



APPRAISAL GUIDE



**Property
Assessment
Division**

DEPARTMENT OF REVENUE

APPRAISAL GUIDE

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The Appraisal Guide is available to the Property Assessment Division's appraisal staff. The Appraisal Guide is available at revenue.mt.gov.

Questions pertaining to this document should be directed to the Property Assessment Division's Central Office or Region Manager.

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FORWARD

The purpose of the Appraisal Guide is for recommendations to be followed by appraisers in the appraisal of real estate in the State of Montana, and while this guide may not answer every question related to property valuation, it does provide procedures that can ensure a uniform statewide approach to value. The proper use of this guide is important in maintaining a quality valuation system. The guide is supplied to Montana appraisers for the purpose of valuing locally assessed properties.

INTRODUCTION

THE APPRAISAL GUIDE

The Appraisal Guide has been prepared for the use of the Montana Department of Revenue, Property Assessment Division (PAD) appraisal staff. It is designed to be used in conjunction with the 2017/2018 statewide reappraisal. The data collection and appraisal procedures are specific for the 2017/2018 reappraisal.

The Appraisal Guide is an integral part of the computer assisted mass appraisal system (CAMAS). It provides the steps to be followed in accurately and consistently collecting information about properties. It also presents the basic methodologies to be applied in estimating the market value of property considering the three accepted valuation approaches to: cost, income, and sales comparison.

The Appraisal Guide is organized into three parts: Data Tabs (data to load into CAMAS), Replacement Costs (residential, other building and yard improvements, and commercial buildings), and Glossary.

PART ONE: DATA COLLECTION AND DATA ENTRY

The Data Tabs section describes the information that is collected for each property. It is organized into three sections, each dealing with a specific type of information.

As part of the mass appraisal process, information is collected on each property. A standard property record card is used in the field. Common data is information that is collected on every property. It includes parcel identification data, site address, land breakdown information, sales data, etc.

Residential and agricultural improvements deal with the dwelling, mobile home, and residential as well as agricultural outbuilding data to be collected on each property. Where necessary, the appraiser may need to refer to more detailed information provided in later sections of the guide on quality grades and outbuildings.

Commercial and Industrial Improvements discusses the information to be gathered for commercial and industrial structures. Income and Expense Data describes the collection of economic information on commercial properties using the operating statement; and the transfer of this information into the CAMAS system.

Sales History deals with the land and improvement data present on residential and commercial property at the time of sale.

PART TWO: REPLACEMENT COST

The Replacement Cost section provides the specifications for the quality grades and various structure types as described in Part Two. It also describes the procedures for applying the cost approach to estimate the market value of property.

The specific procedures or steps for calculating replacement costs for different types of structures are divided into four categories listed below. Each category includes quality grade specifications and pictures to aid in the classification and grading of structures.

- Dwellings
- Mobile Homes
- Commercial Buildings
- Other Buildings and Yard Improvements

Detailed cost information needed to calculate the replacement cost new less depreciation (RCNLD) for each structure type valued in CAMAS is provided. This section provides the cost formula to be used, the cost factors to be used, and the depreciation factors to be used, to calculate the replacement cost new less depreciation (RCNLD). Depreciation is the procedure for determining the market value using the replacement cost new. The procedure uses normal depreciation and economic condition factors which must be applied to adjust the replacement cost new (RCN). Depreciation tables are provided in CAMAS as guidelines for use with dwellings, mobile homes, residential and agricultural outbuildings, and commercial structures.

PART THREE: GLOSSARY

The glossary contains abbreviations and definitions of terms that are used in various places and for various purposes throughout the guide.

PART ONE: DATA COLLECTION AND DATA ENTRY

CAMAS GENERAL TAB

The CAMAS General Tab identifies important details or common data of the subject property. The General Tab includes property details such as situs address, legal description, taxing jurisdiction, and general information.

SITUS ADDRESS SECTION

The Situs Address is a required data field entry with the following format:

NUMBER:	The street number for the parcel.
DIRECTION:	The direction of the street; i.e. N, S, E, W, NE, NW, etc. An example of a street direction is 1220 West Main Street, west is the direction. Select the appropriate direction from the drop down list.
STREET NAME:	Enter the street name and leave one blank space between words, abbreviations, and numbers.
STREET TYPE:	The type of street the property is adjacent to, such as; Avenue, Road, Street, or Way. Select the street type from the drop down list.
UNIT TYPE:	The unit type for the property, such as; apartment, building, floor, etc. Select the unit type from the drop down list.
UNIT NUMBER:	The unit number of the street number. For example, apartments at the same street address, 1220 Main St., may be numbered; 1220 A Main St., 1220 B Main St., 1220 C Main St., etc. The A, B, and C are suffix addresses and should be entered in this field.
CITY:	Enter the name of the city or town where the property is located.
STATE:	State is defaulted to Montana.
ZIP CODE:	Enter appropriate situs zip code.

Legal Description Section

The legal description is a required data field entry. There are six options to enter legal descriptions, e.g., Subdivision, Township, Condominium, Manufactured Home, Certificate of Survey, and Non-Standard. The Section, Township, and Range are required entries for all six types of legal description.

TAXING JURISDICTION INFORMATION SECTION

The taxing jurisdiction information is a required data field entry; enter appropriate taxing jurisdiction information.

GENERAL INFORMATION SECTION

STATUS:	The status of the property is a required field. Select the appropriate status from the drop down list, e.g., Active, Deactivated, Inactive, and Inactive – MH Moved.
TYPE:	Select the appropriate type of property from the drop down list, e.g., Industrial Real Property, Manufactured Homes not Attached to Real, and Real Property.
NEIGHBORHOOD:	A neighborhood may be defined as a geographical area exhibiting a high degree of homogeneity in amenities, land use, economic trends, and improvement characteristics (such as structural quality, age, and condition). Select the appropriate neighborhood from the drop down list.
PROPERTY ID:	The 13-digit geocode of the property. Refer to the following Geocoding Section for
MAP ID:	Core functionality of the CAMAS not used by PAD.
ROUTING NO.:	Core functionality of the CAMAS not used by PAD.
PROPERTY FLAGS:	Contains six checkboxes to alert user to special circumstances. Check all boxes that apply, if any.
COMMENT:	Document actions taken by staff on the record. The comments are not printed on the Property Record Card (PRC).
ASSESSMENT CODE:	The 10-digit assessment code for the property; also referred to as the Tax ID#.

GEOCODE OR PARCEL IDENTIFICATION

The following is an example of a geocode with the fields in numerical order.

COUNTY	07
TOWNSHIP	3966
SECTION	07
QUARTER SECTION	3

QUARTER SECTION BLOCK 28
 QUARTER SECTION LOT 01-99
 UNIT NUMBER 0000 to 9999

COUNTY

For the purpose of the Mass Appraisal System, each county is identified by the number currently being used on the automobile license plates. Counties have been assigned numbers from 01 to 56. That portion of Yellowstone National Park that is located in Montana, but is not within any county, has been arbitrarily assigned the number 57.

<u>Name</u>	<u>County No.</u>
Beaverhead	18
Big Horn	22
Blaine	24
Broadwater	43
Carbon	10
Carter	42
Cascade	02
Chouteau	19
Custer	14
Daniels	37
Dawson	16
Deer Lodge	30
Fallon	39
Fergus	08
Flathead	07
Gallatin	06
Garfield	50
Glacier	38
Golden Valley	53
Granite	46
Hill	12
Jefferson	51
Judith Basin	36
Lake	15
Lewis & Clark	05
Liberty	48
Lincoln	56
Madison	25
McCone	41
Meagher	47
Mineral	54
Missoula	04
Musselshell	23
Park	49
Petroleum	55
Phillips	11
Pondera	26
Powder River	09

Name	County No.
Powell	28
Prairie	45
Ravalli	13
Richland	27
Roosevelt	17
Rosebud	29
Sanders	35
Sheridan	34
Silver Bow	01
Stillwater	32
Sweet Grass	40
Teton	31
Toole	21
Treasure	33
Valley	20
Wheatland	44
Wibaux	52
Yellowstone	03
Yellowstone National Park	57

For example, the county license plate number of Lewis and Clark County is 05. Each single digit number is always prefixed with a leading zero.

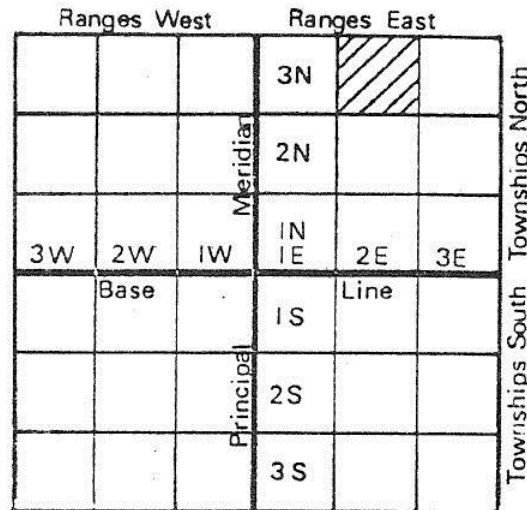
TOWNSHIP

Townships are a part of the Public Land Survey System (PLSS) or also known as the rectangular survey system, which is a land identification system. Under this system, land is divided into townships six miles square, which are related to baselines established by the federal government. The baseline running north and south is known as the “Principal Meridian” while the east and west base line is simply called the “Baseline.” The township numbers east or west of the “Principal Meridian” are designated as ranges whereas the numbers north and south of the “Baseline” are tiers (See Figure 1).

For example, the shaded township in Figure 1 would be described as “Township 3 North, Range 2 East,” meaning that the Township is situated three tiers north of the Baseline and two tiers east of the Principal Meridian.

Just as unique numbers have been assigned to each county, it has also been necessary to assign unique numbers to each township or portion of a township that lies within any county in the state. This has been done for two purposes. One is to shorten the number of characters required to identify the township and the second is to provide a basis for a computer audit of the legal description carried on each property.

Figure 1. Townships in relation to the Principal Meridian and Baseline.



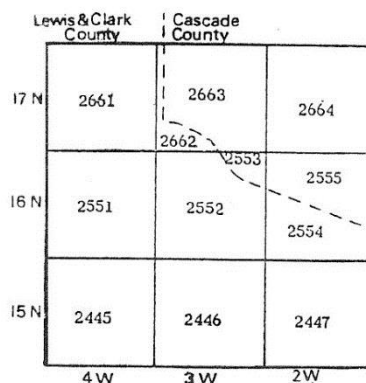
A list of each township designation in Montana, together with the assigned township number and the assigned number for the county in which the township is located, will be found in the Master List of Assigned Township Numbers.

Numbering Townships

Townships have been arbitrarily numbered starting with the most westerly township or part of a township in the most southerly tier of townships. This most southwestern township in the state was numbered "0001." The next easterly township (or part of one) on the same tier of townships was numbered "0002." The next easterly township was numbered "0003." This process was continued until each township or portion of a township in the most southerly tier was consecutively numbered from west to east.

This process was continued on the next most southerly tier of townships and each next most southerly tier of townships until all the townships or parts of townships in each county in the state were numbered.

Figure 2. County lines cutting across townships



When a county line bisects a township, as shown in Figure 2, each portion of the township is assigned a separate number.

Section

A township is six miles square or 36 square miles. Each square mile is designated as a section that is equivalent to 640 acres. Sections within a township are numbered from the northeast corner, following a back and forth course, until the last section in the southeast corner is reached. For purposes of land description, sections are commonly divided into half sections containing 320 acres, quarter sections containing 160 acres, etc. Land acreage descriptions are then made by referring to a particular quarter of a particular section located within a particular township, county and state (See Figure 3).

Figures 3 and 4 demonstrate the subdivision of townships into smaller units. The legal description of the shaded portion of Figure 3 is: Section 23 Township 4N, Range 4E of the Montana Principle Meridian, County of Gallatin, State of Montana.

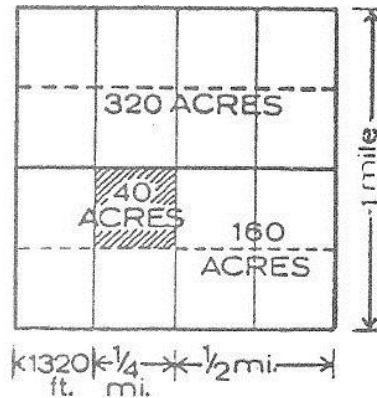
The legal description of the shaded portion of Figure 4 would be NE4 of the SW4 (which is read “the Northeast quarter of the Southwest quarter”) of Section 23, Township 4N, Range 4E of the Montana Principle Meridian, County of Gallatin, State of Montana.

Because of the curvature of the earth, the north/south lines of ranges converge as they extend toward the North Pole. To keep the range lines as nearly six miles apart as possible, the lines are laid out for approximately 24 miles, and then jog so that they are again six miles apart to preserve, as nearly as may be possible, the square shape of the townships. The irregular shaped areas created in the correction are usually along the north and west sides of a township and are referred to as lots (Government Lots) and are approximately forty acres in size.

Figure 3. Subdivision of Township 4 North, Range 4 East into Sections of one mile on each side.



Figure 4. Subdivision of Section 23 showing 320 acre half section, 160 acre quarter section, and (shaded) a quarter section block of 40 acres.



Quarter Section

The Quarter Section number assigned to a parcel is the Quarter Section in which the Quarter Section Block is located. Quarter Sections are numbered counterclockwise as follows: NE = 1, NW = 2, SW = 3, SE = 4 (See Figure 5).

The Quarter Section, Block, and Lot sequence is a filing number designed to facilitate administrative record keeping and aid in field appraisal work, particularly in densely populated areas with a large number of parcels per section. These numbers are arbitrarily assigned and may or may not have any relationship to block or lot numbers used in a legal location within a section.

Figure 5. Numbering pattern for quarter sections.

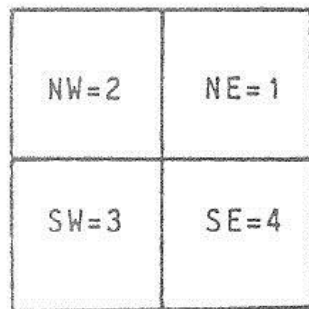
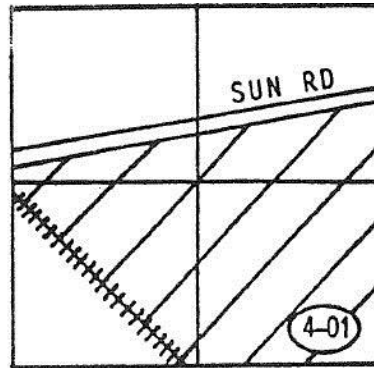


Figure 6. A quarter section lying in several quarter sections.



Assignment of Quarter Section

The following rules are to be used to determine what Quarter Section a Quarter Section Block is numbered in after the block boundaries are delineated.

Rule 1, a Quarter Section Block that is partly in two or more Quarter Sections will be numbered in the Quarter Section where the majority of the block lies, as shown in Figure 6.

Rule 2, a Quarter Section Block that is equally in two or more Quarter Sections will be numbered in the lowest numbered Quarter Section, as shown in Figure 7.

Rule 3, a Quarter Section Block that occupies an entire section will be numbered in Quarter Section 1, as shown in Figure 8.

Quarter Section Block

A Quarter Section Block is an area, which may be contained by physical features or by boundaries, which may be retained for taxing purposes.

The quarter section block numbering is broken into two methods of usage. There is a system utilized for rural, mostly agricultural, properties and another primarily used for urban and mixed urban/ agricultural property areas.

Figure 7. A quarter section lying equally in two quarter sections.

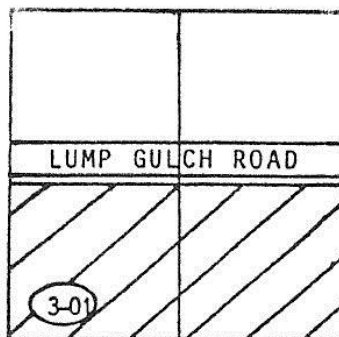
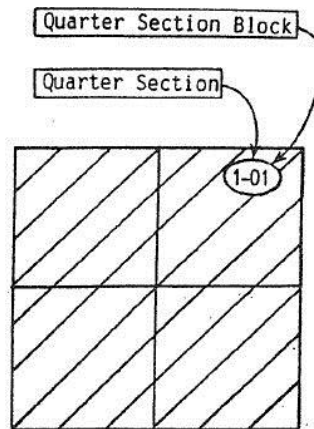


Figure 8. A quarter section lot occupying an entire quarter section.



Quarter Section Block Boundaries for Rural-Agricultural Areas

Rural Quarter Section block boundaries utilize the quarter, quarter lines within the section. These lines should be used as a reference in respect to choosing the appropriate rural quarter section block number to be used. Boundaries in rural areas for quarter section blocks do not need to break along the features listed for urban and mixed properties.

Rural Agricultural Quarter Section Block Numbering

The rural system uses the same quarter section numbering scheme to identify a quarter of a section, as seen in Figure 5. Each quarter section is divided into four parts and uses a numbering sequence as see in Figure 9. The quarter number assigned will identify where the majority of the land exists. In cases where there is an equal amount of acres in two or more quarter sections, the lowest quarter section block number that the land falls in should be used.

Where there is a filed certificate of survey within a section, it is permissible to “bend” the section or even a township line to include the whole survey as a single geocode.

Extreme caution is advised not to use the rural quarter section block numbering system together with the urban and mixed agricultural/urban numbering system in the same quarter section area. Should this occur, the result could be geocoded blocks with the same number that may be located in different parts of the quarter section.

Urban & Mixed Agricultural/Urban Quarter Section Block Boundaries

The following features may be used as block boundaries for urban and mixed property type areas: Section lines, Streets, Railroad tracks, State & County boundaries must be used for boundaries

NOTE: This does not include railroad spur lines that do not divide private ownership. In railroad yards, only the outermost right-of-way should be used as block boundaries.

Figure 9. Rural-Agricultural quarter section – Block numbering by quarter section.

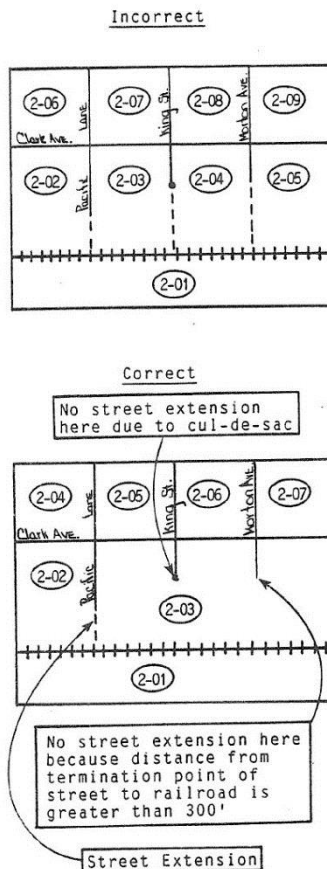
NWNW 2-02	NENW 2-01	NWNE 1-02	NENE 1-01
SWNW 2-03	SENW 2-04	SWNE 1-03	SENE 1-04
NWSW 3-02	NESW 3-01	NWSE 4-02	NESE 4-01
SWSW 3-03	SESW 3-04	SWSE 4-03	SESE 4-04

As with filed certificate of surveys in rural areas, any section line or township line may be crossed with the block boundary to keep the parcel as a single entity.

The following features may be used to subdivide large, irregularly shaped or complex blocks in urban and mixed property type areas: streams, rivers (as denoted on the USGS Quadrangle Map Series), and other bodies of water (including double-lined drainage).

In some situations, “imaginary” extensions of streets may be used. However, “imaginary” extensions may not be used when any one of the features listed above is available (See Figure 10).

Figure 10. Incorrect and correct usage of the “imaginary” street extension.



If an “imaginary” extension of a street is to be used, it is subject to the following conditions:

- The extension cannot exceed 300 feet in length.
- The exact location of the beginning point of the extension must be readily identifiable. For example, the extension must never have its beginning point somewhere along a curve of a street. The location of the extension must be clearly understood on the map.
- Street extension can never be established where they would split a parcel. (Quarter Section Lot) For example, cul-de-sacs must never be extended, because parcels are frequently located at the end (see Figure 10).
- Street extensions must be “straight-line” extensions and must intersect the first visible map feature along the extension.
- In areas where extensive use of cul-de-sacs make street extensions impossible, the parcels on the cul-de-sac (or multiple cul-de-sacs) may be delineated as a Quarter Section Block (See Figure 10).

The following do not in themselves create Quarter Section Block boundaries:

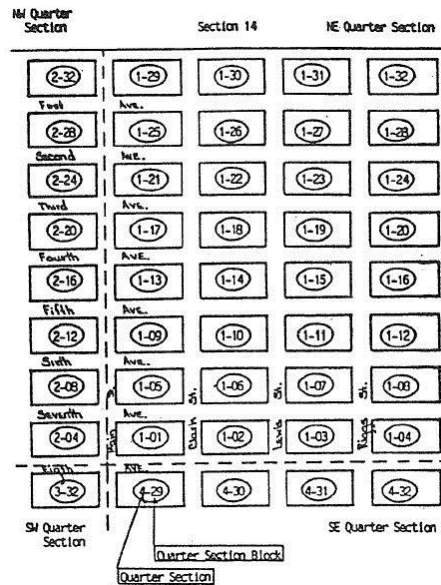
- Quarter section lines
- Incorporated city or town limits

- School district boundaries
- Addition or subdivision boundaries

Urban/Mixed Agricultural Quarter Section Blocks

Urban/Mixed Agricultural Quarter Section Blocks are consecutively numbered from left to right and from south to north within a Quarter Section (See Figure 11). See QUARTER SECTION to determine in which Quarter Section a Quarter Section Block should be numbered.

Figure 11. Quarter section block numbering pattern.



NOTE: The use of a section map or city/town map as a control map for Quarter Section Block numbering in urban areas is recommended. The block number can then be transcribed from the control map to the map on which the parcels will be delineated.

There are areas where the consecutive numbering of Quarter Section Blocks is not advisable. This is particularly true in developing areas or areas of rapid growth. It is permissible to leave spaces in the numbering sequence. It is advised to leave spaces in the numbering sequence to accommodate future splits.

If there are any Quarter Section Blocks within a Quarter Section, there should be a block number "01." A Quarter Section Block that occupies the entire section will be numbered block 01 of Quarter Section 1. In some cases, it may be desirable to leave space for some quarter section block numbers to be used for future splits in developing areas.

Quarter Section Block numbering **CANNOT** exceed 99 for one Quarter Section. If the block numbering does exceed 99, consult your Area Manager to help make the necessary corrections.

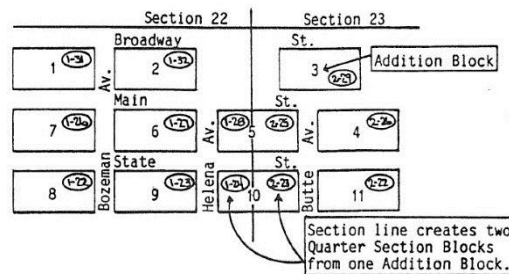
When an addition block is in more than one section, a separate Quarter Section Block Number may be assigned to each "piece" of the addition block in each section. (See

Figure 12). However, it is acceptable practice to “bend” the section line around the entire block or down an alley, depending on what makes sense for that particular case.

REMEMBER: This system is to aid field review.

If one person owns both blocks or contiguous land in both blocks, use the **SHORT LEGAL DESCRIPTION** field to further explain that the vacated streets are also included as well as describing a full legal description of block and lots involved in the parcel.

Figure 12. Quarter section blocks created from addition blocks by section line.



QUARTER SECTION LOT

A Quarter Section Lot (also known as a parcel) is a contiguous area of land described – separately owned, either publicly or privately. The only exceptions to this definition are “lots” formed by the bisection of a single ownership by a section line or a taxing jurisdiction such as an incorporated city, town or a school district.

Quarter Section Lot Boundaries

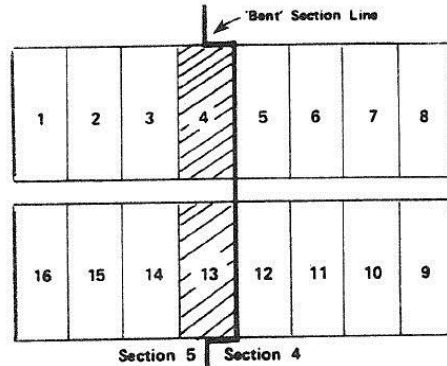
A Quarter Section Lot may also be divided by the following features:

- Quarter Section Block boundaries
- Dedicated alleys
- Taxing jurisdictions
- Incorporated city or town limits
- School district boundaries

A section line (a Quarter Section Block boundary) **DOES NOT** break a platted lot or tract in a dedicated addition or subdivision.

The section line must be “bent” around the lot (or tract) so that the lot (or tract) is coded in the section where the majority of the lot (or tract) lies (See Figure 13).

Figure 13. A section line “bent” around tracts.



The “bending” of the section line should be done to minimize confusion in the field. It is an acceptable practice to “bend” the line around an entire platted block or down an alley, depending on what makes sense for that particular case. This system is to aid field review.

Numbering of Quarter Section Lots

The numbering of Quarter Section Lots should only be done AFTER all land within the Quarter Section Block has been accounted for and each ownership delineated.

The Quarter Section Lot numbers are assigned independent of the addition lot numbers. Quarter Section Lots reflect ownerships within a block. The typical numbering sequence is counterclockwise around the block. It is important to skip sequence numbering for multi-lot or description ownerships to accommodate future split occurrences (See Figure 14).

The Quarter Section Lot sequence is to aid the appraiser in field appraisal work. The lot numbering sequence should be thought of as the order in which one would drive from parcel to parcel. While this might not be possible in all cases, it can be used as a rule of thumb. A few examples might help to illustrate this point.

Parcels on a cul-de-sac – all parcels fronting on a cul-de-sac should be numbered in sequence, because typically the front of the house faces the cul-de-sac. If a parcel is bounded by both a cul-de-sac and a road, still number the parcel in sequence with the other parcels on the cul-de-sac (See Figure 15). Skipping occasional numbers through the sequence may aid in future splits.

Figure 14. Assignment of quarter section lot numbers.

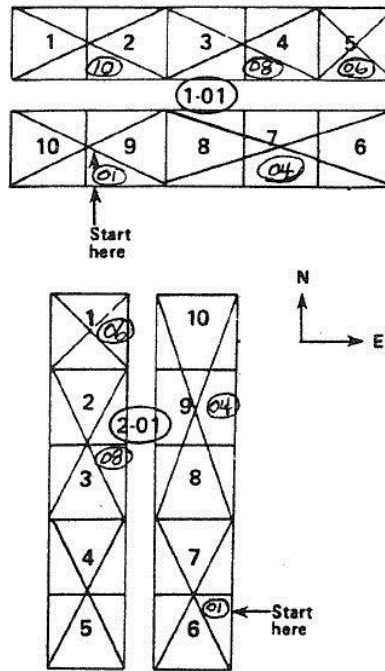
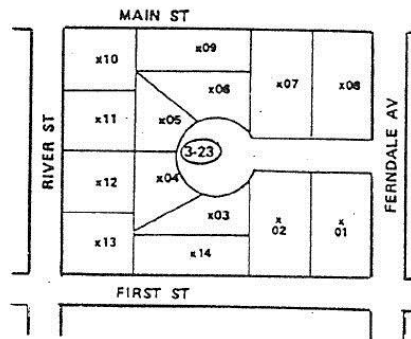
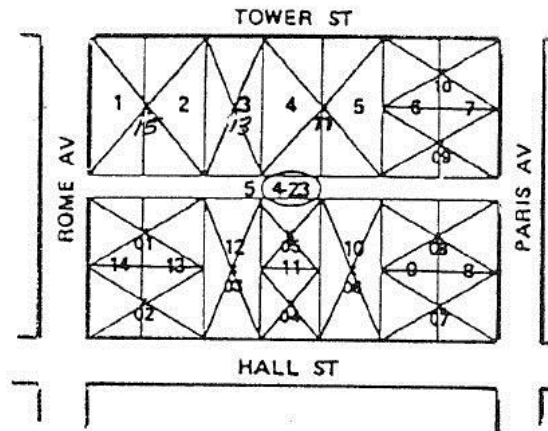


Figure 15. Quarter section number on a cul-de-sac



Parcels on an alley – if a parcel fronts on an alley, number that parcel after the parcel that is in front of it. Frequently, a parcel is the back half of several lots and is fronting on the cross street. Again, number that parcel in sequence with the parcel in front of it (See Figure 16).

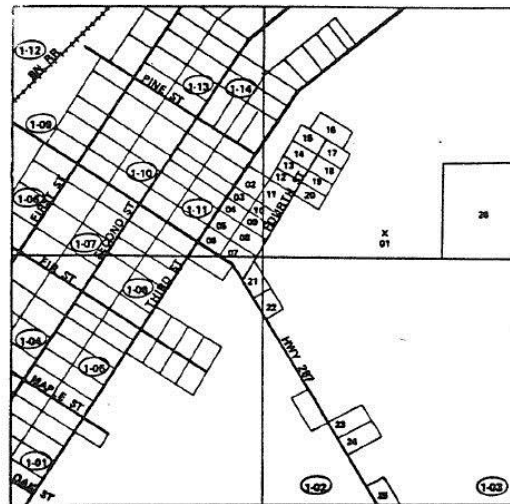
Figure 16. Quarter section numbering on an alley-divided lot.



Parcels in an area of mixed property type – In areas of mixed property types (i.e. residential and agricultural) and/or varying sized parcels, number all Quarter Section Lot parcels as if driving from one “front door” to the next. Access to the improvements on the parcel for field appraisal work should be of prime consideration (See Figure 17).

While it is desirable to consecutively number lots, it may not be prudent to do so. Depending on the locale, the sale activity, etc., consecutively numbering lots may cause more work than is necessary. Individuals aware of the local development situation should be consulted before lot numbering.

Figure 17. Quarter section numbering in an area of mixed property types.



Unique Quarter Section Lots

Quarter Section Lots are an identifier of ownership. The following types of ownerships are uniquely coded and are therefore treated separately.

Unit Number

The unit number is the portion of the geocode that follows the quarter section lot number. Even though the number has the capability to have either alpha or numerical characters, **THE RULES NOW REQUIRE ONLY NUMERIC NUMBERS TO BE USED.**

For standardization purposes, the first number of the four-digit unit number has been assigned to the following definitions for use. The remaining three characters may be used by each county at their discretion; **however, alpha characters are restricted from use.**

It is not the intent of these issued standards to mandate changing non-compliant existing unit numbers at this time. It is the intent to have compliance for all future, new geocodes, and those that need to be changed, to adopt this unit number usage through normal working activities.

Unit Number 0000: Land & Improvements/Splits
Unit Number 1000: Property Split by Levy District Boundary
Unit Number 2000: Leased Railroad right-of-way Properties
Unit Number 3000: Oil Field Improvements Only
Unit Number 4000: Improvements Only
Unit Number 5000: Townhouses
Unit Number 6000: Fractional Interest Properties
Unit Number 7000: Condominiums
Unit Number 8000: Mobile Homes on Private Land
Unit Number 9000: Mobile Home Courts

Examples of these uses are as follows:

Land and Improvements/Splits (0000)

Property where the land and improvements are of common ownership. An example would be Dave Ferguson has deeded ownership for both the land and improvements. Dave's geocode would be 05-2554-21-1-21-21-0000.

Parcel Split by Levy District (1000)

Individual parcels that are split between different levy districts must have separate parcels created for each levy district. These unique parcels should be set up similarly to condominiums where the entire property value is calculated on one record with a portion of the value being allocated to the parcels found in each levy district. The value allocation should be based on the percentage of land and improvement area found within each district.

Leased Railroad Right of Way Properties (2000)

Leased commercial or industrial properties that are located inside a railroad right-of-way. An example would be: Guy Dubois is leasing from the railroad 30,000 square feet. of land located inside BNSF's Railroad right-of-way. On this 30,000 square feet, Guy has his grain elevator business for transferring the grain by train. The railroad right-of-way geocode is 05-1887-26-1-01-01-0000. Guy's leased land geocode would be 05-1887-26-

1-01-01-2000. Guy's improvements on the leased land would be 05-1887-26-1-01-01-2001.

Oil Field Improvement Only (3000)

Improvements on a property where the land and improvements are not of common ownership. An example would be: the land is owned by Rob Macioroski and the improvements are a substation owned or leased by Mike Bolenbaugh and an oil pump owned or leased by Kim Larsen. Rob's geocode would be 05-1781-05-1-01-01-0000. Mike's geocode would be 05-1781-05-1-01-01-3001 and Kim's geocode would be 05-1781-05-1-01-01-3002.

Improvements Only (4000)

Improvements on a property where the land and improvements are not of common ownership. An example would be, the land is owned by Marge Graham and the improvements on the property is a grain elevator owned or leased by Rick Halvorson, while the grain storage tanks are owned or leased by Steve Wanninger. Marge's geocode would be 05-2112-12-1-01-01-0000. Rick's geocode would be 05-2112-12-1-01-01-4001 and Steve's geocode would be 05-2112-12-1-01-01-4002.

Townhouses (5000)

Townhouses have 100% of land and improvements. An example would be Kim Larsen owns Unit #1 of the Towncrest Townhouse. She owns 100% of the 2700 square feet of land under the townhouse unit and 100% of the unit improvements. Dave Ferguson owns Unit #2, also having 100% of the 2700 square feet of land. Kim's geocode would be 05-1888-28-1-28-01-5001. Dave's geocode would be 05-1888-28-1-28-01-5002

Fractional Interest Properties (6000)

There are restrictions for the use of any fractional interest unit numbers. All uses should adhere to the DOR Procedure manual policy as noted in procedure number 2-3-015, Chapter 2, section 1.

Property which is owned by multiples ownership's with a divided interest. An example would be Tom DuPaul as 50% divided interest; Guy DuBois has 25% divided interest; Steve Wanninger has 12.5% divided interest; and Marge Graham has 12.5% divided interest. Because GIS doesn't allow multiple geocodes to a parcel, the parcel would have a "master" record with the geocode of 05-1996-12-1-01-12-6000. This geocode would be entered into CMAMA as a dummy geocode. Having a "6000" unit number code tells us that there are "fractional interest" ownership's to this property and they will have unit number of 6001, 6002, etc. on file.

With Tom having the highest percent of interest, he would be assigned the lowest unit number. Guy DuBois would follow having the next highest percent of interest, and following through to the lowest percent of interest. Tom's geocode would be 05-1996-12-1-01-12-6001, Guy's geocode would be 05-1996-12-1-01-12-6002, Steve's geocode would be 05-1996-12-1-01-12-6003 and Marge's geocode would be 05-1996-12-1-01-12-6004.

Condominiums (7000)

Condominiums have 100% of improvements and a specified percentage of the land. An example would be Vicki French owns Unit #501 of the Summercrest Condominiums. She owns 50% of the land and 100% of the unit improvements. Dick Venable owns Unit #502 of the Summercrest Condominiums. He has 50% of the land and 100% of the unit improvements. The land would obtain a separate geocode from the improvements due to the split interest of ownership. Summercrest Condominium's land would have the master geocode of 05-1888-33-1-35-01-7000. Unit #501's geocode would be 05-1888-33-1-35-01-7001. Unit #502's geocode would be 05-1888-33-1-35-01-7002.

Mobile Homes on Private Land (8000)

Personal property mobile homes which are located on private land ownership. An example would be Dave Ferguson is the landowner, which has 3 mobile home sites he leases for mobile homes. Dave's geocode would be 05-1995-12-1-25-01-0000. Each mobile home would be assigned a number beginning with "8001" and ending with "8003." Their geocodes would be 02-1995-12-1-25-01-8001, 05-1995-12-1-25-01-8002, and 05-1995-12-1-25-01-8003.

Mobile Home Courts (9000)

Personal Property mobile homes, which are located in a bona fide mobile home or trailer court. An example would be 45 mobile homes located in the "Evergreen Trailer Park." The geocode for the land to the trailer park would be 05-1888-18-1-41-01-0000. Each mobile home would be assigned a unit number beginning with "9001" and ending with "9045." Their geocodes would be 05-1888-18-1-41-01-9001 through 05-1888-18-1-41-01-9045.

Below is another option for this category, which is available but RECOMMENDED FOR MINIMAL use only. This is strictly an option and does not have to be utilized.

Split properties would fall under this same category, provided the land and improvements are of common ownership. This would be for properties that have been split and do not have a geocode lot number available to fit between the original geocode numbering method. This category is essential for keeping the geocoding system sequential. The unit number will begin with the leading zero, but the last three digits will begin with "001," increasing sequentially by one as needed. An example would be: 05-1888-01-1-01-01-0000 and 05-1888-01-1-01-02-0000 are existing geocodes. 05-1888-01-1-01-01-0000 splits into two properties. The newly split property would be assigned the same geocode as the original 05-1888-01-01-01-0000 only changing the unit number to "0001." This method allows the new parcel to fit numerically between the already existing geocodes.

LINKED PROPERTY SECTION

(+) ADD A LINKED PROPERTY: Optional field to identify properties, mainly agricultural, commercial, or industrial, which involve a number of parcels for one major complex. For descriptive purposes only and as an aid in the valuation of such multiple parcels per complex, enter the Parcel ID of the primary

parcel on all associated parcels of a single economic complex.

MASTER VALUES:

The MASTER VALUES field is necessary for valuation of condominium type property. Enter the Parcel ID of the Master Condominium record, usually a commercial card.

CODE:

Enter the Code that indicates the type of master values that have been entered.

1 CONDO MASTER:

To indicate that the tieback parcel is a Condo Master parcel that includes the land and improvement characteristics of which the unit is a part. The cost value of the unit is equal to the percentage of ownership of the final value of the Condo Master. The unit parcel is not processed by the Residential Cost Program.

4 CONDO MASTER:

To indicate that the tieback is a Condo Master parcel which includes the common element land and improvement characteristics for the condominium complex of which the unit is a part. The cost value of the unit is equal to the percentage of ownership of the final value of the Condo Master plus the cost value of the unit as calculated by the Residential Cost program.

5 CONDO MASTER:

To indicate that the tieback parcel is a Condo Master that includes the land and improvement characteristics of which the unit is a part. This tieback allows the entry of characteristics on the unit without generating a cost on the unit. Any additions, other building and yard improvements (OBYs) or Flat Value items that value will be added to the percentage of ownership of the final value of the Condo Master.

6 CONDO MASTER:

To indicate that the tieback parcel is a Condo Master that includes the common element land and improvement characteristics for the condominium complex of which the unit is a part. The cost value of the unit is equal to the percentage of ownership of the final value of the Condo Master plus the cost value of the unit as calculated by the Residential Cost Program. All land class codes of the Condo Master are

passed to the condo unit and the ownership percentage of the land values are distributed among these class codes. The improvement class code is obtained from the condo unit itself or the Condo Master if no improvement class code has been entered on the unit. **Only general ownership may be entered. Do not enter limited ownership for this type.**

APPRAISAL TAB – CAMAS TREE PAGES

PROPERTY LEVEL LIST PAGE

PROPERTY INFORMATION SECTION

Property Type

The property type is a required selection. Select from the dropdown menu the code that best describes the specific real property type of the subject property. The basis for this classification is the actual present day use. This field consists of two characters; the first character indicated the general category for appraisal purposes, and the second character is used for a more definitive breakdown of each property type.

AR - Agricultural Rural:	Agricultural/Forest land located in unincorporated areas of the county.
AU - Agricultural Urban:	Agricultural/Forest land located within an incorporated area of the county.
CA - Centrally Assessed:	All property located in a county that is Centrally Assessed.
CR - Commercial Rural:	All commercial property located in unincorporated areas of the county.
CU - Commercial Urban:	All commercial property located within an incorporated municipality.
EP - Exempt Property:	All parcels that have been granted an exemption. Included are Federal lands, State lands, City owned property, and properties which have been granted an exemption by the Department of Revenue for religious, charitable or educational uses.
FR - Farmstead Rural:	Farmstead and associated land located in an unincorporated area of the county.
FU - Farmstead Urban:	Farmstead and associated land located within a municipality.
IU - Industrial Urban:	All industrial property located within an incorporated municipality.

IR - Industrial Rural:	All industrial property located in unincorporated areas of the county.
KR - Condominium Rural:	All condominiums located in unincorporated areas of the county.
KU - Condominium Urban:	All condominiums located within an incorporated municipality.
LA – Locally Assessed Utility Property:	All locally Assessed Utility properties.
MC - Mining Claims:	All mining claims that are patented by the United States Government.
MR - Mixed Use Rural:	Property that has more than one use which is located in unincorporated areas of the county.
MU - Mixed Use Urban:	Property that has more than one use which is located in an incorporated municipality.
NV - Non-Valued Property:	This code is to only be used for Condominium Master Parcels and properties meeting the definition of roads, parks, and common areas, as described in the Valuation of Open Space Procedure 2-3-018.
OI - Oilfield Improvements:	All real property improvements on an oilfield site.
RR - Residential Rural:	All dwellings and mobile homes located in unincorporated areas of the county.
RU - Residential Rural:	All dwellings and mobile homes located in an incorporated municipality.
TP - Tribal Property:	Property located within Indian Reservation boundaries and owned by the tribe.
TR - Townhouse Rural:	Townhouses located in unincorporated areas of the county.
TU - Townhouse Urban:	Townhouses located within an incorporated municipality.
VR - Vacant Land Rural:	All vacant land located in unincorporated areas of the county.
VU - Vacant Land Urban:	All vacant land located within an incorporated municipality.

Living Units

Living units is an optional field. Enter the number of living units present in the subject dwelling. A living unit is defined as any room or group of rooms designed as the living quarters of one family or household, equipped with cooking and toilet facilities, and having

an independent entrance from a public hall or from the outside. For example, a single-family residence contains one living unit, then, the correct entry would be “1.” An apartment building with six apartments would be coded “6.” If the subject property is a commercial type structure and is vacant, or contains only auxiliary improvements, leave field blank.

Zoning

Zoning is an optional field. Enter the local zoning of the parcel.

Send Estimated Assessment Notice

Enter ✓ to send an estimated assessment notice.

Multi-zoning

Enter ✓ to indicate there are multiple zoning regulations for this parcel.

Non-Conforming Use

Enter ✓ to indicate there is evidence the parcel does not conform to the current zoning.

Revised Assessment

Enter ✓ to generate a revised assessment notice.

PROPERTY FACTORS SECTION

Topography

Topography is an optional entry. Topography refers to the topographical features of the subject property. Select the code(s) that are most representative of the subject property.

- | | |
|----------------------------|---|
| 1 - Level: | The property is level with the access street. |
| 2 - Above Street: | The property is above the access street. |
| 3 - Below Street: | The property is below the access street. |
| 4 - Rolling: | The property is gently undulating terrain. |
| 5 - Steep: | The property has excessive grade. |
| 6 - Low: | The property is low terrain that is not considered steep or swampy. |
| 7 - Swampy: | Wet spongy land, marsh, or bog. |
| 8 - AG/Forest Land: | The site is used for agricultural or timber purposes. |
| N - North Exposure: | The view from the site is towards the north. |
| S - South Exposure: | The view from the site is towards the south. |
| E - East Exposure: | The view from the site is towards the east. |
| W - West Exposure: | The view from the site is towards the west. |

Fronting

Fronting (Street) is an optional entry. Fronting refers to the type of primary fronting street and a descriptive feature of that street. Select the code(s) that is most representative of the subject property.

- | | |
|--|--|
| 0 - None: | Property has no access street. |
| 1 - Major Strip or Central Business District: | Highly traveled major artery or a major artery located within the central business district. |
| 2 - Secondary Artery: | Moderately to heavily traveled secondary artery or collector that can accommodate residential development along retail and commercial establishments. |
| 3 - Secondary Street: | Moderately traveled residential sub-collector street that is designed to conduct traffic between residential streets or lanes and major arteries or collectors. |
| 4 - Residential Street: | Lightly traveled street whose primary purpose is to channel traffic to dwelling units and other streets. |
| 5 - Residential Lane: | A short, lightly traveled street designed to channel traffic to dwelling units and other streets. |
| 6 - Cul-De-Sac: | The property's fronting street is a cul-de-sac or a street open at one end only, and has an enlarged turn around area at the closed end. |
| 7 - Dead End: | The property's fronting street is open at one end only, and does not have an enlarged turn around area at the closed end. |
| 8 - Frontage Road: | A local street that parallels a limited access highway and built to service abutting properties and to gather and control vehicles entering or leaving the limited access highway. |
| 9 - Private Road: | Primary fronting street is a privately owned road constructed to service the subject property only. |

Utilities

Utilities are services that are available to the property. These services can be either public or private. Select the code(s) that are most representative of the subject property.

- | | |
|------------------------|--|
| 0 - None: | No utilities are available to this property. |
| 1 - All Public: | All public utilities; including water, sewer, gas, and electric are available to the property. |

- 2 - All Underground:** All utilities available to the property are underground.
- 3 - Public Water:** That public water is available to the property.
- 4 - Public Sewer:** That public sewer is available to the property.
- 5 - Community Water:** That community water is available to the property.
- 6 - Community Sewer:** That community sewer is available to the property.
- 7 - Well:** The only water available to the property is from a private well.
- 8 - Septic:** Only private sewer (septic tank) is available to the property.
- 9 - Gas:** Natural gas is available to the property.

Location

Location is an optional entry. Location refers to the type of neighborhood in which the subject property is located. In many instances, these boundaries have already been established or defined by city planners or other agencies. Select the code(s) that is most representative of the subject property.

- 0 - Rural Land:** Subject property is in a rural part of the county.
- 1 - Central Business District:** Core area in the center of the city in which is concentrated the major retail, financial, professional, and service activities of the city.
- 2 - Perimeter Central Business District:** Outer boundaries of the central business district or the core area in which the concentration of major mercantile activity is significantly less pronounced.
- 3 - Business Cluster:** Cluster or number of commercial properties grouped together due to some attracting force; such as a major intersection of interstate highways or a major shopping mall.
- 4 - Commercial Area:** Commercial development. This may include an almost continuous row or strip of retail stores and allied service establishments.
- 5 - Neighborhood or Spot:** Dwellings located in primarily residential areas, commercial properties or individual or scattered commercial establishments located in basically residential areas.

6 - Commercial/Industrial Park:

Controlled park-like development designed to accommodate specific light industries and mercantile properties and containing the required utilities, streets, and other appurtenances.

7 - Industrial Site:

Land or land improvements (not located in an established industrial park) adaptable for industrial use. Normally, this is a combination of land, improvements, and machinery intended for the assembling, processing, and manufacturing of products from raw materials or fabricated parts or for the production of natural resources.

8 - Apartment/Condominium Complex:

Property is an apartment or condominium complex site.

9 - Golf Course:

Subject property borders or is near a golf course. The proximity to the golf course is sufficient to affect the value of the property.

Road (Street) Access

Road (Street) Access is an optional entry. Road Access refers to the primary fronting street or the street providing the most immediate access to the subject property and the features that exist at the property. Select the code(s) that are most representative of the subject property.

0 - Landlocked/None:

Property without access to any type of street or road.

1 - Paved Road:

Concrete, blacktop or a comparably surfaced street or road.

2 - Semi-Improved Road:

A gravel road or street of better quality than dirt but not paved.

3 - Dirt Road:

Dirt road or street that lacks gravel.

4 - Proposed Road:

Access to the property via a road that has been platted or proposed but not constructed.

5 - Seasonal Access:

Access to property is only seasonal not year round.

6 - Sidewalk:

Presence of a paved sidewalk available for public use.

7 - Alley:

Presence of an alley available for public use.

8 - Railroad:

Rail access to the property.

9 - River or Waterway: River or other waterway access to the property.

PARKING SECTION

Parking refers to the type, quantity, and proximity of parking available to the subject property. Parking fields are optional entries.

Parking Type

Select the code(s) that describes the type of parking available to the subject property.

- 0 - None:** No parking is available for subject property.
- 1 - Off Street:** Off street parking is available for subject property.
- 2 - On Street:** On street parking is available for subject property.
- 3 - On and Off Street:** Both on and off street parking facilities are available for subject property.
- 4 - Parking Garage:** Primary source of parking for the subject property is a parking garage or deck.

Parking Quantity

Select the code(s) that describes the quantity of parking available to the subject property.

