhood with each other.
2. To provide a generally similar geographic area to use as a statistical base for sales comparison, both during the 2015 Reappraisal and years later to measure change and update values accordingly.
3. To provide a basis to allow development of computer assisted land pricing tables.

Union County's most current commercial/industrial NBHD Summary Listing is available for review upon request.

### Land Valuation

In making appraisals for Ad Valorem Tax purposes, it is generally necessary to estimate separate values for the land and the improvements on the land. In actuality, the two are not separated and the final estimate of the property as a single unit must be given prime consideration. However, in arriving at that final estimate of value, aside from the requirements for property tax appraisals, there are certain other reasons for making a separate estimate of value for the land:

An estimate of land value is required in the application of the Cost Approach.

An estimate of land value is required to be deducted, from the total property sales price in order to derive indications of depreciation through market-data analysis (depreciation being equal to the difference between the replacement cost new of a structure and the actual price paid in the market place for the structure.).

As land is not a depreciable item, a separate estimate of land value is required for bookkeeping and accounting purposes; likewise, the total capitalization rate applicable to land will differ from the rate applicable to the improvements on the land.

Since land may or may not be used to its highest potential, the value of land may be completely independent of the existing improvements on the land.

Real Estate is valued in terms of its highest and best use. The highest and best use of the land or site, if vacant and available for use, may be different from the highest and best use of the improved property. This will be true when the improvement is not an appropriate use and yet makes a contribution to total property value in excess of the value of the site. Highest and Best Use (*Highest and Most Profitable Use; Optimum Use*) is that reasonable and probable use which will support the highest present value as of the date of the appraisal. Alternatively, it is the most profitable likely use to which a property can be put. It may be measured in terms of the present worth of the highest net return that the property can be expected to produce over a stipulated long run period of time (*American Institute of Real Estate Appraisers' Appraisal Terminology Handbook, 1981 edition.*)

### Land Rates

## Commercial Introduction

Land pricing for Industrial / Commercial / Exempt properties follow the same guidelines and procedures as delineated in the 'Residential' Section of this document.

Although non-residential neighborhood descriptions used in these schedules represent the majority of industrial / commercial areas found within Union County, it may become necessary to define new and/or additional sub-areas (*neighborhoods*) during the course of the general reappraisal to equitably assess future land areas not covered within the scope of these schedules. Careful consideration will be given this process and will closely follow the methods and procedures utilized in the development of current codes, descriptions and rates.

It remains the responsibility of the reviewing appraiser to accurately use the land schedules to insure fair treatment among properties within Union County. The use of a sound or flat value for land value, however, is permissible and is intended to give the reviewing appraiser flexibility when determining a contributory value for land.

### Land Value Adjustments

Plus and/or minus land value percent adjustments can be made at the line (*segment*) level of each parcel. Land value adjustments can be made for, but not limited to, the following reasons:

- Size
- Shape
- Location
- Topography
- Street type
- Ingress / Egress
- Corner
- Easements (*general – conservation*)
- Percolation
- Flood Zone
- Zoning
- Utilities
- Undeveloped
- Utilities

The appraiser is to give careful consideration when assigning land value adjustments and is to follow the methods and procedures utilized in the development of any additional adjustments and percentages.

Commercial

## **Commercial**

### Commercial Valuation

Commercial Property will be valued using the Marshall and Swift Valuation Services' "blackbox" using the cost calculation database dated July 2014.



## Union County

### 2015 Use Value Manual for Agricultural, Horticultural and Forest Land

#### General Information

G.S. 105-277.3 allows for certain classes of property to be assessed at their present Use Value. G.S.105-277.2 defines this type of property in three categories. The categories are Agricultural, Horticultural, and Forestland.

- Agricultural Land is defined as “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.”
- Horticultural Land is defined as “Land that is part of a horticultural unit that is actively engaged in the commercial production of growing fruits or vegetables or nursery or floral products under a sound management program.”
- Forestland is defined as “Land that is part of a forest unit that is actively engaged in the commercial growing of trees under a sound management program.”

A more detailed explanation of this program along with qualification requirements can be found in the General Statutes of the North Carolina Machinery Act issued by the North Carolina Department of Revenue.

#### Rate Calculations

The North Carolina Department of Revenue has developed a “Use-Value Manual”. This manual is based on the recommendations submitted by the Use-Value Advisory Board (UVAB).

S.L 202-184 (S1161) makes significant changes in the laws governing appraisal and assessment of use value land. Under this standard the current use of the property for agriculture, horticultural, or forest purposes is assumed to be the highest and best use. The values established by the appraiser must be based not on actual sales of comparable land but on the value imputed by capitalizing the ability of the land to generate income in its present use. Furthermore the capitalization rate is fixed by law, not derived from the market.

1985 legislation divided the state into 6 Major Land Resource Areas (MLRA's). Union County is included in MLRA 136 – Piedmont.

For value purposes the MRLA are further divided into 4 classes, they are:

- Class 1 – Best Soils
- Class 2 – Average Soils
- Class 3 - Fair Soils
- Class 4 - Non-Productive soils

(Forestry is classed differently see below)

A land rent study conducted by North Carolina State University established rent income for each class in each MLRA.

### AGRICULTURE

The rents (per acre) provided for the Piedmont areas are as follows:

Class 1	\$56.20
Class 2	\$38.30
Class 3	\$24.90

### HORTICULTURE

The rents (per acre) provided for the Piedmont areas are as follows:

Class 1	\$81.10
Class 2	\$52.80
Class 3	\$36.50

### FORESTRY

The rents (per acre) provided for the Piedmont areas are as follows:

Class 1	\$29.39
Class 2	\$20.28
Class 3	\$19.36
Class 4	\$10.52
Class 5	\$ 8.97

The manual then provides a rate for each use, in each class, within each MLRA. The rates are based on a 6.5% capitalization rate for agriculture and horticulture and a 9% rate for forestry. Additionally to account for the variables in the horticulture seasons and markets a multiplier of 1.20% is applied in MLRA 136 to develop horticulture rates.