- 0 - None:** No parking is available for subject property.
- 1 - Minimum:** Quantity of parking available is minimal and inadequate to support the subject property.
- 2 - Adequate:** Quantity of parking available is sufficient and adequate to support the subject property.
- 3 - Abundant:** Quantity of parking available is more than sufficient to support the property.

Parking Proximity

Enter the code(s) that describes the proximity of parking available to the subject property.

- 0 - FAR:** No parking is available, or the lack of proximity to available parking is a detriment to the income producing capabilities of the subject property.
- 1 - NEAR:** Proximity of available parking is good enough to cause no detriment to the income producing capabilities of the subject property.
- 2 - ADJACENT:** Available parking is very close or bordering the subject property.
- 3 - ON SITE:** Available parking is located on the subject property.

NOTES AND COMMENTS SECTION

Note Codes

Note codes field is an optional entry. Select the note code(s) that best describes the reason for this note. The notes codes will permit computer extraction and sorting of the notes to aid in fieldwork and review.

- AC** - Access to Property
- AL** - Additional Legal Description
- AN** - Additional Deeded Owner Names
- AR** - Agricultural Restrictions
- AS** - Adjusted Sales Price
- BD** - Dog Denies Access
- BU** - Beneficial Use
- CA** - Additional Contract Owner Address (C/O)
- CC** - Designated As Continuously Cropped Farm Land
- CD** - Continued Description
- CF** - Owner Expects A Call Before Entering Property Boundary
- CM** - Cost Value Used On Mobile Home Court
- CN** - Additional Contract For Deed (C/O) Names
- CP** - CP
- CR** - Continued Review
- DA** - Additional Deeded Owner Address
- DB** - Doing Business As
- DT** - Statement of Intent Filed (MV72)
- FA** - Flat Add Cost
- FD** - Access By Four-Wheel Drive Only
- FN** - Self-Reporting Form Not Received
- FR** - Self-Reporting Form Received
- FW** - Self-Reporting Form Worked
- FZ** - Flood Zone
- GC** - Golf Course Frontage
- HZ** - Hazardous Waste Site
- IA** - Income Adjustment
- IB** - Industrial Bureau

- IM** - Income Value Used On Mobile Home Court
- IS** - Income Received On Sale
- LG** - Locked Gate
- LI** - Land Influence Factor Applied
- LO** - LO
- LR** - Land Residual
- MC** - Mining Claim
- MN** - Mail To Name
- MP** - Multiple Parcel Sale
- NT** - General Notes
- OD** - Owner Denies Access To Property
- OS** - Owner Should Be Contacted At Another Site
- PW** - Present Worth Formula Used For Land Value.
- RF** - Red Flag; Use Reasonable Safety Measures When Conducting Business With The Property Owner
- RT** - Reversal of Declaration Recorded (MV73)
- SO** - There Is A Second Owner For This Parcel
- SP** - Seasonal Passage, Access May Be Limited
- SR** - Sanitary Restrictions Not Lifted
- SS** - Structure Style No Listed In Standard Style Codes
- SU** - Seasonal Use Or Vacant Parcel
- TM** - Tribal Member
- TP** - Tribal Property
- TR** - Tribal Restrictions
- TT** - Tribal Trust
- UC** - Undivided Interest - Combined
- UD** - Undivided Interest – Delinquent

Comments

Comments field is an optional entry. Enter additional comments for the subject property that will aid in fieldwork and review.

Mail Date

Enter self-reporting form mail date.

CONDOMINIUM OWNERSHIP PERCENTAGES SECTION

These fields are for the UNITS ONLY and should ALWAYS be left blank on the MASTER record.

General

Enter the percentage of general common element ownership as stated in the declaration for the condominium unit described on this record. Enter the number as a percentage, not the decimal equivalent. The decimal point is implied and must not be coded. If there is no divided ownership, leave this field blank.

Limited

Enter the percentage of limited common element ownership as stated in the declaration for the condominium unit described on this record. Enter the number as a percentage, not the decimal equivalent. The decimal point is implied and must not be coded. If there is no divided ownership, leave this field blank.

CONDO VALUE TO BE ALLOCATED GENERAL SECTION

These fields are for the MASTER record ONLY, should ALWAYS be left blank on the UNIT record, and should only be used if the limited common element cannot be assigned to the Unit record.

These fields are ONLY used if value from the Master record needs to be distributed between general and limited common elements, entries in both the general section and the limited section are required.

Land

Identify the amount of land limited to specific units, determine the land value, and enter that value in the limited land section. The remaining land value must be added to this general land section to properly allocate to all units.

Building

Identify the amount of building limited to specific units, determine the building value and enter that value in the limited building section. The remaining building value must be added to this general building section to properly allocate to all units.

CONDO VALUE TO BE ALLOCATED LIMITED SECTION

These fields are for the MASTER record ONLY, should ALWAYS be left blank on the UNIT record, and should only be used if the limited common element cannot be assigned to the Unit record.

These fields are ONLY used if value from the Master record needs to be distributed between general and limited common elements, entries in both the general section and the limited section are required.

Land

Identify the amount of land limited to specific units, determine the land value, and enter that value in this limited land section. The remaining land value must be added to the

general land section to properly allocate to all units. Add the percentage of limited common ownership for this portion of the land on the unit card. The decimal point is implied and must not be coded. If there is no divided ownership, leave this field blank.

Building

Identify the amount of building limited to specific units, determine the building value and enter that value in this limited building section. The remaining building value must be added to the general building section to properly allocate to all units. Add the percentage of limited common ownership for this portion of the building on the unit card. The decimal point is implied and must not be coded. If there is no divided ownership, leave this field blank.

INSPECTION/CONTRACT HISTORY LIST PAGE

INSPECTION/CONTRACT HISTORY SECTION

Enter information regarding appraisal visits to the subject property. Both appraiser physical onsite inspection/reviews and offsite review/taxpayer contacts are accounted for in these fields.

Date

Select or enter month, day of the month, and the last two digits of the year when an appraisal inspection/contact is performed.

Time

Enter the time of day in hours and minutes that the inspection was made for the subject property.

User ID

Select from the dropdown menu the individual inspecting/contacting.

Inspection Type

Select from the dropdown menu the type of inspection. There are three inspection types:

- **Off-Site Record Review**
- **On-Site External Review**
- **On-Site Internal Review**

Inspection Reason

Enter a reason(s) that best describes the inspection that was made. Select all reasons for the inspection that apply to the property review from the drop down list.

0 - Ag/Forest Review

5 - AB26 Review

6 - Appeal Review

7 - Exemption Review

8 - New Construction

- 9 - Split/Combination**
- 10 - Reappraisal Review**
- 11 - Fixed Asset List Entered**
- 12 - Fixed Asset List Requested**
- 13 - Fixed Asset List Reviewed**
- 14 - Refused Entry/Data Estimated**
- 15 - Inaccessible/Data Estimated**
- 16 - Field Check Needed**
- 17 - Building/Electrical Permit**
- 18 - Manager/Lead Appraiser Review**
- 19 - Reporting Form Questions**
- 20 - Reporting Form Entry**
- 21 - Moving Declaration Review**
- 22 - Reappraisal Data Entry (BIT ONLY)**
- BIT - Reappraisal Data Entry – BIT USE ONLY**
- ND - ND – Natural Disaster Review**
- QC - QC – Quality Control Check**
- SV - SV – Sales Verification**

CONTACT INFORMATION SECTION

Name

Enter the name of the person contacted for the subject property, either in person or by phone.

Code

Enter the code that describes the person contacted.

- 1 - Owner**
- 2 - Tenant**
- 3 - Agent**
- 4 - Builder**
- 5 - Manager**
- 6 - Other**

ADDITIONAL INFORMATION SECTION

Comments

The comments field is available for additional pertinent property inspection information. Comments should describe any changes made to the appraisal as a result of the onsite or offsite inspection.

MARKET LAND LIST PAGES

There are two item pages for land entries of real property: Frontage and Depth and Acre, Square Foot, or Site. The item page that represents the correct unit of comparison to be valued should be chosen.

FRONTAGE AND DEPTH ITEM PAGE

The Frontage and Depth item page should be used to value land based upon how many feet the lot abuts a lake, river, roadway, etc. that enhances the market value of the property.

MARKET LAND – FRONTAGE AND DEPTH SECTION

Type

Select appropriate type of parcel per land valuation model.

Method

The method field will default to Frontage and Depth.

Frontage

Enter the width of the lot that abuts the roadway or water.

Depth

The depth is normally the distance from the front boundary of the lot to the rear boundary of the lot. If the opposing depths of the lot (i.e. side boundaries) are not exactly equal, the depth will typically be shown the average of the two measurements.

Class

Select the appropriate class code.

Area (SF)

The Area (SF) is an optional entry for square foot area of the parcel.

Condo Unit

The unit entry is an optional field for the unit price override. If an override unit price is multiplied by the frontage.

Comments

Enter comments to further describe or clarify land valuation.

LAND ADJUSTMENTS SECTION

Influence Code

Check the appropriate Influence code(s) that affect the subject property.

Unit Price

Enter the value per front foot to be applied to the Frontage field.

Influence Percent

Enter the percent good to be applied to the calculated land value. An entry of 75% results in a 25% reduction of value.

Override Reason

Select the reason for the Unit Price or Influence Percent override, if applicable.

ACRE, SQUARE FOOT, OR SITE ITEM PAGE

The Acre, Square Foot, or Site item page should be used to value land by acre, square foot, or site.

MARKET LAND – ACRE, SQUARE FOOT, OR SITE SECTION**Method**

Select the valuation method to be applied to the subject property, e.g., Acre, Square Foot, or Site.

Type

Select appropriate type of parcel per land valuation model.

Square Feet

If the Square Foot method is selected, enter the square foot area in this field

Acres

If the Acre method is selected, enter the acres in this field

Class

Select the appropriate class code.

Condo Unit

Select the reason for the Unit Price or Influence Percent Override, if applicable.

LAND ADJUSTMENTS SECTION**Influence Code**

Check descriptions that indicate why the land value is being adjusted.

Site Value

Enter the desired land value for the item page.

Influence Percent

Enter the Percent Good to be applied to the calculated land value. An entry of 75% results in a 25% value reduction.

Unit Price

Enter the value per acre or square foot to be applied to the Acres field or Sq. Ft field.

Comments

Enter comments to further describe or clarify land valuation.

Override Reason

Select the reason for the Unit Price or Influence Percent override, if applicable.

DIMENSIONS – INFORMATION ONLY SECTION**Frontage**

The Frontage is an optional field for frontage in feet of the parcel.

Depth

The Depth is an optional field for depth in feet of the parcel.

FUTURE REAPPRAISAL ACTION SECTION**Reappraisal**

- “Delete for Reappraisal” – select this option if this Market Land Item Page is to be deleted for the next reappraisal.
- “Reappraisal Record” – select this option if this Market Land Item Page is to be created for the next reappraisal.

Each land segment entry is valued independently or separately, and all land segments are summed together to calculate the total land value of the property record.

Land lines may be left blank in the following cases:

Used for cases where no land value is applicable for that card or record. If this is the case, no land item pages are created in the property record. Building on leased land if a card represents only a building value record, there is no land to be coded.

Condominiums - in many cases the land for a condominium is owned in common and no attempt is made to segregate the land characteristics for the individual condominium. The land value is provided through the MASTER LINE (Parcel Tieback) process.

AGRICULTURAL LAND LIST PAGE

See Agricultural Manual for details.

FOREST LAND LIST PAGE

See Forest Manual for details.

RESIDENTIAL DWELLINGS LIST PAGE

The Residential Dwelling List Page of CAMAS contains a data field screen item page for residential dwellings and an item page for mobile homes/manufactured. The following sections describe the data fields for the Residential Dwellings Item Page and Mobile Home/Manufactured Housing Item Page.

RESIDENTIAL DWELLINGS ITEM PAGE

RESIDENTIAL DWELLINGS SECTION

Residential Type

The Residential Type is a required entry and is the type code (**SFR, Condominium, or Townhouse**) that best describes the specific residential type of the subject property.

Style

Enter the code which is most representative of the residential architectural style of the dwelling. The residential architecture styles including photographs are detailed below and on the following pages showing the architecture style characteristics.

01 - Bi-Level

Bi-Level - 1950s to present (Split Foyer, Split Entry, Raised Ranch, Hillside Ranch):

A contemporary one story house which provides (when finished) two levels of living area. The lower level is either a raised basement which protrudes about four feet above grade or a “walkout” type basement which has one side exposed at grade level when the house is built into a hillside. The split foyer or split entry has the front door at ground level halfway between the raised basement and first floor. The Raised Ranch or Hillside Ranch typically incorporates a basement garage and/or a “walkout” recreation room on the lower level.





02 - Split Level

Split Level - 1950s to present (Tri-Level, Side-to-Side Split, Front-to-Back Split, Back-to-Front Split): A contemporary house with three basic living levels (not counting a basement, if present). Typically, the room layout consists of a garage and/or recreation room on the lower level, with the living room about a half flight of stairs up on the middle level. The bedrooms are located on the upper level over the recreation room or garage. Split-level design reflects an approach popularized by American architect Frank Lloyd Wright. Wright believed that houses with "half floors" would blend naturally with the landscape. Living areas could be separated from private areas by just a few steps, rather than a single long staircase.



03 - Ranch

Ranch - 1920s to present (Rambler, True Ranch, California Ranch): A contemporary one story house with all habitable rooms and garage located on one level. If a basement is present, it is typically a utility or storage type. Ranch homes have low pitched roofs and open interior design. The true Ranch never has a basement but the California Ranch has a basement. The Rambler is just another name for Ranch. The following features are considered key elements of the original ranch house style, although not all ranch houses contain all of the elements:

- Single story, but may have a basement
- Long, low roofline
- Asymmetrical rectangular, L-shaped, or U-shaped design
- Simple, open floor plans
- Living areas separate from the bedroom(s) area
- The first home design to include an attached garage
- Sliding glass doors opening onto a patio
- Large windows, often decorated with shutters
- Vaulted ceilings with exposed beams
- Exteriors of stucco, brick and wood and glass
- Large overhanging eaves
- Cross-gabled, side-gabled or hip roof
- Simple and/or rustic interior and exterior trim





04 - Modern

Modern - 1935 to present (Ultra-Modern, Post-Modern): An innovative house that is unique in design and use of construction methods or materials. These are typically designed and built by an architect, and belong in a class by themselves. Early 20th century architectural movements in this category include the Prairie International, Art Deco, Art Modern, and Miesian styles. Contemporary examples in this class would also include products of recent movements such as Brutalism, High Tech, Post Modern, and International Revival. Ultra-Modern architecture is extremely unique in design and use of construction methods and materials. Post-Modern architecture evolved from a rebellion against Modernism; the functional and formalized shapes and spaces of modernist style were replaced cutting edge designs. If the modern style can be identified, the specific style should be recorded in the comments section.



MODERN



POST MODERN

Modern Architectural Style Examples in Montana:





05 – Traditional or Victorian

Traditional or Victorian - 1840 to 1900 (Gothic Revival, Carpenter Gothic, Italianate, Octagon, Renaissance Revival, Stick, Second Empire, High Victorian Gothic, Queen Anne, Eastlake, Richardson Romanesque, Shingle): A rich and expressive architectural period which began around 1840 and continued to 1900. The term came from houses built during the reign of Queen Victoria (1837-1901) or Victorian Era homes. The style of dwelling is typified by asymmetrical shapes and silhouettes, often with steep intersecting gable roofs, towers, dormers, and bay windows. Vertical emphasis is provided by the use of tall chimneys and turrets. Complicated scrollwork (gingerbread) and elaborate turned trimmings are prevalent items of decor.

Gothic Revival: Features of the Gothic Revival include steeply pitched roof, pointed windows with decorative tracery, grouped chimneys and verandahs.

Carpenter Gothic: This style of modest wood frame cottages with scrolled ornaments and lacy trim. Features of the Carpenter Gothic include a steep pitched roof, lace trim, and windows with pointed arches.

Italianate: Style is characterized by rectangular shape. It features low pitched or flat roofs, heavy supporting brackets under the eaves, windows with elaborate surrounds and sometimes a tower.

Octagon: This eight-sided house could provide more sunlight and more ventilation between rooms. There are only a few hundred of these houses left standing.

Stick Style: The house has "stick work," or decorative half-timbering, on the exterior walls. Other features include prominent brackets, rafters, and braces. These details are not necessary structurally. They are decorations that imitated architecture from the medieval past.

Second Empire: The most distinguishing characteristic is the mansard roof. Usually with dormer windows featuring very elaborate surrounds.

High Victorian Gothic: Always executed in brick or stone, High Victorian Gothic buildings are distinguished by the use of polychrome bands (several colors) of decorative masonry. Stone quoins, pressed brick, and terra cotta panels were commonly used. Windows and doors were accented with brick or stone trim, often in contrasting colors. The Gothic pointed arch may be present at windows, entrances, and decorative dormers and cross gables. Round turrets with corbelled brickwork and conical roofs are common to this style as well.

Queen Anne: This style is characterized by towers, turrets, porches, balconies, stained glass decoration, elaborate brackets, bannisters and spindles, and lots of decorative trim.

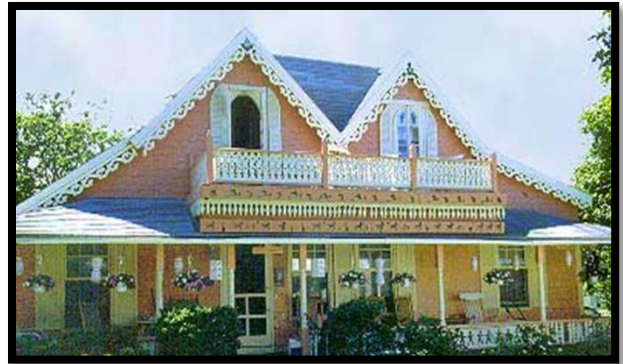
Eastlake: This colorful Victorian home is a Queen Anne, but the lacy, ornamental details are called Eastlake. The ornamental style is named after the famous English designer, Charles Eastlake, who was famous for making furniture decorated with fancy spindles.

Richardson Romanesque: Style was built exclusively in stone and featured massive, often rustic-looking construction, with heavy arches on the porches and doors and resembles small castles.

Shingle: This style like its name suggests is almost entirely covered in shingle. It has little external decoration.



Gothic Revival



Carpenter Gothic



Italianate



Octagon



Renaissance Revival



Stick



Second Empire



High Victorian Gothic



Queen Anne



Eastlake



Richardson Romanesque



Shingle

Traditional or Victorian Architectural Style Examples in Montana:



06 – Early American

Early American - 1600 to 1800 (Colonial, Garrison Colonial, Saltbox, Federal, Dutch Colonial, Southern Colonial, Jeffersonian, Greek Revival, Georgian Revival or Colonial Revival): Almost all pre-Civil War American architecture is generally classified as a type of Colonial. This catch-all grouping includes true period homes and contemporary replicas. Although elements of this style are a major component of today's contemporary-traditional vernacular, only historically accurate examples belong in this category. Thus, most new homes which contain only traces or idiosyncrasies of colonial architecture would not fall in this category.

Colonial: Regardless of the size of the home, Colonial-style homes share several characteristics, the homes are symmetrical or square, and feature an entry door that can be found in the middle of the front of the home. The style also features two windows on either side of the entry door, five windows on the second floor, and one window directly above the entry door. Other characteristics include paired chimneys, a medium pitched roof to provide drainage in rainy weather, and a stairway that is directly behind the entry door and leads to a hallway that bisects the middle of the second floor.

Garrison Colonial: The Garrison Colonial architectural style house typically has two stories with the second story overhanging in the front. The traditional ornamentation is four carved drops (pineapple, strawberry or acorn shape) below the overhang. Garrison Colonials usually have an exterior chimney at the end. Older versions have casement windows with small panes of glass, while newer versions have double-hung windows. The second story windows often are smaller than those on the first floor. Dormers often break through the cornice line.

Salt Box: The Salt Box, also known as New England Colonial, is characterized by a gable roof with one side having a steeper pitch than the other, two stories in the front and one story in the back. The shape is of an old salt box.

Federal: The Federal architectural style house has a low-pitched roof, or flat roof with a balustrade. The windows are arranged symmetrically around a center doorway with narrow side windows flanking the front door. Like the preceding Georgian period, domestic architecture in the Federal style typically came in the form of a simple box, two rooms deep, with doors and windows arranged in strict symmetry. However, creative floor plans with elliptical and round spaces were introduced during this period and the simple exterior box was often modified by projecting wings (particularly in high-style examples). In addition, there is a lightness and restrained delicacy to Federal architectural components in comparison to their heavier, more ponderous Georgian counterparts.

Dutch Colonial: This is a style of domestic architecture, primarily characterized by gambrel roofs having curved eaves along the length of the house. Modern versions built in the early 20th century are more accurately referred to as "Dutch Colonial Revival."

Southern Colonial: This style is typically set back a wider distance from the road to create a feeling of stately elegance. The placement of a long sequence of columns, numbering typically 4 to 6 columns, comprising a colonnade, borrowed from classical

Greek design. The portico is another characteristic of the Southern Colonial. It is the front patio just behind the colonnade. The roof extends to cover the portico and connects the colonnade. Symmetry of all the elements is an important feature and extensive use of molding inside and out.

Jeffersonian: One characteristic which typifies Jefferson's architecture is the use of the octagon and octagonal forms in his designs.

Greek Revival: Features of the Greek Revival include pedimented gable, symmetrical shape, heavy cornice, wide plain frieze, bold and simple moldings, entry porch with Greek-style columns, decorative pilasters, and narrow windows around front door.

Georgian: Georgian architecture gets its name from the succession of English kings named George (beginning in 1715). In the United States the style included innumerable variations on a simple English theme: a symmetrical, two-story house with center-entry facade, combined with the two-room-deep center-passage floor plan. Typical features of Georgian architecture include:

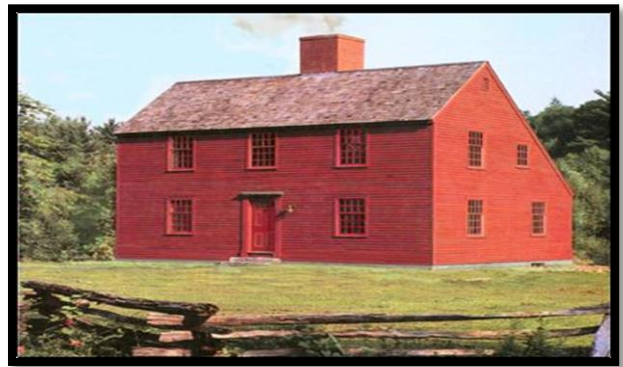
- Symmetry, centered façade entry with windows aligned horizontally and vertically
- One or two-story box, two rooms deep
- Commonly side-gabled and sometimes with a gambrel or hipped roof
- Raised foundation
- Paneled front doors, capped with a decorative crown (entablature); often supported by decorative pilasters; and with a rectangular transom above (later high-style examples may have fanlight transoms)
- Cornice emphasized by decorative moldings, commonly dentils
- Double-hung sash windows with small lights (nine or twelve panes) separated by thick wooden muntins
- Five-bay façade (less commonly three or seven)
- Center chimneys are found in examples before 1750; later examples have paired chimneys
- Wood-frame with shingle or clapboard walls (upper windows touch cornice in most two-story examples)

Georgian Revival or Colonial Revival: Early Georgian/Colonial Revival examples were rarely historically accurate, with exaggerated forms and elements which took inspiration from the details of colonial precedents. Georgian and Federal examples had the largest influence on the revival with elements such as colonial door surrounds, multi-pane sash windows, and cornice dentils on a symmetrical façade. Secondary influences came from First Period Post-Medieval English and Dutch Colonial examples, evident in gambrel-roofed examples or later Colonial Revival examples with second-story overhangs. More researched and accurate examples appeared between 1915 and 1935, aided by the publication of a large number of books and periodicals on the subject of colonial architecture. However, the economic depression of the 1930s followed by the World War II led to a simplification of the style in later examples with stylized door surrounds, cornices, or windows merely suggesting a colonial precedent. Typical features of Georgian/Colonial Revival architecture include:

- Accentuated front door with decorative pediment supported by pilasters or extended forward and supported by slender columns to form entry porch
- Fanlights and sidelights common; Palladian windows common
- Facade symmetry; centered door; aligned windows
- Double-hung sash windows usually with multi-pane glazing; frequently in adjacent pairs; multi-pane upper sash with single pane lower sash and bay windows (not historically accurate) were popular
- One-story wings, usually with a flat roof and commonly embellished with a balustrade
- Broken pediments, rare on original colonial structures popular in Colonial Revival examples
- Door surrounds tend to be shallow (less deep) than originals and exhibit machine-planed smoothness
- Dormers, often with exaggerated, eclectic pediments
- Masonry cladding grew in popularity as technology for using brick or stone veneer improved after 1920
- Gable, Hipped, or Gambrel roofs
- Details tend to be exaggerated with larger proportions than original elements
- Details from two or more types of Colonial styles often combined so pure replicas of a particular style are far less common than eclectic mixtures
- Interior floor plans are not symmetrical and are more open than historic examples



Colonial



Salt Box



Garrison Colonial



Jeffersonian



Federal



Georgian



Dutch Colonial



Southern Colonial



Greek Revival



Georgian/Colonial Revival

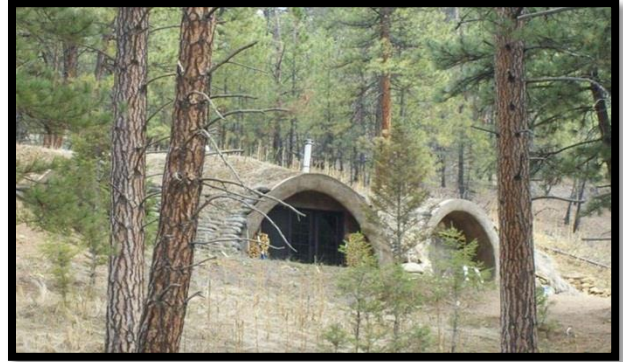
Early American Architectural Style Examples in Montana:





07 - Earth Sheltered

Earth Sheltered (Underground or Hillside): A contemporary house built below ground level or into a hillside. The roof is covered with earth except for skylights, a clerestory window, or possible an atrium.



08 - Conventional

Conventional (Contemporary, Functional Modern): Contemporary one to three story houses with conservative architecture in the 20th century vernacular mode. These houses may incorporate elements of Traditional, Spanish, Colonial, Elizabethan, or period designs, but they are not true replicas.



09 - Bungalow

Bungalow - 1900 to 1930 (California Bungalow, Airplane Bungalow, Craftsman Bungalow): A picturesque cottage-like house introduced around 1900 and very popular through the 1930's. The informal plan, elevation, and detail featured low simple lines, a wide projective gable roof, large porches, a walk-way stoop, and rough natural construction materials. Typically a one story residence, however, one and one-half story versions may incorporate a low shed dormer. The Airplane Bungalow has a small two story addition in the rear.



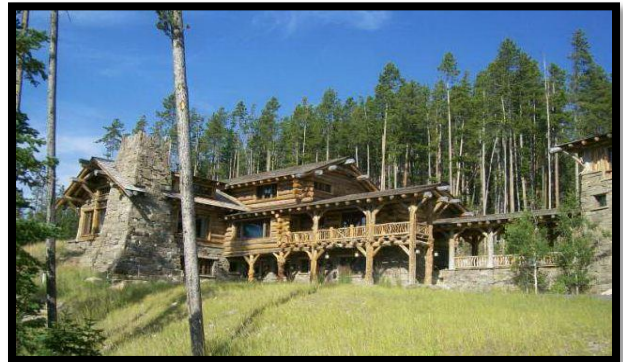
10 - Old Style

Old Style (Tri-Gable Ell, Utilitarian Cottage, American Foursquare, Farmhouse, Princess Anne, Shirtwaist): Mid-19th Century and early 20th century pattern book vernacular style houses which are transitions from the Victorian era or provincial examples of Georgian revivals or picturesque English style period homes, also referred to as Homestead House Architecture.



11 - Log

Log: The log home category has exterior walls built of logs, either round or squared shape.



13 - A-Frame

A-Frame - 1950 to 1970 (Vacation Homes and Cottages): This category has a frame in the shape of an “A” with very steep gable roofs, with front and rear walls usually with large glass windows. A-frames have been popular since the 1940s.



14 - Other

Other (Shanty, Basement Foundation Home, Sod, Quonset Hut, Geodesic Dome, Prefabricated Dymaxion, Converted Barn, Fantasy, Freeform, Silo/Yurt, Kit Homes, Prefabricated Modular): Truly unique architectural examples which do not fall into any previously mentioned categories can be identified as Other. If using this entry, enter a description of the style in the comments field.



18 - Shotgun

Shotgun: Shotgun houses are a narrow rectangular house, usually no more than 12 feet wide, with rooms arranged one behind the other and doors at each end of the house. As its name suggest, the “Shotgun” house follows a linear arrangement of its rooms and doors from the front porch to the back door, so that a round of shot fired through the front door could exit the back without hitting anything. The shotgun house type is one room wide, single story and several rooms deep (usually three or more) and has its primary entrance at the gable end.



19 - Foursquare

Foursquare: Built to offer the most house for the least amount of money, there may have never been a more popular or practical house than the American Foursquare. It's strong square massing, usually with four square rooms above 3 square rooms and an entrance hall with stairs tucked unobtrusively to the side on the first floor made it economical and practical to build. The cubical shape made the most of every buildable inch, taking full advantage of small building lots and small budgets. Typical features of the Foursquare are simple box shape, two story body, dormers, four-room floor plan, low-hipped roof with deep overhang, and full-width porch with wide stairs.



20 - Condo - Patio Home/24 - Townhome - Patio Home

Condo – Patio Home/Townhome – Patio Home: The condominium category identifies a distinct type of ownership. The unit living area is owned exclusively (fee simple) by the unit owner. The other components; land, common hallways, stairways, roof, foundation, and exterior recreation features, such as pools, tennis courts, etc., are owned in common (fractional interest) by all unit owners or condominium association. The exterior maintenance and landscaping is provided through a condominium association fee. The townhome category identifies a fee simple ownership of the building and underlying land that supports the townhome. The patio home is also called cluster home. The patio home consists of a unit of several houses attached to each other with shared walls between units; however, a patio home can also be detached with condominium form of ownership. Not all of these elements are present in all buildings called condominium patio homes, as the term is used somewhat generically by the real estate industry.





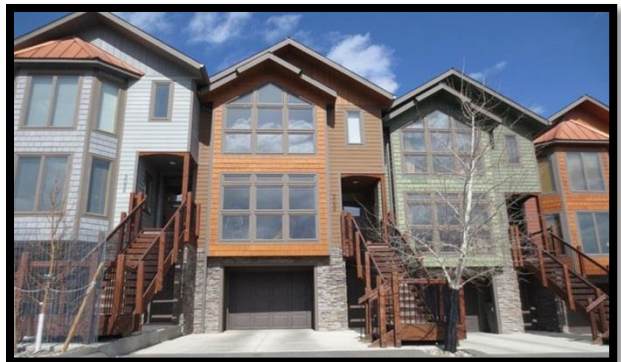
21 - Condo - Duplex/25 - Townhome - Duplex

Condominium – Duplex/Townhome – Duplex: The condominium/townhome duplex is two attached living units sharing a common wall. The condominium category identifies a distinct type of ownership. The unit living area is owned exclusively (fee simple) by the unit owner. The other components; land, common hallways, stairways, roof, foundation, and exterior recreation features, such as pools, tennis courts, etc., are owned in common (fractional interest) by all unit owners or condominium association. The exterior maintenance and landscaping is provided through a condominium association fee. The townhome category identifies a fee simple ownership of the building and underlying land that supports the townhome.



22 - Condo - Rowhouse/26 - Townhome - Row

Condominium – Rowhouse/Townhome – Row: The condominium rowhouse is three or more attached living units that share common walls. The condominium category identifies a distinct type of ownership. The unit living area is owned exclusively (fee simple) by the unit owner. The other components; land, common hallways, stairways, roof, foundation, and exterior recreation features, such as pools, tennis courts, etc., are owned in common (fractional interest) by all unit owners or condominium association. The exterior maintenance and landscaping is provided through a condominium association fee. The Townhome category identifies a fee simple ownership of the building and underlying land that supports the townhome.



23 - Condo - Multi Level

Condominium – Multi Level: The condominium multi-level is two or more living units where the living area of one unit is below/above another unit. The condominium category identifies a distinct type of ownership. The unit living area is owned exclusively (fee simple) by the unit owner. The other components; land, common hallways, stairways, roof, foundation, and exterior recreation features, such as pools, tennis courts, etc., are owned in common (fractional interest) by all unit owners or condominium association. The exterior maintenance and landscaping is provided through a condominium association fee. The townhome category identifies a fee simple ownership of the building and underlying land that supports the townhome.



Grade

The Grade is a required entry for dwellings. The accuracy of a residential appraisal depends largely upon the selection of the correct grade. Grade represents quality. Quality applies to both workmanship and type of materials. The combination of quality workmanship and materials reflects increased cost and value. The value of a dwelling constructed of high quality materials and with the best of workmanship throughout may be considerably more than that of one built from the same floor plan with inferior materials and workmanship.

The grading of structures is used to distinguish between variations in value and to identify the full range of conventional single family residential construction. The specifications of type of facilities may not vary greatly between grades; however, the quality of materials, workmanship, and design may be unquestionably different.

The majority of dwellings fall within the definite grade of construction incorporating average quality of workmanship and materials. Consequently, better quality of construction, or construction of cheaper quality, can be determined by comparison with the average. A thorough inspection of both the inside and outside of a structure will reveal evidence of degrees of quality.

There are many chances for error in selecting the proper grade for a residence; such as grading the housekeeping ability, giving too much credit to the landscaping, being influenced by a new paint job, or the lack of proper maintenance. Always look for quality or the lack of it, and if the house happens to be older, try to picture the quality it represented when new and grade it as if it were new. Adjustments for condition will be made through application of depreciation. There are ten grades of residential dwellings. Enter the grade of the structure from "1" to "10."

1 - Cheap

2 - Poor

3 - Low Cost

4 - Fair

5 - Average

6 - Good

7 - Very Good

8 - Excellent

9 - Superior

10 - Extraordinary

The grade, representing costs of construction with average quality of workmanship and materials involved, is designated as Grade 5.

Class Code

Select from the dropdown menu the most appropriate class code for the subject property. A class code must be entered for each structure.

Year Built

Year built refers to the original date of construction. Do not consider remodeling or additions, only the original building. Enter the four digits of the year of construction. If the exact date cannot be ascertained, make the best estimate possible based on known construction dates in the immediate area.

Effective Year

The effective year is an optional entry and if entered, will override the year of construction in determining the depreciation for the residential dwelling. Major alterations, additions, or remodeling can extend the useful life of a building and add to its present value. In such cases, the chronological life is not a solid indication of the amount of depreciation that should be applied. Therefore, the “effective age” should be the guide.

Great care must be exercised when using this method. Minor errors in remodeling percentages and chronological building life quickly render this method unacceptable. There is no substitute for the appraiser’s analysis and supportable opinion. On residential dwellings that have exceeded 60 years effective age, use extreme caution. The analysis required to determine correct depreciation levels should include the comparison of replacement cost values to market evidence. Consideration should be given to foundations, porches, walls, exterior trim, roofing, chimneys, wall finish, interior trim, kitchen cabinets, heating system, and plumbing. Enter the year which is most representative of the subject properties effective age.

Story Height

Story Height is a required entry for residential dwellings. Select from the dropdown menu the actual story height of the dwelling. Use the height which is most representative of the dwelling’s story height. There must be at least one full story. Be careful about what constitutes a full story, a half story, and an attic. Refer to the Story Height Illustrations on the following page for examples.

1.0 - One story

1.5 - One and one half stories

2.0 - Two stories

2.5 - Two and one half stories

3.0 - Three stories

3.5 - Three and one half stories

Attic Type

Select from the dropdown menu the code that best describes the attic area.

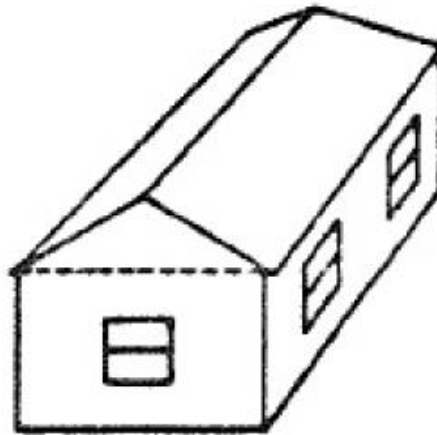
0 - None:

Indicates there is no attic.

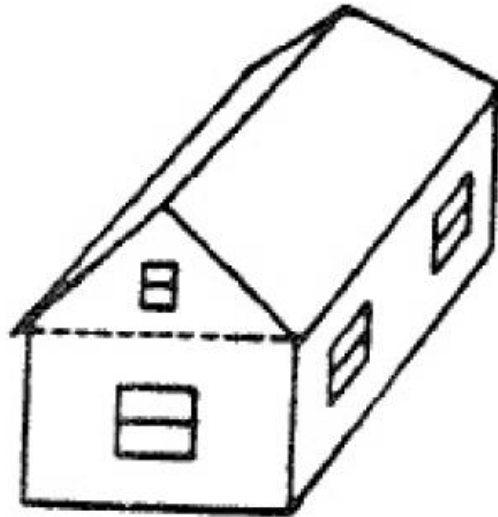
- 1 - Unfinished:** Indicates an unfinished attic having only a subfloor and stairs.
- 2 - Partly Finished:** Indicates the attic is either an undivided (one room) full finished attic or a divided (two rooms) attic with one half (one room) finished and the balance unfinished.
- 3 - Fully Finished:** Indicates the attic is divided (two or more rooms) fully finished attic.
- 4 - Full Finished with Wall Height:** Indicates the attic is divided (two or more rooms) fully finished attic which included the presence of one or more small dormers. This category should be used when the existing wall height is not enough to be considered a 1.5 or 2.5 story dwelling.

STORY HEIGHT ILLUSTRATIONS

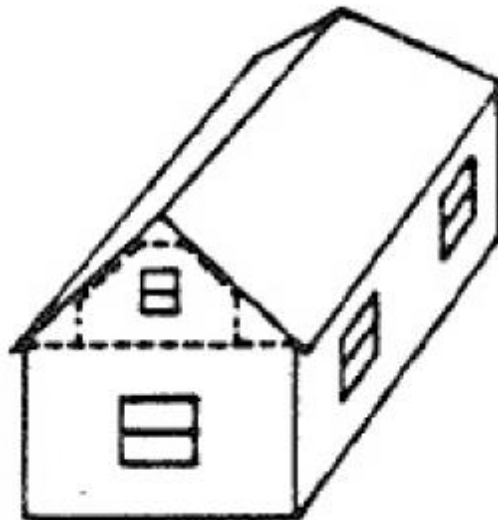
One Story: All rooms are on one floor and are below the square of house at the eave line. This design usually has a low pitch roof with a slope of about 1/6.



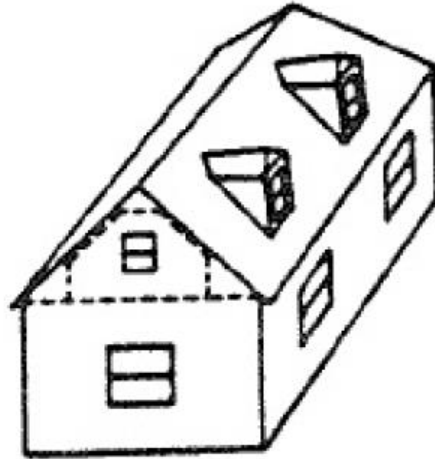
One Story and Attic: (Attic Type 2) The one story and attic has the same basic design as one story, except the pitch of the roof is usually greater, with a slope of about 1/4 or 1/3. The design has a permanent stairway to a usable, floored attic area. The attic area is approximately 20% of the first floor area. There are usually windows at each end of the attic.



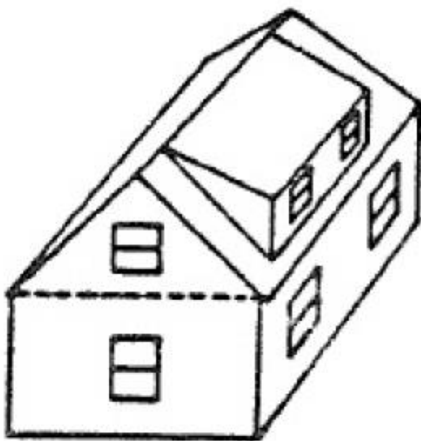
One Story and Finished Attic: (Attic Type 3) The one story and finished attic is the same basic design as one story and attic, except the attic interior is finished and is usually divided into rooms. The attic floor area is approximately 40% of the first floor area.



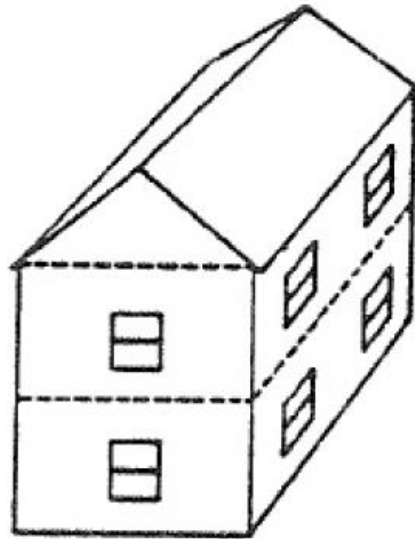
One Story and Finished Attic With Wall Height: (Attic Type 4) The one story and finished attic with wall height is the same basic design as one story and finished attic, except for the addition of two or three small dormers. The usable attic floor area is about 55% of the first floor area.



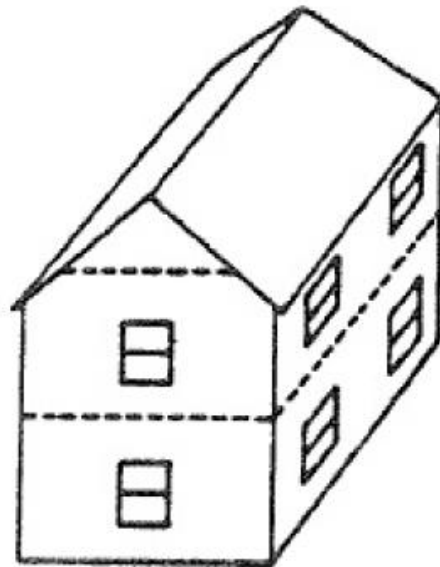
One and One Half Story: The one and one half story design is similar to one story and finished attic, except that the roof pitch is greater with a slope of about $1/3$ or $1/2$ and there is a larger dormer on one side of the roof and possibly one or two small dormers on the opposite side of the roof. An example is provided below to the left. Area of the finished second floor is approximately 75% of the first floor area. The second example provided below to the right is also a one and one half story design that has a high pitch roof with a slope of about $5/8$ or $3/4$, and small dormers on one or both sides of the roof. The area of the finished second floor is also approximately 75% of the first floor area.



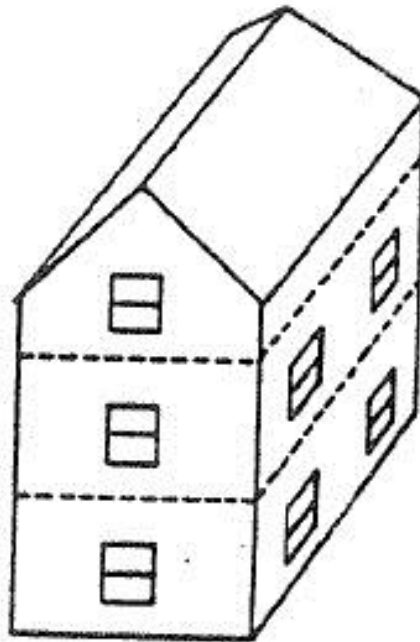
Two Story: The typical two story dwelling includes a second floor area equal to the first floor area.



Two Story: Similar to the previous two story example, except that the second floor side walls are less than full height. Consequently, part of the second floor ceiling follows the slope of the roof.



Two and One Half Story: The two and one half story design has two full stories and a half story similar to any of the three one and one half story examples.



Exterior Wall

Determine the predominate type of wall construction and select from the dropdown menu the code that best describes the exterior wall type. Other types of wall construction can be made equivalent to one of the below exterior wall types (i.e., prefab metal to frame or stone to masonry).

- 1 - Frame**
- 2 - Masonry/Frame**
- 3 - Masonry**
- 4 - Log (not log over frame)**

Exterior Wall Finish

Determine the predominate type of exterior wall finish and select the appropriate code from the dropdown menu. There are ten exterior wall finishes which are detailed below:

- 0 - Other:** Other type of exterior finish markedly different in appearance and which cannot be equated to one of the below descriptions.
- 1 - Stucco:** Stucco, Permastone, and/or Formstone over frame
- 2 - Shingle:** Shingles or shakes

3 - Masonite:	Hardboard of any type
4 - Asbestos:	Asbestos Shingle or plank
5 - Maintenance Free Aluminum/Vinyl/Steel:	Aluminum, vinyl, or steel siding or sandwich panels
6 - Wood Siding or Sheathing:	Solid board
7 - Stone:	Cut stone veneer reinforced with concrete
8 - Brick:	Solid masonry, brick on block, or veneer
9 - Block:	Concrete block, structural clay tile, stucco over concrete block

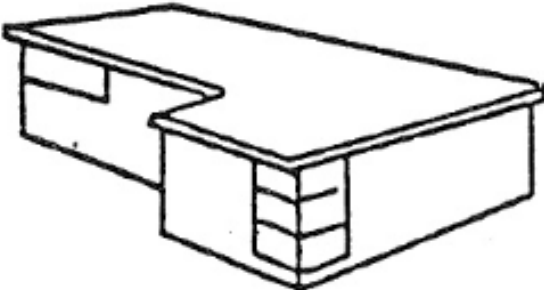
Roof Type

Select from the dropdown menu the code that best describes the type of roof of the subject property. Roof type illustrations are included below to show the characteristics of each roof type.

- 0 - Other**
- 1 - Flat**
- 2 - Hip**
- 3 - Gable**
- 4 - Gambrel**
- 5 - Shed**
- 6 - Mansard**
- 7 - Arched**
- 8 - A-Frame**
- 9 - Broken Gable**

ROOF TYPE ILLUSTRATIONS

1 - FLAT



4 - GAMBREL



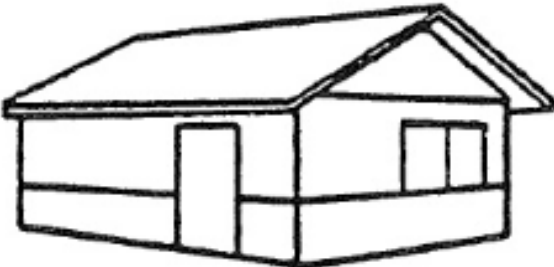
2 - HIP



5 - SHED



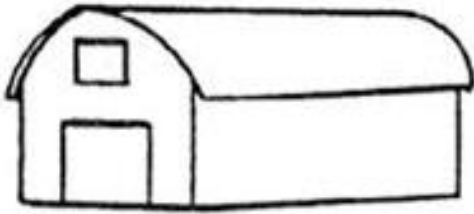
3- GABLE



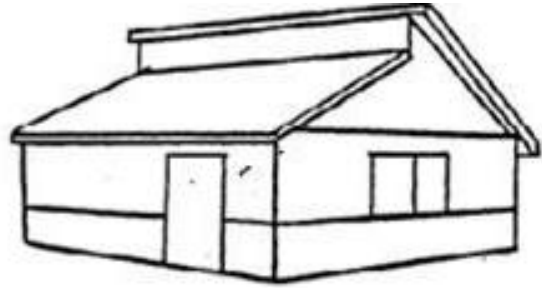
6 - MANSARD



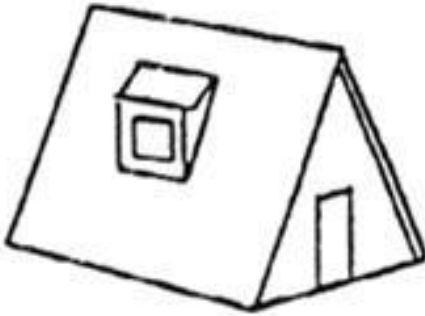
7 - ARCHED



9 – BROKEN GABLE



8 - A-FRAME



Roof Material

Select from the dropdown menu the predominant type of roofing material. Each roof material type is detailed below.

1 - Wood Shingle:

Roof material composed of small sheets of redwood; white or red cedar machined to a uniform thickness and size. (Do not be fooled by old warped wood shingles which look like shakes).

2 - Slate:

Natural, durable, stone used as a shingle. It is a fireproof, but brittle surface, about 3/16-inch thick and milled into various shapes. Colors range from gray to various hues of red, green or purple.

3 - Tile:

Usually half round product made of either clay or concrete which has been kiln baked to a hardness which gives a wearing surface that

- needs no paint. It usually has various red shades.
- 4 - Copper:** Roof made of copper.
- 5 - Metal:** Sheets of corrugated galvanized metal, flat, standing seam or batten seam plates.
- 6 - Wood Shake:** Roof material very similar to wood shingle, except for various thicknesses and slightly irregular shapes due to splitting rather than cutting the wood.
- 7 - Composition Roll:** Roofing material made of a compressed fiber or paper material saturated with asphalt and rolled out over wood sheathing.
- 8 - Built Up Tar and Gravel (Rock):** Roofing that is built up by laying roofing felt with overlapping seams; then, sealed by mopping with hot tar or roofing compound. The final coat of tar can be covered with small gravel. This is the most common roof material for flat roofs and underground homes.
- 9 - Asbestos:** Roof made of asbestos shingles.
- 9 - Asphalt Shingle:** Flexible composition or fiberglass shingle applied over roofing felt (most commonly used in new construction).
- 11 - Other:** Roof material not listed above, which includes enamel metal shingles, thin membrane terne (alloy coating), or built up concrete.

BASEMENT INFORMATION SECTION

Foundation

Foundation is a required entry. Select from the dropdown menu the predominant type of foundation from the seven types of foundation listed below.

- 0 - None:** A dwelling with no foundation (i.e. dirt or mud sills).
- 1 - Wooden or Masonry Piers/Posts:** Dwelling has piers for a foundation.
- 2 - Concrete:** Continuous foundation wall of poured in place reinforced concrete.
- 3 - Slab:** Monolithic poured slab with no additional foundation or footing.

4 - Wood:	Foundation for the dwelling is constructed of decay resistant, impregnated wood.
5 - Block:	Continuous foundation wall constructed of concrete, structural clay tile, or cinder shaped in the form of hollow blocks, layered or stacked.
6 - Stone:	Continuous masonry foundation wall constructed of rubble or cut stone.
7 - Other:	Foundation wall that does not fall into the above categories.
8 - Concrete with Helical Pier:	A helical pier is a steel shaft similar to a large screw that provides a foundation support for various types of structures. Helical piers are often used when challenging soil conditions prohibit a traditional foundation system. Helical piers are also commonly used to correct and support existing foundations that have settled or failed.

Basement Type

Basement Type is a required entry. Select from the dropdown menu the code that describes the type of basement area. The area of the unfinished basement will be automatically calculated for the dwelling if basement type is coded 2 - Part or 3 - Full.

0 - None:	A dwelling with no basement area (included in the base cost).
1 - Crawl:	The area below the dwelling is unfinished, accessible but less than a full story height (included in the base cost).
2 - Part:	Basement area is less than the of the first story area.
3 - Full:	The basement area is equal to the first floor area.

It is important to note the base cost of a dwelling includes basement types 0 - None and 1 - Crawl; therefore, no additional cost is added when the basement types 0 - None and 1 - Crawl are selected. In addition, the cost tables do not differentiation between basement types 2 - Part and 3 - Full.

Daylight Basement

Enter a "Y" if the building contains a daylight basement or an "N" if it does not. To qualify as a daylight basement one or both of the following conditions must be met:

- The major portion of at least one wall must be exposed and the outside entrance must be a ground level.

- Residential dwellings with four feet or more of the basement above grade will be considered to have daylight basements.

Finished Area

Indicates the basement area is finished. Enter the square foot area of the finished basement living area.

Quality

Select from the dropdown menu the quality code that describes the quality of the finish in the basement.

1 - Minimal: Refers to a relatively open undivided area finished with a cheap quality of materials and workmanship inconsistent with the main living area of the dwelling. Price includes interior wall finish, flooring, ceiling, and lighting.

2 - Fair: Refers to an area with minimal partitioning finished with low-quality materials and workmanship that is below the quality of the main living area of the dwelling. Price includes interior wall finish, flooring, ceiling, partitioning, and lighting.

3 - Typical: Refers to a divided area finished with a quality of materials and workmanship consistent with the main living area of the dwelling, such as in the lower or grade level of split-level and bi-level dwellings. Price includes interior wall finish, flooring, ceiling, partitioning, and lighting.

4 - Good: Refers to a divided basement area finished with a quality of materials and workmanship higher than that of the main living area of the dwelling. Price includes interior wall finish, flooring, ceiling, partitioning and lighting.

HEATING/COOLING INFORMATION SECTION

Type (Heating System)

Type refers to the presence of and type of heating system. Four alternatives are provided. Select from the dropdown menu the type of heating system which is most representative of the subject property.

None:

Dwelling does not have a heating system warranting a full deduction from the base price for “no heating,” as indicated by the pricing schedule.

Non-Central:

Dwelling has a heating system that is considered non-central for the area being heated warranting a partial deduction from the base price for central heating. Examples of non-central systems include floor or wall furnaces, electric baseboard or radiant ceiling heat.

NOTE: Floor furnaces in dwellings with under 600 square feet of living area should be

considered “central.” Floor furnaces in dwellings with over 600 square feet of living area should be considered “non-central.” As they become inadequate and inefficient to heat the required area.

Central:

Dwelling has a central system commensurate with the quality grade specifications of the dwelling, warranting no addition to or deduction from the base price. Such systems may include gravity furnaces, radiant hot water and forced warm air furnaces.

Central/AC:

In addition to a central heating system, the subject dwelling has (either separately or combined) a central cooling system commensurate with the quality grade specifications of the dwelling, warranting an addition to the base price for “air conditioning,” as indicated by the pricing schedule. If a cooling system as described exists in the dwelling, enter only this numeric code. This code implies that a heating system exists.

Fuel Type (Heating)

Enter the code describing the predominate type of fuel used by the heating system.

0 - None:

No heating system exists. The only heat is derived from a fireplace, a freestanding space heater, or a cook stove.

1 - Coal:

Coal fuel

2 - Oil:

Oil fuel

3 - Gas:

Natural gas or liquefied petroleum gas

4 - Electricity:

Electric heat

5 - Solar:

Passive or an active solar system

6 - Wood:

Wood burning furnace is an example and should not to be confused with “0 – None” above.

7 - Geothermal:

Geothermal fuel type for heating uses the constant temperature of the earth as an exchange medium for heat. Geothermal heating uses system of pipes buried in the ground. In the winter, the geothermal heat pump removes heat from the heat exchanger and pumps it into the indoor air delivery system. In the summer, the

process is reversed, and the heat pump moves heat from the indoor air into the heat exchanger.

System Type (Heating)

Select from the dropdown menu the code describing the type of heating system of the subject property. Disregard supplemental heating such as an electric baseboard unit in an isolated room or addition.

- | | |
|---|---|
| 1 - Floor/Wall/Space: | Presence of a wall, floor, or ceiling hung unit. |
| 2 - Hot Water/Water Radiant: | System employs hot water to distribute the heat by baseboard, radiators, or radiant floor heat. |
| 3 - Steam: | System employs steam to distribute the heat by baseboard or radiators. |
| 4 - Gravity Hot Air: | System has ducts but no means other than gravity flow to distribute the heat (gravity hot air). |
| 5 - Forced Air: | Presence of a warm air system. With this system, the furnace has a fan or blower that pushes the warmed air through relatively small ducts. These ducts may run horizontally or vertically. Filters can be installed in the system to clean the air and a humidifying system included to add needed moisture. |
| 6 - Heat Pump: | Reverse cycle refrigeration unit which can be used for heating and cooling. |
| 7 - Electric Baseboard/Electric Radiant: | Presence of an electric heating system. This system is characterized by electric resistance elements that convert electricity into heat. These elements are embedded in the floors, walls, ceilings, or baseboard to provide radiant heat. |
| 8 - Package Air Conditioning | System has package air conditioning. |
| 9 - Hot/Cool Air | System utilizing warm and cool air (gas fired forced hot air with gas or electric refrigerated cooling). |

Heated Area Override

The heated area will normally be the total finished area of the building (square foot of living area). However, if some areas such as basements, attics, half stories have been

finished with no provision for heating except portable electric units, fireplaces or robber ducts, exclude this area from the total heated areas. Do not include unheated or inadequately heated finished areas in the total heated areas. There is no heated living area included in the addition fields. If there is heat present in any addition, that area will have to be added to the override heated floor area field.

Enter the total square footage of adequately heated areas. If no heated area exists; if there is no heating system; or if the computer calculated of the square foot living area is correct, leave this field blank.

LIVING ACCOMMODATIONS SECTION

Enter one or two numeric characters denoting the quantities of each of the items described below. If the item does not exist, leave field blank.

Bedrooms

Enter the total number of separate rooms designed to be used as bedrooms. Count each independent area that has a privacy door and a reach-in or walk-in closet for clothes storage and a window. A fee appraiser would not count basement bedrooms; however, PAD appraisers count bedrooms in the basement as long as it has a privacy door, reach-in or walk-in closet and a window. The window does not have to be an egress window which is 4' x 4'. If a room was designed to be a bedroom, but is being utilized for some other purpose (such as a den); it still should be included in the bedroom count, if the bedroom has a privacy door and a reach-in or walk-in closet for clothes storage and a window. In a one room cabin, the one room is considered to be a living room not a bedroom.

Full Baths

Enter the number of three fixture bathrooms which include a toilet, lavatory, and bathtub or shower stall (a bathtub with a shower outlet is considered one fixture).

Half Baths

Enter the number of two fixture toilet rooms which include a water closet and lavatory.

ADDITIONAL FIXTURES

Enter the total number of individual plumbing fixtures that are not counted in full baths or half baths. Include water heaters, kitchen sinks, single toilets, single lavatories, single bathtubs and showers, wet bars and sinks in recreation areas. Also include laundry tubs or connections (water and drain) for automatic washer hookup, but not as two fixtures where both are present. Add one fixture for each roughed in bathroom.

DEPRECIATION INFORMATION SECTION

Condition

Select the code from the dropdown menu denoting the overall physical condition of the residential dwelling in relation to its age. Consideration should include foundation, frame, exterior walls, roof, heating and air conditioning system, lighting and electrical systems, plumbing, interior walls and finish, and floor finish. There are eight residential dwelling condition ratings which are detailed below.

Unsound:	The dwelling is definitely unsound and unfit for use. All major structural elements require replacement. The exterior and interior are in a dilapidated condition. The structure is not suitable for use.
Very Poor:	The dwelling is in very poor condition and practically unusable. Most structural elements require replacement. The exterior and interior are in a dilapidated condition and not suitable for use.
Poor:	The dwelling has definite obvious deterioration and barely usable. Structural elements may require replacement. The exterior and interior are in a poor condition and appears barely suitable for use.
Fair:	The dwelling has some deterioration, but definitely usable. The exterior and interior show wear and deterioration but the property is suitable for use. The structure could be characterized as “needing work”.
Average:	The dwelling exhibits normal “wear and tear.” There are few indications of deferred maintenance and no significant repairs or replacements are necessary
Good:	The dwelling has little to no “wear and tear” and the structure is slightly more attractive and desirable than average.
Very Good:	The dwelling is in new or “like new” condition. There are no deficiencies in material or construction and no signs of deferred maintenance.
Excellent:	The dwelling is in perfect condition; very attractive and highly desirable. There are no deficiencies in material or construction and no signs of deferred maintenance.

Utility (Functional)

Select from the dropdown menu the code denoting the functional utility of the residential dwelling. Functional utility may be defined as the ability of the improvement to assist the property to perform the function for which it was intended. Consideration should be given to design, size, and performance standards. There are eight functional ratings which are detailed below.

Unsound:	The residential dwelling adds nothing to the utility of the property to perform the function for which it is intended. The improvements have no functional utility.
Very Poor:	The residential dwelling provides little to no utility as it was intended. Significant renovation and redesign of the improvements are necessary to allow the dwelling to make an adequate contribution.

Poor:	The residential dwelling adds little to the utility of the property to perform the function for which it is intended. Major renovation is necessary to allow the residential dwelling to make an adequate contribution.
Fair:	The residential dwelling adds to the utility of the property to perform the function for which it is intended, but the effect is minimal. Renovation is necessary to allow the residential dwelling housing to make an adequate contribution.
Average:	The residential dwelling is adequately functional and performs the function for which it is intended.
Good:	The residential dwelling has minor functional utility deficiencies exist for the residential structure and the residential structure is well suited to aid the utility of the property to perform the function for which it is intended.
Very Good:	The residential dwelling is very functional with only minor utility deficiencies exist for the residential structure and the structure is well suited to aid the utility of the property to perform the function for which it is intended.
Excellent:	The residential dwelling's functional utility is excellent and no utility deficiencies exist.

Property Desirability

Select from the dropdown menu the code denoting the desirability of the residential dwelling. Desirability may be defined as the appeal or attractiveness of the dwelling in the marketplace. Consideration should be given to design characteristics, size, and performance standards. There are eight desirability ratings which are detailed below.

Unsound:	The residential dwelling has no appeal or desirability.
Very Poor:	The residential dwelling has little to no appeal or desirability.
Poor:	The residential dwelling has very little appeal and desirability.
Fair:	The residential dwelling adds a fair amount of desirability to the property, but the effect is minimal.
Average:	The residential dwelling adds an adequate or typical amount to the desirability of the property.
Good:	The residential dwelling is attractive and desirable.
Very Good:	The residential dwelling is very attractive and desirable.
Excellent:	The residential dwelling is excellent and no property desirability deficiencies exist.

Location Desirability

Select from the dropdown menu the code denoting the desirability of the location of the residential dwelling. Consideration should be given to neighborhood characteristics, curb

or street appeal, and performance standards of the neighborhood. There are eight desirability ratings which are detailed below.

Unsound:	The location adds nothing to the desirability of the property.
Very Poor:	The location provides little to no desirability of the property.
Poor:	The location adds poorly to the desirability of the property.
Fair:	The location adds a fair amount desirability of the property, but the effect is minimal.
Average:	The location adds an adequate or typical amount to the desirability of the property.
Good:	The location is attractive and desirable.
Very Good:	The location is very attractive and desirable.
Excellent:	The location is excellent and no locational deficiencies exist.

Year Remodeled

Refers to the date of the last extensive remodeling, i.e., remodeling which significantly alters the “effective age” of the dwelling. Enter the four digits of the year of remodeling. This field is descriptive only and will not affect depreciation calculations. If the dwelling has not been remodeled, leave this item blank.

Degree Remodeled

Select from the dropdown menu the most appropriate description of the degree the dwelling has been remodeled. The degree remodeled descriptions are detailed below.

- Bathroom Remodeling
- Complete Renovation/Rehab (Total square feet has been remodeled.)
- Kitchen Remodeling
- Living Room/Bedroom Remodeling
- Miscellaneous Short-Lived repairs (furnace, appliances, AC equipment, etc.)
- New Carpet
- New Interior/Exterior Painting
- New Roof
- Redecorating

SKETCH-MAIN DWELLING SECTION

Apex Sketch Button

An Apex sketch is required for all residential properties, and when upgrades are completed, will be required for all commercial properties. The purpose of Apex sketching is to provide an accurate representation of the footprint of the improvement, and to provide an accurate calculation of square footage.

For residential dwellings, the Apex button can be found on the Residential Dwellings page under *Sketch – Main Dwelling*.

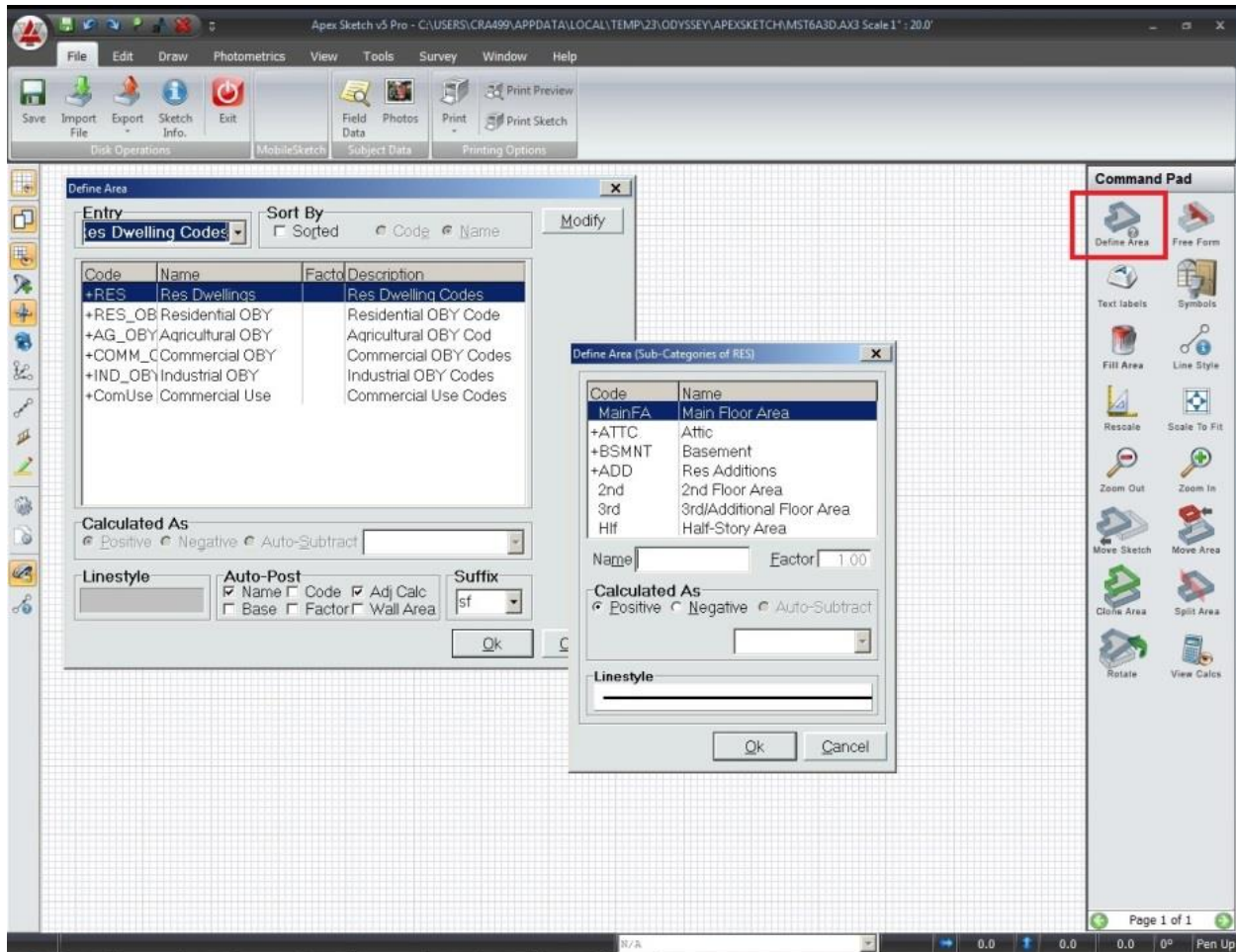
Residential Dwellings					
Res Type	SFR	Year Built	2013	Ext. Wall	1 - Frame
Style	08 - Conventional	Effective Yr		Ext. Wall Finish	6 - Wood Siding or S
Grade	5	Story Height	2.0	Roof Type	3 - Gable
Class Code	3301 - Improvements	Attic Type	0 - None	Roof Material	10 - Asphalt Shingle
Basement Information		Heating/Cooling Information		Living Accommodations	
Foundation	2 - Concrete	Type	Central/AC	Bedrooms	3
Bsmt Type	3 - Full	Fuel Type	4 - Electricity	Family Rooms	
Daylight	Y	System Type	6 - Heat Pump	Full Baths	2
Finished Area		Heated Area		Half Bath	
Quality		Add'l Fixture Description		Add'l Fixtures	3
Depreciation Information		Remodeling Information			
Condition	Average (7)	Yr Remodeled			
Utility	Good (8)	Degree Remod			
Prop Dsrblty	Good (8)	Sketch-Main Dwelling			
Loc Dsrblty	Good (8)	Apex Sketch			
Fireplace Information		Condo Information & Amenities			
Stacks		Level			
		Main Floor Area	1,458		
		Vectors			

For commercial buildings, the Apex button can be found on the Commercial /Industrial General Building Information Page under *Sketch Interior/Exterior Sections*.

Commercial/Industrial General Building Information					
Building #	1	Year Built	1907	ECF Type	ComC
Structure Type	371 - Multi-purpose, Downton	Effective Year	2000	ECF Ovr	
Grade	G	Year Remodeled	2002	Future Cycle Reappraisal Field	
Class Code	3507 - Improvements on Cor	Bldg Name		Grade	
# Units per Building	Identical Buildings	Newly Taxable Property			
Units	1	Number	1	Newly Taxable	
Sketch Interior/Exterior Sections		Other Information		Situs	
Apex Sketch		Comments			
Sketch will complete area and perimeter by section.		Pct Complete			

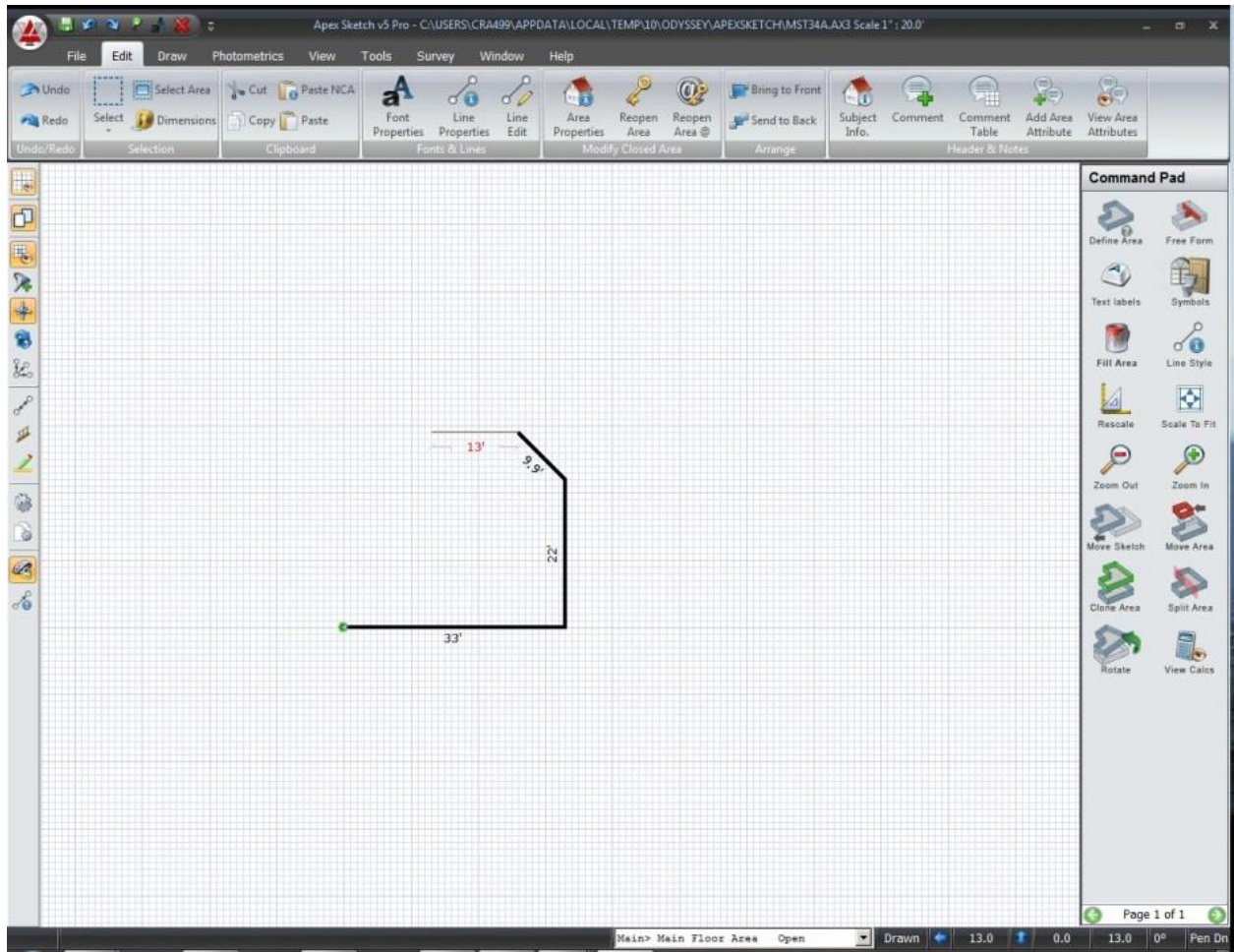
The building information must be entered and applied before sketching can begin.

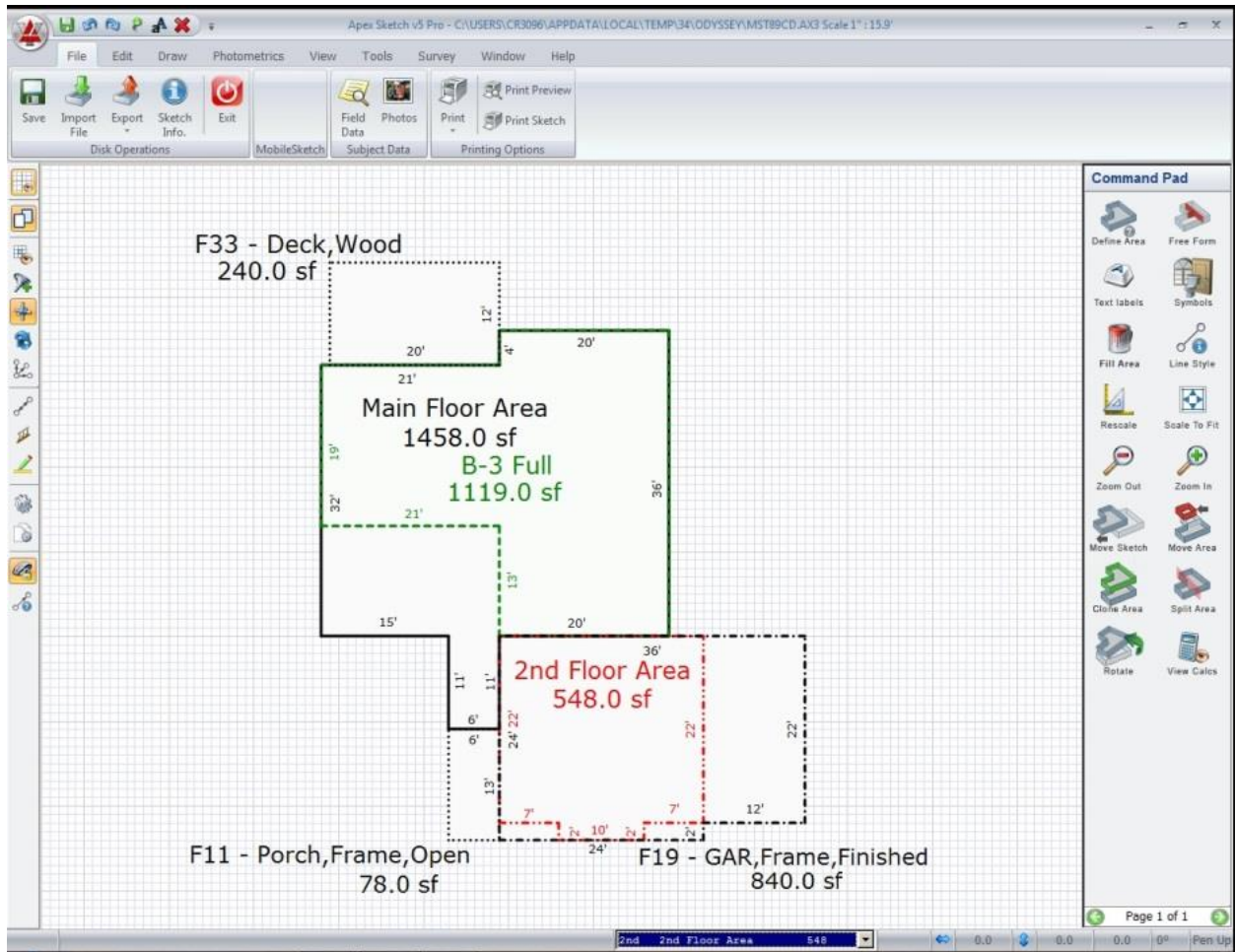
To begin sketching, click *Define Area*.



For a single family dwelling choose Res Dwelling Codes in the *Define Area* pop up box. Choose which *Main Floor Area* to sketch the main floor of the single family dwelling. Click on the blank screen to start sketching. Move the mouse until you reach the desired length then click the left mouse button to start the next line. The square footage and label will appear once the drawing is finished.

To use the keyboard enter the desired length and hit the arrow key for the direction needed. Key [ENTER] [ENTER] (once for the line and once for the label). Enter the height desired and hit the arrow key and [ENTER] [ENTER]. Once the point of beginning is reached and the drawing is close, the label and square footage will appear.





Save the sketch by clicking the Save button in the top left hand corner of the screen.

To print click *Print* and enter the information on the subject information page.

Subject Information - C:\USERS\CRA499\APPDATA\LOCAL\TEMP\10\ODYSSEY\MSTC40D.AX3

Parcel No File No

Property Address

City State Zip

Owner County

Client

Client Address

Appraiser Name

Inspection Date

Created Date: Modified By:

Program: Modified By:

Version: Modified By:

File Size:

Click *ok* and print.

To exit the Apex screen click the x in the top right hand corner of the screen. Apex will sync to CAMAS after the sketch is saved and the program is exited. The main floor square footage will autofill in the field under the Apex button. The second floor and half story fields will autofill after the sketch is saved and synced. If the basement and attic square footages are different than the main floor square footage, they must be entered manually. If they are not entered manually, CAMAS will assume those floors are the same footprint as the main floor. Check the *Area Used for Costing* to assure that the correct square footages for each level are being used for calculations.

07-3965-14-4-06-19-0000 Real Property - MONTANAPROD

File View Tools Help

Forms Apply Save Exit

07-3965-14-4-06-19-0000 Real Property Appraisal

Summary General Ownership Exemptions Assessments Appraisal Final Value Transfers Appeals Permits Water Rights Comp Sales Documents

R0746805 Legal STONERIDGE, S14, T28 N, R22 W, Lot 5, ASSR #0000008085 Owner SULLIVAN JEREMIAH(O7418177) Tax Year 2015
 Situs 509 STONERIDGE DR, KALISPELL, MT 59901 As Of < 07/20/2015 >

Quick Search

Previous Next

Appraisal Card Comparable Sales Report

Ready... 00:00:00

Navigation GIS Reports Recorder

Ovr ECF

Area-Conv/Cost Overrides

Bsmt 1,119
 First 1,458
 Second 548
 Addl
 Half
 Attic

Gross Rent Multiplier

Rent
 GRM Source
 Yr of Rent Info

Story Height
 Attic Type
 Style
 Grade

Disaggregated Depreciation Fields

Condition
 Utility
 Prop Dsrblty
 Loc Dsrblty

Reappraisal Adjustments

C & D Pct
 Flat Add Cost

Effective Year
 Heated Area
 Bsmt Type
 Fin Bsmt Area

Disaggregated Depreciation Fields

Comments
 Comments
 Comments

Reappraisal Adjustments

C & D Desc
 Flat Add Desc

Newly Taxable Property

Newly Taxable

Calculation Detail

Area Used for Costing		Unadjusted RCN		Sketch Area-Main Dwelling	
Basement	1,119	Basement	\$15,458	Main Floor	1,458
First Floor	1,458	First Floor	\$130,010	Second	548
Second Floor	548	Second Floor	\$38,436	Third	0
Addl Floors	0	Addl Floors	\$0	Upper	0
Half Story	0	Half Story	\$0	Additions	0
Attic	0	Attic	\$0	SFLA Sketch	2,006
SFLA	2,006	Subtotal	\$183,904	Total Living Area Summary	
Additional Cost Detail		Additional Value Items		Main Floor	1,458
Masonry FP	\$0	Unfin Area	\$0	Upper Floors	548
Prefab FP/Stove	\$0	Heating	\$7,416	Factors	
Oth Features	\$3,000	Plumbing	\$3,450	C & D	1.00
Bsmt Finish	\$0	Additions	\$34,677	Grade Factor	1.00

7/30/2015 3:47pm Messages

Sketching Tips

Angles - Angles can be drawn in Apex using the keyboard. To draw a 24' line with a 45° angle key 24 L (or R depending on which direction is needed) 45 [ENTER] [ENTER] [ENTER].

Cloning – If the basement or upper floor is the same footprint as the main floor you can clone the main floor instead of sketching it again. Draw the main floor. On the right side of the screen under *Command Pad* choose *Clone Area*. Follow the same steps as you would when you define the area as main floor, but instead of choosing main floor, choose the basement, second half or attic. Once you click ok after choosing the floor click on the sketch and the floor will appear.

Moving the sketch or area – you can move the sketch or areas by clicking the *Move Sketch* or *Move Area* button under the *Command Pad*.

Rotation – you can rotate the sketch. Choose the *Tools* tab from the toolbar. From the drop down menu you can choose the whole sketch or an area. For example: if an attached garage sits at an angle, you can draw the garage and then rotate the garage to the desired angle.

Centering the Sketch – you can center the sketch on the screen by hitting *C* on the keyboard.

Scaling – You can change the scale of the sketch by using the roller on your mouse. Rolling away from you will make the sketch larger and rolling toward you will make the sketch smaller. There is also a scale button under *Command Pad*.

Common Errors when Sketching

- Additions are doubled - Additions can be doubled if you are adding a sketch to an existing house, and the additions were not deleted before sketching.
- First floor square footage mismatch between Apex *Main Floor Area* and first floor field under the *Area Cost Overrides*.
- Square footages not manually entered in the override fields for basement and attic.
- Story height and attic mismatches between Apex and CAMAS.
- Basement type mismatches between Apex and CAMAS.
- Sketch not saving.

FIREPLACE INFORMATION SECTION

Presence of wood burning fireplace(s) constructed of masonry. If no such fireplace exists for the dwelling leave all fields blank. Masonry wood burning fireplaces which have been permanently closed off should not be listed. Do not include fireplaces converted to gas or have a wood burning insert. In addition, do not enter masonry stacks that are only used to exhaust natural gas/propane/oil furnaces or hot water tanks.

Stacks

Enter the number of fireplace chimneys, regardless of the number of stories and openings they contain.

Stories

For each chimney stack, count the number of stories (1.0, 1.5, 2.0, etc.) of the portion of the building to which it is attached. Add the story heights of all chimney stacks together. The sum will be in full-stories and a possible half-story. Select from the dropdown menu the total number of stories. If you have a situation where the chimney extends into the basement, include the extended portion as part of the total stories.

Openings

Count the openings (fireplace) for each chimney. In a single chimney, there might be openings in the basement and on the second floor, in addition to one on the first floor. There may be a back-to-back fireplace on one floor with two separate fireboxes or outlets each serving a different room. There may also be a barbecue firebox built into the chimney.

Prefab Fireplace and Stove

A prefabricated fireplace is an open firebox unit of metal construction that is connected by pipes to a chimney. Enter the total number of such fireplaces. If there are no Prefab

fireplaces, leave this field blank. Inserts in masonry fireplaces to exhaust natural gas/propane/oil furnaces and water heaters should not be included.

GARAGES SECTION

Car Capacity

To indicate the number of garage stalls associated with the dwelling.

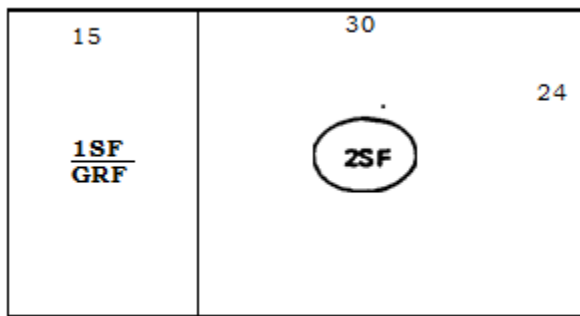
Built-In Garage

Finished garage built into a portion of the dwelling that would normally be considered finished living area. For example, a two story house with a garage built into the main ground floor area (not an addition) with living area above it. For description only, enter the car capacity of the built-in garage. The area for built-in garages must be accounted for as an addition. Be careful about what constitutes a built-in garage. Refer to the following built-in garage examples.

BUILT-IN GARAGE EXAMPLES

Example No. 1

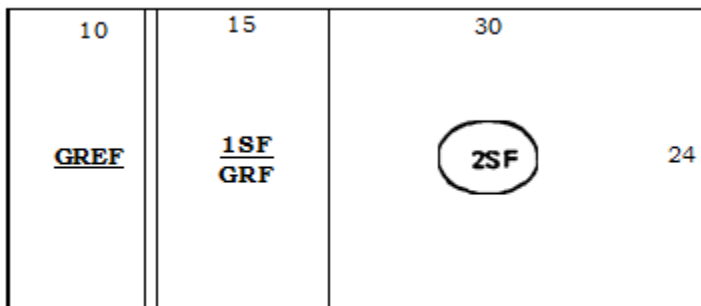
A one car garage built into a two story frame house. The garage is built under the upper floor living area.



#1

Example No. 2

A two-car garage built into the ground floor area of a two story frame house and extending beyond the upper floor area.



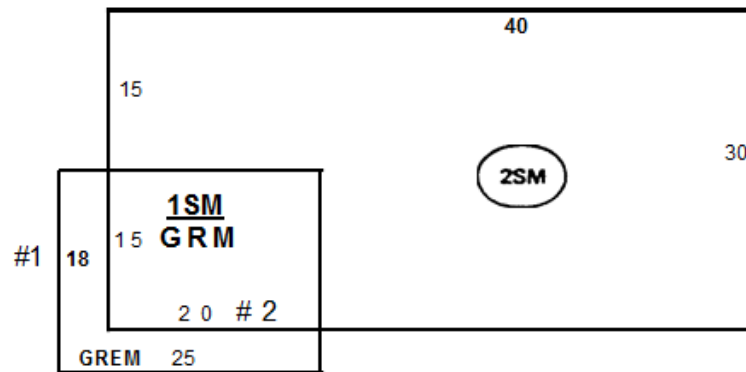
2

#1

NOTE: The garage extension code is used for the portion of the garage, which extends beyond the main dwelling to avoid doubling up on fixed costs associated with the garage structure.

Example No. 3

A two-car garage built partially into a two-story masonry house. The garage is built under the upper floor living area and has living area to the rear of it.



Basement Garage

Finished garage built into a portion of the basement of the dwelling. Enter the car capacity of the basement garage. In addition, if there is a basement garage, the Basement Garage Type BG1 (1-car basement garage), BG2 (2-car basement garage), BG3 (3-car basement garage), BG4 (4-car basement garage), or BG5 (5-car basement garage) must also be added as an Other Feature.

DWELLING/UNIT AMENITIES SECTION

View

Select from the dropdown menu if the residential dwelling has desirable views which may have a contributory value to the property such as golf course, lake, or mountain views. Views should be determined from the market area being appraised.

Access

Select from the dropdown menu if the residential dwelling has ski access, golf course access or water access.

COST & DESIGN, ECF SECTION

Factor (Cost and Design)

Enter the percentage factor that best describes the cost and design factor. Enter whole numbers denoting the percentage to be added (above 100%) or deducted (below 100%) from the accumulated total value of the dwelling (after applying the grade factor) for the cost and design factors not previously considered. The cost and design factor is limited to a range of 1 to 499 percent. If a cost and design factor is to be applied to the subject dwelling, it is the responsibility of the appraiser to justify and document the reason for the cost and design adjustment factor. If no cost and design factor is to be applied to the subject dwelling, leave the fields blank.

Description

Select from the dropdown menu the description for applying the cost and design adjustment factor. The cost and design descriptions are detailed below.

- AC** - Additional costs not covered by grade assignment
- AS** - Architectural style adjustment
- ED** - Envelope dwelling construction adjustment
- EW** - Exterior wall material inconsistent with overall grade
- GD** - Geodesic dome construction adjustment
- IF** - Interior finish inconsistent with overall grade
- LD** - Log dwelling construction adjustment
- MS** - Mechanical system inconsistent with overall grade
- RM** - Roof material inconsistent with overall grade

Override ECF

Enter the percentage factor to override the Economic Condition Factor (ECF) assigned to that market area. Enter whole numbers denoting the percentage to be added or deducted from the accumulated total value of the dwelling or RCNLD. The ECF is limited to a range of 1 to 200 percent. If an ECF override is to be applied to the subject dwelling, it is the responsibility of the appraiser to justify and document the reason for the ECF Override adjustment. If no ECF override is to be applied to the subject dwelling, leave the field blank. Because the economic condition factor is developed using a population of localized market data in a given area, it is unique to that market area and should never be adjusted on an individual basis unless documented justification can be made. The formula for calculation of the Economic Condition Factor (ECF) is the ratio determined by dividing the average sales price by the average cost value, from valid sales that occurred during that cycle.

AREA-CONVERSION/COST OVERRIDES

The Area-Conversion/Cost Overrides section allows the appraiser to override the CAMAS calculated areas for the basement, first and second floors, additions, half story, and attic.

For pricing of the structure, square foot areas must be calculated by floor level. If the dwelling areas are sketched, the square foot areas will be automatically calculated by the computer program in conjunction with the dwelling story height code, basement code, attic code and addition codes.

There may be instances, due to the complexity of the structure, where the dwelling may not be able to be sketched or you wish to “override” the square footage based on known values obtained through fee appraisals or interior access.

In these cases, user must enter the appropriate areas by floor level in the override fields.

BASEMENT AREA: Enter the total basement area, regardless of whether the area is finished or unfinished.

FIRST FLOOR AREA: Enter the total first floor area of the dwelling.

SECOND FLOOR AREA: Enter the total second floor area of the dwelling.

ADDITIONAL FLOOR AREA: Enter the total area of the upper floors of the dwelling.

HALF STORY FLOOR AREA: Use the “foot print” area of the floor below or adjust value up or down based on actual living space. The square footage entered will receive the 75% calculation based on the half story.

ATTIC: This is a required entry for dwellings. *NOTE: Be careful about what constitutes a full story, a half story, and an attic. (See Previous Story Heights section for illustrations.)*

ATTIC TYPE: Enter the code that describes the attic area.

- | | |
|--|---|
| 0 – NONE: | Enter to indicate no attic. |
| 1 – UNFINISHED: | Enter to indicate an unfinished attic having only a subfloor and stairs. |
| 2 - PARTLY FINISHED: | Enter to indicate either an undivided (one room) full finished attic, or a divided (two rooms) attic with one-half (one room) finished and the balance unfinished (calculates 20% of footprint). |
| 3 - FULLY FINISHED: | Enter to indicate a divided (two or more rooms) fully finished attic (calculates 40% of footprint). |
| 4 - FULL FINISHED
with WALL HEIGHT: | Enter to indicate a divided (two or more rooms) fully finished attic which includes the presence of one or more small dormers. This category should be used when the existing wall height is not enough to be considered a 1.5 or 2.5 story dwelling (calculates 55% of footprint). |

How to properly enter Attic space into CAMAS:

Attic Area (if the appraiser is making an educated guess) enter the total area of the attic of the dwelling using the “foot print” of the floor below the attic. The attic square footage will be calculated based on the *ATTIC TYPE code percentage*.

If you want to override the footprint area, then the actual attic square footage needs to be adjusted by the percentage of the attic type code. This can also be used for half story calculations.

Example:

Foot print area: 1,600 square feet

Attic code 3 - 40%

Calculated attic area is 640

Actual square footage = 450

$450 / .4 = 1,125$

1,125 square feet needs to be placed in the override attic area.

DO NOT use the actual living space in the override area, as CAMAS will still calculate a percentage of this number based on your attic type. Therefore, ALWAYS use the above example when actual living space is known.

MOBILE HOME/MANUFACTURED HOUSING ITEM PAGE

MOBILE HOMES/MANUFACTURED HOUSING SECTION

Style

The term “mobile home” means a structure that is transportable in one or more sections including the plumbing, heating, air conditioning, and electrical systems that are contained in the structure and that when erected on site, is used as a single family dwelling with or without a permanent foundation, a “mobile home” is typically constructed prior to 1977 whereas a “manufactured home” is constructed post 1977 as designated by HUD. The terms will be used interchangeability in this guide. There are four types of mobile home styles to select from the dropdown menu; Single Wide, Double Wide, Triple Wide, and Quadruple Wide. The single wide mobile home is generally 12 to 16 feet wide; the double wide mobile home is generally 24 to 32 feet wide; the triple wide mobile home is generally 36 to 42 feet wide; quadruple wide mobile home is over 42 feet wide.

Grade

The Grade is a required entry for mobile homes. For mobile homes, a separate grading system has been devised. The following grading codes must be utilized for mobile homes.

C - Cheap

L - Low Cost

A - Average

G - Good

E - Excellent

Class Code

Class Code is a required entry for mobile homes. Select from the dropdown menu the most appropriate class code for the subject property. A class code must be entered for each structure and may vary based upon the location of the manufactured home and whether the home is attached to real property or taxes individually.

Width

The width of a mobile home is determined by outside measurement of one of the two equal, shortest section of the perimeter footage. Roof overhangs and soffits may be included on moving declarations and therefore the width must be verified.

Length

The length of a mobile home is determined by outside measurement of one of the two equal, longest sections of the perimeter footage. Do not include the towing tongue of the mobile home, if attached. The tongue length may also be included in the length on the moving declaration and therefore the length must be verified.

NOTE: The width and length dimensions of the mobile home should not include additions, expansions, or tip-outs. These items should be included as additions.

Year Built

Year Built refers to the original date of construction. Do not consider remodeling or additions, only the original building. Enter the four digits of the year of construction. If the exact date cannot be ascertained, determine the best estimate possible based on known construction dates in the immediate area or verify the HUD tag located on the rear of the mobile home or affixed next to the entry door on older units.

EFFECTIVE YEAR

The effective year is an optional entry similar to the entry for mobile homes/manufactured housing, and if entered, will override the year of construction in determining the depreciation for the mobile home/manufactured house. Enter the four digits of the effective year.

Great care must be exercised when using this method. Minor errors in remodeling percentages and chronological building life quickly render this method unacceptable. There is no substitute for the appraiser's analysis and supportable opinion. On mobile homes/manufactured housing that were construct prior to June 15, 1976, use extreme caution. The analysis required to determine correct depreciation levels should include the comparison of replacement cost values to market evidence.

Consideration should be given to foundations, porches, walls, exterior trim, roofing, chimneys, wall finish, interior trim, kitchen cabinets, heating system, and plumbing. Six alternatives are provided. Enter the code which is most representative of the subject property. Only one selection may be entered.

Story Height

The story height for mobile homes/manufacturing is limited to one story.

Attic Type

Select from the dropdown menu the code that best describes the type of attic for mobile homes/manufacturing housing. Be careful about what constitutes a full story, a half story, and an attic. Refer to the story height illustrations included in the previous Residential Dwelling List Page section.

- | | |
|--|--|
| 0 - None: | Indicates there is no attic. |
| 1 - Unfinished: | Indicates an unfinished attic having only a subfloor and stairs. |
| 2 - Partly Finished: | Indicates the attic is either an undivided (one room) full finished attic or a divided (two rooms) attic with one half (one room) finished and the balance unfinished. |
| 3 - Fully Finished: | Indicates the attic is divided (two or more rooms) fully finished attic. |
| 4 - Full Finished with Wall Height: | Indicates the attic is divided (two or more rooms) fully finished attic which included the presence of one or more small dormers. This category should be used when the existing wall height is not enough to be considered a 1.5 or 2.5 story dwelling. |

Exterior Wall

Determine the predominate type of wall construction and select from the dropdown menu the code that best describes the exterior wall type for mobile homes/manufactured housing. For mobile homes/manufactured housing, there are only two types of exterior wall types: "Frame" and "Other." Typically, the exterior wall type for mobile homes/manufactured housing is "Frame," which comprises wood frame and prefab metal frame. All other exterior wall types should be classified as "Other."