The rates provided for the Piedmont area are as follows:

Agricultural (Open Land)

Class 1	\$865
Class 2	\$590
Class 3	\$385
Class 4	\$40

Horticulture

Class 1	\$1,250
Class 2	\$810
Class 3	\$560
Class 4	\$40

Forestry - Is classed by the type of trees the soil will support

Class 1	\$325	Mixed Hardwoods
Class 2	\$225	Loblolly Pines (86-104 feet of growth in 50 years)
Class 3	\$215	Loblolly Pines (66-85)
Class 4	\$115	Loblolly Pines (60-65)
Class 5	\$100	Upland Hardwoods
Class 6	\$40	Non-Productive

## Soil Types

Since our county has a mix of different classes of soils we have used GIS to analyze soil types by acres of present use to weight the proportion of each class and determine an overall countywide rate.

Type	Agri	Agri Schedule	Forest	Forest Schedule	Hort	Hort Schedule
AeB	II	\$ 590.00	II	\$ 225.00	II	\$ 810.00
AgC	IV	\$ 40.00	II	\$ 225.00	III	\$ 560.00
ApB	II	\$ 590.00	II	\$ 225.00	I	\$ 1,250.00
ApC	II	\$ 590.00	II	\$ 225.00	II	\$ 810.00
AuB	IV	\$ 40.00	II	\$ 225.00	IV	\$ 40.00
BaB	III	\$ 385.00	II	\$ 225.00	II	\$ 810.00
BaC	III	\$ 385.00	II	\$ 225.00	II	\$ 810.00
BdB2	III	\$ 385.00	II	\$ 225.00	II	\$ 810.00
BdC2	IV	\$ 40.00	II	\$ 225.00	IV	\$ 40.00
BuB	IV	\$ 40.00	II	\$ 225.00	IV	\$ 40.00
BuC	IV	\$ 40.00	II	\$ 225.00	IV	\$ 40.00
CeB2	III	\$ 385.00	II	\$ 225.00	II	\$ 810.00
CeC2	IV	\$ 40.00	II	\$ 225.00	II	\$ 810.00
ChA	III	\$ 385.00	III	\$ 215.00	III	\$ 560.00
CmB	III	\$ 385.00	II	\$ 225.00	II	\$ 810.00
CnB	IV	\$ 40.00	II	\$ 225.00	IV	\$ 40.00
CoA	III	\$ 385.00	II	\$ 225.00	II	\$ 810.00
CrB	III	\$ 385.00	I	\$ 325.00	II	\$ 810.00
DAM		\$ 40.00		\$ 40.00		\$ 40.00
GaB2	II	\$ 590.00	II	\$ 225.00	II	\$ 810.00
GaC2	III	\$ 385.00	II	\$ 225.00	II	\$ 810.00
GeB	II	\$ 590.00	I	\$ 325.00	I	\$ 1,250.00
GfB2	II	\$ 590.00	I	\$ 325.00	II	\$ 810.00
GoC	IV	\$ 40.00	II	\$ 225.00	III	\$ 560.00
GoE	IV	\$ 40.00	II	\$ 225.00	III	\$ 560.00
GsB	IV	\$ 40.00	II	\$ 225.00	III	\$ 560.00
GsC	IV	\$ 40.00	II	\$ 225.00	III	\$ 560.00
GoE	IV	\$ 40.00	II	\$ 225.00	III	\$ 560.00
GsB	IV	\$ 40.00	II	\$ 225.00	III	\$ 560.00
GsC	IV	\$ 40.00	II	\$ 225.00	III	\$ 560.00
GsE	IV	\$ 40.00	II	\$ 225.00	III	\$ 560.00
HeB	III	\$ 385.00	II	\$ 225.00	II	\$ 810.00
IrA	III	\$ 385.00	II	\$ 225.00	III	\$ 560.00
MeB2	III	\$ 385.00	II	\$ 225.00	II	\$ 810.00
MhA	IV	\$ 40.00	V	\$ 40.00	III	\$ 560.00
PaE2	IV	\$ 40.00	II	\$ 225.00	II	\$ 810.00
PgC	IV	\$ 40.00	II	\$ 225.00	II	\$ 810.00
ScA	III	\$ 385.00	II	\$ 225.00	II	\$ 810.00
TaB	II	\$ 590.00	II	\$ 225.00	I	\$ 1,250.00
TaC	III	\$ 385.00	II	\$ 225.00	I	\$ 1,250.00
TbB2	IV	\$ 40.00	II	\$ 225.00	II	\$ 810.00
TbC2	III	\$ 385.00	II	\$ 225.00	II	\$ 810.00
TuB	IV	\$ 40.00	II	\$ 225.00	IV	\$ 40.00
Ud	IV	\$ 40.00	VI	\$ 40.00	IV	\$ 40.00
W		\$ 40.00		\$ 40.00		\$ 40.00
WhB	IV	\$ 40.00	II	\$ 225.00	III	\$ 560.00
WhC	III	\$ 385.00	II	\$ 225.00	III	\$ 560.00
ZnB	III	\$ 385.00	II	\$ 225.00	II	\$ 810.00
ZnC	IV	\$ 40.00	II	\$ 225.00	II	\$ 810.00

**The 2015 North Carolina Use Value Manual for Agricultural,  
Horticultural and Forest Land is included as a reference.**