Exterior Wall Finish

Determine the predominate type of exterior wall finish and select the appropriate code from the dropdown menu. There are ten exterior wall finishes which are detailed below:

- | | |
|---|--|
| 0 - Other: | Other type of exterior finish markedly different in appearance and which cannot be equated to one of the below descriptions. |
| 1 - Stucco: | Stucco, Permastone, and/or Formstone over frame |
| 2 - Shingle: | Shingles or shakes |
| 3 - Masonite: | Hardboard of any type |
| 4 - Asbestos: | Asbestos Shingle or plank |
| 5 - Maintenance Free Aluminum/Vinyl/Steel: | Aluminum, vinyl, or steel siding or sandwich panels |

6 - Wood Siding or Sheathing:	Solid board
7 - Stone:	Cut stone veneer, or reinforced concrete
8 - Brick:	Solid masonry, brick on block, or veneer
9 - Block:	Concrete block, structural clay tile, stucco over concrete block

Roof Type

Select from the dropdown menu the code that best describes the type of roof of the subject property. (Refer to the roof type illustrations included in the previous Residential Dwelling List Page section.)

- 0 - Other**
- 1 - Flat**
- 2 - Hip**
- 3 - Gable**
- 4 - Gambrel**
- 5 - Shed**
- 6 - Mansard**
- 7 - Arched**
- 8 - A-Frame**
- 9 - Broken Gable**

Roof Material

Select from the dropdown menu the predominant type of roofing material. Each roof material type is detailed below.

- 1 - Wood Shingle:** Roof material composed of small sheets of redwood; white or red cedar machined to a uniform thickness and size. (Do not be fooled by old warped wood shingles which look like shakes).
- 2 - Slate:** Natural, durable, stone used as a shingle. It is a fireproof, but brittle surface, about 3/16-inch thick and milled into various shapes. Colors range from gray to various hues of red, green or purple.
- 3 - Tile:** Usually half round product made of either clay or concrete which has been kiln baked to a hardness which gives a wearing surface that

- needs no paint. It usually has various red shades.
- 4 - Copper:** Roof made of copper.
- 5 - Metal:** Sheets of corrugated galvanized metal, flat, standing seam or batten seam plates.
- 6 - Wood Shake:** Roof material very similar to wood shingle, except for various thicknesses and slightly irregular shapes due to splitting rather than cutting the wood.
- 7 - Composition Roll:** Roofing material made of a compressed fiber or paper material saturated with asphalt and rolled out over wood sheathing.
- 8 - Built Up Tar and Gravel (Rock):** Roofing that is built up by laying roofing felt with overlapping seams; then, sealed by mopping with hot tar or roofing compound. The final coat of tar can be covered with small gravel. This is the most common roof material for flat roofs and underground homes.
- 9 - Asbestos:** Roof made of asbestos shingles.
- 9 - Asphalt Shingle:** Flexible composition or fiberglass shingle applied over roofing felt (most commonly used in new construction).
- 11 - Other:** Roof material not listed above, which includes enamel metal shingles, thin membrane terne (alloy coating), or built up concrete.

Car Capacity

To indicate the number of garage stalls associated with the mobile home/manufactured housing.

MANUFACTURER INFORMATION SECTION

Make

Select from drop down menu

Model

Select from drop down menu

Serial Number

The serial number refers to the serial number given to the mobile home by the manufacturer and used for identification purposes, or the title number listed on the title for the mobile home.

BASEMENT INFORMATION SECTION

Foundation

Foundation is a required entry. Select from the dropdown menu the predominant type of foundation from the types of foundation listed below.

- | | |
|---|--|
| 0 - None: | A dwelling with no foundation (i.e. dirt or mud sills). |
| 1 - Wooden or Masonry Piers/Posts: | Dwelling has piers for a foundation. |
| 2 - Concrete: | Continuous foundation wall of poured in place reinforced concrete. |
| 3 - Slab: | Monolithic poured slab with no additional foundation or footing. |
| 4 - Wood: | Foundation for the dwelling is constructed of decay resistant, impregnated wood. |
| 5 - Block: | Continuous foundation wall constructed of concrete, structural clay tile, or cinder shaped in the form of hollow blocks, layered or stacked. |
| 6 - Stone: | Continuous masonry foundation wall constructed of rubble or cut stone. |
| 7 - Other: | Foundation wall that does not fall into the above categories. |
| 8 - Concrete with Helical Pier: | A helical pier is a steel shaft similar to a large screw that provides a foundation support for various types of structures. Helical piers are often used when challenging soil conditions prohibit a traditional foundation system. Helical piers are also commonly used to correct and support existing foundations that have settled or failed. |

Basement Type

Basement Type is a required entry. Select from the dropdown menu the code that describes the type of basement area. The area of the unfinished basement will be automatically calculated for the dwelling if basement type is coded 2 - Part or 3 - Full.

- | | |
|-------------------|--|
| 0 - None: | A dwelling with no basement area (included in the base cost). |
| 1 - Crawl: | The area below the dwelling is unfinished, accessible but less than a full story height (included in the base cost). |
| 2 - Part: | Basement area is less than the of the first story area. |

3 - Full:

The basement area is equal to the first floor area.

It is important to note the base cost of a dwelling includes basement types 0 - None and 1 - Crawl; therefore, no additional cost is added when the basement types 0 - None and 1 - Crawl are selected. In addition, the cost tables do not differentiate between basement types 2 - Part and 3 - Full.

Daylight Basement

Enter a "Y" if the building contains a daylight basement or an "N" if it does not. To qualify as a daylight basement one or both of the following conditions must be met:

- The major portion of at least one wall must be exposed and the outside entrance must be a ground level.
- Residential dwellings with four feet or more of the basement above grade will be considered to have daylight basements.

Finished Area

Indicates the basement area is finished. Enter the square foot area of the finished basement living area.

Quality

Select from the dropdown menu the quality code that describes the quality of the finish in the basement.

1 - Minimal: Refers to a relatively open undivided area finished with a cheap quality of materials and workmanship inconsistent with the main living area of the dwelling. Price includes interior wall finish, flooring, ceiling, and lighting.

2 - Fair: Refers to an area with minimal partitioning finished with low-quality materials and workmanship that is below the quality of the main living area of the dwelling. Price includes interior wall finish, flooring, ceiling, partitioning, and lighting.

3 - Typical: Refers to a divided area finished with a quality of materials and workmanship consistent with the main living area of the dwelling, such as in the lower or grade level of split-level and bi-level dwellings. Price includes interior wall finish, flooring, ceiling, partitioning, and lighting.

4 - Good: Refers to a divided basement area finished with a quality of materials and workmanship higher than that of the main living area of the dwelling. Price includes interior wall finish, flooring, ceiling, partitioning and lighting.

HEATING/COOLING INFORMATION SECTION

Type (Heating System)

Type refers to the presence of and type of heating system. Four alternatives are provided. Select from the dropdown menu the type of heating system which is most representative of the subject property.

None: Dwelling does not have a heating system warranting a full deduction from the base price for “no heating,” as indicated by the pricing schedule.

Non-Central: Dwelling has a heating system that is considered non-central for the area being heated warranting a partial deduction from the base price for central heating. Examples of non-central systems include floor or wall furnaces, electric baseboard or radiant ceiling heat.

NOTE: Floor furnaces in dwellings with under 600 square feet of living area should be considered “central.” Floor furnaces in dwellings with over 600 square feet of living area should be considered “non-central.” As they become inadequate and inefficient to heat the required area.

Central: Dwelling has a central system commensurate with the quality grade specifications of the dwelling, warranting no addition to or deduction from the base price. Such systems may include gravity furnaces, radiant hot water and forced warm air furnaces.

Central/AC: In addition to a central heating system, the subject dwelling has (either separately or combined) a central cooling system commensurate with the quality grade specifications of the dwelling, warranting an addition to the base price for “air conditioning,” as indicated by the pricing schedule. If a cooling system as described exists in the dwelling, enter only this numeric code. This code implies that a heating system exists.

Fuel Type (Heating)

Enter the code describing the predominate type of fuel used by the heating system.

- 0 - None:** No heating system exists. The only heat is derived from a fireplace, a freestanding space heater, or a cook stove.
- 1 - Coal:** Coal fuel
- 2 - Oil:** Oil fuel
- 3 - Gas:** Natural gas or liquefied petroleum gas

- 4 - Electricity:** Electric heat
- 5 - Solar:** Passive or an active solar system
- 6 - Wood:** Wood burning furnace is an example and should not to be confused with “0 – None” above.
- 7 - Geothermal:** Geothermal fuel type for heating uses the constant temperature of the earth as an exchange medium for heat. Geothermal heating uses system of pipes buried in the ground. In the winter, the geothermal heat pump removes heat from the heat exchanger and pumps it into the indoor air delivery system. In the summer, the process is reversed, and the heat pump moves heat from the indoor air into the heat exchanger.

System Type (Heating)

Select from the dropdown menu the code describing the type of heating system of the subject property. Disregard supplemental heating such as an electric baseboard unit in an isolated room or addition.

- 1 - Floor/Wall/Space:** Presence of a wall, floor, or ceiling hung unit.
- 2 - Hot Water/Water Radiant:** System employs hot water to distribute the heat by baseboard, radiators, or radiant floor heat.
- 3 - Steam:** System employs steam to distribute the heat by baseboard or radiators.
- 4 - Gravity Hot Air:** System has ducts but no means other than gravity flow to distribute the heat (gravity hot air).
- 5 - Forced Air:** Presence of a warm air system. With this system, the furnace has a fan or blower that pushes the warmed air through relatively small ducts. These ducts may run horizontally or vertically. Filters can be installed in the system to clean the air and a humidifying system included to add needed moisture.
- 6 - Heat Pump:** Reverse cycle refrigeration unit which can be used for heating and cooling.
- 7 - Electric Baseboard/Electric Radiant:** Presence of an electric heating system. This system is characterized by electric resistance elements that convert electricity into heat.

These elements are embedded in the floors, walls, ceilings, or baseboard to provide radiant heat.

8 - Package Air Conditioning

System has package air conditioning.

9 - Hot/Cool Air

System utilizing warm and cool air (gas fired forced hot air with gas or electric refrigerated cooling).

Heated Area (Override)

The heated area will normally be the total finished area of the building (square foot of living area). However, if some areas such as basements, attics, half stories have been finished with no provision for heating except portable electric units, fireplaces or robber ducts, exclude this area from the total heated areas. Do not include unheated or inadequately heated finished areas in the total heated areas. There is no heated living area included in the addition fields. If there is heat present in any addition, that area will have to be added to the override heated floor area field.

Enter the total square footage of adequately heated areas. If no heated area exists; if there is no heating system; or if the computer calculated of the square foot living area is correct, leave this field blank.

Additional Fixture Description

Enter the description of all additional fixtures.

ACCOMMODATIONS SECTION

Enter one or two numeric characters denoting the quantities of each of the items described below. If the item does not exist, leave field blank.

Bedrooms

Enter the total number of separate rooms designed to be used as bedrooms. Count each independent area that has a privacy door and a reach-in or walk-in closet for clothes storage and a window. A fee appraiser would not count basement bedrooms; however, PAD appraisers count bedrooms in the basement as long as it has a privacy door, reach-in or walk-in closet and a window. The window does not have to be an egress window which is 4' x 4'. If a room was designed to be a bedroom, but is being utilized for some other purpose (such as a den); it still should be included in the bedroom count, if the bedroom has a privacy door and a reach-in or walk-in closet for clothes storage and a window. In a one room cabin, the one room is considered to be a living room not a bedroom.

Family Rooms

Enter the number of informal living rooms, quality of finish consistent with the general finish of the dwelling. Count all rooms classified as family rooms, dens and recreation rooms. These can be located on any floor or in the basement.

Do not count bedrooms being used as any of the above. If a room meets the standards for a bedroom, i.e., privacy, closet, window, access to a bath, and obviously was intended at construction to be a bedroom, then it is counted as a bedroom.

Full Baths

Enter the number of three fixture bathrooms which include a toilet, lavatory, and bathtub or shower stall (a bathtub with a shower outlet is considered one fixture).

Half Baths

Enter the number of two fixture toilet rooms which include a water closet and lavatory.

ADDITIONAL FIXTURES

Enter the total number of individual plumbing fixtures that are not counted in full baths or half baths. Include water heaters, kitchen sinks, single toilets, single lavatories, single bathtubs and showers, wet bars and sinks in recreation areas. Also include laundry tubs or connections (water and drain) for automatic washer hookup, but not as two fixtures where both are present. Add one fixture for each roughed in bathroom.

DEPRECIATION INFORMATION SECTION

Condition

Select the code from the dropdown menu denoting the overall physical condition of the mobile home/manufactured housing in relation to its age. Consideration should include foundation, frame, exterior walls, roof, heating and air conditioning system, lighting and electrical systems, plumbing, interior walls and finish, and floor finish. There are eight residential dwelling condition ratings which are detailed below.

- | | |
|-------------------|---|
| Unsound: | The mobile home/manufactured housing is definitely unsound and unfit for use. All major structural elements require replacement. The exterior and interior are in a dilapidated condition. The structure is not suitable for use. |
| Very Poor: | The mobile home/manufactured housing is in very poor condition and practically unusable. Most structural elements require replacement. The exterior and interior are in a dilapidated condition and not suitable for use. |
| Poor: | The mobile home/manufactured housing has definite obvious deterioration and barely usable. Structural elements may require replacement. The exterior and interior are in a poor condition and appears barely suitable for use. |
| Fair: | The mobile home/manufactured housing has some deterioration, but definitely usable. The exterior and interior show wear and deterioration but the property is suitable for use. The structure could be characterized as "needing work". |
| Average: | The mobile home/manufactured housing exhibits normal "wear and tear." There are few indications of deferred |

maintenance and no significant repairs or replacements are necessary

Good: The mobile home/manufactured housing has little to no “wear and tear” and the structure is slightly more attractive and desirable than average.

Very Good: The mobile home/manufactured housing is in new or “like new” condition. There are no deficiencies in material or construction and no signs of deferred maintenance.

Excellent: The mobile home/manufactured housing is in perfect condition; very attractive and highly desirable. There are no deficiencies in material or construction and no signs of deferred maintenance.

Utility (Functional)

Select from the dropdown menu the code denoting the functional utility of the mobile home/manufactured housing. Functional utility may be defined as the ability of the improvement to assist the property to perform the function for which it was intended. Consideration should be given to design, size, and performance standards. There are eight functional ratings which are detailed below.

Unsound: The mobile home/manufactured housing adds nothing to the utility of the property to perform the function for which it is intended. The improvements have no functional utility.

Very Poor: The mobile home/manufactured housing provides little to no utility as it was intended. Significant renovation and redesign of the improvements are necessary to allow the mobile home/manufactured housing to make an adequate contribution.

Poor: The mobile home/manufactured housing adds little to the utility of the property to perform the function for which it is intended. Major renovation is necessary to allow the mobile home/manufactured housing to make an adequate contribution.

Fair: The mobile home/manufactured housing adds to the utility of the property to perform the function for which it is intended, but the effect is minimal. Renovation is necessary to allow the mobile home/manufactured housing to make an adequate contribution.

Average: The mobile home/manufactured housing is adequately functional and performs the function for which it is intended.

Good: The mobile home/manufactured housing has minor functional utility deficiencies exist for the residential structure and the residential structure is well suited to aid the utility of the property to perform the function for which it is intended.

Very Good: The mobile home/manufactured housing is very functional with only minor utility deficiencies exist for the residential structure and the structure is well suited to aid the utility of the property to perform the function for which it is intended.

Excellent: The mobile home/manufactured housing's functional utility is excellent and no utility deficiencies exist.

Property Desirability

Select from the dropdown menu the code denoting the desirability of the mobile home/manufactured housing. Desirability may be defined as the appeal or attractiveness of the dwelling in the marketplace. Consideration should be given to design characteristics, size, and performance standards. There are eight desirability ratings which are detailed below.

Unsound: The mobile home/manufactured housing has no appeal or desirability.

Very Poor: The mobile home/manufactured housing has little to no appeal or desirability.

Poor: The mobile home/manufactured housing has very little appeal and desirability.

Fair: The mobile home/manufactured housing adds a fair amount desirability to the property, but the effect is minimal.

Average: The mobile home/manufactured housing adds an adequate or typical amount to the desirability of the property.

Good: The mobile home/manufactured housing is attractive and desirable.

Very Good: The mobile home/manufactured housing is very attractive and desirable.

Excellent: The mobile home/manufactured housing is excellent and no property desirability deficiencies exist.

Location Desirability

Select from the dropdown menu the code denoting the desirability of the location of the mobile home/manufactured housing. Consideration should be given to neighborhood characteristics, curb or street appeal, and performance standards of the neighborhood. There are eight desirability ratings which are detailed below.

Unsound: The location adds nothing to the desirability of the property.

Very Poor: The location provides little to no desirability of the property.

Poor: The location adds poorly to the desirability of the property.

Fair: The location adds a fair amount desirability of the property, but the effect is minimal.

Average:	The location adds an adequate or typical amount to the desirability of the property.
Good:	The location is attractive and desirable.
Very Good:	The location is very attractive and desirable.
Excellent:	The location is excellent and no locational deficiencies exist.

REMODELING INFORMATION SECTION

Degree Remodeled

Select from the dropdown menu the most appropriate description of the degree the dwelling has been remodeled. The degree remodeled descriptions are detailed below.

- Bathroom Remodeling
- Complete Renovation/Rehab (Total square feet has been remodeled.)
- Kitchen Remodeling
- Living Room/Bedroom Remodeling
- Miscellaneous Short-Lived repairs (furnace, appliances, AC equipment, etc.)
- New Carpet
- New Interior/Exterior Painting
- New Roof
- Redecorating

Year Remodeled

Refers to the date of the last extensive remodeling, i.e., remodeling which significantly alters the “effective age” of the mobile home/manufactured housing. Enter the four digits of the year of remodeling. This field is descriptive only and will not affect depreciation calculations. If the mobile home/manufactured housing has not been remodeled, leave this item blank.

SKETCH-MAIN DWELLING SECTION

Refer to the previous Residential Dwellings List Pages section for Apex sketching instructions.

FIREPLACE INFORMATION SECTION

Refer to the previous Residential Dwellings List Pages section for documenting fireplace characteristics.

ADJUSTMENTS SECTION

C&D (Cost & Design) Percent

Enter the percentage factor that best describes the cost and design factor. Enter whole numbers denoting the percentage to be added or subtracted to the accumulated total value of the dwelling (after applying the grade factor) for the cost and design factors not previously considered. The cost and design factor is limited to a range of 1 to 499 percent. If a cost and design factor is to be applied to the subject dwelling, it is the responsibility of the appraiser to justify and document the reason for the cost and design adjustment

factor. If no cost and design factor is to be applied to the subject dwelling, leave the fields blank.

C&D (Cost & Design) Description

Select from the dropdown menu the description for applying the cost and design adjustment factor. The cost and design descriptions are detailed below.

- AC** - Additional costs not covered by grade assignment
- AS** - Architectural style adjustment
- ED** - Envelope dwelling construction adjustment
- EW** - Exterior wall material inconsistent with overall grade
- GD** - Geodesic dome construction adjustment
- IF** - Interior finish inconsistent with overall grade
- LD** - Log dwelling construction adjustment
- MS** - Mechanical system inconsistent with overall grade
- RM** - Roof material inconsistent with overall grade

Override ECF

If an override is necessary for ECF, enter that override in this field; however the override must be documented and based upon market information and justifiable.

Flat Value

Enter the total cost of all extra features in the subject building that would not be automatically covered by the standard cost and grade schedules. Costs considered must be the excess over and above the usual costs for the grade and subtraction from the usual costs for the grade. Make sure to enter the “+” or “-” symbol for any flat add costs.

Flat Value Description

Include a description in the comments field for the flat value cost items. If there are no flat value costs, leave this field blank.

ADDITIONAL INFORMATION SECTION

Situs

Click on the “Situs” button for address/location of property.

Permits

Click on the “Permits” button for permits filed for the property.

Comments

Include a narrative description in the comments field for the percent complete. If the property is 100 percent complete, leave this field blank.

Percent Complete

Use only if a new mobile home/manufactured housing is partially completed to indicate percentage of completion as of Midnight December 31st of the prior year. Do not consider remodeling, additions or older improvements with unfinished areas. Enter the percent complete in whole percent. Refer to the Percent Complete Item Page or by adding the Percent Complete Node (Page) located below the dwelling node in the appraisal tab for estimating unfinished construction. If the dwelling, mobile home/manufactured housing is complete, leave this field blank.

ADDITIONS LIST PAGE**Additions Section**

Select from the dropdown menu the addition code(s) that describes the area of the single family dwelling or mobile home. The same addition code may be entered any number of times. Select from the dropdown menu the appropriate addition code that corresponds with the floor level, e.g., Lower (lower level or basement), First (first floor), Second (second floor), or Third (any floor above second floor). Refer to the following Residential Additions table. If no additions are present, leave the entries blank.

RESIDENTIAL ADDITIONS	
ADDITION CODE	ADDITION DESCRIPTION
11	Porch, Frame, Open
12	Porch, Frame, Screened
14	Porch, Frame, Enclosed
15	Utility Area, Frame, Finished
19	Garage, Frame, Finished
21	Porch, Masonry, Open
22	Porch, Masonry, Screened
24	Porch, Masonry, Enclosed
25	Utility Area, Masonry, Finished
29	Garage, Masonry, Finished
30	Carport, Frame, Finished
31	Garage Extension, Frame, Finished
32	Canopy, Frame, Finished
33	Deck, Wood
34	Deck, Concrete
35	Deck, Stone or Tile
37	Greenhouse, attached
38	Solar Room, attached
39	Deck, Vinyl/Fiberglass
40	Carport, Masonry, Finished
41	Garage Extension, Masonry, Finished
43	Deck, Wood Polymer
50	Basement, Unfinished
51	Garage Extension, Frame, Unfinished
61	Garage Extension, Masonry, Unfinished
65	Utility Area, Frame, Unfinished
68	Attic, Unfinished
69	Garage, Frame, Unfinished
75	Utility Area, Masonry, Unfinished
79	Garage, Masonry, Unfinished
80	Carport, Frame, Unfinished
82	Canopy, Frame, Unfinished
91	Mobile Home Addition
92	Expandos and Tipouts
97	Solar Collector Area
98	Mobile Home Enclosed Porch

AREA AND VECTORS SECTION

Sketch Area and Vectors

Normally, leave the sketch area field blank because the area of the addition will be calculated and entered in the field by the Sketch Vector program section.

NO VECTOR/OVERRIDE AREA SECTION

Area

If the dwelling cannot be sketched and no data is entered in the sketch fields, the area field must be entered with the square feet of the addition.

In cases where there is a stacked addition with an identical floor area for each level (for example, a two story, open frame porch), select from the First (first floor) dropdown menu and the Second (second floor) dropdown menu the addition code for open frame porch.

In the rare case where there are more than eight additions on a single family dwelling or mobile home, the addition must enter and manually calculated with a point total of all the additions not previously entered. First, enter the additional code 99 - Miscellaneous Value in the Lower column of points of the remaining additions not entered, in the area column of this line. No other information should be entered in the remaining areas of this line. Each value point is equal to \$200.

ADDITIONAL INFORMATION SECTION

Year Added

Year added refers to the year the addition was constructed. Enter the four digits of the year of construction.

OTHER FEATURES LIST PAGE

Other features refer to the presence of miscellaneous features which are not typically found in new dwellings, but are to be valued.

OTHER FEATURES SECTION

Type

Use the dropdown menu to select the additional feature. Other features are detailed in the following Other Features table.

MISC. CODE	OTHER FEATURES DESCRIPTION
BG1	Basement Garage - 1 Car
BG2	Basement Garage - 2 Car
BG3	Basement Garage - 3 Car
BG4	Basement Garage - 4 Car
BG5	Basement Garage - 5 Car
CV	Central Vacuum System
E2	Residential Elevator (2-Stop)
E3	Residential Elevator (3-Stop)
FB1	Basement Minimal Finish (cost per sq. ft.)
FB2	Basement Fair Finish (cost per sq. ft.)
FB3	Basement Typical Finish (cost per sq. ft.)
FB4	Basement Good Finish (cost per sq. ft.)
FP1	Masonry Fireplace (Stack and One Opening)
FP2	Masonry Fireplace (Each Addition Opening in Same Stack)
FPSH	Masonry Fireplace (Additional Story of Stack Height)
HE	Home Entertainment System
HT	Home Theater System
LP	Residential Lap Pool
MS	Miscellaneous Built-Ins
PF	Prefabricated Metal Fireplace/Stove
SB	Spa Bathtub
SL	Stair Lift
SU	Sauna

Quantity

Enter the number of other features. If the code "BI" is entered, total the value of all other features from the other features pricing schedule, divide that sum by 200, and enter the point value in this field.

Built-In Description

The built-in description field is used to describe the selected other feature.

PERCENT COMPLETE ITEM PAGE

The Percent Complete Item Page is to be used to estimate the percent complete for unfinished construction. Enter ✓ for each level of construction that is complete. The percentage of each construction item checked will be summed for a total percent complete. In addition, select from the dropdown menu whether or not the subject property has a basement. A percent complete CAMAS screen is included on the following page.

Percent Complete: 0

Number in () is % w/o basement

- | | |
|--------|--|
| 11 (8) | <input type="checkbox"/> Excavation: footings, foundation, basement, columns |
| 3 | <input type="checkbox"/> Joist, Subfloor, floor |
| 7 | <input type="checkbox"/> Wall framing (thru top plates) |
| 4 | <input type="checkbox"/> Wall sheathing |
| 8 (9) | <input type="checkbox"/> Roof framing, ceiling joists, sheathing felt |
| 3 | <input type="checkbox"/> Roof Cover |
| 7 | <input type="checkbox"/> Exterior felt, siding, exterior trim, etc. |
| 8 (9) | <input type="checkbox"/> Windows, exterior doors |
| 3 | <input type="checkbox"/> Exterior prime and paint |
| 4 (5) | <input type="checkbox"/> Plumbing - roughed in |
| 2 | <input type="checkbox"/> Electric - roughed in |
| 1 | <input type="checkbox"/> Heating - roughed in |
| 1 | <input type="checkbox"/> Insulation, walls & ceiling |
| 7 | <input type="checkbox"/> Drywall or Plaster |
| 5 | <input type="checkbox"/> Interior carpentry |
| 4 | <input type="checkbox"/> Interior finish: paint, trim, wallcover |
| 4 | <input type="checkbox"/> Floor covering |
| 4 | <input type="checkbox"/> Cabinets & countertops |
| 7 | <input type="checkbox"/> Plumbing - finish |
| 1 | <input type="checkbox"/> Electric - finish |
| 5 | <input type="checkbox"/> Mechanical/Heating - finish |
| 1 | <input type="checkbox"/> Finish hardware |

Does the House have a Basement?

Percent Complete: 0

COMMERCIAL AND INDUSTRIAL LIST PAGE

There are four distinct divisions to be completed to properly enter the characteristics for Commercial/Industrial improvements.

1. GENERAL BUILDING INFORMATION
2. INTERIOR/EXTERIOR LINES INFORMATION
3. BUILDING OTHER FEATURES INFORMATION
4. ELEVATOR/ESCALATOR INFORMATION

A Commercial/Industrial building is divided into levels or sections. Building levels or sections are separated due to differing story height or due to major differences in type and quality of construction. A level can share a common wall or part of a common wall with another section or several sections, but otherwise could stand alone as a separate building.

Building levels or sections are divided into Interior/Exterior Lines. An Interior/Exterior Line is defined as that portion of a building level or section having all identical characteristics (except From/To) found on an Interior/Exterior Data line. In other words, an Interior/Exterior Line consists of those levels or sections in a building that have the following identical characteristics:

- AREA
- PERIMETER
- USE
- WALL HEIGHT
- EXTERIOR WALL (MATERIAL)
- CONSTRUCTION (CLASS)
- INTERIOR FINISH PERCENT
- PARTITIONS
- HEATING SYSTEM TYPE
- AIR CONDITIONING TYPE
- PLUMBING
- PHYSICAL CONDITION
- FUNCTIONAL UTILITY

GENERAL BUILDING INFORMATION ITEM PAGE

The general building information fields are detailed below.

COMMERCIAL/INDUSTRIAL GENERAL BUILDING INFORMATION SECTION

Building Number

Enter the number (it may be alpha or numeric) denoting the "Building #" being described. The building number is a descriptive field to aid in the identification of individual buildings on a multi-building parcel.

Structure Type

Select the most appropriate structure type code from the dropdown menu which describes the purpose of the building as a whole. When a building section has been constructed for multiple purposes, use the structure type code that describes the predominate use of the building section. The Commercial Structure Type Table details each structure type.

COMMERCIAL STRUCTURE TYPE TABLE

Residential Living Oriented

- 101 Residential, One Family
- 102 Residential, Two Family
- 103 Residential, Three Family
- 104 Residential, Four Family
- 105 Mixed Residential/Commercial (Built as Residential)
- 106 Condominium (Common Element)
- 107 Condominium (Fee Simple)
- 108 Condominium (Time Share)

Apartments

- 211 Apartment, Garden (3 stories or less)
- 212 Apartment, High Rise
- 213 Townhouse/Rowhouse
- 214 Assisted Living Facility

Commercial Accommodations

- 314 Hotel/Motel, High Rise (5 stories and up)
- 315 Hotel/Motel, Low Rise (1 to 4 stories)
- 316 Nursing Home
- 318 Boarding/Rooming House
- 319 Mixed Residential/Commercial (built as commercial)

Food and Beverage

- 321 Restaurant
- 325 Fast Food
- 327 Bar/Lounge
- 328 Night Club/Dinner Theatre

Automobile Oriented

- 331 Auto Dealer, Full Service
- 332 Auto Equipment Service Garage
- 333 Service Station, Full Service
- 334 Service Station, Self Service
- 335 Truck Stop
- 336 Car Wash, Manual
- 337 Car Wash, Automatic
- 338 Parking Garage/Deck
- 704 Garage, Office/Service
- 705 Truck/Heavy Equipment Service

Retail

- 340 Super Regional Shopping Mall
- 341 Regional Shopping Mall
- 342 Community Shopping Center
- 343 Neighborhood Shop Center
- 344 Strip Shopping Center
- 345 Discount Department Store
- 346 Department Store
- 347 Supermarket
- 348 Convenience Store

Office/Bank

- 349 Medical Office Building
- 350 Bank, Drive-up
- 351 Bank
- 352 Savings Institution
- 353 Office Building, Low Rise (1 to 4 stories)
- 354 Office Building, High Rise (5 stories & up)
- 355 Office Condominium
- 356 Retail Condominium

Miscellaneous

- 361 Funeral Home
- 362 Veterinary Clinic
- 363 Legitimate Theatre
- 364 Motion Picture Theatre
- 365 Cinema/Theatre
- 367 Social/Fraternal Hall
- 368 Hanger
- 369 Day Care Center
- 706 Hangar, Office
- 707 Livestock Center/Feedlot
- 371 Multi-purpose, Downtown Row Type
- 373 Multi-purpose, Retail, Single Occupancy
- 374 Multi-purpose, Retail, Multi-Occupancy
- 375 Multi-purpose, Retail, Drive-up

Storage

- 391 Cold Storage Facility
- 393 Distribution Warehouse
- 395 Truck Terminal
- 396 Mini Warehouse
- 397 Flex Warehouse
- 398 Warehouse

Sport and Health

- 381 Bowling Alley
- 382 Skating Rink
- 383 Health Spa
- 384 Swimming Pool, Indoor
- 385 Tennis Club, Indoor
- 386 Racquet Club, Indoor
- 387 Country Club
- 388 Club House
- 389 County Club w/Golf Course

Industrial

- 401 Industrial, Manufacturing & Processing
- 405 Industrial, Research & Development

Institutional, Special Purpose Building, Recreational, and Health

- 610 Library
- 611 School
- 612 College/University
- 613 Dormitory
- 614 Church
- 620 Auditorium
- 640 Hospital
- 650 Post Office
- 660 Police or Fire Station
- 670 Correctional Facilities
- 680 Cultural Facility
- 690 Rail/Bus/Air Terminal

Communication

- 710 Telephone Equipment Building
- 715 Telephone Service Garage
- 720 Radio/TV Transmitter Building
- 725 Radio/TV/Motion Picture Studio

Mobile Home Parks

- 701 10 Spaces or less
- 702 10-50 Spaces
- 703 50 Spaces or more

Grade

Select the appropriate grade of the structure from the dropdown menu. There are six commercial grades ranging from “L” (Low Cost) to “E” (Excellent).

<u>Grade</u>	<u>Description</u>
L	LOW COST
F	FAIR
A	AVERAGE
G	GOOD
V	VERY GOOD
E	EXCELLENT

Class Code

Select the most appropriate class code for the subject property from the dropdown menu. A class code must be entered for each structure.

Year Built

Enter the year in which the building listed was built. If the owner or tenant does not know the actual year, enter your best estimate possible, based on known years of similar properties in the immediate area. A year built must be entered for each structure.

Effective Year

Enter the effective year to be used as an override to the year built in determining the depreciation for the subject building. Enter the four digits of the effective year.

- **EFFECTIVE AGE:** The age of property based on the amount of observed deterioration and obsolescence it has sustained. When subtracted from the Base Year provides Effective Year.
- **REMAINING ECONOMIC LIFE:** The number of years remaining during which the improvements continue to contribute to total property value.
- **ECONOMIC LIFE OR TOTAL ECONOMIC LIFE:** The total number of years during which the improvements on the site/land contribute to total property value.

Major alterations, additions or rebuilding can extend the useful life of a building and add to its present value. In such cases, the chronological life is not a solid indication of the amount of depreciation that should be applied. The “effective age” should be the guide. The cost of alterations and additions cannot be added directly to the previous appraised value of the buildings.

Great care must be exercised when using this method. Minor errors in remodeling percentages and chronological building life quickly render this method unacceptable. There is no substitute for the appraiser’s analysis and supportable opinion. On most commercial buildings that have exceeded 60 years effective age, use extreme caution. The analysis required to determine correct depreciation levels should include the comparison of replacement cost values to market evidence.

Consideration should be given to foundations, porches, walls, exterior trim, roofing, chimneys, wall finish, interior trim, kitchen cabinets, heating system, and plumbing. Six

alternatives are provided. Enter the year which is most representative of the subject properties effective age.

Year Remodeled

Enter the year remodeled. This information is descriptive only. Adjustments to depreciation are affected only through the use of the effective year field.

Building Name

Enter the name of the building; this information is descriptive only.

ECF (Economic Condition Factor) Type

Select the most appropriate ECF (Economic Condition Factor) type for the subject property from the dropdown menu. The ECF choices are ComC, ComR, or Industrial, which are detailed below:

- **ComC** ECF type is for commercial only structures.
- **ComR** ECF is for commercial residential structures (apartments, duplexes). For example, if there is a living unit (or apartment) on the subject property, the ECF type should be set to ComR.

ECF Override

If an override is necessary for ECF, enter that override in this field; however the override must be documented and based upon market information and justifiable.

FUTURE CYCLE REAPPRAISAL FIELD SECTION

Grade

Select from the dropdown menu the future cycle reappraisal grade for the subject property. There are six commercial grades ranging from “L” (Low Cost) to “E” (Excellent).

<u>Grade</u>	<u>Description</u>
L	LOW COST
F	FAIR
A	AVERAGE
G	GOOD
V	VERY GOOD
E	EXCELLENT

NUMBER UNITS PER BUILDING SECTION

Units

Enter the number of measurable units applicable for the building structure coded. The following are examples of structure type codes and the types of units to be counted. For apartments and motels, the number of units will be used in selecting and applying the appropriate building area cost computations.

Structure Type Code	Structure Type	Measurable Unit
211	Apartment, Garden	Number of Living Units
212	Apartment, High Rise	Number of Living Units
214	Assisted Living Facility	Number of Living Units
314	Hotel/Motel, High Rise	Number of Rooms
315	Hotel/Motel, Low Rise	Number of Rooms
316	Nursing Home	Number of Beds
318	Boarding/Rooming	Number of House Rooms
336	Car Wash, Manual	Number of Bays
337	Car Wash, Automatic	Number of Bays
338	Parking Garage/Deck	Number of Cars
364	Motion Picture Theatre	Number of Seats
381	Bowling	Number of Lanes
385	Tennis Club, Indoor	Number of Courts
386	Racquet Club, Indoor	Number of Courts
396	Mini Warehouse	Number of Rentable Units
640	Hospital	Number of Beds

IDENTICAL BUILDINGS SECTION

Number

Enter the total number of identical building units. The characteristics of each building, including Interior/Exterior Lines and Building Other Features, must be exactly identical, i.e., Area, Perimeter, Use, Wall Height, Exterior Wall (Material), Construction (Class), Interior Finish Percent, Partitions, Heating System Type, Air Conditioning Type, Plumbing, Physical Condition, and Functional Utility.

SKETCH INTERIOR/EXTERIOR SECTIONS

Apex Sketch

Click on the Apex button to sketch building.

OTHER INFORMATION SECTION

Comments

Enter relevant comments of the subject property.

Percent Complete

Use only if a new structure is partially completed to indicate percentage of completion as of the General Assessment Day. Do not consider remodeling, additions or older improvements with unfinished areas. Enter the percent complete in whole percent.

INTERIOR/EXTERIOR LINES ITEM PAGE

In describing the various positions of a building level, a concept of Interior/Exterior Lines is needed. Please review the introductory paragraphs of this section for a discussion of Building levels and Interior/Exterior Lines. The Interior/Exterior Lines item page requires at least one line entry for building.

INTERIOR/EXTERIOR DETAIL INFORMATION DATA FIELDS

LEVELS

From

Select the code from the dropdown menu that describes the “first” level or section of the Interior/Exterior Line. This field is used in conjunction with the next field.

To

Select the code from the dropdown menu that describes the “last” level or section of the Interior/Exterior Line; this field is used in conjunction with the previous field.

- A1** - Attic
- B1** - First basement
- B2** - Sub-basement (up to B9 available)
- C1** - First crawlspace
- E1** - Enclosure (up to E9 available)
- M1** - Mezzanines (balcony) (up to M9 available)
- P1** - Penthouses (up to P3 available)
- 01** - First story
- 02** - Second story
- 03** - Third story (up to 25th story)

NOTE 1: The first floor must always be entered as a separate line entry (01 to 01).

NOTE 2: When making entries to the **From** and **To** fields, do not mix codes.

NOTE 3: The numeric characters used with crawl spaces, mezzanines, attics, penthouses, and enclosures are for identification, not to indicate the floor or level where each item is located. For instance, if two enclosures were to be described on the first floor, they would be designated E to E1 and E2 to E2. Renumbering should begin when going to another floor.

NOTE 4: Mezzanine and enclosure entries should follow the listing of the floor they are on. That is, if there is a mezzanine located on the first floor of a building, the mezzanine should be coded on the next line following (underneath) the first floor.

NOTE 5: Penthouses should follow the top floor.

NOTE 6: Attic level entries should follow the highest floor level, including Penthouses.

The following are examples of acceptable entries:

- To describe floors 2 through 9 of a building: Level: 02 to 09.
- To describe the first floor of a building, the first floor must always be a separate entry: Level: 01 to 01.
- To describe a mezzanine: Level M1 to M1
- To describe a penthouse: Level P1 to P1.

The following are examples of unacceptable entries:

- These entries are not only confusing, but would not form unique Interior/Exterior Lines. They are not to be used.
- This entry created the question, “Is there a sub-basement?” Level B2 to 01
- This entry creates the question, “Is there a second story, third story, etc.?” Level 01 to M1.
- This entry creates the question, “How many floors are there in between”? Level B1 to P1.
- This entry does not enter the first floor as a separate line entry (01 to 01). Level from 01 to 03.

EXTERIOR WALLS SECTION

Wall Height

Enter the height of the wall described in the Interior/Exterior Line to the nearest foot. This measurement should be made from floor to floor and not from floor to ceiling.

NOTE 1: Parapets should not be included in this measurement.

NOTE 2: Gable type roofs should be measured to the eaves. Other roof types, such as shed or saw tooth should be averaged to compute the wall height to the roof line.

Exterior Wall (Material)

Select the code from the dropdown menu that best describes the type of exterior wall material of an Interior/Exterior Line.

00 - None:	Absence of an exterior wall material
01 - Brick or Stone:	Brick or stone veneer
02 - Frame:	Exterior wall of wood, aluminum siding, composition siding, or shingles on sheathing
03 - Concrete Block:	Masonry wall consisting of concrete compressed into the shape of a block and allowed to harden
04 - Brick and Concrete Block:	At least one third of the exterior walls are of a brick or concrete block material, and the rest of the exterior walls are of the other material
05 - Tile:	Hard earthenware block which has been hard burned and molded, such as terra cotta

06 - Masonry and Frame:	At least one third of the exterior walls are of a frame or masonry (concrete) material and the rest of the exterior walls are of frame material
07 - Metal, Light:	Walls constructed of metal panels on wood or steel frame
08 - Metal, Sandwich:	Walls constructed of a core of insulation covered on both sides by metal panels
09 - Concrete	
Load Bearing:	Concrete wall which supports a part of the building, usually a floor or roof
10 - Concrete	
Non-Load Bearing:	Concrete curtain wall which does not support the roof or floor
11 - Glass:	Walls of non-supporting glass panels set in metal frame
12 – Glass/Masonry:	Walls on non-supporting glass set in brick or concrete backup
13 - Enclosure:	Wood stud or concrete block office or sales enclosure wall in the interior of a building
14 - Concrete Tilt Up:	Concrete wall sections that are cast horizontally and tilted or lifted into position
15 - Solar Glass:	High quality tinted heat absorbent glass set in metal frame
16 - Asbestos	
Corrugated Rigid:	Rigid corrugated asbestos sheet on wood or steel frame
17 - Native Stone:	Locally quarried stone used as a load bearing wall. The stone can be irregular shaped rubble or cut blocks set in place with mortar
18 - Log:	Log exterior wall

NOTE 1: Exterior wall material for basement, crawl space, and parking garages will always be entered as code 00 - None

NOTE 2: Exterior wall material for enclosures should always be entered as code 13 - Enclosure

NOTE 3: Exterior wall material for mezzanines must be entered either as code 00 - None or code 13 – Enclosure

CONSTRUCTION AND USE SECTION

Construction (Class)

Select the code from the dropdown menu that describes the class of construction of the Interior/Exterior Line. The commercial building construction classes including detailed architectural drawings are included on the following page, which illustrate the characteristics of each class of construction.

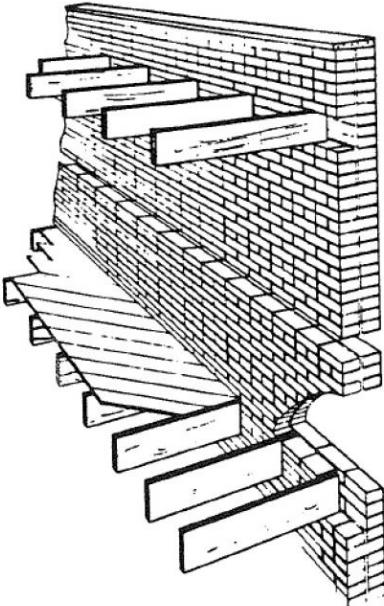
- 1 - Wood Frame/Joist/Beam:** Construction that incorporates wood stud balloon or platform framing or wood post and beam framing (mill construction). This category also includes masonry structures which incorporate wood joist or plank floor systems, or wood joist, truss, or rafter roof systems.
- 2 - Fire Resistant:** Reinforced concrete frame buildings with exposed structural steel, or reinforced concrete columns and beams. Multi-story structures will have steel floor joists with concrete plank or a reinforced concrete floor system. Exterior walls will typically be masonry or metal and glass panels.
- 3 - Fireproof:** Structural steel frame typically high-rise buildings with fabricated, heavy, structural steel column and beam framing which has been enveloped in a fireproof material such as concrete or gypsum. This incombustible material is applied to protect structural components of the building so that it can withstand a complete burnout of its contents without structural damage. Floors will be reinforced concrete or precast concrete plank on steel joists protected by a gypsum-vermiculite plaster on metal lath ceiling. Exterior walls will be masonry or metal and glass panels.
- 4 - Pre-Engineered Steel:** Buildings framed with prefabricated steel members. The structure will incorporate either metal beams, girders, columns and purlins, or light gauge steel joists manufactured from cold formed shapes of sheet or strip steel. Multi-story buildings may have floors of wood, steel, or concrete. Exterior walls will typically be prefinished metal siding or sandwich panels.

NOTE 1: For crawl space always enter construction type 1 and make no further entries on that line.

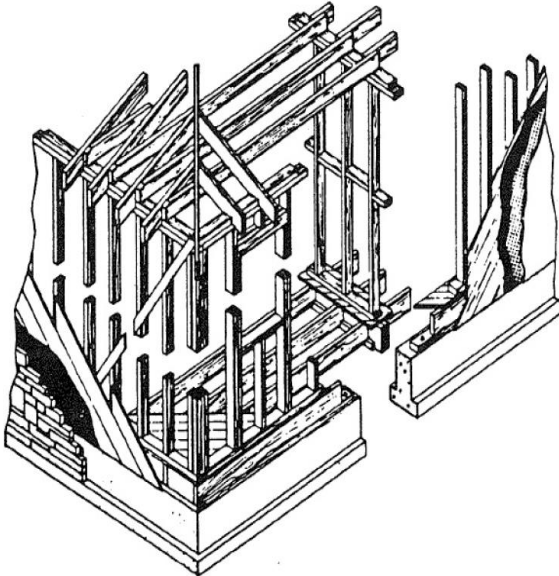
NOTE 2: Mezzanines and the upper level of parking garage entries require the construction class to be blank.

BUILDING CONSTRUCTION CLASSES

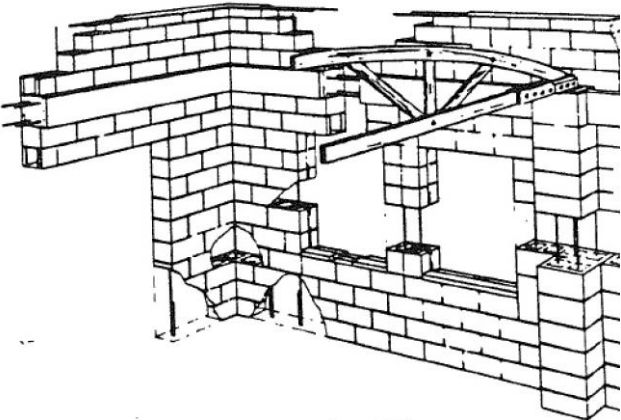
WOOD FRAME/JOIST/BEAM (CONSTRUCTION CLASS 1)



Wood Joist and Deck
Brick Load Bearing Wall

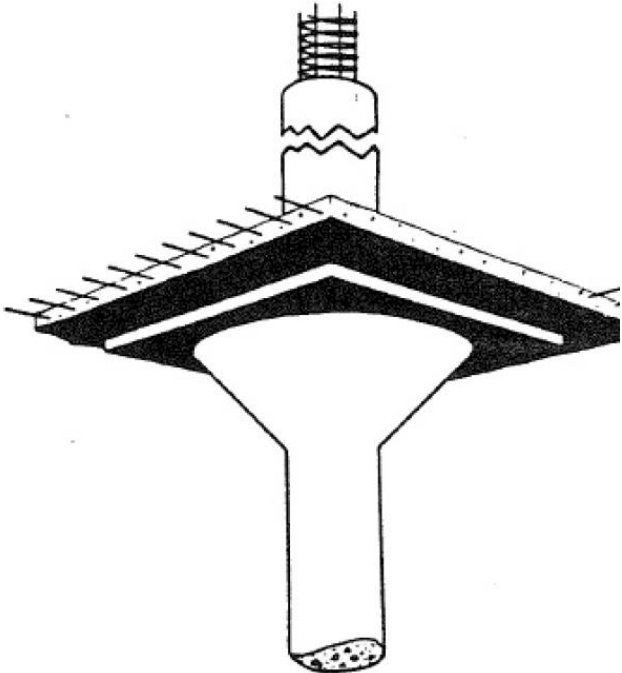


Wood Joist and Rafters, Brick on Wood Frame Wall

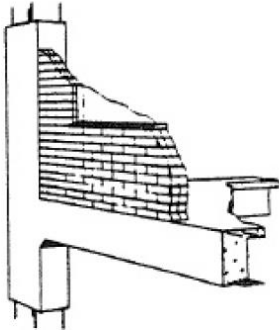


Wood or Steel Truss,
Concrete Block Load Bearing Wall

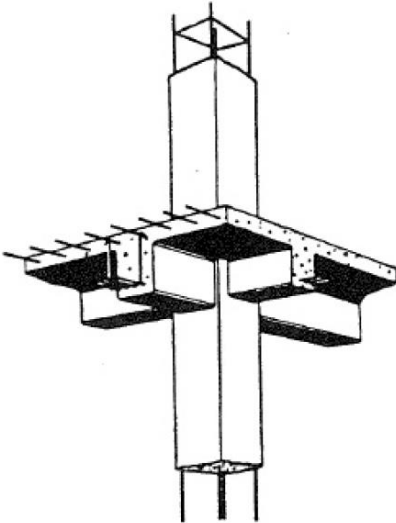
FIRE RESISTANT (CONSTRUCTION CLASS 2)



**Reinforced Concrete
with Imbedded Steel Rods**

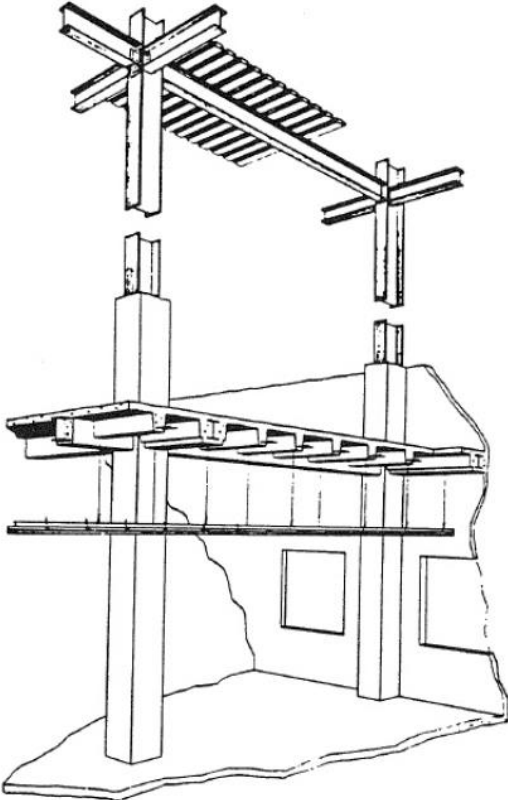
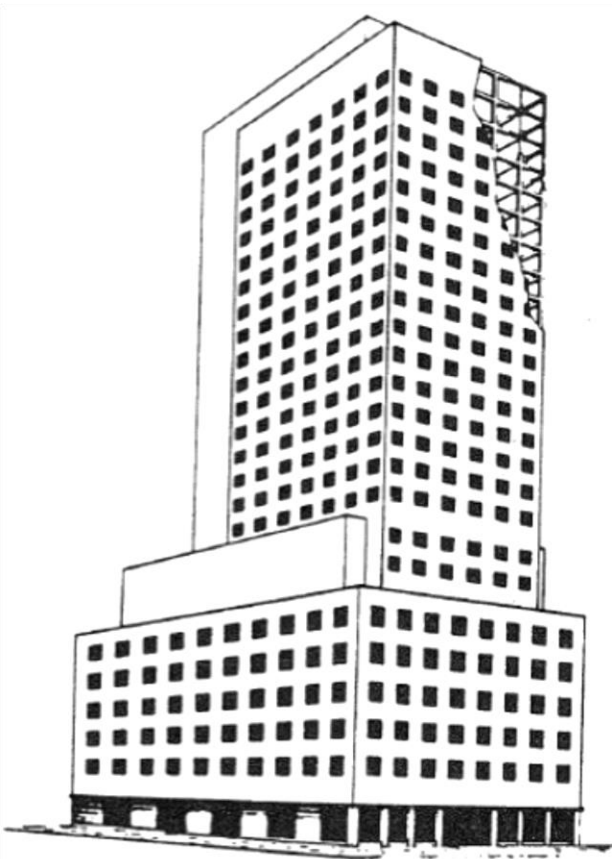


Masonry Curtain Wall



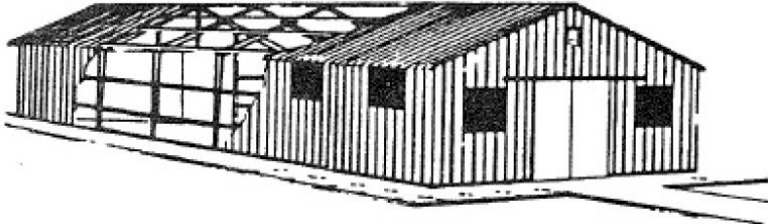
**Reinforced Concrete
with Imbedded Steel Rods**

FIREPROOF (CONSTRUCTION CLASS 3)

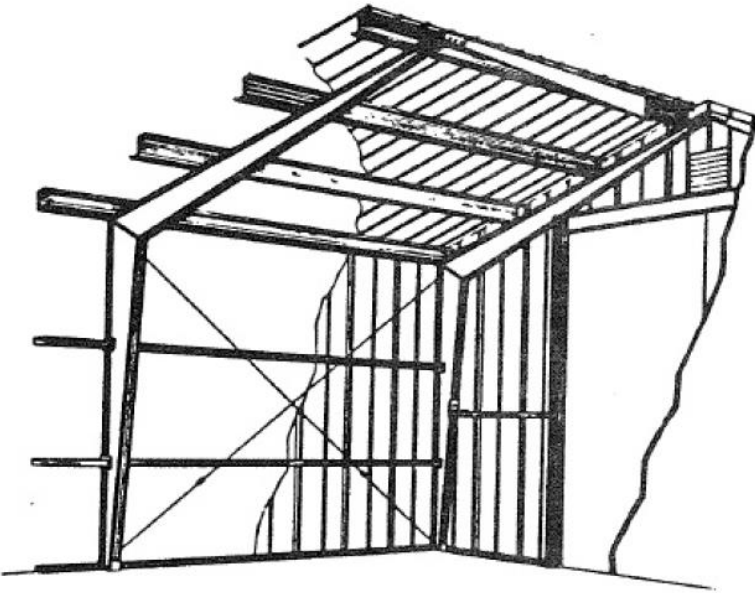


Fire Proofed Steel Frame

PRE-ENGINEER STEEL (CONSTRUCTION CLASS 4)

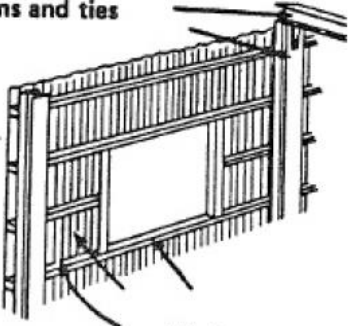


**Light Steel Skeleton Frame
with Prefabricated Steel Siding**



Light Steel Framing

Columns, beams and ties



Wall cover, girts, and window

USE

Enter the use type code describing the current use of the Interior/Exterior Line. When an Interior/Exterior Line has been improved for multiple uses, select the use code that describes the predominate use of the Interior/Exterior Line.

NOTE 1: The use may differ from the STRUCTURE TYPE.

NOTE 2: The use type for crawl space will always be 000 - None.

USE TYPE CODE TABLE	
USE CODE	USE DESCRIPTION
000	None
011	Apartment
012	Hotel
013	Motel
014	Assisted Living
021	Dormitory
024	Dwelling, Conversion – Multiple
025	Dwelling, Conversion – Office
026	Dwelling, Conversion – Sales
027	Dwelling
030	Laundromat/Dry Cleaners
031	Restaurant
032	Department Store
033	Discount Store/Market
034	Retail
035	Tavern/Bar
036	Lounge
037	Cafeteria
038	Convenience Store
039	Dairy Sales
040	Barber /Beauty Shop
041	Mini Warehouse
042	Hanger
043	Manufacturing
044	Light Manufacturing
045	Warehouse
046	Auto Showroom/Office
047	Auto Parts/Service
048	Tennis Club
049	Racquetball Court
050	Skating Rink (Ice or Roller)
051	Bank/Savings Institution
052	Medical Center

USE TYPE CODE TABLE	
USE CODE	USE DESCRIPTION
053	Office
054	Nursing Home
055	School
056	Hospital
057	Library
058	Funeral Home
059	Post Office
061	Auditorium/Theatre
062	Theatre
063	Religious Institution
064	Social/Fraternal Hall
070	Service Station w/Bays
071	Service Station, Conversion Retail
074	Car Wash Manual
075	Car Wash Automatic
077	Truck Terminal
078	Distribution Warehouse
079	Cold Storage Warehouse
080	Flex Warehouse
081	Multi-use Apartment
082	Multi-use Office
083	Multi-use Sales
084	Multi-use Storage
085	Enclosure
086	Support area
088	Restroom/Locker Facility
090	Parking Garage
091	Basement, Residential unfinished
095	Covered/Enclosed Mall
100	Franchise Restaurant
199	Local Fast Food
990	Parking, Upper Deck

Commercial/Industrial Code Relationship

The relationship of the structure to the Basic Structure Type, Construction Type Code, and Use Type is detailed in the following table.

COMMERCIAL/INDUSTRIAL CODE RELATIONSHIP TABLE					
STRUCTURE TYPE CODE	STRUCTURE NAME	BASIC STRUCTURE TYPE CODE	CONSTRUCTION TYPE CODE	TYPICAL USE TYPE CODE	USE TYPE NAME(S)
101	Residential, One-Family	10	1	027	Dwelling
102	Residential, Two-Family	10	1	011	Apartment
103	Residential, Three-Family	10	1	011	Apartment
104	Residential, Four-Family	10	1	011	Apartment
105	Mixes, Res/Com (Built as Residential)	10	1	025	Dwelling Conversion Office
105	Mixes, Res/Com (Built as Residential)	10	1	026	Dwelling Conversion Sales
106	Condominium (Common Element)	10	1	027	Dwelling
107	Condominium (Fee Simple)	10	1	027	Dwelling
108	Condominium (Time Share)	10	1	027	Dwelling
211	Apartment Garden (3 Stories & Less)	2	1	011	Apartment
212	Apartment (High Rise)	1	2 or 3	011	Apartment
213	Townhouse/Rowhouse	10	1	027	Dwelling
214	Assisted Living Facility	2	1	014	Assited Living
314	Hotel/Motel High Rise (5 Stories & Up)	1	2 or 3	012	Hotel
314	Hotel/Motel High Rise (5 Stories & Up)	1	2 or 3	013	Motel
315	Hotel/Motel Low Rise (1 to 4 Stories)	2	1 or 2	012	Hotel
315	Hotel/Motel Low Rise (1 to 4 Stories)	2	1 or 2	013	Motel
316	Nursing Home	2	1 or 2	054	Nursing Home
318	Boarding or Rooming House	10	1	081	Multi-Use Apartment
319	Mixed Res/Com (Built as Commercial)	3	1 or 2	034	Retail
319	Mixed Res/Com (Built as Commercial)	3	1 or 2	081	Multi-Use Apartment
319	Mixed Res/Com (Built as Commercial)	3	1 or 2	082	Multi-Use Sale
321	Restaurant	3	1 or 2	031	Restaurant
321	Restaurant	3	1 or 2	037	Cafeteria
325	Fast Food	9	1	100	Franchise Restaurant
327	Bar/Lounge	3	1 or 2	035	Tavern or Bar
327	Bar/Lounge	3	1 or 2	036	Lounge
328	Night Club/Dinner Theatre	3	1 or 2	031	Restaurant
331	Auto Dealer, Full Service	4	1, 2, or 4	046	Auto Showroom/Office
331	Auto Dealer, Full Service	4	1, 2, or 4	047	Auto Parts & Service
332	Auto/Equipment Service Garage	4	1 or 2	047	Auto Parts & Service
333	Service Station, Full Serve	3	1 or 2	070	Service Station w/Bays
334	Service Station, Self-Serve	3	1 or 2	071	Service Station Conv Retail
334	Service Station, Self-Serve	3	1 or 2	072	Service Station Conv Storage
334	Service Station, Self-Serve	3	1 or 2	073	Service Station w/o Bays
335	Truck Stop	4	1 or 2	047	Auto Parts & Service
335	Truck Stop	4	1 or 2	070	Service Station w/Bays
335	Truck Stop	4	1 or 2	073	Service Station w/o Bays
335	Truck Stop	4	1 or 2	081	Multi-Use Apartment
336	Car Wash, Manual	7	1 or 4	074	Car Wash Manual
337	Car Wash, Automatic	4	1 or 2	075	Car Wash Auto
338	Parking Garage/Deck	4	2 or 3	090	Parking Garage
338	Parking Garage/Deck	4	2 or 3	990	Parking Upper Deck
340	Super Residential Shopping Mall	3	2 or 3	Sectionalized as to Use Sectionalized as to Use	
341	Regional Shopping Mall	3	2	Sectionalized as to Use Sectionalized as to Use	
342	Community Shopping Center	3	1 or 2	Sectionalized as to Use Sectionalized as to Use	
343	Neighborhood Shopping Center	3	1 or 2	Sectionalized as to Use Sectionalized as to Use	
344	Strip Shopping Center	3	1 or 2	034	Retail Store
345	Discount Department Store	3	1 or 2	033	Discount Store/Market
346	Department Store	3	2 or 3	032	Department Store
347	Supermarket	3	1 or 2	033	Department Store/Market
348	Convenience Store	3	1	038	Convenience Store
349	Medical Office Building	8	1 or 2	052	Medical Center
350	Bank, Drive-Up	5	1 or 2	051	Banks & Savings

COMMERCIAL/INDUSTRIAL CODE RELATIONSHIP TABLE

STRUCTURE TYPE CODE	STRUCTURE NAME	BASIC	CONSTRUCTION	TYPICAL USE TYPE	USE TYPE NAME(S)
		STRUCTURE TYPE CODE	TYPE CODE	CODE	
351	Bank Institution	5	2 or 3	051	Banks & Savings
352	Savings Institution	5	1 or 2	051	Banks & Savings
353	Office Building Low Rise (1 – 4 Stories)	5	1 or 2	053	Office
354	Office Building High Rise (5 Stories & Up)	8	2 or 3	053	Office
355	Office Condominium	5	1, 2, or 3	053	Office
356	Retail Condominium	5	1 or 2	034	Retail
361	Funeral Home	2	1	058	Funeral Home
362	Veterinary Clinic	3	1 or 4	082	Multi-Use Office
362	Veterinary Clinic	3	1 or 4	083	Multi-Use Sales
362	Veterinary Clinic	3	1 or 4	084	Multi-Use Storage
363	Legitimate Theatre	6	1, 2, or 3	061	Auditorium or Theater
364	Motion Picture Theatre	6	1 or 2	061	Auditorium or Theater
365	Cinema/Theatre	6	1 or 2	062	Cinema
367	Social/Fraternal Hall	3	1 or 2	064	Social or Fraternal Hall
368	Hanger	4	2 or 4	042	Hanger
369	Day Care Center	3	1	025	Dwelling Conversion Office
369	Day Care Center	3	1	082	Multi-Use Sales
369	Day Care Center	3	1	083	Multi-Use Storage
371	Multi-Purpose, Downtown Row Type	3	1	034	Retail
371	Multi Purpose, Downtown Row Type	3	1	081	Multi-Use Apartment
371	Multi Purpose, Downtown Row Type	3	1	082	Multi-Use Office
371	Multi Purpose, Downtown Row Type	3	1	083	Multi-Use Sales
371	Multi Purpose, Downtown Row Type	3	1	084	Multi-Use Storage
373	Multi-Purpose, Retail Single Occupancy	3	1	034	Retail
373	Multi-purpose, Retail Single Occupancy	3	1	081	Multi-Use Apartment
373	Multi-Purpose, Retail Single Occupancy	3	1	082	Multi-Use Office
373	Multi-purpose, Retail Single Occupancy	3	1	083	Multi-Use Sales
373	Multi-Purpose, Retail Single Occupancy	3	1	084	Multi-Use Storage
374	Multi-Purpose, Retail Multi-Occupancy	3	1	034	Retail
374	Multi-Purpose, Retail Multi-Occupancy	3	1	081	Multi-Use Apartment
374	Multi-Purpose, Retail Multi-Occupancy	3	1	082	Multi-Use Office
374	Multi-Purpose, Retail Multi-Occupancy	3	1	083	Multi-Use Sales
374	Multi-Purpose, Retail Multi-Occupancy	3	1	084	Multi-Use Storage
375	Multi-Purpose, Retail Drive-up	3	1 or 2	039	Dairy Sales
381	Bowling Alley	4	1 or 2	083	Multi-Use Sales
382	Skating Rink	4	1 or 2	050	Skating Rink (Ice or Roller)
383	Health Spa	5	1 or 2	082	Multi-Use Office
384	Swimming Pool, Indoor	4	2	095	Covered Mall
385	Tennis Club, Indoor	4	2 or 4	048	Tennis Club
386	Racquetball Club, Indoor	3	1 or 2	049	Racquetball Club
387	Country Club	5	1	082	Multi-Use Office
388	Club House	3	1	083	Multi-Use Sales
389	Country Club w/Golf Course	5	1	082	Multi-Use Office
391	Cold Storage Facility	4	1, 2, or 4	079	Cold Storage Warehouse
393	Distribution Warehouse	4	1 or 2	078	Distribution Warehouse
395	Truck Terminal	4	1 or 2	077	Truck Terminal
396	Mini Warehouse	4	1 or 4	041	Mini Warehouse
397	Flex Warehouse	4	1 or 2	080	Flex Warehouse
397	Flex Warehouse	4	1 or 2	053	Office
398	Warehouse	4	1 or 2	045	Warehouse
401	Industrial, Manufacturing & Processing	4	1 or 2	043	Manufacturing
401	Industrial, Manufacturing & Processing	4	1 or 2	044	Light Manufacturing
401	Industrial, Manufacturing & Processing	4	1 or 2	082	Multi-Use Office
405	Industrial, Research & Development	5	2 or 3	044	Light Manufacturing
405	Industrial, Research & Development	5	2 or 3	082	Multi-Use Office
610	Library	5	1 or 2	057	Library
611	School	5	1 or 3	055	School
612	College/University	5	1 or 3	021	Dormitory
612	College/University	5	1 or 3	055	School
613	Dormitory	1	2 or 3	021	Dormitory
614	Church	5	1, 2, or 3	063	Religious Institution
620	Auditorium	6	1 or 2	061	Auditorium or Theater

COMMERCIAL/INDUSTRIAL CODE RELATIONSHIP TABLE					
STRUCTURE TYPE CODE	STRUCTURE NAME	BASIC STRUCTURE TYPE CODE	CONSTRUCTION TYPE CODE	TYPICAL USE TYPE CODE	USE TYPE NAME(S)
640	Hospital	5	2 or 3	056	Hospital
650	Post Office	5	1 or 2	059	Post Office
660	Police or Fire Station	5	2 or 3	047	Auto Parts & Service
660	Police or Fire Station	5	2 or 3	082	Multi-Use Office
670	Correctional Facility	5	3	082	Multi-Use Office
680	Cultural Facility	5	2 or 3	053	Office
680	Cultural Facility	5	2 or 3	061	Auditorium or Theatre
690	Rail/Bus/Air Terminal	5	2 or 3	061	Auditorium or Theater
710	Telephone Equipment Building	4	2 or 3	043	Manufacturing
710	Telephone Equipment Building	4	2 or 3	045	Warehouse
715	Telephone Service Garage	4	2	045	Warehouse
715	Telephone Service Garage	4	2	082	Multi-Use Office
720	Radio/TV Transmitter Building	4	1 or 2	045	Warehouse
725	Radio/TV/Motion Picture Studio	4	1 or 2	061	Auditorium or Theater

AREA AND PERIMETER INFORMATION SECTION

Area

Enter the gross square foot area of the level or section being described. The gross area will be used for cost approach valuation calculations.

NOTE 1: Do not enter the total square footage area for all stories of the Interior/Exterior Line.

NOTE 2: Use 75% of the first floor area for buildings that have a half story.

NOTE 3: The square footage of attic area will be calculated at 40% of the square footage of the first floor.

Example:

A1 to A1 Area Size = 1,000 square feet

Calculated Attic Area = 1,000 x 40% = 400 square feet

Perimeter

Enter the effective perimeter of the Interior/Exterior Line of the building level being described. Enter the sum of all exterior wall measurements around the base of the Interior/Exterior Line to the nearest foot.

NOTE 1: When a common wall separates two building sections include the length of the common wall with that level which corresponds to the height of the wall. If both levels are the same height, include the common wall with either one of the two sections, but not both.

NOTE 2: When a common wall separates a building from an adjacent parcel under a different ownership, include the length of the common wall times 50% for both parcels to calculate effective perimeter.

NOTE 3: When an open area separates two building levels, do not use this open area in calculating the effective perimeter.

Description

Enter all relevant descriptions pertaining to the Area Perimeter Information section.

Sketch Area

The sketch area field will automatically be populated from the area in the APEX sketch. If there is no APEX sketch, the field will be blank and the area entered into the Area field will be used to calculate replacement costs.

Sketch Perimeter

The sketch perimeter field will automatically be populated from the perimeter in the APEX sketch. If there is no APEX sketch, the field will be blank and the perimeter entered into the Area field will be used to calculate replacement costs.

Vectors

The vectors field will automatically be assigned if an APEX sketch is completed.

Use Sketch Area

The Use Sketch Area check box overrides the data entered into the Area field. Enter a ✓ in the box to override the Area field and use the area calculated in the APEX sketch.

Use Sketch Perimeter

The Use Sketch Perimeter check box overrides the data entered into the Area field. Enter a ✓ in the box to override the Perimeter field and use the perimeter calculated in the APEX sketch.

CONVERSION DATA SECTION**Width**

The Width field was automatically populated during conversion from the previous CAMAS.

Length

The Length field was automatically populated during conversion from the previous CAMAS.

Percent (%) Net Rentable

The % Net Rentable field was automatically populated during conversion from the previous CAMAS.

INTERIOR INFORMATION SECTION**Interior Finish Percent**

Enter the extent of interior finish expressed in a percent. Consideration should be given to the floors, ceilings, and walls. Consideration should be given to the structure type code of the Interior/Exterior Line. For example, the appraiser would not expect to find the same extent of interior finish in a warehouse that would be found in a professional building.

As described previously in this section, the commercial building is listed by levels. Each level has been assigned a use type or has been described in terms of the section's original

construction use intention. Since the cost figures to be used to cost out the section and specific use type are a cost that is applicable to the specific type of section or structure under appraisal, the interior should be judged from that standpoint. For example, an office building section is described as having a use type of “general office.” When this use type is recorded for this level, the interior is assumed to be completely finished.

For mass appraisal, it is not necessary to detail the office level’s specific types of finish. The cost tables for general office use type already have finished interior built into their pricing rates. The appraiser is really trying to determine if the complete level described as general office is 100% finished. If the appraiser finds the area is not to be considered 100% finished, the property record card should denote what percent is finished.

Another example is a warehouse. The property record card has been appropriately marked to indicate that the level is for warehouse use. Since warehouse interior walls are normally unfinished, or just painted, the cost tables for this use type would automatically reflect minor interior finish. Therefore, for a use type describing a warehouse, the appraiser would record the interior as being 100% finished.

Cost tables are established to appropriately consider the normal or typical state of interior finish for each use type. Appraisers should consider that each use type to have 100% finish, even in the case of a warehouse, unless it is discovered that the percent of finish is not 100%.

Partitions

Select the code from the dropdown menus that describes the extent of interior partition walls within the Interior/Exterior Line.

- | | |
|--------------------------|--|
| 0 - None: | Indicates there are no interior partitions in structure. |
| 1 - Below Normal: | Indicates there are only a few interior partitions and that most similar structures typically have a few more partitions than the subject structure. |
| 2 - NORMAL: | Indicates the interior has about the same extent of partitioning that is typically found in similar structures used for the same purpose. |
| 3 - ABOVE NORMAL: | Indicates structure has rather extensive interior partitioning when compared to similar structures used for the same purpose. |

The extent of partitioning should always be compared to what could be considered normal for structures having the same use. The use type code should be considered. For example, a structure that was built as a hotel but is now used as an office building will probably have more extensive partitions (3 - Above Normal), than a structure built as an office building and used as an office building. Normal partitions for a retail store would be

one partition separating the sales area from the storage and one small office. In the event that there were more partitions, the appraiser would record “3 - Above Normal.”

Partitions should be recorded based on whether the amount of partitioning is normal or not normal for the particular level’s use type. In the event that partitioning for a particular use type is considered above or below normal, all the appraiser needs to do is to select the above or below status. The cost tables are set up to appropriately cost “0 - None,” “1 - Below Normal,” “2 - Normal,” or “3 - Above Normal” for each use type.

Heat Type (Heating System Type)

Select the code from the dropdown menu denoting the predominant heating system type utilized within the Interior/Exterior Line.

- | | |
|---|--|
| 0 - NONE: | The structure has no heating system. |
| 1 - HOT AIR: | The structure has either forced or gravity air system. |
| 2 - HOT WATER or STEAM: | The structure has both single and dual circulation heating system types (hot water or steam). |
| 3 - UNIT HEATERS or SPACE HEATERS: | The structure has unit or space heaters. |
| 4 - ELECTRIC: | The structure has an electric heating system. This system is characterized by electric resistance elements that convert electricity into heat. These elements are embedded in the floors, walls, ceilings, or baseboard to provide radiant heat. |
| 5 - HEAT PUMP: | The structure has a reverse cycle refrigeration unit which can be used for heating and cooling. |
| 6 - SOLAR: | The structure has either a passive or an active solar system. |

Air Conditioning (A/C) Type

Select the code from the dropdown menu denoting the type of air conditioning within the Interior/Exterior Line.

- | | |
|---------------------|--|
| 0 - NONE: | Indicates the structure has no air conditioning. |
| 1 - CENTRAL: | Indicates the structure has either separately or combined central cooling system commensurate with the quality grade specification of the structure. |
| 2 - UNIT: | Indicates that there is air conditioning to the structure provided by individual units that are valued as real property. |

NOTE: Window air conditioners are not considered real property and should be considered as “0 - NONE.”

Plumbing

Select the plumbing code from the dropdown menu that best describes the extent and adequacy of the plumbing and piping system within the Interior/Exterior Line. Consideration must be given to the USE type of the Interior/Exterior Line. For example, motels naturally have more extensive plumbing systems than retail stores.

- | | |
|--------------------------|---|
| 0 - NONE: | There is no plumbing in the structure. |
| 1 - BELOW NORMAL: | The plumbing in the structure is below normal for the use type of the Interior/Exterior Line. |
| 2 - NORMAL: | The plumbing in the structure is normal for the use type of the Interior/Exterior Line. |
| 3 - ABOVE NORMAL: | The plumbing in the structure is above normal for the use type of the Interior/Exterior Line. |

Commercial Use Type Descriptions - Partitions, Heat/AC, and Plumbing

General descriptions are provided for each level of partitioning, heat/air conditioning, and plumbing (1 - Below Normal, 2 - Normal, and 3 - Above Normal). The descriptions are to be used as guidelines to adjust for the level of interior improvements of commercial buildings. The general descriptions of each level of partitioning, heat/air conditioning, and plumbing are not meant to be exact specifications. Interior improvements can greatly influence cost and must be considered when assigning levels of partitioning, heat/air conditioning, and plumbing. The description of each level of interior improvements is detailed in the following table.

COMMERCIAL USE TYPE DESCRIPTION			
USE TYPE DESCRIPTIONS	PARTITIONS	HEATING/AIR CONDITIONING	PLUMBING
011 Apartment - A dwelling unit comprising one or more rooms designed to provide complete living facilities for a family or an individual. If a house has more than one living unit, it probably is a conversion and may be listed on a Residential card.	<p>1 - Below Normal: 3 rooms with minimal closets</p> <p>2 - Normal: 4 rooms with adequate closets</p> <p>3 Above Normal: 5 or more rooms and good closets</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 1 bath. Central water heater, no dishwasher, no laundry hook-up.</p> <p>2 - Normal: 1-1 ½ baths, central water, Heater, dishwasher hookup.</p> <p>3 - Above Normal: 2 or more baths, individual water heater, dishwasher hook-up, laundry hook-up.</p>
012 Hotel - Accommodations for overnight temporary lodging. Expanded customer services available and more commonly located in downtown areas and airports.	<p>1 - Below Normal: Bath enclosure</p> <p>2 - Normal: Bath and vanity</p> <p>3 Above Normal: Laundry facilities and restaurant/lounge</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Common bath facilities</p> <p>2 - Normal: Individual baths</p> <p>3 - Above Normal: Bath and vanity enclosure and closet space</p>
013 Motel - Building or buildings located on or near highways which are designed to serve the needs of travelers and offers minimum lodging and parking.	<p>1 - Below Normal: Strip units and bath enclosure</p> <p>2 Normal: Back-to-back units and bath and vanity enclosure</p> <p>3 Above Normal: Center hall units and bath and vanity enclosures</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Small bath facility</p> <p>2 - Normal: Good individual baths</p> <p>3 - Above Normal: Individual baths and laundry facilities</p>
014 Assited Living - Living units normally associated with assisted living facility. May include cafeterias and game rooms.	<p>1 - Below Normal: Minimal closets or non-built-in wardrobe</p> <p>2 - Normal: Normal closets</p> <p>3 - Above Normal: Good closets, bath enclosure, and enclosed study area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Central bath facility on each floor</p> <p>2 - Normal: Several bath facilities on each floor</p> <p>3 - Above Normal: Individual bath facilities</p>
021 Dormitory - Living units normally associated with student housing at colleges and universities. May include cafeterias and game rooms.	<p>1 - Below Normal: Minimal closets or non-built-in wardrobe</p> <p>2 - Normal: Normal closets</p> <p>3 - Above Normal: Good closets, bath enclosure, study area enclosure</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Central bath facility on each floor</p> <p>2 - Normal: Several bath facilities on each floor</p> <p>3 - Above Normal: Individual bath facilities</p>
024 Dwelling, Conversion – Multiple Use - Residential living unit converted into multiple uses, such as an attorney/accountant office and antique sales. Exterior remains basically the same with interior remodeling.	<p>1 - Below Normal: Minimal closets, typical 4 to 6 rooms</p> <p>2 Normal Normal: Interior, adequate closets, typical 6 rooms</p> <p>3 Above Normal: Good closet space, typical 6 to 8 rooms, good built-in areas</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Bath, central water heater, kitchen facilities, and no dishwasher or laundry</p> <p>2 Normal: 1 – 1 ½ baths, individual water heater, kitchen facilities, dishwasher, and laundry hook-ups</p> <p>3 Above Normal: 2 or more baths, individual water heater, kitchen facilities, dishwasher and laundry hook-ups</p>

COMMERCIAL USE TYPE DESCRIPTION			
USE TYPE DESCRIPTIONS	PARTITIONS	HEATING/AIR CONDITIONING	PLUMBING
025 Dwelling, Conversion - Office - Residential living unit converted into office use, such as an attorney or accountant office. Exterior remains basically the same with interior remodeling.	<p>1 - Below Normal: Minimal office partitions built around existing room partitions</p> <p>2 - Normal: Typical office partitions built around existing room partitions</p> <p>3 - Below Normal: Good partitions over and above existing room partitions</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Bath, central water heater, kitchen facilities, and no dishwasher or laundry</p> <p>2 Normal: 1 – 1 ½ baths, individual water heater, kitchen facilities, dishwasher, and laundry hook-ups</p> <p>3 Above Normal: 2 or more baths, individual water heater, kitchen facilities, dishwasher and laundry hook-ups</p>
027 Dwelling - Residential dwelling unit defined as a residential living unit. This code will only be used for mixed-use property where the predominate use is commercial and a dwelling is also present.	<p>1 Below Normal: Open area, most of existing partitions removed</p> <p>2 Normal: semi-open area, some existing partitions removed</p> <p>3 Above Normal: Existing partitions remain, small display rooms</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Bath, central water heater, kitchen facilities, and no dishwasher or laundry</p> <p>2 Normal: 1 – 1 ½ baths, individual water heater, kitchen facilities, dishwasher, and laundry hook-ups</p> <p>3 Above Normal: 2 or more baths, individual water heater, kitchen facilities, dishwasher and laundry hook-ups</p>
030 Laundromat/Dry Cleaners - The primary functions is to provide a cleaning service, which can be self-clean or dry clean.	<p>1 - Below Normal: Minimal office partitions</p> <p>2 - Normal: Open area and partitioned dry cleaning work area</p> <p>3 - Above Normal: Semi-open area, partitioned dry clean work area, and small office</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Lavatory, water heated, and laundry hookups</p> <p>2 - Normal: 1 restroom, water heater, laundry hookups</p> <p>3 - Above Normal: 2 restrooms, water heater, and laundry hookups</p>
031 Restaurant - The primary function is the preparation & service of food in a sit-down and serve atmosphere.	<p>1 - Below Normal: Mostly open space and few, if any, divided rooms</p> <p>2 - Normal: Typical facilities</p> <p>3 - Above Normal: Good kitchen, restaurant, private dining, and good divided areas</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 2 restrooms, kitchen facilities, and water heater</p> <p>2 - Normal: 2 restrooms, kitchen, water heater, and counter service</p> <p>3 - Above Normal: 2 restrooms, water heater, counter service, and waitress stations</p>
032 Department store - A store providing a large selection of various items. Typical ex. Sears, JC Penney.	<p>1 - Below Normal: Storage enclosures and small office areas</p> <p>2 - Normal: Storage and office enclosures</p> <p>3 - Above Normal: Storage areas small detail enclosure facilities, beauty barber salon</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: restrooms and water heater</p> <p>2 - Normal: restrooms, water heater, and restaurant facilities</p> <p>3 - Above Normal: Restrooms, water heater, and restaurant facility</p>

COMMERCIAL USE TYPE DESCRIPTION			
USE TYPE DESCRIPTIONS	PARTITIONS	HEATING/AIR CONDITIONING	PLUMBING
033 Discount Store/Market - Discount stores offer a wide variety of items at reduced or discounted prices, e.g., K-Mart, Target, Wal-Mart. Stores and other similar facilities that offer a large volume of goods offered to the customer.	<p>1 - Below Normal: Minimal storage enclosures.</p> <p>2 - Normal: Storage enclosures, small office area, and meat preparation area</p> <p>3 - Above Normal: Storage and office enclosures and meat preparation area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: restroom and water heater</p> <p>2 - Normal: Restrooms, water heater, and snack bar or kitchen facility</p> <p>3 - Above Normal: Restrooms, water heater, snack bar or kitchen facility, and meat preparation area</p>
034 Retail - Stores having goods and services available for public use and consumption. Services are those not explicitly listed elsewhere.	<p>1 - Below Normal: Storage enclosures</p> <p>2 - Normal: Storage enclosures and small office area</p> <p>3 - Above Normal: Storage enclosures, office area, and divided sales area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 1 restroom and water heater</p> <p>2 - Normal: 2 restrooms and water heater</p> <p>3 - Above Normal: 2 restrooms, water heater, snack bar, or kitchen facility, and meat preparation area</p>
035 Tavern/Bar - Primary function of the facility is the sale of alcoholic beverages. May serve sandwiches or snacks.	<p>1 - Below Normal: Mostly open area and few ,if any, divided rooms</p> <p>2 - Normal: Mostly open, restroom enclosures, and small kitchen</p> <p>3 - Above Normal: Divided areas, kitchen, and storage</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 1 restroom</p> <p>2 - Normal: 1 restroom and water heater</p> <p>3 - Above Normal: 2 restrooms, water heater, and drinking fountain</p>
036 Lounge - Usually a separate area in a restaurant, motel or hotel. This is a secondary function of the facility and normally of better	<p>1 - Below Normal: Mostly open area, few if any divided areas</p> <p>2 - Normal: Mostly open, restroom enclosures, and small kitchen</p> <p>3 - Above Normal: Divided areas, kitchen enclosure, and storage enclosure</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 2 restrooms, water, and bar sink</p> <p>2 - Normal: 2 restrooms water heater, several bar sinks, and small kitchen</p> <p>3 - Above Normal: Several restrooms, water heater, good bar installation, and good kitchen facilities</p>
037 Cafeteria - A secondary function of a facility where you walk through a line, place your order and carry it to your table. Area in the basement of the Courthouse is an example.	<p>1 - Below Normal: Mostly open area, few if any divided areas</p> <p>2 - Normal: Mostly open and restroom enclosures</p> <p>3 - Above Normal: Divided areas, restroom enclosures, and storage enclosure</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 2 restrooms, water, and bar sink</p> <p>2 - Normal: 2 restrooms water heater, several bar sinks, and small kitchen</p> <p>3 - Above Normal: Several restrooms, water heater, good bar installation, and good kitchen facilities</p>
038 Convenience Store - A store providing commodities purchased frequently and automatically, without extensive comparison of style, price and quality. Common names are Mini-Mart & Circle K.	<p>1 - Below Normal: Minimal storage enclosures</p> <p>2 - Normal: Storage enclosures and small office area</p> <p>3 - Above Normal: Storage and office/break area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 1 restroom, no water heater, and floor drains</p> <p>2 - Normal: 1 – 2 restrooms, water heater, and floor drains</p> <p>3 - Above Normal: 2 restrooms, water heater, floor drains, and drinking fountain</p>

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039 Dairy Sales - A facility whose primary retail product is milk or milk derivatives. May contain drive-up window, e.g., Baskin Robbins. Dairy Queen and other similar retail outlets are considered fastfood.	<p>1 - Below Normal: Open area and small restroom enclosure</p> <p>2 - Normal: Mostly open area, restroom enclosure, and small office area</p> <p>3 - Above Normal: Semi-divided storage, restroom enclosure, and office area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 1 restroom, no water heater, and floor drains</p> <p>2 - Normal: 1 – 2 restrooms, water heater, and floor drains</p> <p>3 - Above Normal: 2 restrooms, water heater, floor drains, and drinking fountain</p>
040 Barber/Beauty Shop Facility - A facility providing beauty/hair care service.	<p>1 - Below Normal: Open area and small restroom enclosure</p> <p>2 - Normal: Most open, restroom enclosure, and small office area</p> <p>3 - Above Normal: Semi-divided storage, restroom enclosure, and office area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 1 restroom, water heater, wash sink, and floor drains</p> <p>2 - Normal: 1 – 2 restrooms, water heater, wash sinks, and floor drains</p> <p>3 - Above Normal: 2 restrooms, water heater, wash sinks, floor drains, and drinking fountain</p>
041 Mini Warehouse - A warehouse subdivided into a mixture of cubicles of generally small size, designed primarily to be rented for small self-storage or noncommercial storage and may include some office/living space.	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: Minimal plumbing</p> <p>2 - Normal: Normal or typical plumbing</p> <p>3 - Above Normal: Above average plumbing</p>
042 Hanger other shelter designed for storage and repair of aircraft.	<p>1 - Below Normal: Open area, small toilet enclosure.</p> <p>2 - Normal: Open area, small office area, small shop.</p> <p>3 - Above Normal: Open area, shop area.</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: 1 restroom, no water heater, and floor drains</p> <p>2 - Normal: 1 – 2 restrooms, water heater, and floor drains</p> <p>3 - Above Normal: 2 restrooms, water heater, floor drains, drinking fountain, and slop sink</p>
044 Light Manufacturing structure used for making or assembling of goods by hand or machinery. Normally located in smaller less expensive structure than manufacturing.	<p>1 - Below Normal: Open area, small office, and locker rooms</p> <p>2 - Normal: Open area, some dividing walls, small office, and locker rooms</p> <p>3 - Above Normal: Open areas, dividing walls, office areas, and locker rooms</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: Minimal locker room, toilet facilities, water heater, and floor drains</p> <p>2 - Normal: Average locker room, toilet facilities, shower facilities, water heater, and floor drains</p> <p>3 - Above Normal: Good locker room, toilet facilities, shower facilities, water heater, floor drains, drinking fountains, and kitchen facilities</p>
045 Warehouse - Improvements designed primarily for storage. An amount of office space commensurate with the quality of the building is included in the costs. Typically, this is between 3% and 12% of the total area.	<p>1 - Below Normal: Small office/restroom enclosure, less than 3% of the building square feet</p> <p>2 - Normal: Small office/restroom enclosure, 3 – 12% of building square feet</p> <p>3 - Above Normal: Office areas, restroom enclosures, parts enclosure, greater than 12% of the building square feet</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: 1 restroom and water heater</p> <p>2 - Normal: 2 restrooms and water heater</p> <p>3 - Above Normal: 2 restrooms, water heater, drinking fountain, and small kitchen area</p>

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USE TYPE DESCRIPTIONS	PARTITIONS	HEATING/AIR CONDITIONING	PLUMBING
<p>046 Auto Showroom/Office - Within a structure designated for the display of automobiles, equipment, machinery, etc. and office space. If back part and any part of the structure consists of a service area, this is broken out into Use Type Auto Parts/Service.</p>	<p>1 - Below Normal: Small office/restroom enclosure, less than 3% of the building square feet</p> <p>2 - Normal: Small office/restroom enclosure, 3 – 12% of building square feet</p> <p>3 - Above Normal: Office areas, restroom enclosures, parts enclosure, greater than 12% of the building square feet</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 1 restroom, and few floor drains</p> <p>2 - Normal: 1 – 2 restrooms, floor drains, and water heater</p> <p>3 - Above Normal: 2 restrooms, water heater, drinking fountain, and small kitchen</p>
<p>047 Auto parts/service. Individual structure or an integral part of another structure that provides for the storing and selling of parts plus the servicing of automobiles, equip, or machinery. Showroom and/or office is listed under Use Type Auto Showroom/Office.</p>	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 1 restroom, and few floor drains</p> <p>2 - Normal: 1 – 2 restrooms, floor drains, and water heater</p> <p>3 - Above Normal: 2 restrooms, water heater, and drinking fountain</p>
<p>048 Tennis Club - A facility whose primary use is for tennis. May contain other amenities such as racquetball, basketball, and swimming. Most recreational clubs will fall into this Use Type.</p>	<p>1 - Below Normal: Small locker rooms, small office area</p> <p>2 - Normal: Locker room area, office areas, and small storage area</p> <p>3 - Above Normal: Locker room areas, office areas, storage areas, snack bar facilities, and small lounge area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 2 restrooms and water heater</p> <p>2 - Normal: 2 restrooms, water heater, small locker rooms, and drinking fountain</p> <p>3 - Above Normal: 2 restrooms, water heater, drinking fountain, small kitchen areas, and restroom</p>
<p>049 Racquetball Court - Recreational facility whose primary use is for racquetball. Court area used for racquetball can be outside or totally enclosed.</p>	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Minimal plumbing</p> <p>2 - Normal: Normal or typical plumbing</p> <p>3 - Above Normal: Above average plumbing</p>
<p>050 Skating Rink (Ice or Roller) - An enclosure whose floor consists of a smooth surface of ice or wood.</p>	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Minimal plumbing</p> <p>2 - Normal: Normal or typical plumbing</p> <p>3 - Above Normal: Above average plumbing</p>
<p>051 Bank/Savings Institution - A building that has the function of receiving, lending, and issuing money, plus the ability to store valuables for their customers.</p>	<p>1 - Below Normal: Small office area and restroom enclosure (typical small branch bank)</p> <p>2 - Normal: Office areas and lunch rooms (average branch bank)</p> <p>3 - Above Normal: Office areas, toilet enclosures, lounge area, and lunchrooms (typical main bank office)</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Restrooms and water heater</p> <p>2 - Normal: Restrooms, water heater, drinking fountains, and kitchen</p> <p>3 - Above Normal: Restrooms, water heater, drinking fountains, and kitchen facilities</p>

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USE TYPE DESCRIPTIONS	PARTITIONS	HEATING/AIR CONDITIONING	PLUMBING
<p>052 Medical Center - A facility that provides for emergency and daily care of patients; this will include the clinics and centers set up for walk-in patients. Hospitals have another Use Code.</p>	<p>1 - Below Normal: Office area examining rooms and general waiting room</p> <p>2 - Normal: Good office area, examining rooms, and waiting rooms</p> <p>3 - Above Normal: Good office area, examining rooms, waiting rooms, storage, and closets</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Restrooms, water, and heater</p> <p>2 - Normal: Restrooms, water heater, and water to examination rooms</p> <p>3 - Above Normal: Restrooms, water heater, and water to examination rooms</p>
<p>053 Office - A room or rooms in which the affairs of a business are conducted. May be rented, owner-occupied, or a combination.</p>	<p>1 - Below Normal: Open areas with some individual offices</p> <p>2 - Normal: Individual offices and few administrative areas and open areas</p> <p>3 - Above Normal: All individual office areas with administrative areas and open areas</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Small toilet rooms, water heater, drinking fountains.</p> <p>2 - Normal: Multiple fixture toilet rooms, water heater, drinking fountains.</p> <p>3 - Above Normal: Multiple fixture toilet rooms, water heater, drinking fountains, lounge/kitchen area.</p>
<p>054 Nursing Home - A facility providing needed care for persons who are infirmed chronically ill; this is not the same as an extended care wing in a hospital.</p>	<p>1 - Below Normal: Mostly semi-private rooms</p> <p>2 - Normal: Mix of private and semi-private rooms</p> <p>3 - Above: Normal all private rooms.</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Common restroom facilities, water in rooms, water heater, and kitchen</p> <p>2 - Normal: Semi-private restroom facilities, water heater, and kitchen</p> <p>3 - Above Normal: Private restroom facilities, water heater, and kitchen</p>
<p>055 School - A building or buildings used for teaching or training. May be elementary, university, vocational, technical or other educational use.</p>	<p>1 - Below Normal Classrooms or large capacity, 50 or more students.</p> <p>2 - Normal Classrooms of average capacity 30 or more students.</p> <p>3 - Above Normal Classrooms of small capacity of less than 30 students.</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal Toilet facilities, water heater, cafeteria facilities, no locker rooms, drinking fountains</p> <p>2 - Normal toilet facilities, water heater cafeteria facilities, locker rooms, drinking fountains</p> <p>3 - Above Normal toilet facilities, water heater, cafeteria facilities, locker rooms drinking fountains, home economics area, floor drains, etc.</p>
<p>056 Hospitals - Institutions where the ill or injured may receive medical or surgical treatment, nursing, and lodging. Clinics will be listed as Use Type Medical Center. Extended care units attached or adjacent to a hospital is considered as a use type of a hospital room.</p>	<p>1 - Below Normal: General mix of rooms, private/semi-private with wards of 20 or more beds</p> <p>2 - Normal: Mix of private & semi-private rooms, and few wards</p> <p>3 - Above Normal: Mostly private and semi-private facilities and areas with private restrooms</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Fair restroom facilities, water heart, kitchen facilities, and laundry facilities</p> <p>2 - Normal: Good restroom facilities, water heater, kitchen facilities laundry facilities and some areas of semi-private restrooms</p> <p>3 - Above Normal: Good toilet facilities, water heater, kitchen facilities, and laundry</p>

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057 Library - A public or private institution responsible for the care and circulation of books, magazines, and various reference materials.	<p>1 - Below Normal: Small office area, meeting rooms, and enclosed study areas</p> <p>2 - Normal: Office area, meeting rooms, enclosed study areas, and a few listening booths for records</p> <p>3 - Above Normal: Office area, meeting rooms, small enclosed study areas, and listening booths for records</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Minimal restrooms</p> <p>2 - Normal: Restrooms, water heater, and drinking fountains</p> <p>3 - Above Normal: Multiple fixture restrooms, water heater, and drinking fountains</p>
058 Funeral Home - Structure having the purpose of preparing the dead for burial and/or cremation. May also include facilities for services prior to burial.	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Minimal restrooms</p> <p>2 - Normal: Restrooms, water heater, and drinking fountains</p> <p>3 - Above Normal: Multiple fixture restrooms, water heater, and drinking fountains</p>
059 Post Office - A facility used for the receipt and distribution of mail.	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Minimal plumbing (1 restroom)</p> <p>2 - Normal: Normal or typical plumbing (1-2 restrooms)</p> <p>3 - Above Normal: Above average plumbing (2 restrooms)</p>
061 Auditorium Theater - An auditorium is a building containing seating and a stage or portable stage, creating a setting for speeches, concerts, and other events. May contain a balcony. A theater is a building with ascending rows of seats allowing for stage plays, speeches, and various performances. May contain a balcony. Movie theaters are Use Type – Cinema.	<p>1 - Below Normal: Small dressing room areas and restroom enclosures</p> <p>2 - Normal: Restroom enclosures, dressing rooms, snack bar area, and lounge area</p> <p>3 - Above Normal: Many small dressing and make-up rooms, restroom enclosures, lounge area, and snack bar area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: restrooms, water heater, and small snack bar</p> <p>2 - Normal: restrooms, water heater, snack bar, and drinking fountains</p> <p>3 - Above Normal: Multiple fixture restrooms, water heater, good snack bar, and drinking fountains</p>
062 Cinema - Facility designated for the showing of movies. May contain several theaters in one. Normally has considerable parking available.	<p>1 - Below Normal: Small projection booth area, restroom enclosures, and small office</p> <p>2 - Normal: Projection booth, restroom enclosures, snack area, and small lobby area</p> <p>3 - Above Normal: Good projection booth, restroom enclosures, snack area, lobby area, and storage facilities</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Restrooms and water heater</p> <p>2 - Normal: Restrooms, water heater, and snack bar</p> <p>3 - Above Normal: Multiple fixture restrooms, water heater, good snack bar, and drinking fountains</p>

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063 Religious Institution - Structure whose use is associated with some type of religious worship or use.	<p>1 - Below Normal: Main sanctuary and some classrooms</p> <p>2 - Normal: Main sanctuary, good classrooms, and small office area</p> <p>3 - Above Normal: Main sanctuary, good classrooms, meeting rooms, and offices</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Restroom facilities and water heater</p> <p>2 - Normal: Restroom facilities, water heater, and small kitchen facility</p> <p>3 - Above Normal: Restroom facilities, water heater, good kitchen facility, and drinking fountains</p>
064 Social/Fraternal Hall - Facility whose primary purpose is for fellowship among its members. Examples are the Moose Lodge, Eagles, VFW or Masons.	<p>1 - Below Normal: Main hall area and small kitchen</p> <p>2 - Normal: Main hall, kitchen, small office, and storage area</p> <p>3 - Above Normal: Main hall, kitchen, office areas, and storage and meeting rooms</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: Restroom facilities and water heater</p> <p>2 - Normal: Restroom facilities, water heater, small kitchen, and small bar</p> <p>3 - Above Normal: Restroom facilities, water heater, good kitchen, good bar, and drinking fountains</p>
070 Service Station with Bays - Service station that is totally enclosed with areas provided for vehicles to be driven into the structure for service or repairs.	<p>1 - Below Normal: Small office area and restroom facilities</p> <p>2 - Normal: Small office area and restroom facilities</p> <p>3 - Above Normal: Small office area, sales area, restroom facilities, and storage area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: 2 restrooms, slop sink, and 5 fixtures</p> <p>2 - Normal: 2 restrooms, slop sink, 6 fixtures, and floor drains</p> <p>3 - Above Normal: 2 restrooms, slop sink, drinking fountain, 6 fixtures, and floor drains</p>
071 Service Station, Conversion Retail - Built as a service station but current use has been changed to a retail operation. Convenience stores are commonly seen in old service stations.	<p>1 - Below Normal: Small office area and restroom facilities</p> <p>2 - Normal: Small office area and restroom facilities</p> <p>3 - Above Normal: Small office area, sales area, restroom facilities, and storage area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: 2 restrooms, slop sink, and 5 fixtures</p> <p>2 - Normal: 2 restrooms, slop sink, 6 fixtures, and floor drains</p> <p>3 - Above Normal: 2 restrooms, slop sink, drinking fountain, 6 fixtures, and floor drains</p>
072 Service Station, Conversion Storage - Built as a service station but has been converted into storage.	<p>1 - Below Normal: Small office area and restroom facilities</p> <p>2 - Normal: Small office area and restroom facilities</p> <p>3 - Above Normal: Small office area, sales area, restroom facilities, and storage area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: 2 restrooms, slop sink, and 5 fixtures</p> <p>2 - Normal: 2 restrooms, slop sink, 6 fixtures, and floor drains</p> <p>3 - Above Normal: 2 restrooms, slop sink, drinking fountain, 6 fixtures, and floor drains</p>
073 Service Station without Bays - Service station where the primary function is selling gas and contains no facilities for the servicing or repair of vehicles.	<p>1 - Below Normal: Small office area and restroom facilities</p> <p>2 - Normal: Small office area and restroom facilities</p> <p>3 - Above Normal: Small office area, sales area, restroom facilities, and storage area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: 1 restroom and drinking fountain</p> <p>2 - Normal: 2 restrooms and drinking fountain</p> <p>3 - Above Normal: 2 restrooms and drinking fountain</p>

COMMERCIAL USE TYPE DESCRIPTION			
USE TYPE DESCRIPTIONS	PARTITIONS	HEATING/AIR CONDITIONING	PLUMBING
074 Car Wash, Manual car wash that requires an individual to wash their own vehicle. May contain an automatic car wash stall or stalls, with those stalls given Use Type – Car Wash/Automatic.	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: None plumbing</p> <p>2 - Normal: Normal or typical plumbing</p> <p>3 - Above Normal: Above average plumbing</p>
075 Car Wash, Automatic - Car wash allowing for driver to remain in vehicle while being automatically washed. May also be a system that a conveyor belt pulls the vehicle through the car wash. Commonly found with manual car washes and as an attachment or separate building with service stations.	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: None plumbing</p> <p>2 - Normal: Normal or typical plumbing</p> <p>3 - Above Normal: Above average plumbing</p>
077 Truck Terminal - A truck terminal is designed for temporary closed storage. Its function is for unloading, sort and reload trucks, not for storing inventory. A truck terminal will general have additional facilities, 10% to 30%, to cater to transient personnel.	<p>1 - Below Normal: Small office/restroom enclosure less than 10 % of the buildings square feet</p> <p>2 - Normal: Small office and restroom enclosure between 10% and 30% of the building square feet</p> <p>3 - Above Normal: Office areas, restroom enclosures, and parts enclosure, greater than 30% of the building square feet</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: 1 restroom and few floor drains</p> <p>2 - Normal: 1 – 2 restrooms, floor drains, and water heater</p> <p>3 - Above Normal: 2 or more restrooms, water heater, drinking fountain, and small kitchen</p>
078 Distribution Warehouse - Designed primarily for storage of goods. This type of warehouse typically has access to interstate highways, and areas for trucks to load and unload freight. Some amount of office, sales, as well as increased plumbing, lighting, and compartmentalization will exist to accommodate a larger personnel load. Typically, these areas can be 15% to 30% of the total area. Other subdivisions are designed to accommodate breakdown and trans-shipment areas.	<p>1 - Below Normal: Small office/restroom enclosure less than 15% of the buildings square feet</p> <p>2 - Normal: Small office/restroom enclosure, 15 – 30% of the buildings square feet</p> <p>3 - Above Normal: Small open areas, mostly individual offices, greater than 30% of the buildings square feet</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: 1 restroom and few floor drains</p> <p>2 - Normal: 1 – 2 restrooms, floor drains, and water heater</p> <p>3 - Above Normal: 2 restrooms, water heater, drinking fountain, and small kitchen</p>
079 Cold Storage Warehouse - Designed to keep stored goods and commodities at controlled temperature levels. They can be entirely or partly cold storage. They may have some office are for on-site employee(s), but the main purpose of the structure is to store goods, not support large employee occupancy. These structures are not unheated warehouses.	<p>1 - Below Normal: Small office and restroom enclosures</p> <p>2 - Normal: Office and restroom enclosures</p> <p>3 - Above Normal: Individual office areas, restroom enclosures, and parts enclosure</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: 1 restroom and few floor drains</p> <p>2 - Normal: 1 – 2 restrooms, floor drains, and water heater</p> <p>3 - Above Normal: 2 or more restrooms, water heater, drinking fountain, and small kitchen</p>

COMMERCIAL USE TYPE DESCRIPTION			
USE TYPE DESCRIPTIONS	PARTITIONS	HEATING/AIR CONDITIONING	PLUMBING
<p>080 Flex Warehouse - Designed for multiple occupancy by relatively small space users. These buildings are a transition between warehouse and office sales construction. Because of display areas and extra partitioning and plumbing in the higher qualities, they are multi-tenant, typically of low-rise construction. The lower qualities have minimal subdivisions and finish per space. The better qualities have fully finished customer service areas with storefront entries and lobby//display areas. Note: Not to be confuse with retail structures or strip malls.</p>	<p>1 - Below Normal: Small office and restroom enclosure</p> <p>2 - Normal: Office and restroom enclosure</p> <p>3 - Above Normal: More individual office areas, restroom enclosures, and parts area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: 1 restroom and few floor drains</p> <p>2 - Normal: 1 – 2 restrooms, floor drains, and water heater</p> <p>3 - Above Normal: 2 or more restrooms, water heater, drinking fountain, and small kitchen</p>
<p>081 Multi-Use Apartment - Area that has other possible uses besides, living area. May contain some retail or office space. Lower cost than apartment because of less plumbing and partitions.</p>	<p>1 - Below Normal: Small apartment, 1 room, and minimal closets</p> <p>2 - Normal: Small apartments, 3 rooms, and adequate closet space</p> <p>3 - Above Normal: Average apartment, 4 or more rooms, and adequate closets space</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 1 bath, central water heater, no dishwasher, and no laundry</p> <p>2 - Normal: 1-1 ½ baths, individual water heater, and dishwasher hookup</p> <p>3 - Above Normal: 2 or more baths, individual water heater, dishwasher hookup, and laundry hookup</p>
<p>082 Multi-Use Office - Area that has other possible uses besides office, such as retail. Lower cost than office building.</p>	<p>1 - Below Normal: Few individual offices and mostly open areas</p> <p>2 - Normal: Average office area, small individual office, and some open areas</p> <p>3 - Above Normal: Above average office which are mostly individual offices and ample amount of open space areas</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 1 restroom and water heater</p> <p>2 - Normal: 2 restrooms and water heater</p> <p>3 - Above Normal: 2 restrooms, water heater, and kitchen facility</p>
<p>083 Multi-Use Sales - Structure having several areas of office, sales or retail. Lower cost than retail store.</p>	<p>1 - Below Normal: Small toilet enclosure and some storage</p> <p>2 - Normal: Small office, small toilet enclosure, and some storage areas</p> <p>3 - Above Normal: Office space, toilet enclosure, storage areas, and divided sales areas</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 1 restroom</p> <p>2 - Normal: 1 restroom and water heater</p> <p>3 - Above Normal: 2 restrooms, water heater, and drinking fountain</p>
<p>084 Multi-Use Storage - A warehouse providing for multiple occupancy storage. The structure is a lower cost than a warehouse. Not to be used in place of a mini-warehouse.</p>	<p>1 - Below Normal: Small restroom enclosure</p> <p>2 - Normal: Small restroom enclosure and dividing walls</p> <p>3 - Above Normal: Small restroom enclosure, dividing walls, and small office area</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: 1 restroom</p> <p>2 - Normal: 1 restroom and floor drains</p> <p>3 - Above Normal: 1 – 2 restrooms, water heater, and floor drains</p>

COMMERCIAL USE TYPE DESCRIPTION			
USE TYPE DESCRIPTIONS	PARTITIONS	HEATING/AIR CONDITIONING	PLUMBING
085 Enclosure - Entry way into a structure that is totally surrounded by some type of material such as glass. Similar to a closed porch on a house.	<p>1 - Below Normal: Open area and few individual offices</p> <p>2 - Normal: Open area and individual offices</p> <p>3 Above Normal: Open area and numerous individual offices</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	<p>1 - Below Normal: 1 restroom and water heater</p> <p>2 - Normal: 1-2 restrooms and water heater</p> <p>3 - Above Normal: 2 restrooms, water heater, and drinking fountain</p>
086 Support Area - Area that houses machinery and equipment essential to the operation of the structure. May be a non-livable penthouse containing air conditioning equipment or on a floor housing the heating system.	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: Minimal plumbing</p> <p>2 - Normal: Normal or typical plumbing</p> <p>3 - Above Normal: Above average plumbing</p>
088 Restroom/Locker Room Facility - May be a separate facility or an integral part of a structure. Example might be the locker room at a swimming pool or the restroom facilities in a mall.	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: Minimal plumbing</p> <p>2 - Normal: Normal or typical plumbing</p> <p>3 - Above Normal: Above average plumbing</p>
090 Parking Garage - Facility for providing parking spaces for vehicles that may be covered on the top level or open. Can be a separate facility or an integral part of a structure.	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: None</p> <p>Air Conditioning (AC): None</p>	Normal or average plumbing is included in the base interior cost. *Grade adjustments may be required for below or above normal plumbing.
091 Basement, Residential, Unfinished - This will be used for unfinished basements of houses on a mixed use parcel where the primary use is commercial.	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: None</p> <p>Air Conditioning (AC): None</p>	<p>1 - Below Normal: Minimal plumbing</p> <p>2 - Normal: Normal or typical plumbing</p> <p>3 - Above Normal: Above average plumbing</p>
095 Covered Mall - Area within a mall that is not occupied by stores. May be hallways and main mall walking area.	<p>1 - Below Normal: Minimal partitioning</p> <p>2 - Normal: normal or typical partitioning</p> <p>3 - Above Normal: Above average partitioning</p>	<p>Heating: Hot water, steam, or air</p> <p>Air Conditioning (AC): Central</p>	No plumbing is included in the base interior cost. *Grade adjustments may be required for plumbing.
100 Franchise Restaurant - Fast Food Restaurant type facility that requires the customer to place and pick-up order. While this type of facility has indoor seating, it is distinguished by the lack of table service. Examples are: McDonald's, Wendy's, Taco Bell, and Burger King.	Normal or average partitioning is included in the base interior cost. *Grade adjustments may be required for below or above normal partitioning.	Central Heat/AC are included in the base interior cost. *Grade adjustments may be required for below or above normal Heat/AC.	Normal or average plumbing is included in the base interior cost. *Grade adjustments may be required for below or above normal plumbing.

COMMERCIAL USE TYPE DESCRIPTION			
USE TYPE DESCRIPTIONS	PARTITIONS	HEATING/AIR CONDITIONING	PLUMBING
199 Local Fast Food - Restaurant type facility that requires the customer to place and pick-up order. While this type of facility has indoor seating, it is distinguished by the last of sit down service.	Normal or average partitioning is included in the base interior cost. *Grade adjustments may be required for below or above normal partitioning.	Central Heat/AC are included in the base interior cost. *Grade adjustments may be required for below or above normal Heat/AC.	Normal or average plumbing is included in the base interior cost. *Grade adjustments may be required for below or above normal plumbing.
990 Parking, Upper Deck - Located on top of a facility that has a different use type.	Normal or average partitioning is included in the base interior cost. Grade adjustments may be required for below or above normal partitioning.	Heating: None Air Conditioning (AC): None *Grade adjustments may be required for below or above normal Heat/AC.	Normal or average plumbing is included in the base interior cost. Grade adjustments may be required for below or above normal plumbing.

DEPRECIATION INFORMATION SECTION

Physical Condition

Select the code from the dropdown menu denoting the physical condition of the Interior/Exterior Line in relation to its age. Consideration should include foundation, frame, exterior walls, roof, heating, air conditioning, lighting and electrical systems, plumbing, internal walls, and floor finish.

1 POOR:

To indicate that the Interior/Exterior Line is structurally unsound. Major structural elements require replacement. The interior is in a dilapidated condition and does not appear suitable for use.

2 FAIR:

To indicate that the Interior/Exterior Line shows marked wear and deterioration but the property is usable for commercial or industrial purposes, the structure could be characterized as “needing work.”

3 NORMAL:

To indicate that the Interior/Exterior Line shows only minor signs of physical deterioration due to “wear and tear.” There are few indications of deferred maintenance and no significant repairs or replacements are necessary.

4 GOOD:

To indicate that the Interior/Exterior Line is in new or “like new” condition. There are no deficiencies in material or construction and no signs of deferred maintenance.

5 EXCELLENT:

To indicate that new or a major renovation or rehabilitation of the Interior/Exterior Line has taken place. The major renovation or rehabilitation of the Interior/Exterior Line has

altered the condition of the interior/exterior line area to that of a much newer building in good condition. The amount of work done to enhance the appearance and structural soundness of the Interior/Exterior Line is far in excess of that required for normal maintenance.

Functional Utility

Enter the one digit numeric code denoting the functional utility of the Interior/Exterior Line. Functional utility may be defined as the ability of the Interior/Exterior Line to perform the function for which it is intended. It is the combined effect on marketability of the condition, utility, and desirability of the property. Consideration should be given to architecture, design, and layout, sizes and types of rooms, and performance standards. There are five functional ratings which are listed below.

- 0 - None:** The Interior/Exterior Line adds nothing to the ability to perform the function for which the improvements are intended. The improvements can in no way be considered serviceable.
- 1 - Poor:** The Interior/Exterior Line adds little to the ability to perform the function for which the improvements are intended. Major renovation is necessary to allow the improvements to make an adequate contribution to service. There is no off-street parking available in the immediate area.
- 2 - Fair:** The Interior/Exterior Line adds to the ability to perform the function for which the improvements are intended, but the effect is minimal. There is still proper ingress and egress but minimal off-street parking is available in the area.
- 3 - Normal:** The Interior/Exterior Line adds an adequate amount to the ability to perform the function for which the improvements are intended. There is adequate off-street parking available in the immediate area.
- 4 - Good:** The Interior/Exterior Line has no functional deficiencies and the improvements are well suited to aid the ability to perform the function for which improvements are intended. There is more than adequate off-street parking available in the immediate area.

The functional utility by floor level is described below:

Basement

- 0 - None:** The basement has very little possibility of being utilized to any great degree, i.e., low ceiling height, dirt or flooded floor, partially flooded, limited ingress and egress, etc.
- 1 - Poor:** The basement is capable of being only partially utilized due to height, size, ingress, and egress, etc. No elevator service. There is no off-street parking available in the immediate area.
- 2 - Fair:** The basement may be capable of being utilized for dead storage, etc., but lacks good elevator service, although it may have old cable controlled type. There is still proper ingress and egress but minimal off-street parking is available in the area.
- 3 - Normal:** The basement is capable of being fully utilized with good movement of materials to first floor level by elevator or other mechanical means. There is adequate off-street parking available in the immediate area.
- 4 - Good:** The entire basement is exceptionally utilized. Improvements may include secondary office space, lounge, function rooms, kitchen, etc. Basement is served by modern elevator. There is more than adequate off-street parking available in the immediate area.

First Floor

- 0 - None:** No possible present or future usefulness exists for the first floor.
- 1 - Poor:** The first floor exhibits very little possible utility at present or in the future due to shape, layout, size, construction, etc. There is no off-street parking available in the immediate area.
- 2 - Fair:** The first floor has excessive wasted space due to shape, layout, and size. Ceiling height and/or bay size is less than adequate. Problems exist with ingress or egress. There is still proper ingress and egress but minimal off-street parking is available in the area.

3 - Normal:

The first floor layout provides for nearly full utilization of space. There is sufficient ceiling height and bay size to fulfill the function for which it is intended. Most first floor areas will fall into this classification. There is adequate off-street parking available in the immediate area.

4 - Good:

The first floor is exceptionally utilized with good layout, ingress, and egress. There is little or no wasted floor area and a maximum of net leasable space exists. There is more than adequate off-street parking available in the immediate area.

Second Floor

0 - None:

No present or future utilization for the second floor.

1 - Poor:

The second floor has a low percentage of net leasable to gross floor area. The plumbing and lighting are obsolete. It may have small bays or low ceiling height. The overall layout is poor and no elevator service exists. There is no off-street parking available in the immediate area.

2 - Fair:

The second floor has excessive hallways, stairwells, elevator shafts, etc., which result in a lower percentage of net leasable space. There may be an older type manually operated elevator or none at all. There is still proper ingress and egress but minimal off-street parking is available in the area.

3 - Normal:

The second floor layout provides for nearly full utilization of space with normal hall and stairwell areas. A self-service elevator is available. There is adequate off-street parking available in the immediate area.

4 - Good:

The second floor is exceptionally utilized. There is little or no wasted floor area. A modern self-service elevator is available. There is more than adequate off-street parking available in the immediate area.

Above Second Floor

Use the same guidelines as second floor except to consider that on buildings with no elevator, the higher the floor level, the less desirable the space becomes. It would be highly unlikely, in any building to progress upward floor by floor and have the functional utility increase. For example, if the second floor is classified as 2 - Fair, it would not be likely for the third floor to be 3 - Normal.

NOTE: Economic obsolescence is addressed during valuation review

ADDITIONAL INFORMATION SECTION

Year Added

Enter the year the interior/exterior level was added to the site.

Permits

Click on the "Permits" button for permits filed for the property.

Situs

Click on the "Situs" button for address of the property.

COMMENTS - EXTERIOR AND INTERIOR SECTIONS

There are two comments fields; one for the exterior and one for interior. All relevant information pertaining to the exterior and interior should be detailed in these fields.

INCENTIVE PROGRAM INFORMATION SECTION

Type

If the interior/exterior line has been granted within one of the incentive programs, select the type of incentive program granted from the dropdown menu. There are 17 programs which are detailed below:

- Air & Water Pollution & Carbon Capture M&C CA
- Carbon Sequestration EP or D (Class 15) CA
- Class 13 - 5 Year Exemption Oil & Gas
- Class 13 - Commercial Hydro Gen Facility - NEI
- Class 13 - Commercial wind Gen Facility - NEI
- Class 14 - Commercial Wind Gen Facility - NEI
- Class 15 - PP
- Class 15 - PP – Energy Prod or Dev
- Class 15 - PP - NEI
- Class 5 - Air & Water Pollution Control Equipment
- Class 5 - Air & Water Pollution Control Equipment - NEI
- Class 5 - Electrolytic Reduction Equipment
- Class 5 - Research & Development M&E - NEI
- Class 8 - 5 Year Exemption Wind Under 1 MW
- Class 8 - M&E - NEI
- Gross Proceeds Metal Mines - NEI
- Natural Disaster

Year Granted

Enter the year the incentive program was granted, e.g., 2012.

REAPPRAISAL ACTION SECTION**Reappraisal**

Select from the dropdown menu the desired action for the reappraisal. There are two items included in the dropdown menu: "Delete for Reappraisal" and "Reappraisal Record."

BUILDING OTHER FEATURES LIST PAGE

Building Other Features (BOFs) refer to the presence of miscellaneous features which are not typically found in new commercial, but are to be valued.

BUILDING OTHER FEATURES SECTION**Type**

Select from the dropdown menu the additional feature or BOF. The Building Other Features are detailed in the following Building Other Features (BOF) table.

Units

Enter the number of the selected type of BOF.

Measurements/Area Section

Enter the appropriate measurements for the selected BOF.

Width

Enter the width of the BOF.

Length

Enter the length of the BOF.

Size/Area

Enter the square footage of the area of the BOF.

Height

Enter the height of the BOF.

FLAT VALUE SECTION**Flat Value**

Enter the total flat value of the BOF in this field.

Reason

Enter the reason for the flat value of the BOF.

COMMERCIAL BUILDING OTHER FEATURES (BOFs)

BOF CODE	BOF DESCRIPTION
CAC1	AC1 - Air Conditioning, Central
CAC2	AC2 - Air Conditioning, Unit
CAT1	AT1 - Atrium, Cover Only
CAW1	AW1 - Aerial Walkway
CBA1	BA1 - Balcony
CBC1	BC1 - Bank, Drive-in Canopy
CBC3	BC3 - Bank, drive-in window
CBE0	BE0 - Bank, Pneumatic Tubes
CBE1	BE1 - Bank Vault, money, no door
CBE2	BE2 - Bank Vault, record storage, no door
CBE3	BE3 - Bank Vault Door, money, circ. shaped
CBE4	BE4 - Bank Vault Door, money, rect. shaped
CBE5	BE5 - Bank Vault Door, record storage only
CBE6	BE6 - Bank, Night Deposit Chute
CBE8	BE8 - Bank, Service Window
CBT1	BT1 - Basement Top
CCF1	CF1 - Cooler, cooler, 32 to 60 degrees
CCF2	CF2 - Cooler, chiller, 5 to 31 degrees
CCF3	CF3 - Cooler, freezer, -15 to 5 degrees
CCF4	CF4 - Cooler, sharp freeze, -45 to -15 degrees
CCK1	CK1 - Catwalk
CCL1	CL1 - Clean Room, Class 100
CCL2	CL2 - Clean Room, Class 1,000
CCL3	CL3 - Clean Room, Class 10,000
CCL4	CL4 - Clean Room, Class 100,000
CCM1	CM1 - Covered Mall
CCN1	CN1 - Crane Rail, light
CCN2	CN2 - Crane Rail, medium
CCN3	CN3 - Crane Rail, heavy
CCP5	CP5 - Canopy Roof, Low Cost
CCP6	CP6 - Canopy Roof, Average
CCP7	CP7 - Canopy Roof, Good
CCR1	CR1 - Computer Room Floor
CCR2	CR2 - Computer Room Air Control
CCR3	CR3 - Computer Room Fire Suppression Equipment
CCW1	CW1 - Craneway
CDF1	DF1 - Drinking Fountain
CDH1	DH1 - Dock Level Floor
CEE1	EE1 - Enclosed Entry
CEW1	EW1 - Emergency, eye wash
CEW2	EW2 - Emergency, shower
CEW3	EW3 - Emergency, eye wash & shower
CFI1	FI1 - Fireplace, 1 opening
CFI2	FI2 - Fireplace, 2 openings
CFI3	FI3 - Fireplace, 3 openings
CGH1	GH1 - Greenhouse, economy
CGH2	GH2 - Greenhouse, average
CGH3	GH3 - Greenhouse, good

COMMERCIAL BUILDING OTHER FEATURES (BOFs)

BOF CODE	BOF DESCRIPTION
CHC1	HC1 - Human Crematory Retort
CHD1	HD1 - Hangar Door, 20-40'
CHD2	HD2 - Hangar Door, over 40'
CHD3	HD3 - Hangar Door, up to 20'
CHR1	HR1 - Hand Rails, 1.5" pipe, 4' high
CHR2	HR2 - Hand Rails, 2" angle iron
CHR3	HR3 - Rail Kick Plate
CHS1	HS1 - Hoist, single plunger, 8,000#
CHS2	HS2 - Hoist, double plunger, 8,000#
CHS3	HS3 - Hoist, double plunger, 11,000#
CHS4	HS4 - Hoist, double plunger, 16,500#
CHS5	HS5 - Hoist, double plunger, 19,500#
CHS6	HS6 - Hoist, double plunger, 24,000#
CHS7	HS7 - Hoist, double plunger, 36,000#
CLA1	LA1 - Ladder, without cages
CLA2	LA2 - Ladder, with cages
CLD1	LD1 - Loading Dock, steel or concrete
CLD2	LD2 - Loading Dock, wood
CLD4	LD4 - Truck & Train Wells
CLD5	LD5 - Dock Levelers
CLE1	LE1 - Lights, explosion proof, florescent
CLE2	LE2 - Lights, explosion proof, incandescent
CLE3	LE3 - Lights, explosion proof, mercury
CLE4	LE4 - Lights, explosion proof, sodium vapor
CLTM	LTM - Lean-to, metal
CLTW	LTW - Lean-to, wood
CLX1	LX1 - Lights, wall mounted, incandescent
CLX2	LX2 - Lights, wall mounted, mercury vapor
CLX3	LX3 - Lights, wall mounted, sodium, high pressure
CLX4	LX4 - Lights, wall mounted, sodium, low pressure
CMR1	MR1 - Roof, monitor (only for floor levels 01 to 01)
CMR2	MR2 - Roof, high bay
CMS1	MS1 - Miscellaneous Structure
COA1	OA1 - Open Area, high rise apts/hotels
COA2	OA2 - Open Area, garden apts/motels/dwellings
COA3	OA3 - Open Area, stores & restaurants
COA4	OA4 - Open Area, industrial & warehouses
COA5	OA5 - Open Area, banks & low rise office bldgs
COA6	OA6 - Open Area, theaters & auditoriums
COA7	OA7 - Open Area, light metal buildings
COA8	OA8 - Open Area, high rise office
COD1	OD1 - Overhead Door, wood/metal
COD2	OD2 - Overhead Door, rolling steel
COD3	OD3 - Overhead Door, wood/metal with motor & operator
COD4	OD4 - Overhead Door, rolling steel with motor & operator
CPC1	PC1 - Pet Crematory Retort (small)
CPC2	PC2 - Pet Crematory Retort (medium)
CPC3	PC3 - Pet Crematory Retort (large)

COMMERCIAL BUILDING OTHER FEATURES (BOFs)

BOF CODE	BOF DESCRIPTION
CPP1	PP1 - Porch, open
CPP2	PP2 - Porch, screened
CPP4	PP4 - Porch, enclosed
CPP5	PP5 - Porch, upper deck
CPP6	PP6 - Porch, upper deck, screened
CPP8	PP8 - Porch, upper deck, enclosed
CRA1	RA1 - Garage, attached, frame, finished
CRA2	RA2 - Garage, attached, masonry finished
CRA3	RA3 - Garage, attached, frame, unfinished
CRA4	RA4 - Garage, attached, masonry, unfinished
CRC1	RC1 - Carport
CRP5	RP5 - Swimming Pool, indoor
CRS1	RS1 - Utility Building, frame
CRS2	RS2 - Utility Building, metal
CRS3	RS3 - Utility Building, brick/stone
CRT1	RT1 - Patio, wood
CRT2	RT2 - Patio, concrete
CRT3	RT3 - Patio, stone/tile w/sand base
CRT4	RT4 - Patio, stone/tile w/concrete base
CRT5	RT5 - Patio, brick
CSC1	SC1 - Steel Checker Plate, bolted
CSC2	SC2 - Steel Checker Plate, welded
CSCR	SCR - Self-contained Room
CSF1	SF1 - Store Front, wood frame
CSF2	SF2 - Store Front, average metal frame
CSF3	SF3 - Store Front, elaborate
CSG1	SG1 - Steel Grating, on grade
CSG2	SG2 - Steel Grating, elevated
CS1	SI1 - Sink, Industrial, Full
CS2	SI2 - Sink, Industrial, Half
CSK1	SK1 - Skating Rink, indoor, ice
CSS1	SS1 - Sprinkler System - wet pipe
CSS2	SS2 - Sprinkler System, dry pipe
CST1	ST1 - Stairs, metal w/pipe rails, 3.6' wide
CST2	ST2 - Stairs, metal w/pipe rails, 4' wide
CST3	ST3 - Stairs, concrete w/pipe rails, 3.6' wide
CST4	ST4 - Stairs, concrete w/pipe rails, 4' wide
CST5	ST5 - Stairs, concrete kick plate hand rail
CST6	ST6 - Stairs, steel kick plate hand rail
CST7	ST7 - Stairs, wood kick plate hand rail
CST8	ST8 - Stairs, Metal Grate
CSU1	SU1 - Sauna/Steam Room, < 25 sqft
CSU2	SU2 - Sauna/Steam Room, 26-60 sqft
CSU3	SU3 - Sauna/Steam Room, > 60 sqft
CTU1	TU1 - Tunnel, grain elevator
CWH1	WH1 - Whirlpool/hot tub, < 5 persons
CWH2	WH2 - Whirlpool/hot tub, 6-8 persons
CWH3	WH3 - Whirlpool/hot tub, > 8 persons

ADDITIONAL INFORMATION SECTION

Year Added

Enter the year the BOF was added to the improvement.

Comments

Enter all relevant comments regarding the BOF.

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs) LIST PAGE

This section provides guidelines for collecting and recording additional structures or site improvements not part of the principle structure, also known as Other Building and Yard Improvements (OBYs). There are numerous types of OBYs which may be encountered on residential, agricultural, commercial, and industrial properties. The most common are listed on the following page. The inclusion of all possible items is considered impractical; however, the ability to collect data on OBY structures not coded as an OBY has been provided through the use of the MS1 – Miscellaneous Structure.

OBY - OTHER BUILDING AND YARD IMPROVEMENTS SECTION

Type

Select the code from the dropdown menu denoting the type (use) of the OBY (Ag, AgMOB, Commercial, CommRes, Industrial, MOB, NoValue, and Residential). The OBY Type must match the OBY Code, i.e., if Commercial or CommRes OBY Type is selected, an OBY code starting with a “C” must also be selected or a zero value result. In addition, if an AG, AgMOB, MOB, or Residential OBY Type is selected, an OBY Code starting with an “A” or “R” must be selected or a zero value will result. Consideration should include foundation, frame, exterior walls, roof, heating, air conditioning, lighting and electrical systems, plumbing, internal walls, and floor finish.

Ag:	Agricultural OBY structure
AgMOB:	Agricultural OBY structure
Commercial:	Commercial OBY structure with no residential use.
CommRes:	Indicates commercial/residential OBY structures, e.g., apartments and duplexes. For example, if there is a living unit (or apartment) on the property, select “CommRes” type.
Industrial:	Industrial OBY structure
MOB:	MOB OBY structure
NoValue:	The “NoValue” OBY structure type indicates that the improvement provides no contributory value to the property as a whole and no value is assigned to the OBY improvement.
Residential:	Residential OBY structure

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs)	
OBY CODE	OBY CODE DESCRIPTION
AAA1	Arena, Frame
AAA2	Arena, Pole
AAA3	Arena Lean-To, Frame
AAA4	Arena Lean-To, Pole
AAB1	Bank Barn
AAB2	Standard Barn
AAD1	Horse Barn & Stable
AAE1	Elevator, farm, wood crib
AAE2	Elevator, farm, concrete
AAE3	Drive House, farm, concrete, low cost
AAE4	Drive House, farm, wood/metal, good
AAE5	Drive House, farm, wood/metal, average
AAE6	Drive House, farm, wood/metal, low cost
AAE7	Drive House, farm, concrete, good
AAE8	Drive House, farm, concrete, average
AAE9	Concrete Grain Elevator - 200,001 and greater bushel
AAF1	Feed Bunk, concrete
AAF2	Feed Bunk, post & plank
AAF3	Fence Bunk, concrete
AAF4	Fence Bunk, Post & Plank
AAG1	Grain Bins w/o aerator < 60,000 BU
AAG2	Grain Bins w/aerator < 60,000 BU
AAG3	Steel hopper bins
AAG4	Grain Bins w/o aerator > 60,000 BU
AAG5	Grain Bins w/aerator > 60,000 BU
AAH1	Poultry House, 1 story, frame or metal
AAH2	Poultry House, 2 story, frame or metal
AAH3	Poultry House, 3 story, frame or metal
AAH4	Poultry House, 1 story, masonry
AAH5	Poultry House, 2 story, masonry
AAH6	Poultry House, 3 story, masonry
AAI1	Implement Shed, frame
AAI2	Implement Shed, concrete block
AAK1	Silo, bunker
AAL1	Lean-to, 1 story, pole frame
AAL2	Lean-to, 1 story, metal frame
AAM1	Milk House, attached, frame
AAM2	Milk House, attached, CB/Tile
AAM3	Milk House, detached, frame
AAM4	Milk House, detached, CB/tile
AAM5	Milking Parlor, frame
AAM6	Milking Parlor, CB/tile
AAMA	M&E, farm grain facilities, average, under 200,001 bu.
AAMA2	M&E farm grain facilities, average, over 200,000 bu.
AAME	M&E, farm grain facilities, excellent, under 200,001 bu.
AAME2	M&E, farm grain facilities, excellent, over 200,000 bu
AAMG	M&E, farm grain facilities, good, under 200,001 bu.
AAMG2	M&E, farm grain facilities, good, over 200,000 bu.
AAML	M&E, farm grain facilities, low cost, under 200,001 bu.
AAML2	M&E, farm grain facilities, low cost, over 200,000 bu.
AAN1	Annex, farm, wood crib
AAN2	Annex, farm, concrete, up to 200,000 Bushels
AAN3	Concrete Grain Annex, 200,001+ Bushels
AAO1	Potato Storage, Underground
AAO2	Potato Storage, Aboveground
AAP1	Pole Frame Bldg, 4 sides closed, metal
AAP2	Pole Frame Bldg, 4 sides closed, wood
AAP3	Pole Frame Bldg, 1 side open, metal
AAP4	Pole Frame Bldg, 1 side open, wood
AAP5	Pole Frame Bldg, 4 sides open, metal
AAP6	Pole Frame Bldg, 4 sides open, wood
AAQ1	Quonset
AAR1	Granary
AAS1	Silo, Concrete stave with roof
AAS2	Silo, Concrete stave, w/o roof
AAS3	Silo, Butler LMS (low moisture)
AAS4	Silo, Porcelain
AAS5	Silo, prefabricated steel
AAS6	Silo, steel, high moisture
AASC	Shed, agricultural, concrete
AASF	Shed, agricultural, frame
AASM	Shed, agricultural, metal
AAT1	Trench, concrete or plank
AAT2	Trench, dirt

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs)	
OBY CODE	OBY CODE DESCRIPTION
AAU1	Tanks, fuel, underground
AAU2	Tanks, fuel, aboveground
AAU3	Tanks, horizontal pressure, 4,000 gallon and under
AAU3A	Tanks, horizontal pressure, over 4,000 gallons
AAU4	Tanks, fuel, aboveground, single concrete vault
AAU5	Tanks, fuel, aboveground, double concrete vault
AAW1	Swine Farrowing Barn
AAW2	Swine Finishing Barn
AAW3	Swine Confinement Barn
AAX1	Prefab building w/vertical walls
AAX2	Prefab building w/slant walls
AA1	Slurry, circular system
AA2	Slurry, rectangular system
ACA1	Scales, farm, platform
ACA2	Scales, farm, truck
ACA3	Scales, farm, cattle
ACF1	Agricultural Cooler 32-60 degree, built-in
ACF2	Agricultural Chiller - 5 to 31 degrees, built-in
ACF3	Agricultural Freezer - -15 to 5 degrees, built-in
ACF4	Agricultural Sharp Freezer - -45 to -15, built-in
CAA1	Arena, Steel Frame, Commercial
CAA2	Arena, Pole, Commercial
CAA3	Arena, Lean-To, Frame, Commercial
CAA4	Arena, Lean-To, Pole, Commercial
CAC1	Air Conditioning, central
CAC2	Air Conditioning, unit
CAD1	Commercial Stables
CAF1	Garage, attached, frame, finished, low cost
CAF2	Garage, attached, frame, finished, average
CAF3	Garage, attached, frame, finished, good
CAF4	Garage, attached, frame, unfinished, low cost
CAF5	Garage, attached, frame, unfinished, average
CAF6	Garage, attached, frame, unfinished, good
CAG1	Grain Bin w/o aerator < 60,000 BU
CAG2	Grain Bin w/aerator < 60,000 BU
CAG3	Steel Hopper Bin < 5,000 BU
CAG4	Grain Bin w/o aerator > 60,000 BU
CAG5	Grain Bin w/aerator > 60,000 BU
CAG6	Steel Hopper Bin > 5,000 BU
CAM1	Garage, attached, masonry, finished - low cost
CAM2	Garage, attached, masonry, finished - average
CAM3	Garage, attached, masonry, finished - good
CAM4	Garage, attached, masonry, unfinished - low cost
CAM5	Garage, attached, masonry, unfinished - average
CAM6	Garage, attached, masonry, unfinished - good
CAN1	Annex, wood crib
CAN2	Annex, concrete, under 200,001 bu.
CAN3	Annex, concrete, over 200,000 bu.
CATM	ATM Permanently Affixed (Real Property)
CAU1	Fuel Storage Tank, underground, Steel
CAU2	Fuel Storage Tank, aboveground, Steel
CAU3	Fuel Storage Tank, horizontal pressure, under 4,001 gal
CAU3A	Fuel Storage tank, horizontal pressure, over 4,000 gal
CAU4	Fuel Storage Tank, aboveground, sgl concrete vault
CAU5	Fuel Storage Tank, aboveground, dbl concrete vault
CAU6	Fuel Storage Tank, underground, fiberglass
CAU7	Fuel Storage Tank, underground, steel, cathode
CAU8	Fuel Stor. tank, Above Ground, conc vlt, sgl comp, dbl wall
CAU9	Fuel Stor. tank, Above Ground, conc vlt, dbl comp, dbl wall
CBB1	Boat House, frame
CBB2	Boat House, masonry
CBC1	Bank, Drive-in, canopy
CBC2	Bank, Drive-in, teller booth
CBD1	Boat Dock, light wood
CBD2	Boat Dock, medium wood
CBD3	Boat Dock, heavy wood
CBS1	Boat Slip, economy
CBS2	Boat Slip, average
CBS3	Boat Slip, good
CCA1	Scale, platform
CCA2	Scale, truck
CCA3	Scale, cattle
CCF1	Commercial Cooler 32-60 degree, built-in
CCF2	Commercial Chiller - 5 to 31 degrees, built-in

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs)	
OBY CODE	OBY CODE DESCRIPTION
CCF3	Commercial Freezer - -15 to 5 degrees, built-in
CCF4	Commercial Sharp Freezer - -45 to -15, built-in
CCP5	Canopy Roof, low cost
CCP6	Canopy Roof, average
CCP7	Canopy Roof, good
CDH0	Drive House, concrete, low cost
CDH1	Drive House, wood/metal, good
CDH2	Drive House, wood/metal, average
CDH3	Drive House, wood/metal, low cost
CDH4	Drive House, concrete, good
CDH5	Drive House, concrete, average
CDT1	Drive-in Theater Screen
CEL1	Elevators, wood crib
CEL2	Elevators, concrete, under 200,001 bushels
CEL3	Elevators, concrete, over 200,000 bushels
CFS1	Flat Storage, wood
CFS2	Flat Storage, metal
CFS3	Flat Storage, Concrete
CGF1	Garage, detached, frame, finished - low cost
CGF2	Garage, detached, frame, finished - average
CGF3	Garage, detached, frame, finished - good
CGF4	Garage, detached, frame, unfinished - low cost
CGF5	Garage, detached, frame, unfinished - average
CGF6	Garage, detached, frame, unfinished - good
CGH1	Greenhouse, economy
CGH2	Greenhouse, average
CGH3	Greenhouse, good
CGM1	Garage, detached, masonry, finished - low cost
CGM2	Garage, detached, masonry, finished - average
CGM3	Garage, detached, masonry, finished - good
CGM4	Garage, detached, masonry, unfinished - low cost
CGM5	Garage, detached, masonry, unfinished - average
CGM6	Garage, detached, masonry, unfinished - good
CGS1	Service Station Attend. booth, stl/glass on masonry
CGS2	Service Station Attend. booth, stucco/glass on frame
CKF1	Kiosk
CLD1	Loading Dock, steel/concrete
CLD2	Loading Dock, wood
CLD4	Loading Dock, truck/train wells
CLD5	Dock Levelers
CLT1	Light, mercury vapor, wall mounted
CLT2	Light, incandescent, wall mounted
CLT3	Light, fluorescent, pole & bracket
CLT4	Light, incandescent, pole & bracket
CLT5	Light, mercury vapor, pole & bracket
CMEA	M&E, average cost, under 200,001 bushels
CMEA2	M&E, Average Cost, over 200,000 bushels
CMEE	M&E, excellent cost, under 200,001 bushels
CMEE2	M&E, excellent cost, over 200,000 bushels
CMEG	M&E, good cost, under 200,001 bushels
CMEG2	M&E, good cost, over 200,000 bushels
CMEL	M&E, low cost, under 200,001 bushels
CMEL2	M&E, low cost, over 200,000 bushels
CMS1	Miscellaneous Structure
CPA1	Paving, asphalt
CPA2	Paving, concrete, 4"
CPA3	Paving, concrete, 5-6"
CPA4	Paving, concrete, 8"
CPA5	Paving, concrete, 12"
CPB1	Plumbing Fixture
CPB2	Pole Barn, closed 4 sides, metal - low cost
CPB3	Pole Barn, closed 4 sides, metal, average
CPB4	Pole Barn, closed 4 sides, metal - good
CPC1	Pet Crematory Retort (Small)
CPC2	Pet Crematory Retort (Medium)
CPC3	Pet Crematory Retort (Large)
CRC1	Carport
CRF0	Fence, pipe/post (commercial)
CRF1	Fence, chain link (commercial)
CRF2	Fence, picket (commercial)
CRF3	Fence, stockade (commercial)
CRF4	Fence, post/rail (commercial)
CRF5	Fence, basketweave (commercial)
CRF6	Fence, brick/masonry (commercial)

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs)	
OBY CODE	OBY CODE DESCRIPTION
CRF7	Fence, ornamental iron (commercial)
CRF8	Fence, barbed wire, 4 strand (commercial)
CRF9	Fence, stockyard corrals (commercial)
CRFC	Fence, chain link w/barbed wire (commercial)
CRFV	Fence, vinyl (commercial)
CRP5	Swimming pool, outdoor, commercial
CRS1	Utility Building, frame
CRS2	Utility Building, metal
CRS3	Utility Building, brick/stone
CRW1	Retaining Wall
CSB1	Steel Building, vertical sides - low cost
CSB2	Steel Building, vertical sides - average
CSB3	Steel Building, vertical sides - good
CSB4	Steel Building, slant sides - low cost
CSB5	Steel Building, slant sides - average
CSB6	Steel Building, slant sides - good
CSH1	Shed, machinery
CSH2	Shed, aluminum
CSH4	Shed, Quonset
CSH5	Shed, lumber, 1 side open
CSH6	Shed, lumber, 4 sides open
CSK1	Skate Rink, outdoor, ice
CSS1	Sprinkler System, wet
CSS2	Sprinkler System dry
CSU1	Sauna/Steam Room, < 25 sqft
CSU2	Sauna/Steam Room, 25-60 sqft
CSU3	Sauna/Steam Room, > 60 sqft
CTA1	Tanks, wooden
CTA4	Tanks, welded steel
CTA6	Tanks, bolted steel
CTA8	Tanks, vertical, poly/fiberglass
CTC1	Tennis Court, asphalt (commercial)
CTC2	Tennis Court, concrete (commercial)
CTC3	Tennis Court, clay (commercial)
CTR1	Restroom, frame, average
CTR2	Restroom, concrete, average
CTR3	Restroom, frame, low cost
CTR4	Restroom, concrete, low cost
CTU1	Tunnel, grain elevator
CWH1	Whirlpool/Hot Tub, < 5 persons
CWH2	Whirlpool/Hot Tub, 5-8 persons
CWH3	Whirlpool/Hot Tub, > 8 persons
I01A	Pipe Pressure, buried utility, copper 1"
I01C	Pipe Pressure, ductile iron (plastic) lined 1"
I01D	Pipe Pressure, buried utility, steel 1"
I01E	Pipe Pressure, buried, red brass 1"
I01F	Pipe Pressure, buried utility, plastic 1"
I01H	Pipe Pressure, buried utility, stainless steel, 1"
I01K	Pipe Pressure, b. utility, fbrgls, reinf resin, 1"
I02A	Pipe Pressure, buried utility, copper 2"
I02C	Pipe Pressure, ductile iron (plastic) lined 2"
I02D	Pipe Pressure, buried utility, steel 2"
I02E	Pipe Pressure, buried, red brass 2"
I02F	Pipe Pressure, buried utility, plastic 2"
I02H	Pipe Pressure, buried utility, stainless steel, 2"
I02K	Pipe Pressure, b. utility, fbrgls, reinf resin, 2"
I02M	Pipe Conveyance, buried utility, cast iron, 2"
I02P	Pipe Conveyance, b utility, plastic tubing, 2"
I03A	Pipe Pressure, buried utility, copper 3"
I03C	Pipe Pressure, ductile iron (plastic) lined 3"
I03D	Pipe Pressure, buried utility, steel 3"
I03E	Pipe Pressure, buried, red brass 3"
I03F	Pipe Pressure, buried utility, plastic 3"
I03G	Pipe Pressure, b. utility, cast iron, cem. lined, 3"
I03H	Pipe Pressure, buried utility, stainless steel, 3"
I03K	Pipe Pressure, b. utility, fbrgls, reinf resin, 3"
I03M	Pipe Conveyance, buried utility, cast iron, 3"
I03N	Pipe Conveyance, b utility, corr. plastic tube, 3"
I03P	Pipe Conveyance, b utility, plastic tubing, 3"
I04A	Pipe Pressure, buried utility, copper 4"
I04B	Pipe Pressure, buried utility, ductile iron 4"
I04C	Pipe Pressure, ductile iron (plastic) lined 4"
I04D	Pipe Pressure, buried utility, steel 4"
I04E	Pipe Pressure, buried, red brass 4"

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs)	
OBY CODE	OBY CODE DESCRIPTION
I04F	Pipe Pressure, buried utility, plastic 4"
I04G	Pipe Pressure, b. utility, cast iron, cem. lined, 4"
I04H	Pipe Pressure, buried utility, stainless steel, 4"
I04K	Pipe Pressure, b. utility, fbrgls, reinf resin, 4"
I04M	Pipe Conveyance, buried utility, cast iron, 4"
I04N	Pipe Conveyance, b utility, corr. plastic tube, 4"
I04P	Pipe Conveyance, b utility, plastic tubing, 4"
I04R	Pipe Conveyance, buried utility, reinf conc, 4"
I04T	Pipe Conveyance, buried utility, vit. clay, 4"
I06A	Pipe Pressure, buried utility, copper 6"
I06B	Pipe Pressure, buried utility, ductile iron 6"
I06C	Pipe Pressure, ductile iron (plastic) lined 6"
I06D	Pipe Pressure, buried utility, steel 6"
I06F	Pipe Pressure, buried utility, plastic 6"
I06G	Pipe Pressure, b. utility, cast iron, cem. lined, 6"
I06H	Pipe Pressure, buried utility, stainless steel, 6"
I06K	Pipe Pressure, b. utility, fbrgls, reinf resin, 6"
I06M	Pipe Conveyance, buried utility, cast iron, 6"
I06N	Pipe Conveyance, b utility, corr. plastic tube, 6"
I06P	Pipe Conveyance, b utility, plastic tubing, 6"
I06Q	Pipe Conveyance, b utility, non-reinf conc, 6"
I06R	Pipe Conveyance, buried utility, reinf conc, 6"
I06S	Pipe Conveyance, buried utility, corr. metal, 6"
I06T	Pipe Conveyance, buried utility, vit. clay, 6"
I08A	Pipe Pressure, buried utility, copper 8"
I08B	Pipe Pressure, buried utility, ductile iron 8"
I08D	Pipe Pressure, buried utility, steel 8"
I08F	Pipe Pressure, buried utility, plastic 8"
I08G	Pipe Pressure, b. utility, cast iron, cem. lined, 8"
I08H	Pipe Pressure, buried utility, stainless steel, 8"
I08K	Pipe Pressure, b. utility, fbrgls, reinf resin, 8"
I08N	Pipe Conveyance, b utility, corr. plastic tube, 8"
I08P	Pipe Conveyance, b utility, plastic tubing, 8"
I08Q	Pipe Conveyance, b utility, non-reinf conc, 8"
I08R	Pipe Conveyance, buried utility, reinf conc, 8"
I08S	Pipe Conveyance, buried utility, corr. metal, 8"
I08T	Pipe Conveyance, buried utility, vit. clay, 8"
I10B	Pipe Pressure, buried utility, ductile iron 10"
I10D	Pipe Pressure, buried utility, steel 10"
I10F	Pipe Pressure, buried utility, plastic 10"
I10G	Pipe Pressure, b. utility, cast iron, cem. lined, 1"
I10H	Pipe Pressure, buried utility, stainless steel, 10"
I10K	Pipe Pressure, b. utility, fbrgls, reinf resin, 10"
I10P	Pipe Conveyance, b utility, plastic tubing, 10"
I10Q	Pipe Conveyance, b utility, non-reinf conc, 10"
I10R	Pipe Conveyance, buried utility, reinf conc, 10"
I10S	Pipe Conveyance, buried utility, corr. metal, 10"
I10T	Pipe Conveyance, buried utility, vit. clay, 10"
I12B	Pipe Pressure, buried utility, ductile iron 12"
I12D	Pipe Pressure, buried utility, steel 12"
I12F	Pipe Pressure, buried utility, plastic 12"
I12G	Pipe Pressure, b. utility, cast iron, cem. lined, 12"
I12H	Pipe Pressure, buried utility, stainless steel, 12"
I12K	Pipe Pressure, b. utility, fbrgls, reinf resin, 12"
I12P	Pipe Conveyance, b utility, plastic tubing, 12"
I12Q	Pipe Conveyance, b utility, non-reinf conc, 12"
I12R	Pipe Conveyance, buried utility, reinf conc, 12"
I12S	Pipe Conveyance, buried utility, corr. metal, 12"
I12T	Pipe Conveyance, buried utility, vit. clay, 12"
I15P	Pipe Conveyance, b utility, plastic tubing, 15"
I15R	Pipe Conveyance, buried utility, reinf conc, 15"
I15T	Pipe Conveyance, buried utility, vit. clay, 15"
I16B	Pipe Pressure, buried utility, ductile iron 16"
I16D	Pipe Pressure, buried utility, steel 16"
I16G	Pipe Pressure, b. utility, cast iron, cem. lined, 16"
I16J	Pipe Pressure, buried utility, concrete, 16"
I16K	Pipe Pressure, b. utility, fbrgls, reinf resin, 16"
I16Q	Pipe Conveyance, b utility, non-reinf conc, 16"
I16S	Pipe Conveyance, buried utility, corr. metal, 16"
I24B	Pipe Pressure, buried utility, ductile iron 24"
I24D	Pipe Pressure, buried utility, steel 24"
I24J	Pipe Pressure, buried utility, concrete, 24"
I24Q	Pipe Conveyance, b utility, non-reinf conc, 24"
I24R	Pipe Conveyance, buried utility, reinf conc, 24"

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs)	
OBY CODE	OBY CODE DESCRIPTION
I24S	Pipe Conveyance, buried utility, corr. metal, 24"
I24T	Pipe Conveyance, buried utility, vit. clay, 24"
I48J	Pipe Pressure, buried utility, concrete, 48"
I48R	Pipe Conveyance, buried utility, reinf conc, 48"
IBA1	Barrier Post, concrete
IBF1	Bunker, concrete, fuel containment
ICB1	Chip Bin Storage (25 Ton)
ICB2	Chip Bin Storage (50 Ton)
ICB3	Chip Bin Storage (100 Ton)
ICE1	Elevated Conveyor Enclosure (LIN FT) Good
ICE2	Elevated Conveyor Enclosure (LIN FT) Average
ICE3	Elevated Conveyor Enclosure (LIN FT) Low
IDE1	Dike, refinery containment, asphalt sealed
IDE2	Dike, refinery containment, bentonite sealed
IDE3	Dike, refinery earthen (not lined)
IDE4	Dike, refinery containment, membrane lined
IDW1	Dirt work, fill
IDW2	Dirt work, excavate
IDW3	Dirt work, haul/fill
IGR1	Guard Rail (Industrial)
IPL1	Ponds, lined - neoprene
IPL2	Geotextile liner (felt like material)
IPL3	Ponds, lined - polyethylene (20 MIL)
IPL4	Ponds, lined - bentonite
IPL5	Ponds, lined - polyethylene (40 MIL)
IPL6	Ponds, lined - polyethylene (60 MIL)
IPL7	Ponds, lined - polyethylene (80 MIL)
IPL8	Ponds, lined - polyethylene (100 MIL)
IPL9	Ponds, lined - polyethylene (120 MIL)
IPL10	Ponds, lined - hypalon (36 MIL)
IRE1	Retaining Wall, metal (alum) bin 16' x 8' deep
IRE2	Retaining Wall, concrete (1 ft. thick)
IRE4	Retaining Wall, Gabions-Stone
IRM1	Road, Mine Haul - smooth terrain
IRM2	Road, Mine Haul - moderate terrain
IRM3	Road, Mine Haul - rough terrain
IRRS	Railroad Scale
IRR1	Railroad Trackage, spurs, 40#
IRR2	Railroad Trackage, spurs, 60#
IRR3	Railroad Trackage, spurs, 70#
IRR4	Railroad Trackage, spurs, 80#
IRR5	Railroad Trackage, spurs, 90#
IRR6	Railroad Trackage, spurs, 100#
IRR7	Railroad Trackage, spurs, 115#
IRR8	Railroad Trackage, spurs, 130#
IRT1	Tank RCR 503-1350 BBL
IRT2	Tank RCR 1351-4000 BBL
IRT3	Tank RCR 4001-9000 BBL
IRT4	Tank RCR 9001-17000 BBL
IRT5	Tank RCR 33000-55000 BBL
IRT6	Tank RCR 55001-100000 BBL
IRT7	Tank RCR 100001-175000 BBL
IRT8	Tank RCR 1750001-268500 BBL
IRY1	Road, dirt (grader only 40 ft. wide)
IRY2	Road, paved (40 ft. wide)
IRY4	Road, paved - w/ curbs & gutters (40 ft. wide)
ISA1	Railroad Spur Accessories - bumpers
ISA2	Railroad Spur Accessories - wheel stops
ISA3	Railroad Spur Accessories - crossing signals
ISA5	Railroad Spur Accessories - crossing timbers
ISA6	RR Spur Dr Switch & Turnout
ISB1	Spill Retention Berm (Geomembrane) Small
ISB2	Spill Retention Berm (Geomembrane) Medium
ISB3	Spill Retention Berm (Geomembrane) Large
ISD1	RR Spur, raised roadbed, cut/compacted fill
ISD2	RR Spur, raised roadbed, haul/compacted fill
ISP1	Structural Pad, concrete
IST1	Industrial Septic Tank
ISW1	Railroad Spur Switch, 80#
ISW2	Railroad Spur Switch, 90#
ISW3	Railroad Spur Switch, 100#
ISW4	Railroad Spur Switch, 110#
ISW5	Railroad Spur Switch, 115#
ISW6	Railroad Spur Switch, 130#

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs)	
OBY CODE	OBY CODE DESCRIPTION
ISWK	Sidewalk, concrete
ITB1	Tanks, Bolted Steel (9000 Gal)
ITB2	Tanks, Bolted Steel (17000 Gal)
ITB3	Tanks, Bolted Steel (20800 Gal)
ITB4	Tanks, Bolted Steel (43000 Gal)
ITB5	Tanks, Bolted Steel (54400 Gal)
ITB6	Tanks, Bolted Steel (98000 Gal)
ITB7	Tanks, Bolted Steel (163500 Gal)
ITB8	Tanks, Bolted Steel (290300 Gal)
ITD1	Tank, Dewar-Cryogenic (to 500 Gal)
ITD2	Tank, Dewar-Cryogenic (500-999 Gal)
ITD3	Tank, Dewar-Cryogenic (1000-2999 Gal)
ITD4	Tank, Dewar-Cryogenic (3,000-5,999 Gal)
ITD5	Tank, Dewar-Cryogenic (6,000-8999 Gal)
ITD6	Tank, Dewar-Cryogenic (9000-12000 Gal)
ITF1	Tank Refinery Floating Roof (up to 2500 BBL)
ITF2	Tank Refinery Floating Roof (2501-5000 BBL)
ITF3	Tank Refinery Floating Roof (5001-10000 BBL)
ITF4	Tank Refinery Floating Roof (10001-30000 BBL)
ITF5	Tank Refinery Floating Roof (30001-50000 BBL)
ITF6	Tank Refinery Floating Roof (50001-100000 BBL)
ITF7	Tank Refinery Floating Roof (100001-200000 BBL)
ITF8	Tank Refinery Floating Roof (200001-250000 BBL)
ITI1	Tank Insulation, fiberglass 3" w/alum jacket
ITI2	Tank Insulation, foamglass 3" w/alum jacket
ITI3	Tank Insulation, koolphen 3" w/alum jacket
ITI4	Tank Insulation, polyurethane 3" w/alum jacket
ITP1	Tanks, Horiz Pressure w/Saddle (1300 Gal)
ITP2	Tanks, Horiz Pressure w/Saddle (2800 Gal)
ITP3	Tanks, Horiz Pressure w/Saddle (6000 Gal)
ITP4	Tanks, Horiz Pressure w/Saddle (10000 Gal)
ITP5	Tanks, Horiz Pressure w/Saddle (22500 Gal)
ITP6	Tanks, Horiz Pressure w/Saddle (33000 Gal)
ITP7	Tanks, Horiz Pressure w/Saddle (47000 Gal)
ITP8	Tanks, Horiz Pressure w/Saddle (67500 Gal)
ITU1	Utility Tunnel (CU Feet)
ITW1	Tanks, Wooden on FDN (5000 Gal)
ITW2	Tanks, Wooden on FDN (10000 Gal)
ITW3	Tanks, Wooden on FDN (150000 Gal)
ITW4	Tanks, Wooden on FDN (20000 Gal)
ITW5	Tanks, Wooden on FDN (30000 Gal)
ITW6	Tanks, Wooden on FDN (50000 Gal)
ITW7	Tanks, Wooden on FDN (75000 Gal)
ITW8	Tanks, Wooden on FDN (100000 Gal)
IWF1	Warehouse Solid Fertilizer (Wood Frame - Average)
IWF2	Warehouse Solid Fertilizer (Concrete - Average)
IWF3	Warehouse Solid Fertilizer (Steel Frame - Average)
IWT1	Tanks, Welded Steel Water (10000 Gal)
IWT2	Tanks, Welded Steel Water (250000 Gal)
IWT3	Tanks, Welded Steel Water (300000 Gal)
IWT4	Tanks, Welded Steel Water (400000 Gal)
IWT5	Tanks, Welded Steel Water (500000 Gal)
IWT6	Tanks, Welded Steel Water (750000 Gal)
IWT7	Tanks, Welded Steel Water (1000000 Gal)
IWT8	Tanks, Welded Steel Water (1500000 Gal)
IWT9	Tanks, Welded Steel Water (20000 Gal)
IWT10	Tanks, Welded Steel Water (30000 Gal)
IWT11	Tanks, Welded Steel Water (50000 Gal)
IWT12	Tanks, Welded Steel Water (75000 Gal)
IWT13	Tanks, Welded Steel Water (100000 Gal)
IWT14	Tanks, Welded Steel Water (125000 Gal)
IWT15	Tanks, Welded Steel Water (150000 Gal)
IWT16	Tanks, Welded Steel Water (200000 Gal)
IWW1	Water Well, 8" Pump, 5 HP
IWW2	Water Well, 16-18" Pump, 20 HP
IWW3	Water Well, 24" Pump, 25 HP
RBB1	Boat House, Frame or Concrete Block
RBB2	Boat House, Masonry
RBD1	Dock, floating wood deck, light posts
RBD2	Dock, medium wood deck, wood girders
RBD3	Dock, heavy wood deck, heavy pilings
RBQ1	Barbecue, outdoor, brick/stone
RCF1	Residential Cooler 32-60 degree, built-in
RCF2	Residential Chiller - 5 to 31 degrees, built-in

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs)	
OBY CODE	OBY CODE DESCRIPTION
RCF3	Residential Freezer - -15 to 5 degrees, built-in
RCF4	Residential Sharp Freezer - -45 to -15, built-in
RGH1	Greenhouse - wd/mtl fr, domes, plstc cov, <1,000 sqft
RGH2	Greenhouse - wd/mtl fr/3'sdwl, plstc cov, <1,000 sqft
RGH3	Greenhouse, pipe/stl fr, fbrglass walls, <1,000 sqft
RGH4	Greenhouse - wd/mtl fr, domed, plstc cov, >1,000 sqft
RGH5	Greenhouse - w/mtl fr/3' sdwl, plstc cov, >1,000 sqft
RGH6	Greenhouse - pipe/stl fr, fbrglass walls, >1,000 sqft
RHT1	Hot Tub
RLA1	Living Area (Sqft)
RPA1	Asphalt
RPA2	Concrete
RRA1	Garage, frame, attached, finished
RRA2	Garage, masonry, attached, finished
RRA3	Garage, frame, attached, unfinished
RRA4	Garage, masonry, attached, unfinished
RRC1	Carport
RRC2	Canopy
RRF1	Fence, chain link
RRF3	Fence, stockade
RRF4	Fence, post & rail
RRF6	Fence, brick or masonry
RRF7	Fence, ornamental iron
RRF8	Fence, barbard wire - 4 strand
RRG1	Garage, frame, detached, finished
RRG2	Garage masonry, detached, finished
RRG3	Garage, frame, detached, unfinished
RRG4	Garage, masonry, detached, unfinished
RRP1	Pool, vinyl, residential
RRP2	Pool, fiberglass, residential
RRP3	Pool, concrete, residential
RRP4	Pool, gunite, residential
RRS1	Shed, Frame
RRS2	Shed, residential, metal
RRS3	Shed, residential, masonry
RRSS	Sauna
RRT1	Deck, wood
RRT2	Deck, concrete
RRT3	Deck, stone/tile w/sand base
RRT4	Deck, stone/tile w/concrete base
RRT5	Deck, brick
RRT6	Deck, masonry stoop/terrace
RRT7	Deck, covered patio
RRT8	Wood Polymer Composition Deck
RRZ1	Gazebo
RSA1	Garage, attached, finish
RSA2	Garage, attached, finish - FLAT VALUE ONLY
RSG1	Garage, detached, finish
RSG2	Garage, detached, finish - FLAT VALUE ONLY
RTC1	Tennis Court, asphalt, residential
RTC2	Tennis Court, concrete, residential
RTC3	Tennis Court, clay, residential
RYRT	RYRT - Yurt

Code (OBY Type)

The OBY code refers to a category of improvements such as pools, barns, detached garages, etc. The OBY code for a majority of the OBYs has 4 parts. The 1st character is the ECF type; the 2nd character is the overall property identifier describing the OBY improvement; the 3rd character is the structural category of the OBY improvement; and the 4th character is alpha or numeric and distinguishes one type of OBY improvement from another with the same category. Several examples are listed in the following table.

OBY TYPE CODE	1st. Character meaning	2nd Character meaning	3rd Character meaning	4th Character meaning
RRG1	ECF TYPE RES	Residential	Garage	Frame
RRG2	ECF TYPE RES	Residential	Garage	Masonry
AAM1	ECF TYPE AG	Agricultural	Milk House	Concrete Block
AAM2	ECF TYPE AG	Agricultural	Milk House	Glazed Tile

Grade

Select the code denoting the quality grade of the OBY from the dropdown menu.

Residential OBY Structures

	<u>Description</u>
1	Cheap
2	Poor
3	Low Cost
4	Fair
5	Average
6	Good
7	Very Good
8	Excellent

Agricultural OBY Structures

	<u>Description</u>
C	Cheap
L	Low Cost
A	Average
G	Good
E	Excellent

Commercial OBY Structures

	<u>Description</u>
C	Cheap
L	Low Cost
A	Average
G	Good
E	Excellent

Year Built

Enter the year the OBY improvement was constructed, e.g., 2014. If the year built is unknown, make the best estimate possible.

Quantity

Enter the total number of identical OBY Improvements being valued.

Condition (Rating)

Select from the dropdown menu the code that identifies the overall condition of the improvement. There are two types of condition ratings, one set is to be used for residential and agricultural improvements and one set is to be used for commercial and industrial. The condition rating must match the OBY type and OBY code or a zero value will result.

Residential and Agricultural Condition Ratings:

- Res Unsound:** Residential structure is definitely unsound and practically unfit for use.
- Res Poor:** Residential structure has definite deterioration which is obvious; definitely undesirable and barely usable.
- Res Fair:** Residential structure has marked deterioration, but quite usable; rather unattractive and undesirable.
- Res Average:** Residential structure exhibits normal “wear and tear;” average attractiveness and desirability.
- Res Good:** Residential structure has minor deterioration that is visible; slightly more attractive and desirable, but useful.
- Res Excellent:** Residential structure is in perfect condition; very attractive and highly desirable.

Commercial and Industrial Condition Ratings:

- Com 1 Poor:** Commercial structure is in a dilapidated condition. It would be characterized as “beyond repair.”
- Com 2 Fair:** Commercial structure shows signs of deferred maintenance, but the improvement does contribute to the commercial or industrial operation. The improvement could be characterized as “needing work.”
- Com 3 Normal:** Commercial structure shows only minor signs of physical deterioration due to “wear and tear.” There are few indications of deferred maintenance.
- Com 4 Good:** Commercial structure shows no signs of deferred maintenance. It could be characterized as in new or “like new” condition.
- Com 5 Excellent:** Commercial structure has undergone major renovation or rehabilitation. Despite the actual age of the improvement, the effective age has been altered to a much newer improvement

in good condition. The amount of work done to enhance the appearance and/or structural soundness of the improvement is far in excess of that required for normal maintenance.

NOTE: Deferred maintenance may be defined as desirable repairs and rehabilitation that will require immediate expenditures. It does not necessarily imply inadequate prior maintenance.

Functional (Utility Rating)

Select from the dropdown menu the code denoting the functional utility of the other building and yard improvement. Functional utility may be defined as the ability of the improvement to assist the property to perform the function for which it was intended. Consideration should be given to design, size, and performance standards. There are five functional ratings which are detailed below.

- | | |
|--------------------|--|
| 0 - None: | The OBY adds nothing to the ability of the property to perform the function for which it is intended. It can in no way be considered serviceable. |
| 1 - Poor: | The OBY adds little to the ability of the property to perform the function for which it is intended. Major renovation is necessary to allow the improvement to make an adequate contribution to service. |
| 2 - Fair: | The OBY adds to the ability of the property to perform the function for which it is intended, but the effect is minimal. |
| 3 - Normal: | The OBY adds an adequate amount to the ability of the property to perform the function for which it is intended. |
| 4 - Good: | The OBY has no functional deficiencies exist for the OBY and that the improvement is well suited to aid the ability of the property to perform the function for which it is intended. |

Class Code

Class Code is a required entry for each OBY. Select from the dropdown menu the most appropriate class code for the subject property. Care should be used in assigning the proper class code to insure that the appropriate tax rates and exemptions are applied.

Effective Year

The effective year is an optional entry, and if entered, will override the year of construction in determining the depreciation for the OBY. Enter the four digits of the effective year, e.g., 2014.

Great care must be exercised when using effective year. Minor errors in remodeling percentages and chronological building life quickly render this method unacceptable. There is no substitute for the appraiser's analysis and supportable opinion. On OBYs that have exceeded 40 years effective age, use extreme caution. The analysis required to

determine correct depreciation levels should include the comparison of replacement cost values to market evidence. Consideration should be given to foundations, exterior walls and trim, roofing, wall finish, interior trim, and heating and plumbing systems. Six alternatives are provided.

Remodeled Year

Refers to the date of the last extensive remodeling, i.e., remodeling which significantly alters the “effective age” of the OBY. Enter the four digits of the year of remodeling. This field is descriptive only and will not affect depreciation calculations. If the OBY has not been remodeled, leave this item blank.

Building Number

Enter a number (it may be alpha or numeric) denoting the “Building #” being described. The building number is a descriptive field to aid in the identification of individual buildings on a multi-building parcel.

Building Name

Enter the name of the building being described. The building name is another descriptive field to aid in the identification of individual buildings on a multi-building parcel.

MEASUREMENTS SECTION

Enter the unit of measure specified for the OBY, i.e., square foot area, the dimensions, or the volume. There are six measurement fields:

- Width/Diameter
- Length
- Size/Area
- Height
- Bushels
- Circumference

Refer to the following Other Building and Yard Improvements – Unit of Measurements, Size Ranges, and Allowable Grades table for the specific type of OBY and the required measurements, size ranges, and allowable or recommended grades.

OTHER BUILDING AND YARD IMPROVEMENTS - UNIT OF MEASUREMENT, SIZE RANGES, AND ALLOWABLE GRADES

OBY CODE	CODE DESCRIPTION	UNIT OF MEASUREMENT	CAMAS MEASUREMENT ENTRY FIELD	MINIMUM UNIT OF MEASUREMENT	MAXIMUM UNIT OF MEASUREMENT	ALLOWABLE GRADES
AAA1	Arena, Frame	Square Feet	Width & Length or Area	499	100,001	E, G, A, L, C
AAA2	Arena, Pole	Square Feet	Width & Length or Area	499	100,001	E, G, A, L, C
AAA3	Arena Lean-To, Frame	Square Feet	Width & Length or Area	499	100,001	E, G, A, L, C
AAA4	Arena Lean-To, Pole	Square Feet	Width & Length or Area	499	100,001	E, G, A, L, C
AAB1	Bank Barn	Square Feet	Width & Length or Area	499	45,001	E, G, A, L, C
AAB2	Standard Barn	Square Feet	Width & Length or Area	199	45,001	E, G, A, L, C
AAD1	Horse Barn & Stable	Square Feet	Width & Length or Area	199	20,001	E, G, A, L, C
AAE1	Elevator, farm, wood crib	Bushels	Bushels	499	200,001	E, G, A, L, C
AAE2	Elevator, farm, concrete	Bushels	Bushels	499	200,001	E, G, A, L, C
AAE3	Drive House, farm, concrete, low cost	Square Feet	Width & Length or Area	99	10,001	A
AAE4	Drive House, farm, wood/metal, good	Square Feet	Width & Length or Area	99	10,001	A
AAE5	Drive House, farm, wood/metal, average	Square Feet	Width & Length or Area	99	10,001	A
AAE6	Drive House, farm, wood/metal, low cost	Square Feet	Width & Length or Area	99	10,001	A
AAE7	Drive House, farm, concrete, good	Square Feet	Width & Length or Area	99	10,001	A
AAE8	Drive House, farm, concrete, average	Square Feet	Width & Length or Area	99	10,001	A
AAE9	Concrete Grain Elevator - 200,001 and greater bushel	Bushels	Bushels	200,000	1,000,001	E, G, A, L, C
AAF1	Feed Bunk, concrete	Linear Feet	Length	4	10,001	G, A, L
AAF2	Feed Bunk, post & plank	Linear Feet	Length	4	10,001	G, A, L
AAF3	Fence Bunk, concrete	Linear Feet	Length	4	10,001	G, A, L
AAF4	Fence Bunk, Post & Plank	Linear Feet	Length	4	10,001	G, A, L
AAG1	Grain Bins w/o aerator < 60,000 BU	Bushels	Height & Circumference	199	275,001	G, A, L
AAG2	Grain Bins w/aerator < 60,000 BU	Bushels	Height & Circumference	199	275,001	G, A, L
AAG3	Steel hopper bins	Bushels	Height & Circumference	99	275,001	G, A, L
AAG4	Grain Bins w/o aerator > 60,000 BU	Bushels	Height & Circumference	59,999	200,001	G, A, L
AAG5	Grain Bins w/aerator > 60,000 BU	Bushels	Height & Circumference	59,999	200,001	G, A, L
AAH1	Poultry House, 1 story, frame or metal	Square Feet	Width & Length or Area	39	55,000	E, G, A, L
AAH2	Poultry House, 2 story, frame or metal	Square Feet	Width & Length or Area	49	55,000	E, G, A, L
AAH3	Poultry House, 3 story, frame or metal	Square Feet	Width & Length or Area	49	55,000	E, G, A, L
AAH4	Poultry House, 1 story, masonry	Square Feet	Width & Length or Area	49	55,000	E, G, A, L
AAH5	Poultry House, 2 story, masonry	Square Feet	Width & Length or Area	49	55,000	E, G, A, L
AAH6	Poultry House, 3 story, masonry	Square Feet	Width & Length or Area	49	55,000	E, G, A, L
AAI1	Implement Shed, frame	Square Feet	Width & Length or Area	79	21,001	G, A, L
AAI2	Implement Shed, concrete block	Square Feet	Width & Length or Area	199	21,001	G, A, L
AAK1	Silo, bunker	Linear Feet	Length	9	3,001	G, A, L
AAL1	Lean-to, 1 story, pole frame	Square Feet	Width & Length or Area	9	5,001	G, A, L
AAL2	Lean-to, 1 story, metal frame	Square Feet	Width & Length or Area	9	5,001	G, A, L
AAM1	Milk House, attached, frame	Square Feet	Width & Length or Area	49	12,001	E, G, A, L
AAM2	Milk House, attached, CB/Tile	Square Feet	Width & Length or Area	49	12,001	E, G, A, L
AAM3	Milk House, detached, frame	Square Feet	Width & Length or Area	49	12,001	E, G, A, L
AAM4	Milk House, detached, CB/tile	Square Feet	Width & Length or Area	49	12,001	E, G, A, L
AAM5	Milking Parlor, frame	Square Feet	Width & Length or Area	49	12,001	E, G, A, L
AAM6	Milking Parlor, CB/tile	Square Feet	Width & Length or Area	49	12,001	E, G, A, L
AAMA	M&E, farm grain facilities, average, under 200,001 bu.	Bushels	Bushels	0	200,001	A
AAMA2	M&E farm grain facilities, average, over 200,000 bu.	Bushels	Bushels	200,000	1,000,001	A
AAME	M&E, farm grain facilities, excellent, under 200,001 bu.	Bushels	Bushels	0	200,001	A
AAME2	M&E, farm grain facilities, excellent, over 200,000 bu.	Bushels	Bushels	200,000	1,000,001	A
AAMG	M&E, farm grain facilities, good, under 200,001 bu.	Bushels	Bushels	0	200,001	A
AAMG2	M&E, farm grain facilities, good, over 200,000 bu.	Bushels	Bushels	200,000	1,000,001	A
AAML	M&E, farm grain facilities, low cost, under 200,001 bu.	Bushels	Bushels	0	200,001	A
AAML2	M&E, farm grain facilities, low cost, over 200,000 bu.	Bushels	Bushels	200,000	1,000,001	A
AAN1	Annex, farm, wood crib	Bushels	Bushels	499	200,001	E, G, A, L
AAN2	Annex, farm, concrete, up to 200,000 Bushels	Bushels	Bushels	499	200,001	E, G, A, L
AAN3	Concrete Grain Annex, 200,001+ Bushels	Bushels	Bushels	200,000	1,000,001	E, G, A, L
AAO1	Potato Storage, Underground	Square Feet	Width & Length or Area	499	25,001	G, A, L
AAO2	Potato Storage, Aboveground	Square Feet	Width & Length or Area	499	25,001	G, A, L
AAP1	Pole Frame Bldg, 4 sides closed, metal	Square Feet	Width & Length or Area	29	50,001	E, G, A, L, C
AAP2	Pole Frame Bldg, 4 sides closed, wood	Square Feet	Width & Length or Area	29	50,001	E, G, A, L, C
AAP3	Pole Frame Bldg, 1 side open, metal	Square Feet	Width & Length or Area	29	50,001	E, G, A, L, C
AAP4	Pole Frame Bldg, 1 side open, wood	Square Feet	Width & Length or Area	29	50,001	E, G, A, L, C
AAP5	Pole Frame Bldg, 4 sides open, metal	Square Feet	Width & Length or Area	29	50,001	E, G, A, L, C
AAP6	Pole Frame Bldg, 4 sides open, wood	Square Feet	Width & Length or Area	29	50,001	G, A, L, C
AAQ1	Quonset	Square Feet	Width & Length or Area	399	30,001	G, A, L, C
AAR1	Granary	Square Feet	Width & Length or Area	99	5,001	G, A, L
AAS1	Silo, Concrete stave with roof	Bushels	Height & Circumference	999	75,001	G, A, L
AAS2	Silo, Concrete stave, w/o roof	Bushels	Height & Circumference	999	75,001	G, A, L
AAS3	Silo, Butler LMS (low moisture)	Bushels	Height & Circumference	999	100,001	G, A, L
AAS4	Silo, Porcelain	Bushels	Height & Circumference	1,999	200,001	G, A, L
AAS5	Silo, prefabricated steel	Bushels	Height & Circumference	999	100,001	G, A, L
AAS6	Silo, steel, high moisture	Bushels	Height & Circumference	999	100,001	G, A, L
AASC	Shed, agricultural, concrete	Square Feet	Width & Length or Area	14	5,001	G, A, L, C
AASF	Shed, agricultural, frame	Square Feet	Width & Length or Area	14	5,001	G, A, L, C
AASM	Shed, agricultural, metal	Square Feet	Width & Length or Area	14	5,001	G, A, L, C
AAT1	Trench, concrete or plank	Linear Feet	Length	9	3,001	G, A, L
AAT2	Trench, dirt	Linear Feet	Length	9	3,001	G, A, L

OBY CODE	CODE DESCRIPTION	UNIT OF MEASUREMENT	CAMAS MEASUREMENT ENTRY FIELD	MINIMUM UNIT OF MEASUREMENT	MAXIMUM UNIT OF MEASUREMENT	ALLOWABLE GRADES
AAU1	Tanks, fuel, underground	Gallons	Size/Area	99	50,001	G, A, L
AAU2	Tanks, fuel, aboveground	Gallons	Size/Area	99	50,001	G, A, L
AAU3	Tanks, horizontal pressure, 4,000 gallon and under	Gallons	Size/Area	99	4,001	G, A, L
AAU3A	Tanks, horizontal pressure, over 4,000 gallons	Gallons	Size/Area	4,001	50,001	G, A, L
AAU4	Tanks, fuel, aboveground, single concrete vault	Gallons	Size/Area	99	50,001	G, A, L
AAU5	Tanks, fuel, aboveground, double concrete vault	Gallons	Size/Area	99	50,001	G, A, L
AAW1	Swine Farrowing Barn	Square Feet	Width & Length or Area	199	70,001	E, G, A, L, C
AAW2	Swine Finishing Barn	Square Feet	Width & Length or Area	199	70,001	E, G, A, L, C
AAW3	Swine Confinement Barn	Square Feet	Width & Length or Area	199	70,001	E, G, A, L, C
AAX1	Prefab building w/vertical walls	Square Feet	Width & Length or Area	199	50,001	G, A, L
AAX2	Prefab building w/slant walls	Square Feet	Width & Length or Area	199	50,001	G, A, L
AA1	Slurry, circular system	Gallons	Size/Area	5,999	2,000,001	A
AA2	Slurry, rectangular system	Gallons	Size/Area	19,999	2,000,001	A
ACA1	Scales, farm, platform	LBS.	Size/Area	9,999	40,001	A
ACA2	Scales, farm, truck	LBS.	Size/Area	9,999	100,001	A
ACA3	Scales, farm, cattle	LBS.	Size/Area	9,999	40,001	A
ACF1	Agricultural Cooler 32-60 degree, built-in	Square Feet	Width & Length or Area	19	1,501	E, G, A, L, C
ACF2	Agricultural Chiller - 5 to 31 degrees, built-in	Square Feet	Width & Length or Area	19	1,501	E, G, A, L, C
ACF3	Agricultural Freezer - -15 to 5 degrees, built-in	Square Feet	Width & Length or Area	19	1,501	E, G, A, L, C
ACF4	Agricultural Sharp Freezer - -45 to -15, built-in	Square Feet	Width & Length or Area	19	1,501	E, G, A, L, C
CAA1	Arena, Steel Frame, Commercial	Square Feet	Width & Length or Area	NA	NA	NA
CAA2	Arena, Pole, Commercial	Square Feet	Width & Length or Area	NA	NA	NA
CAA3	Arena, Lean-To, Frame, Commercial	Square Feet	Width & Length or Area	NA	NA	NA
CAA4	Arena, Lean-To, Pole, Commercial	Square Feet	Width & Length or Area	NA	NA	NA
CAC1	Air Conditioning, central	Square Feet	Width & Length or Area	NA	NA	NA
CAC2	Air Conditioning, unit	Square Feet	Width & Length or Area	NA	NA	NA
CAD1	Commercial Stables	Square Feet	Width & Length or Area	NA	NA	NA
CAF1	Garage, attached, frame, finished, low cost	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CAF2	Garage, attached, frame, finished, average	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CAF3	Garage, attached, frame, finished, good	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CAF4	Garage, attached, frame, unfinished, low cost	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CAF5	Garage, attached, frame, unfinished, average	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CAF6	Garage, attached, frame, unfinished, good	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CAG1	Grain Bin w/o aerator < 60,000 BU	Bushels	Height & Circumference	NA	NA	NA
CAG2	Grain Bin w/aerator < 60,000 BU	Bushels	Height & Circumference	NA	NA	NA
CAG3	Steel Hopper Bin < 5,000 BU	Bushels	Height & Circumference	NA	NA	NA
CAG4	Grain Bin w/o aerator > 60,000 BU	Bushels	Height & Circumference	NA	NA	NA
CAG5	Grain Bin w/aerator > 60,000 BU	Bushels	Height & Circumference	NA	NA	NA
CAG6	Steel Hopper Bin > 5,000 BU	Bushels	Height & Circumference	NA	NA	NA
CAM1	Garage, attached, masonry, finished - low cost	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CAM2	Garage, attached, masonry, finished - average	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CAM3	Garage, attached, masonry, finished - good	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CAM4	Garage, attached, masonry, unfinished - low cost	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CAM5	Garage, attached, masonry, unfinished - average	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CAM6	Garage, attached, masonry, unfinished - good	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CAN1	Annex, wood crib	Bushels (Quantity)	Bushels	NA	NA	NA
CAN2	Annex, concrete, under 200,001 bu.	Bushels (Quantity)	Bushels	NA	NA	NA
CAN3	Annex, concrete, over 200,000 bu.	Bushels (Quantity)	Bushels	NA	NA	NA
CATM	ATM Permanently Affixed (Real Property)	Quantity	Quantity	NA	NA	NA
CAU1	Fuel Storage Tank, underground, Steel	Gallons	Size/Area	NA	NA	NA
CAU2	Fuel Storage Tank, aboveground, Steel	Gallons	Size/Area	NA	NA	NA
CAU3	Fuel Storage Tank, horizontal pressure, under 4,001 gal	Gallons	Size/Area	NA	NA	NA
CAU3A	Fuel Storage tank, horizontal pressure, over 4,000 gal	Gallons	Size/Area	NA	NA	NA
CAU4	Fuel Storage Tank, aboveground, sgl concrete vault	Gallons	Size/Area	NA	NA	NA
CAU5	Fuel Storage Tank, aboveground, dbl concrete vault	Gallons	Size/Area	NA	NA	NA
CAU6	Fuel Storage Tank, underground, fiberglass	Gallons	Size/Area	NA	NA	NA
CAU7	Fuel Storage Tank, underground, steel, cathode	Gallons	Size/Area	NA	NA	NA
CAU8	Fuel Stor. tank,Above Ground,conc vit,sgl comp,dbl wall	Gallons	Size/Area	NA	NA	NA
CAU9	Fuel Stor. tank,Above Ground,conc vit,dbl comp,dbl wall	Gallons	Size/Area	NA	NA	NA
CBB1	Boat House, frame	Square Feet	Width & Length or Area	NA	NA	NA
CBB2	Boat House, masonry	Square Feet	Width & Length or Area	NA	NA	NA
CBC1	Bank, Drive-in, canopy	Square Feet	Width & Length or Area	NA	NA	NA
CBC2	Bank, Drive-in, teller booth	Square Feet	Width & Length or Area	NA	NA	NA
CBD1	Boat Dock, light wood	Square Feet	Width & Length or Area	NA	NA	NA
CBD2	Boat Dock, medium wood	Square Feet	Width & Length or Area	NA	NA	NA
CBD3	Boat Dock, heavy wood	Square Feet	Width & Length or Area	NA	NA	NA
CBS1	Boat Slip, economy	Quantity	Quantity	NA	NA	NA
CBS2	Boat Slip, average	Quantity	Quantity	NA	NA	NA
CBS3	Boat Slip, good	Quantity	Quantity	NA	NA	NA
CCA1	Scale, platform	LBS.	Size/Area	NA	NA	NA
CCA2	Scale, truck	LBS.	Size/Area	NA	NA	NA
CCA3	Scale, cattle	LBS.	Size/Area	NA	NA	NA
CCF1	Commercial Cooler 32-60 degree, built-in	Square Feet	Width & Length or Area	NA	NA	NA
CCF2	Commercial Chiller - 5 to 31 degrees, built-in	Square Feet	Width & Length or Area	NA	NA	NA

OBY CODE	CODE DESCRIPTION	UNIT OF MEASUREMENT	CAMAS MEASUREMENT ENTRY FIELD	MINIMUM UNIT OF MEASUREMENT	MAXIMUM UNIT OF MEASUREMENT	ALLOWABLE GRADES
CCF3	Commercial Freezer - -15 to 5 degrees, built-in	Square Feet	Width & Length or Area	NA	NA	NA
CCF4	Commercial Sharp Freezer - -45 to -15, built-in	Square Feet	Width & Length or Area	NA	NA	NA
CCP5	Canopy Roof, low cost	Square Feet	Width & Length or Area	NA	NA	NA
CCP6	Canopy Roof, average	Square Feet	Width & Length or Area	NA	NA	NA
CCP7	Canopy Roof, good	Square Feet	Width & Length or Area	NA	NA	NA
CDH0	Drive House, concrete, low cost	Square Feet	Width & Length or Area	NA	NA	NA
CDH1	Drive House, wood/metal, good	Square Feet	Width & Length or Area	NA	NA	NA
CDH2	Drive House, wood/metal, average	Square Feet	Width & Length or Area	NA	NA	NA
CDH3	Drive House, wood/metal, low cost	Square Feet	Width & Length or Area	NA	NA	NA
CDH4	Drive House, concrete, good	Square Feet	Width & Length or Area	NA	NA	NA
CDH5	Drive House, concrete, average	Square Feet	Width & Length or Area	NA	NA	NA
CDT1	Drive-in Theater Screen	Square Feet	Width & Length or Area	NA	NA	NA
CEL1	Elevators, wood crib	Bushels	Bushels	NA	NA	NA
CEL2	Elevators, concrete, under 200,001 bushels	Bushels	Bushels	NA	NA	NA
CEL3	Elevators, concrete, over 200,000 bushels	Bushels	Bushels	NA	NA	NA
CFS1	Flat Storage, wood	Bushels	Bushels	NA	NA	NA
CFS2	Flat Storage, metal	Bushels	Bushels	NA	NA	NA
CFS3	Flat Storage, Concrete	Bushels	Bushels	NA	NA	NA
CGF1	Garage, detached, frame, finished - low cost	Square Feet	Width & Length or Area	1	100,000	NA
CGF2	Garage, detached, frame, finished - average	Square Feet	Width & Length or Area	1	100,000	NA
CGF3	Garage, detached, frame, finished - good	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CGF4	Garage, detached, frame, unfinished - low cost	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CGF5	Garage, detached, frame, unfinished - average	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CGF6	Garage, detached, frame, unfinished - good	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CGH1	Greenhouse, economy	Square Feet	Width & Length or Area	NA	NA	NA
CGH2	Greenhouse, average	Square Feet	Width & Length or Area	NA	NA	NA
CGH3	Greenhouse, good	Square Feet	Width & Length or Area	NA	NA	NA
CGM1	Garage, detached, masonry, finished - low cost	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CGM2	Garage, detached, masonry, finished - average	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CGM3	Garage, detached, masonry, finished - good	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CGM4	Garage, detached, masonry, unfinished - low cost	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CGM5	Garage, detached, masonry, unfinished - average	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CGM6	Garage, detached, masonry, unfinished - good	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CGS1	Service Station Attend. booth, stl/glass on masonry	Square Feet	Width & Length or Area	NA	NA	NA
CGS2	Service Station Attend. booth, stucco/glass on frame	Square Feet	Width & Length or Area	NA	NA	NA
CKF1	Kiosk	Square Feet	Width & Length or Area	NA	NA	NA
CLD1	Loading Dock, steel/concrete	Square Feet	Width & Length or Area	NA	NA	NA
CLD2	Loading Dock, wood	Square Feet	Width & Length or Area	NA	NA	NA
CLD4	Loading Dock, truck/train wells	Square Feet	Width & Length or Area	NA	NA	NA
CLD5	Dock Levelers	Quantity	Quantity	NA	NA	NA
CLT1	Light, mercury vapor, wall mounted	Quantity	Quantity	NA	NA	NA
CLT2	Light, incandescent, wall mounted	Quantity	Quantity	NA	NA	NA
CLT3	Light, fluorescent, pole & bracket	Quantity	Quantity	NA	NA	NA
CLT4	Light, incandescent, pole & bracket	Quantity	Quantity	NA	NA	NA
CLT5	Light, mercury vapor, pole & bracket	Quantity	Quantity	NA	NA	NA
CMEA	M&E, average cost, under 200,001 bushels	Bushels	Bushels	NA	NA	NA
CMEA2	M&E, Average Cost, over 200,000 bushels	Bushels	Bushels	NA	NA	NA
CMEE	M&E, excellent cost, under 200,001 bushels	Bushels	Bushels	NA	NA	NA
CMEE2	M&E, excellent cost, over 200,000 bushels	Bushels	Bushels	NA	NA	NA
CMEG	M&E, good cost, under 200,001 bushels	Bushels	Bushels	NA	NA	NA
CMEG2	M&E, good cost, over 200,000 bushels	Bushels	Bushels	NA	NA	NA
CMEL	M&E, low cost, under 200,001 bushels	Bushels	Bushels	NA	NA	NA
CMEL2	M&E, low cost, over 200,000 bushels	Bushels	Bushels	NA	NA	NA
CMS1	Miscellaneous Structure	Quantity	Quantity	NA	NA	NA
CPA1	Paving, asphalt	Square Feet	Width & Length or Area	NA	NA	NA
CPA2	Paving, concrete, 4"	Square Feet	Width & Length or Area	NA	NA	NA
CPA3	Paving, concrete, 5-6"	Square Feet	Width & Length or Area	NA	NA	NA
CPA4	Paving, concrete, 8"	Square Feet	Width & Length or Area	NA	NA	NA
CPA5	Paving, concrete, 12"	Square Feet	Width & Length or Area	NA	NA	NA
CPB1	Plumbing Fixture	Quantity	Quantity	NA	NA	NA
CPB2	Pole Barn, closed 4 sides, metal - low cost	Square Feet	Width & Length or Area	NA	NA	NA
CPB3	Pole Barn, closed 4 sides, metal, average	Square Feet	Width & Length or Area	NA	NA	NA
CPB4	Pole Barn, closed 4 sides, metal - good	Square Feet	Width & Length or Area	NA	NA	NA
CPC1	Pet Crematory Retort (Small)	Square Feet	Width & Length or Area	NA	NA	NA
CPC2	Pet Crematory Retort (Medium)	Square Feet	Width & Length or Area	NA	NA	NA
CPC3	Pet Crematory Retort (Large)	Square Feet	Width & Length or Area	NA	NA	NA
CRC1	Carport	Square Feet	Width & Length or Area	NA	NA	NA
CRF0	Fence, pipe/post (commercial)	Linear Feet	Length	NA	NA	NA
CRF1	Fence, chain link (commercial)	Linear Feet	Length	NA	NA	NA
CRF2	Fence, picket (commercial)	Linear Feet	Length	NA	NA	NA
CRF3	Fence, stockade (commercial)	Linear Feet	Length	NA	NA	NA
CRF4	Fence, post/rail (commercial)	Linear Feet	Length	NA	NA	NA
CRF5	Fence, basketweave (commercial)	Linear Feet	Length	NA	NA	NA
CRF6	Fence, brick/masonry (commercial)	Linear Feet	Length	NA	NA	NA

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CRF7	Fence, ornamental iron (commercial)	Linear Feet	Length	NA	NA	NA
CRF8	Fence, barbed wire, 4 strand (commercial)	Linear Feet	Length	NA	NA	NA
CRF9	Fence, stockyard corrals (commercial)	Linear Feet	Length	NA	NA	NA
CRFC	Fence, chain link w/barbed wire (commercial)	Linear Feet	Length	NA	NA	NA
CRFV	Fence, vinyl (commercial)	Linear Feet	Length	NA	NA	NA
CRP5	Swimming pool, outdoor, commercial	Square Feet	Width & Length or Area	NA	NA	NA
CRS1	Utility Building, frame	Square Feet	Width & Length or Area	NA	NA	NA
CRS2	Utility Building, metal	Square Feet	Width & Length or Area	NA	NA	NA
CRS3	Utility Building, brick/stone	Square Feet	Width & Length or Area	NA	NA	NA
CRW1	Retaining Wall	Square Feet	Width & Length or Area	NA	NA	NA
CSB1	Steel Building, vertical sides - low cost	Square Feet	Width & Length or Area	NA	NA	NA
CSB2	Steel Building, vertical sides - average	Square Feet	Width & Length or Area	NA	NA	NA
CSB3	Steel Building, vertical sides - good	Square Feet	Width & Length or Area	NA	NA	NA
CSB4	Steel Building, slant sides - low cost	Square Feet	Width & Length or Area	NA	NA	NA
CSB5	Steel Building, slant sides - average	Square Feet	Width & Length or Area	NA	NA	NA
CSB6	Steel Building, slant sides - good	Square Feet	Width & Length or Area	NA	NA	NA
CSH1	Shed, machinery	Square Feet	Width & Length or Area	NA	NA	NA
CSH2	Shed, aluminum	Square Feet	Width & Length or Area	NA	NA	NA
CSH4	Shed, Quonset	Square Feet	Width & Length or Area	NA	NA	NA
CSH5	Shed, lumber, 1 side open	Square Feet	Width & Length or Area	NA	NA	NA
CSH6	Shed, lumber, 4 sides open	Square Feet	Width & Length or Area	NA	NA	NA
CSK1	Skate Rink, outdoor, ice	Square Feet	Width & Length or Area	NA	NA	NA
CSS1	Sprinkler System, wet	Square Feet	Width & Length or Area	NA	NA	NA
CSS2	Sprinkler System dry	Square Feet	Width & Length or Area	NA	NA	NA
CSU1	Sauna/Steam Room, < 25 sqft	Quantity	Quantity	NA	NA	NA
CSU2	Sauna/Steam Room, 25-60 sqft	Quantity	Quantity	NA	NA	NA
CSU3	Sauna/Steam Room, > 60 sqft	Quantity	Quantity	NA	NA	NA
CTA1	Tanks, wooden	Gallons	Height & Circumference	NA	NA	NA
CTA4	Tanks, welded steel	Gallons	Height & Circumference	NA	NA	NA
CTA6	Tanks, bolted steel	Gallons	Height & Circumference	NA	NA	NA
CTA8	Tanks, vertical, poly/fiberglass	Gallons	Size/Area	1	100,000	E, G, A, L, C
CTC1	Tennis Court, asphalt (commercial)	Quantity	Quantity	NA	NA	NA
CTC2	Tennis Court, concrete (commercial)	Quantity	Quantity	NA	NA	NA
CTC3	Tennis Court, clay (commercial)	Quantity	Quantity	NA	NA	NA
CTR1	Restroom, frame, average	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CTR2	Restroom, concrete, average	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CTR3	Restroom, frame, low cost	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CTR4	Restroom, concrete, low cost	Square Feet	Width & Length or Area	1	100,000	E, G, A, L, C
CTU1	Tunnel, grain elevator	Linear Feet	Length	NA	NA	NA
CWH1	Whirlpool/Hot Tub, < 5 persons	Quantity	Quantity	NA	NA	NA
CWH2	Whirlpool/Hot Tub, 5-8 persons	Quantity	Quantity	NA	NA	NA
CWH3	Whirlpool/Hot Tub, > 8 persons	Quantity	Quantity	NA	NA	NA
I01A	Pipe Pressure, buried utility, copper 1"	Linear Feet	Length	NA	NA	NA
I01C	Pipe Pressure, ductile iron (plastic) lined 1"	Linear Feet	Length	NA	NA	NA
I01D	Pipe Pressure, buried utility, steel 1"	Linear Feet	Length	NA	NA	NA
I01E	Pipe Pressure, buried, red brass 1"	Linear Feet	Length	NA	NA	NA
I01F	Pipe Pressure, buried utility, plastic 1"	Linear Feet	Length	NA	NA	NA
I01H	Pipe Pressure, buried utility, stainless steel, 1"	Linear Feet	Length	NA	NA	NA
I01K	Pipe Pressure, b. utility, fbrgls, reinf resin, 1"	Linear Feet	Length	NA	NA	NA
I02A	Pipe Pressure, buried utility, copper 2"	Linear Feet	Length	NA	NA	NA
I02C	Pipe Pressure, ductile iron (plastic) lined 2"	Linear Feet	Length	NA	NA	NA
I02D	Pipe Pressure, buried utility, steel 2"	Linear Feet	Length	NA	NA	NA
I02E	Pipe Pressure, buried, red brass 2"	Linear Feet	Length	NA	NA	NA
I02F	Pipe Pressure, buried utility, plastic 2"	Linear Feet	Length	NA	NA	NA
I02H	Pipe Pressure, buried utility, stainless steel, 2"	Linear Feet	Length	NA	NA	NA
I02K	Pipe Pressure, b. utility, fbrgls, reinf resin, 2"	Linear Feet	Length	NA	NA	NA
I02M	Pipe Conveyance, buried utility, cast iron, 2"	Linear Feet	Length	NA	NA	NA
I02P	Pipe Conveyance, b utility, plastic tubing, 2"	Linear Feet	Length	NA	NA	NA
I03A	Pipe Pressure, buried utility, copper 3"	Linear Feet	Length	NA	NA	NA
I03C	Pipe Pressure, ductile iron (plastic) lined 3"	Linear Feet	Length	NA	NA	NA
I03D	Pipe Pressure, buried utility, steel 3"	Linear Feet	Length	NA	NA	NA
I03E	Pipe Pressure, buried, red brass 3"	Linear Feet	Length	NA	NA	NA
I03F	Pipe Pressure, buried utility, plastic 3"	Linear Feet	Length	NA	NA	NA
I03G	Pipe Pressure, b. utility, cast iron, cem. lined, 3"	Linear Feet	Length	NA	NA	NA
I03H	Pipe Pressure, buried utility, stainless steel, 3"	Linear Feet	Length	NA	NA	NA
I03K	Pipe Pressure, b. utility, fbrgls, reinf resin, 3"	Linear Feet	Length	NA	NA	NA
I03M	Pipe Conveyance, buried utility, cast iron, 3"	Linear Feet	Length	NA	NA	NA
I03N	Pipe Conveyance, b utility, corr. plastic tube, 3"	Linear Feet	Length	NA	NA	NA
I03P	Pipe Conveyance, b utility, plastic tubing, 3"	Linear Feet	Length	NA	NA	NA
I04A	Pipe Pressure, buried utility, copper 4"	Linear Feet	Length	NA	NA	NA
I04B	Pipe Pressure, buried utility, ductile iron 4"	Linear Feet	Length	NA	NA	NA
I04C	Pipe Pressure, ductile iron (plastic) lined 4"	Linear Feet	Length	NA	NA	NA
I04D	Pipe Pressure, buried utility, steel 4"	Linear Feet	Length	NA	NA	NA
I04E	Pipe Pressure, buried, red brass 4"	Linear Feet	Length	NA	NA	NA

OBY CODE	CODE DESCRIPTION	UNIT OF MEASUREMENT	CAMAS MEASUREMENT ENTRY FIELD	MINIMUM UNIT OF MEASUREMENT	MAXIMUM UNIT OF MEASUREMENT	ALLOWABLE GRADES
I04F	Pipe Pressure, buried utility, plastic 4"	Linear Feet	Length	NA	NA	NA
I04G	Pipe Pressure, b. utility, cast iron, cem. lined, 4"	Linear Feet	Length	NA	NA	NA
I04H	Pipe Pressure, buried utility, stainless steel, 4"	Linear Feet	Length	NA	NA	NA
I04K	Pipe Pressure, b. utility, fbrgls, reinf resin, 4"	Linear Feet	Length	NA	NA	NA
I04M	Pipe Conveyance, buried utility, cast iron, 4"	Linear Feet	Length	NA	NA	NA
I04N	Pipe Conveyance, b utility, corr. plastic tube, 4"	Linear Feet	Length	NA	NA	NA
I04P	Pipe Conveyance, b utility, plastic tubing, 4"	Linear Feet	Length	NA	NA	NA
I04R	Pipe Conveyance, buried utility, reinf conc, 4"	Linear Feet	Length	NA	NA	NA
I04T	Pipe Conveyance, buried utility, vit. clay, 4"	Linear Feet	Length	NA	NA	NA
I06A	Pipe Pressure, buried utility, copper 6"	Linear Feet	Length	NA	NA	NA
I06B	Pipe Pressure, buried utility, ductile iron 6"	Linear Feet	Length	NA	NA	NA
I06C	Pipe Pressure, ductile iron (plastic) lined 6"	Linear Feet	Length	NA	NA	NA
I06D	Pipe Pressure, buried utility, steel 6"	Linear Feet	Length	NA	NA	NA
I06F	Pipe Pressure, buried utility, plastic 6"	Linear Feet	Length	NA	NA	NA
I06G	Pipe Pressure, b. utility, cast iron, cem. lined, 6"	Linear Feet	Length	NA	NA	NA
I06H	Pipe Pressure, buried utility, stainless steel, 6"	Linear Feet	Length	NA	NA	NA
I06K	Pipe Pressure, b. utility, fbrgls, reinf resin, 6"	Linear Feet	Length	NA	NA	NA
I06M	Pipe Conveyance, buried utility, cast iron, 6"	Linear Feet	Length	NA	NA	NA
I06N	Pipe Conveyance, b utility, corr. plastic tube, 6"	Linear Feet	Length	NA	NA	NA
I06P	Pipe Conveyance, b utility, plastic tubing, 6"	Linear Feet	Length	NA	NA	NA
I06Q	Pipe Conveyance, b utility, non-reinf conc, 6"	Linear Feet	Length	NA	NA	NA
I06R	Pipe Conveyance, buried utility, reinf conc, 6"	Linear Feet	Length	NA	NA	NA
I06S	Pipe Conveyance, buried utility, corr. metal, 6"	Linear Feet	Length	NA	NA	NA
I06T	Pipe Conveyance, buried utility, vit. clay, 6"	Linear Feet	Length	NA	NA	NA
I08A	Pipe Pressure, buried utility, copper 8"	Linear Feet	Length	NA	NA	NA
I08B	Pipe Pressure, buried utility, ductile iron 8"	Linear Feet	Length	NA	NA	NA
I08D	Pipe Pressure, buried utility, steel 8"	Linear Feet	Length	NA	NA	NA
I08F	Pipe Pressure, buried utility, plastic 8"	Linear Feet	Length	NA	NA	NA
I08G	Pipe Pressure, b. utility, cast iron, cem. lined, 8"	Linear Feet	Length	NA	NA	NA
I08H	Pipe Pressure, buried utility, stainless steel, 8"	Linear Feet	Length	NA	NA	NA
I08K	Pipe Pressure, b. utility, fbrgls, reinf resin, 8"	Linear Feet	Length	NA	NA	NA
I08N	Pipe Conveyance, b utility, corr. plastic tube, 8"	Linear Feet	Length	NA	NA	NA
I08P	Pipe Conveyance, b utility, plastic tubing, 8"	Linear Feet	Length	NA	NA	NA
I08Q	Pipe Conveyance, b utility, non-reinf conc, 8"	Linear Feet	Length	NA	NA	NA
I08R	Pipe Conveyance, buried utility, reinf conc, 8"	Linear Feet	Length	NA	NA	NA
I08S	Pipe Conveyance, buried utility, corr. metal, 8"	Linear Feet	Length	NA	NA	NA
I08T	Pipe Conveyance, buried utility, vit. clay, 8"	Linear Feet	Length	NA	NA	NA
I10B	Pipe Pressure, buried utility, ductile iron 10"	Linear Feet	Length	NA	NA	NA
I10D	Pipe Pressure, buried utility, steel 10"	Linear Feet	Length	NA	NA	NA
I10F	Pipe Pressure, buried utility, plastic 10"	Linear Feet	Length	NA	NA	NA
I10G	Pipe Pressure, b. utility, cast iron, cem. lined, 10"	Linear Feet	Length	NA	NA	NA
I10H	Pipe Pressure, buried utility, stainless steel, 10"	Linear Feet	Length	NA	NA	NA
I10K	Pipe Pressure, b. utility, fbrgls, reinf resin, 10"	Linear Feet	Length	NA	NA	NA
I10P	Pipe Conveyance, b utility, plastic tubing, 10"	Linear Feet	Length	NA	NA	NA
I10Q	Pipe Conveyance, b utility, non-reinf conc, 10"	Linear Feet	Length	NA	NA	NA
I10R	Pipe Conveyance, buried utility, reinf conc, 10"	Linear Feet	Length	NA	NA	NA
I10S	Pipe Conveyance, buried utility, corr. metal, 10"	Linear Feet	Length	NA	NA	NA
I10T	Pipe Conveyance, buried utility, vit. clay, 10"	Linear Feet	Length	NA	NA	NA
I12B	Pipe Pressure, buried utility, ductile iron 12"	Linear Feet	Length	NA	NA	NA
I12D	Pipe Pressure, buried utility, steel 12"	Linear Feet	Length	NA	NA	NA
I12F	Pipe Pressure, buried utility, plastic 12"	Linear Feet	Length	NA	NA	NA
I12G	Pipe Pressure, b. utility, cast iron, cem. lined, 12"	Linear Feet	Length	NA	NA	NA
I12H	Pipe Pressure, buried utility, stainless steel, 12"	Linear Feet	Length	NA	NA	NA
I12K	Pipe Pressure, b. utility, fbrgls, reinf resin, 12"	Linear Feet	Length	NA	NA	NA
I12P	Pipe Conveyance, b utility, plastic tubing, 12"	Linear Feet	Length	NA	NA	NA
I12Q	Pipe Conveyance, b utility, non-reinf conc, 12"	Linear Feet	Length	NA	NA	NA
I12R	Pipe Conveyance, buried utility, reinf conc, 12"	Linear Feet	Length	NA	NA	NA
I12S	Pipe Conveyance, buried utility, corr. metal, 12"	Linear Feet	Length	NA	NA	NA
I12T	Pipe Conveyance, buried utility, vit. clay, 12"	Linear Feet	Length	NA	NA	NA
I15P	Pipe Conveyance, b utility, plastic tubing, 15"	Linear Feet	Length	NA	NA	NA
I15R	Pipe Conveyance, buried utility, reinf conc, 15"	Linear Feet	Length	NA	NA	NA
I15T	Pipe Conveyance, buried utility, vit. clay, 15"	Linear Feet	Length	NA	NA	NA
I16B	Pipe Pressure, buried utility, ductile iron 16"	Linear Feet	Length	NA	NA	NA
I16D	Pipe Pressure, buried utility, steel 16"	Linear Feet	Length	NA	NA	NA
I16G	Pipe Pressure, b. utility, cast iron, cem. lined, 16"	Linear Feet	Length	NA	NA	NA
I16J	Pipe Pressure, buried utility, concrete, 16"	Linear Feet	Length	NA	NA	NA
I16K	Pipe Pressure, b. utility, fbrgls, reinf resin, 16"	Linear Feet	Length	NA	NA	NA
I16Q	Pipe Conveyance, b utility, non-reinf conc, 16"	Linear Feet	Length	NA	NA	NA
I16S	Pipe Conveyance, buried utility, corr. metal, 16"	Linear Feet	Length	NA	NA	NA
I24B	Pipe Pressure, buried utility, ductile iron 24"	Linear Feet	Length	NA	NA	NA
I24D	Pipe Pressure, buried utility, steel 24"	Linear Feet	Length	NA	NA	NA
I24J	Pipe Pressure, buried utility, concrete, 24"	Linear Feet	Length	NA	NA	NA
I24Q	Pipe Conveyance, b utility, non-reinf conc, 24"	Linear Feet	Length	NA	NA	NA
I24R	Pipe Conveyance, buried utility, reinf conc, 24"	Linear Feet	Length	NA	NA	NA

OBY CODE	CODE DESCRIPTION	UNIT OF MEASUREMENT	CAMAS MEASUREMENT ENTRY FIELD	MINIMUM UNIT OF MEASUREMENT	MAXIMUM UNIT OF MEASUREMENT	ALLOWABLE GRADES
I24S	Pipe Conveyance, buried utility, corr. metal, 24"	Linear Feet	Length	NA	NA	NA
I24T	Pipe Conveyance, buried utility, vit. clay, 24"	Linear Feet	Length	NA	NA	NA
I48J	Pipe Pressure, buried utility, concrete, 48"	Linear Feet	Length	NA	NA	NA
I48R	Pipe Conveyance, buried utility, reinf conc, 48"	Linear Feet	Length	NA	NA	NA
IBA1	Barrier Post, concrete	Quantity	Quantity	NA	NA	NA
IBF1	Bunker, concrete, fuel containment	Square Feet	Width & Length or Area	NA	NA	NA
ICB1	Chip Bin Storage (25 Ton)	Square Feet	Width & Length or Area	NA	NA	NA
ICB2	Chip Bin Storage (50 Ton)	Square Feet	Width & Length or Area	NA	NA	NA
ICB3	Chip Bin Storage (100 Ton)	Square Feet	Width & Length or Area	NA	NA	NA
ICE1	Elevated Conveyor Enclosure (LIN FT) Good	Linear Feet	Length	NA	NA	NA
ICE2	Elevated Conveyor Enclosure (LIN FT) Average	Linear Feet	Length	NA	NA	NA
ICE3	Elevated Conveyor Enclosure (LIN FT) Low	Linear Feet	Length	NA	NA	NA
IDE1	Dike, refinery containment, asphalt sealed	Square Feet	Width & Length or Area	NA	NA	NA
IDE2	Dike, refinery containment, bentonite sealed	Square Feet	Width & Length or Area	NA	NA	NA
IDE3	Dike, refinery earthen (not lined)	Square Feet	Width & Length or Area	NA	NA	NA
IDE4	Dike, refinery containment, membrane lined	Square Feet	Width & Length or Area	NA	NA	NA
IDW1	Dirt work, fill	Square Feet	Width & Length or Area	NA	NA	NA
IDW2	Dirt work, excavate	Square Feet	Width & Length or Area	NA	NA	NA
IDW3	Dirt work, haul/fill	Square Feet	Width & Length or Area	NA	NA	NA
IGR1	Guard Rail (Industrial)	Linear Feet	Length	NA	NA	NA
IPL1	Ponds, lined - neoprene	Square Feet	Width & Length or Area	NA	NA	NA
IPL2	Geotextile liner (felt like material)	Square Feet	Width & Length or Area	NA	NA	NA
IPL3	Ponds, lined - polyethylene (20 MIL)	Square Feet	Width & Length or Area	NA	NA	NA
IPL4	Ponds, lined - bentonite	Square Feet	Width & Length or Area	NA	NA	NA
IPL5	Ponds, lined - polyethylene (40 MIL)	Square Feet	Width & Length or Area	NA	NA	NA
IPL6	Ponds, lined - polyethylene (60 MIL)	Square Feet	Width & Length or Area	NA	NA	NA
IPL7	Ponds, lined - polyethylene (80 MIL)	Square Feet	Width & Length or Area	NA	NA	NA
IPL8	Ponds, lined - polyethylene (100 MIL)	Square Feet	Width & Length or Area	NA	NA	NA
IPL9	Ponds, lined - polyethylene (120 MIL)	Square Feet	Width & Length or Area	NA	NA	NA
IPL10	Ponds, lined - hypalon (36 MIL)	Square Feet	Width & Length or Area	NA	NA	NA
IRE1	Retaining Wall, metal (alum) bin 16' x 8' deep	Square Feet	Width & Length or Area	NA	NA	NA
IRE2	Retaining Wall, concrete (1 ft. thick)	Square Feet	Width & Length or Area	NA	NA	NA
IRE4	Retaining Wall, Gabions-Stone	Square Feet	Width & Length or Area	NA	NA	NA
IRM1	Road, Mine Haul - smooth terrain	Quantity	Quantity	NA	NA	NA
IRM2	Road, Mine Haul - moderate terrain	Quantity	Quantity	NA	NA	NA
IRM3	Road, Mine Haul - rough terrain	Quantity	Quantity	NA	NA	NA
IRRS	Railroad Scale	LBS.	Size/Area	NA	NA	NA
IRR1	Railroad Trackage, spurs, 40#	Linear Feet	Length	NA	NA	NA
IRR2	Railroad Trackage, spurs, 60#	Linear Feet	Length	NA	NA	NA
IRR3	Railroad Trackage, spurs, 70#	Linear Feet	Length	NA	NA	NA
IRR4	Railroad Trackage, spurs, 80#	Linear Feet	Length	NA	NA	NA
IRR5	Railroad Trackage, spurs, 90#	Linear Feet	Length	NA	NA	NA
IRR6	Railroad Trackage, spurs, 100#	Linear Feet	Length	NA	NA	NA
IRR7	Railroad Trackage, spurs, 115#	Linear Feet	Length	NA	NA	NA
IRR8	Railroad Trackage, spurs, 130#	Linear Feet	Length	NA	NA	NA
IRT1	Tank RCR 503-1350 BBL	Gallons	Size/Area	NA	NA	NA
IRT2	Tank RCR 1351-4000 BBL	Gallons	Size/Area	NA	NA	NA
IRT3	Tank RCR 4001-9000 BBL	Gallons	Size/Area	NA	NA	NA
IRT4	Tank RCR 9001-33000 BBL	Gallons	Size/Area	NA	NA	NA
IRT5	Tank RCR 33001-55000 BBL	Gallons	Size/Area	NA	NA	NA
IRT6	Tank RCR 55001-100000 BBL	Gallons	Size/Area	NA	NA	NA
IRT7	Tank RCR 100001-175000 BBL	Gallons	Size/Area	NA	NA	NA
IRT8	Tank RCR 1750001-268500 BBL	Gallons	Size/Area	NA	NA	NA
IRY1	Road, dirt (grader only 40 ft. wide)	Linear Feet	Length	NA	NA	NA
IRY2	Road, paved (40 ft. wide)	Linear Feet	Length	NA	NA	NA
IRY4	Road, paved - w/ curbs & gutters (40 ft. wide)	Linear Feet	Length	NA	NA	NA
ISA1	Railroad Spur Accessories - bumpers	Quantity	Quantity	NA	NA	NA
ISA2	Railroad Spur Accessories - wheel stops	Quantity	Quantity	NA	NA	NA
ISA3	Railroad Spur Accessories - crossing signals	Quantity	Quantity	NA	NA	NA
ISA5	Railroad Spur Accessories - crossing timbers	Quantity	Quantity	NA	NA	NA
ISA6	RR Spur Dr Switch & Turnout	Quantity	Quantity	NA	NA	NA
ISB1	Spill Retention Berm (Geomembrane) Small	Quantity	Quantity	NA	NA	NA
ISB2	Spill Retention Berm (Geomembrane) Medium	Quantity	Quantity	NA	NA	NA
ISB3	Spill Retention Berm (Geomembrane) Large	Quantity	Quantity	NA	NA	NA
ISD1	RR Spur, raised roadbed, cut/compacted fill	Square Feet	Width & Length or Area	NA	NA	NA
ISD2	RR Spur, raised roadbed, haul/compacted fill	Square Feet	Width & Length or Area	NA	NA	NA
ISP1	Structural Pad, concrete	Square Feet	Width & Length or Area	NA	NA	NA
IST1	Industrial Septic Tank	Gallons	Size/Area	NA	NA	NA
ISW1	Railroad Spur Switch, 80#	Quantity	Quantity	NA	NA	NA
ISW2	Railroad Spur Switch, 90#	Quantity	Quantity	NA	NA	NA
ISW3	Railroad Spur Switch, 100#	Quantity	Quantity	NA	NA	NA
ISW4	Railroad Spur Switch, 110#	Quantity	Quantity	NA	NA	NA
ISW5	Railroad Spur Switch, 115#	Quantity	Quantity	NA	NA	NA
ISW6	Railroad Spur Switch, 130#	Quantity	Quantity	NA	NA	NA

OBY CODE	CODE DESCRIPTION	UNIT OF MEASUREMENT	CAMAS MEASUREMENT	MINIMUM UNIT OF	MAXIMUM UNIT OF	ALLOWABLE GRADES
ISVK	Sidewalk, concrete	Square Feet	Width & Length or Area	NA	NA	NA
ITB1	Tanks, Bolted Steel (9000 Gal)	Gallons	Size/Area	NA	NA	NA
ITB2	Tanks, Bolted Steel (17000 Gal)	Gallons	Size/Area	NA	NA	NA
ITB3	Tanks, Bolted Steel (20800 Gal)	Gallons	Size/Area	NA	NA	NA
ITB4	Tanks, Bolted Steel (43000 Gal)	Gallons	Size/Area	NA	NA	NA
ITB5	Tanks, Bolted Steel (54400 Gal)	Gallons	Size/Area	NA	NA	NA
ITB6	Tanks, Bolted Steel (98000 Gal)	Gallons	Size/Area	NA	NA	NA
ITB7	Tanks, Bolted Steel (163500 Gal)	Gallons	Size/Area	NA	NA	NA
ITB8	Tanks, Bolted Steel (290300 Gal)	Gallons	Size/Area	NA	NA	NA
ITD1	Tank, Dewar-Cryogenic (to 500 Gal)	Gallons	Size/Area	NA	NA	NA
ITD2	Tank, Dewar-Cryogenic (500-999 Gal)	Gallons	Size/Area	NA	NA	NA
ITD3	Tank, Dewar-Cryogenic (1000-2999 Gal)	Gallons	Size/Area	NA	NA	NA
ITD4	Tank, Dewar-Cryogenic (3,000-5,999 Gal)	Gallons	Size/Area	NA	NA	NA
ITD5	Tank, Dewar-Cryogenic (6,000-8999 Gal)	Gallons	Size/Area	NA	NA	NA
ITD6	Tank, Dewar-Cryogenic (9000-12000 Gal)	Gallons	Size/Area	NA	NA	NA
ITF1	Tank Refinery Floating Roof (up to 2500 BBL)	Gallons	Size/Area	NA	NA	NA
ITF2	Tank Refinery Floating Roof (2501-5000 BBL)	Gallons	Size/Area	NA	NA	NA
ITF3	Tank Refinery Floating Roof (5001-10000 BBL)	Gallons	Size/Area	NA	NA	NA
ITF4	Tank Refinery Floating Roof (10001-30000 BBL)	Gallons	Size/Area	NA	NA	NA
ITF5	Tank Refinery Floating Roof (30001-50000 BBL)	Gallons	Size/Area	NA	NA	NA
ITF6	Tank Refinery Floating Roof (50001-100000 BBL)	Gallons	Size/Area	NA	NA	NA
ITF7	Tank Refinery Floating Roof (100001-200000 BBL)	Gallons	Size/Area	NA	NA	NA
ITF8	Tank Refinery Floating Roof (200001-250000 BBL)	Gallons	Size/Area	NA	NA	NA
IT11	Tank Insulation, fiberglass 3" w/alum jacket	Square Feet	Width & Length or Area	NA	NA	NA
IT12	Tank Insulation, foamlglass 3" w/alum jacket	Square Feet	Width & Length or Area	NA	NA	NA
IT13	Tank Insulation, koolphen 3" w/alum jacket	Square Feet	Width & Length or Area	NA	NA	NA
IT14	Tank Insulation, polyurethane 3" w/alum jacket	Square Feet	Width & Length or Area	NA	NA	NA
ITP1	Tanks, Horiz Pressure w/Saddle (1300 Gal)	Gallons	Size/Area	NA	NA	NA
ITP2	Tanks, Horiz Pressure w/Saddle (2800 Gal)	Gallons	Size/Area	NA	NA	NA
ITP3	Tanks, Horiz Pressure w/Saddle (6000 Gal)	Gallons	Size/Area	NA	NA	NA
ITP4	Tanks, Horiz Pressure w/Saddle (10000 Gal)	Gallons	Size/Area	NA	NA	NA
ITP5	Tanks, Horiz Pressure w/Saddle (22500 Gal)	Gallons	Size/Area	NA	NA	NA
ITP6	Tanks, Horiz Pressure w/Saddle (33000 Gal)	Gallons	Size/Area	NA	NA	NA
ITP7	Tanks, Horiz Pressure w/Saddle (47000 Gal)	Gallons	Size/Area	NA	NA	NA
ITP8	Tanks, Horiz Pressure w/Saddle (67500 Gal)	Gallons	Size/Area	NA	NA	NA
ITU1	Utility Tunnel (CU Feet)	Cubic Feet		NA	NA	NA
ITW1	Tanks, Wooden on FDN (5000 Gal)	Gallons	Size/Area	NA	NA	NA
ITW2	Tanks, Wooden on FDN (10000 Gal)	Gallons	Size/Area	NA	NA	NA
ITW3	Tanks, Wooden on FDN (150000 Gal)	Gallons	Size/Area	NA	NA	NA
ITW4	Tanks, Wooden on FDN (20000 Gal)	Gallons	Size/Area	NA	NA	NA
ITW5	Tanks, Wooden on FDN (30000 Gal)	Gallons	Size/Area	NA	NA	NA
ITW6	Tanks, Wooden on FDN (50000 Gal)	Gallons	Size/Area	NA	NA	NA
ITW7	Tanks, Wooden on FDN (75000 Gal)	Gallons	Size/Area	NA	NA	NA
ITW8	Tanks, Wooden on FDN (100000 Gal)	Gallons	Size/Area	NA	NA	NA
IWF1	Warehouse Solid Fertilizer (Wood Frame - Average)	Square Feet	Width & Length or Area	NA	NA	NA
IWF2	Warehouse Solid Fertilizer (Concrete - Average)	Square Feet	Width & Length or Area	NA	NA	NA
IWF3	Warehouse Solid Fertilizer (Steel Frame - Average)	Square Feet	Width & Length or Area	NA	NA	NA
IWT1	Tanks, Welded Steel Water (10000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT2	Tanks, Welded Steel Water (250000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT3	Tanks, Welded Steel Water (300000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT4	Tanks, Welded Steel Water (400000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT5	Tanks, Welded Steel Water (500000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT6	Tanks, Welded Steel Water (750000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT7	Tanks, Welded Steel Water (1000000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT8	Tanks, Welded Steel Water (1500000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT9	Tanks, Welded Steel Water (20000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT10	Tanks, Welded Steel Water (30000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT11	Tanks, Welded Steel Water (50000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT12	Tanks, Welded Steel Water (75000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT13	Tanks, Welded Steel Water (100000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT14	Tanks, Welded Steel Water (125000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT15	Tanks, Welded Steel Water (150000 Gal)	Gallons	Size/Area	NA	NA	NA
IWT16	Tanks, Welded Steel Water (200000 Gal)	Gallons	Size/Area	NA	NA	NA
MW1	Water Well, 8" Pump, 5 HP	Linear Feet	Length	NA	NA	NA
MW2	Water Well, 16-18" Pump, 20 HP	Linear Feet	Length	NA	NA	NA
MW3	Water Well, 24" Pump, 25 HP	Linear Feet	Length	NA	NA	NA
RBB1	Boat House, Frame or Concrete Block	Square Feet	Width & Length or Area	79	5,001	G, A, L
RBB2	Boat House, Masonry	Square Feet	Width & Length or Area	99	5,001	G, A, L
RBD1	Dock, floating wood deck, light posts	Square Feet	Width & Length or Area	14	3,501	G, A, L
RBD2	Dock, medium wood deck, wood girders	Square Feet	Width & Length or Area	14	3,501	G, A, L
RBD3	Dock, heavy wood deck, heavy pilings	Square Feet	Width & Length or Area	14	3,501	G, A, L
RBQ1	Barbecue, outdoor, brick/stone	Quantity	Quantity	NA	NA	G, A, L
RCF1	Residential Cooler 32-60 degree, built-in	Square Feet	Width & Length or Area	19	501	1-8
RCF2	Residential Chiller - 5 to 31 degrees, built-in	Square Feet	Width & Length or Area	19	501	1-8

OBY CODE	CODE DESCRIPTION	UNIT OF	CAMAS	MINIMUM UNIT	MAXIMUM UNIT	ALLOWABLE GRADES
		MEASUREMENT	MEASUREMENT	OF	OF	
RCF3	Residential Freezer - -15 to 5 degrees, built-in	Square Feet	Width & Length or Area	19	501	1-8
RCF4	Residential Sharp Freezer - -45 to -15, built-in	Square Feet	Width & Length or Area	19	501	1-8
RGH1	Greenhouse - wd/mtl fr, domes, plstc cov, <1,000 sq ft	Square Feet	Width & Length or Area	19	1,001	E, G, A, L, C
RGH2	Greenhouse - wd/mtl fr/3'sdwl, plstc cov, <1,000 sq ft	Square Feet	Width & Length or Area	19	1,001	E, G, A, L, C
RGH3	Greenhouse, pipe/stl fr, fbrglass walls, <1,000 sq ft	Square Feet	Width & Length or Area	19	1,001	E, G, A, L, C
RGH4	Greenhouse - wd/mtl fr, domed, plstc cov, >1,000 sq ft	Square Feet	Width & Length or Area	1,000	20,001	E, G, A, L, C
RGH5	Greenhouse - w/mtl fr/3' sdwl, plstc cov, >1,000 sq ft	Square Feet	Width & Length or Area	1,000	20,001	E, G, A, L, C
RGH6	Greenhouse - pipe/stl fr, fbrglass walls, >1,000 sq ft	Square Feet	Width & Length or Area	1,000	20,001	E, G, A, L, C
RHT1	Hot Tub	Quantity	Quantity	NA	NA	NA
RLA1	Living Area (Sq. Ft.)	Square Feet	Width & Length or Area	9	5,001	G, A, L
RPA1	Asphalt	Square Feet	Width & Length or Area	3	35,001	G, A, L
RPA2	Concrete	Square Feet	Width & Length or Area	3	35,001	G, A, L
RRA1	Garage, frame, attached, finished	Square Feet	Width & Length or Area	119	5,001	1-8
RRA2	Garage, masonry, attached, finished	Square Feet	Width & Length or Area	119	5,001	1-8
RRA3	Garage, frame, attached, unfinished	Square Feet	Width & Length or Area	119	5,001	1-8
RRA4	Garage, masonry, attached, unfinished	Square Feet	Width & Length or Area	119	5,001	1-8
RRC1	Carport	Square Feet	Width & Length or Area	9	1,501	3-7
RRC2	Canopy	Square Feet	Width & Length or Area	9	2,501	3-7
RRF1	Fence, chain link	Linear Feet	Length	9	20,001	A
RRF3	Fence, stockade	Linear Feet	Length	9	20,001	A
RRF4	Fence, post & rail	Linear Feet	Length	9	20,001	A
RRF6	Fence, brick or masonry	Linear Feet	Length	9	20,001	A
RRF7	Fence, ornamental iron	Linear Feet	Length	9	20,001	A
RRF8	Fence, barbard wire - 4 strand	Linear Feet	Length	9	20,001	A
RRG1	Garage, frame, detached, finished	Square Feet	Width & Length or Area	39	5,001	1-8
RRG2	Garage masonry, detached, finished	Square Feet	Width & Length or Area	39	5,001	1-8
RRG3	Garage, frame, detached, unfinished	Square Feet	Width & Length or Area	39	5,001	1-8
RRG4	Garage, masonry, detached, unfinished	Square Feet	Width & Length or Area	39	5,001	1-8
RRP1	Pool, vinyl, residential	Square Feet	Width & Length or Area	74	5,001	G, A, L
RRP2	Pool, fiberglass, residential	Square Feet	Width & Length or Area	74	5,001	G, A, L
RRP3	Pool, concrete, residential	Square Feet	Width & Length or Area	74	5,001	G, A, L
RRP4	Pool, gunite, residential	Square Feet	Width & Length or Area	74	5,001	G, A, L
RRS1	Shed, Frame	Square Feet	Width & Length or Area	7	5,001	G, A, L, C
RRS2	Shed, residential, metal	Square Feet	Width & Length or Area	7	5,001	G, A, L, C
RRS3	Shed, residential, masonry	Square Feet	Width & Length or Area	7	5,001	G, A, L, C
RRSS	Sauna	Quantity	Quantity	NA	NA	G, A, L
RRT1	Deck, wood	Square Feet	Width & Length or Area	9	3,001	G, A, L
RRT2	Deck, concrete	Square Feet	Width & Length or Area	9	3,001	G, A, L
RRT3	Deck, stone/tile w/sand base	Square Feet	Width & Length or Area	9	3,001	G, A, L
RRT4	Deck, stone/tile w/concrete base	Square Feet	Width & Length or Area	9	3,001	G, A, L
RRT5	Deck, brick	Square Feet	Width & Length or Area	9	3,001	G, A, L
RRT6	Deck, masonry stoop/terrace	Square Feet	Width & Length or Area	9	3,001	G, A, L
RRT7	Deck, covered patio	Square Feet	Width & Length or Area	9	3,001	G, A, L
RRT8	Wood Polymer Composition Deck	Square Feet	Width & Length or Area	9	3,001	G, A, L
RRZ1	Gazebo	Square Feet	Width & Length or Area	9	5,001	G, A, L
RSA1	Garage, attached, finish	Square Feet	Width & Length or Area	9	5,001	1-8
RSA2	Garage, attached, finish - FLAT VALUE ONLY	Square Feet	Width & Length or Area	NA	NA	NA
RSG1	Garage, detached, finish	Square Feet	Width & Length or Area	9	5,001	1-8
RSG2	Garage, detached, finish - FLAT VALUE ONLY	Square Feet	Width & Length or Area	NA	NA	NA
RTC1	Tennis Court, asphalt, residential	Quantity	Quantity	NA	NA	NA
RTC2	Tennis Court, concrete, residential	Quantity	Quantity	NA	NA	NA
RTC3	Tennis Court, clay, residential	Quantity	Quantity	NA	NA	NA
RYRT	RYRT - Yurt	Square Feet	Width & Length or Area	99	1,001	G, A, L

SKETCH AND COMPUTE AREA SECTION

Apex Sketch

Click the "Apex Sketch" box to sketch the OBY improvement.

Vectors

The vectors field will automatically be assigned if an APEX sketch is completed.

ADDITIONAL INFORMATION SECTION

Permits

Click the "Permits" box for permits filed for the property.

Comments

Enter a narrative description for the percent complete and/or ECF override. If the property is 100 percent complete and there is no ECF override, leave this field blank.

Percent Complete

Use only if a new OBV is partially completed to indicate percentage of completion as of the General Assessment Day. Do not consider remodeling, additions or older improvements with unfinished areas. Enter the percent complete in whole percent. If the OBV is complete, leave this field blank.

ECF Override

Enter the percentage factor to override the Economic Condition Factor (ECF) assigned to that market area. Enter whole numbers denoting the percentage to be added or deducted from the accumulated total value of the dwelling or RCNLD. The ECF is limited to a range of 1 to 200 percent. If an ECF override is to be applied to the subject structure, it is the responsibility of the appraiser to justify and document the reason for the ECF Override adjustment. If no ECF override is to be applied to the subject structure, leave the field blank. Because the economic condition factor is developed using a population of localized market data in a given area, it is unique to that market area and should never be adjusted on an individual basis unless documented justification can be made.

FLAT VALUE OVERRIDE SECTION

Override Value

The override value field is used to override the CAMAS generated RCNLD value. The override value entered should be fully depreciated. Only the percentage of ownership and economic condition factor (ECF) is applied to the value entered.

Reason

Enter a narrative description of the override value.

Example: Because of its uniqueness, a depreciated value of a golf course is manually calculated at \$650,000 and would be entered as follows:

CLASS CODE TYPE:	Commercial
DESCRIPTION:	Golf Course
FLAT VALUE:	\$650,000
CLASS CODE:	3507 Improvements on Commercial City/Town Lots

PERCENT GOOD OVERRIDE SECTION

Percent Good

The percent good field refers to the resultant value (percent good) after deduction of physical depreciation and functional and/or economic obsolescence – expressed as a percentage. This is not a required entry. If this entry is used, it will function as an override to the CAMAS generated RCNLD; and therefore, the value of the improvement.

Enter the appraiser's judgment of remaining percent good for the OBV being described. Percent good and depreciation are complements of each other. Therefore, an improvement which is estimated to have 35% depreciation as of a given time is said to be 65% good. In this way, the calculated Percent Good can be overridden by entering the appraiser's estimate of the percent good. However, the year built and functional condition must still be entered.

Override Reason

Enter a narrative description for the use of the percent good override.

INCENTIVE PROGRAM INFORMATION SECTION

Type

If the OBY has been granted within one of the incentive programs, select the type of incentive program granted from the dropdown menu. There are 17 programs which are detailed below:

- Air & Water Pollution & Carbon Capture M&C CA
- Carbon Sequestration EP or D (Class 15) CA
- Class 13 - 5 Year Exemption Oil & Gas
- Class 13 - Commercial Hydro Gen Facility - NEI
- Class 13 - Commercial wind Gen Facility - NEI
- Class 14 - Commercial Wind Gen Facility - NEI
- Class 15 - PP
- Class 15 - PP – Energy Prod or Dev
- Class 15 - PP - NEI
- Class 5 - Air & Water Pollution Control Equipment
- Class 5 - Air & Water Pollution Control Equipment - NEI
- Class 5 - Electrolytic Reduction Equipment
- Class 5 - Research & Development M&E - NEI
- Class 8 - 5 Year Exemption Wind Under 1 MW
- Class 8 - M&E - NEI
- Gross Proceeds Metal Mines - NEI
- Natural Disaster

Year Granted

Enter the year the incentive program was granted, e.g., 2012.

REAPPRAISAL ACTION SECTION

Reappraisal

Select from the dropdown menu the desired action for the reappraisal. There are two items included in the dropdown menu: “Delete for Reappraisal” and “Reappraisal Record.”

MODIFICATION CODES ITEM PAGE

Modification codes are an addition or deduction made to alter the cost component of the OBY improvement from the base specifications. Modification codes should only be utilized for the specific structure(s) intended.

MODIFICATION CODES SECTION

Code

Select from the dropdown menu the modification code. The valid modification codes are listed for each OBY type code in the following OBY Modification Codes By Structure Type table.

Quantity

Enter the quantity of the selected type of modification codes.

Area/LF

Enter the square foot area or linear feet based upon the unit of measurement for the calculation type. If this field is blank, the modification code adjustment will be applied to the entire OBY.

Comments

Enter all relevant comments pertaining to the selected modification code.

REAPPRAISAL ACTION SECTION**Reappraisal**

Select from the dropdown menu the desired action for the reappraisal. There are two items included in the dropdown menu: "Delete for Reappraisal" and "Reappraisal Record."

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAA1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAA1	1	R - Multiply Rate Times OBY Area	No lighting
AAA1	2	R - Multiply Rate Times OBY Area	Insulation
AAA1	3	R - Multiply Rate Times OBY Area	Heating
AAA1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAA1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAA1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAA1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAA1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAA1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAA1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAA1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAA1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAA1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAA1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAA1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAA1	P	R - Multiply Rate Times OBY Area	No water service
AAA1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAA2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAA2	1	R - Multiply Rate Times OBY Area	No lighting
AAA2	2	R - Multiply Rate Times OBY Area	Insulation
AAA2	3	R - Multiply Rate Times OBY Area	Heating
AAA2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAA2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAA2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAA2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAA2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAA2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAA2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAA2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAA2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAA2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAA2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAA2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAA2	P	R - Multiply Rate Times OBY Area	No water service
AAA2	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAA3			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAA3	1	R - Multiply Rate Times OBY Area	No lighting
AAA3	2	R - Multiply Rate Times OBY Area	Insulation
AAA3	3	R - Multiply Rate Times OBY Area	Heating
AAA3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAA3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAA3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAA3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAA3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAA3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAA3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAA3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAA3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAA3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAA3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAA3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAA3	P	R - Multiply Rate Times OBY Area	No water service
AAA3	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAA4			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAA4	1	R - Multiply Rate Times OBY Area	No lighting
AAA4	2	R - Multiply Rate Times OBY Area	Insulation
AAA4	3	R - Multiply Rate Times OBY Area	Heating
AAA4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAA4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAA4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAA4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAA4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAA4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAA4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAA4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAA4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAA4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAA4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAA4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAA4	P	R - Multiply Rate Times OBY Area	No water service
AAA4	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAB1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAB1	1	R - Multiply Rate Times OBY Area	Earth Floor
AAB1	2	R - Multiply Rate Times OBY Area	No lighting
AAB1	3	R - Multiply Rate Times OBY Area	Stalls/Partitions
AAB1	4	R - Multiply Rate Times OBY Area	Wood Loft Floor
AAB1	5	R - Multiply Rate Times OBY Area	Gambrel Roof
AAB1	6	R - Multiply Rate Times OBY Area	Water Service
AAB1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAB1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAB1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAB1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAB1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAB1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAB1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAB1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAB1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAB1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAB1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAB1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAB1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAB2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAB2	1	R - Multiply Rate Times OBY Area	Earth Floor
AAB2	2	R - Multiply Rate Times OBY Area	No lighting
AAB2	3	R - Multiply Rate Times OBY Area	Stalls/Partitions
AAB2	4	R - Multiply Rate Times OBY Area	Wood Loft Floor
AAB2	5	R - Multiply Rate Times OBY Area	Gambrel Roof
AAB2	6	R - Multiply Rate Times OBY Area	Water Service
AAB2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAB2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAB2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAB2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAB2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAB2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAB2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAB2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAB2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAB2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAB2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAB2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAB2	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAD1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAD1	1	R - Multiply Rate Times OBY Area	Earth Floor
AAD1	2	R - Multiply Rate Times OBY Area	No lighting
AAD1	3	R - Multiply Rate Times OBY Area	Insulation
AAD1	4	R - Multiply Rate Times OBY Area	Heating
AAD1	5	R - Multiply Rate Times OBY Area	Water Service
AAD1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAD1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAD1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAD1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAD1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAD1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAD1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAD1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAD1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAD1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAD1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAD1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAD1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAF1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAF1	FF1	R - Multiply Rate Times OBY Area	Roof - 10' wide
AAF1	FF2	R - Multiply Rate Times OBY Area	Mech. Feeder - automatic
AAF1	FF3	R - Multiply Rate Times OBY Area	Mech. Feeder - manual
AAF1	FF4	R - Multiply Rate Times OBY Area	Concrete Apron - 10' wide
AAF1	FF5	F - Flat Value Addition	Stock Waterer - cattle
AAF1	FF6	F - Flat Value Addition	Stock Waterer - hog

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAF2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAF2	FF1	R - Multiply Rate Times OBY Area	Roof - 10' wide
AAF2	FF2	R - Multiply Rate Times OBY Area	Mech. Feeder - automatic
AAF2	FF3	R - Multiply Rate Times OBY Area	Mech. Feeder - manual
AAF2	FF4	R - Multiply Rate Times OBY Area	Concrete Apron - 10' wide
AAF2	FF5	F - Flat Value Addition	Stock Waterer - cattle
AAF2	FF6	F - Flat Value Addition	Stock Waterer - hog

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAF3			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAF3	FF1	R - Multiply Rate Times OBY Area	Roof - 10' wide
AAF3	FF2	R - Multiply Rate Times OBY Area	Mech. Feeder - automatic
AAF3	FF3	R - Multiply Rate Times OBY Area	Mech. Feeder - manual
AAF3	FF4	R - Multiply Rate Times OBY Area	Concrete Apron - 10' wide
AAF3	FF5	F - Flat Value Addition	Stock Waterer - cattle
AAF3	FF6	F - Flat Value Addition	Stock Waterer - hog

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAF4			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAF4	FF1	R - Multiply Rate Times OBY Area	Roof - 10' wide
AAF4	FF2	R - Multiply Rate Times OBY Area	Mech. Feeder - automatic
AAF4	FF3	R - Multiply Rate Times OBY Area	Mech. Feeder - manual
AAF4	FF4	R - Multiply Rate Times OBY Area	Concrete Apron - 10' wide
AAF4	FF5	F - Flat Value Addition	Stock Waterer - cattle
AAF4	FF6	F - Flat Value Addition	Stock Waterer - hog

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAG1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAG1	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAG1	2	R - Multiply Rate Times OBY Area	Steel Floor

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAG2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAG2	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAG2	2	R - Multiply Rate Times OBY Area	Steel Floor

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAH1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAH1	1	R - Multiply Rate Times OBY Area	Earth Floor
AAH1	2	R - Multiply Rate Times OBY Area	No lighting
AAH1	3	R - Multiply Rate Times OBY Area	Wood Floor
AAH1	4	R - Multiply Rate Times OBY Area	Heating
AAH1	6	R - Multiply Rate Times OBY Area	Insulation - 1st floor
AAH1	7	R - Multiply Rate Times OBY Area	Insulation - 2nd floor
AAH1	8	R - Multiply Rate Times OBY Area	Insulation - 3rd floor
AAH1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAH1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAH1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAH1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAH1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAH1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAH1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAH1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAH1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAH1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAH1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAH1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAH1	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAH2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAH2	1	R - Multiply Rate Times OBY Area	Earth Floor
AAH2	2	R - Multiply Rate Times OBY Area	No lighting
AAH2	3	R - Multiply Rate Times OBY Area	Wood Floor
AAH2	4	R - Multiply Rate Times OBY Area	Heating
AAH2	6	R - Multiply Rate Times OBY Area	Insulation - 1st floor
AAH2	7	R - Multiply Rate Times OBY Area	Insulation - 2nd floor
AAH2	8	R - Multiply Rate Times OBY Area	Insulation - 3rd floor
AAH2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAH2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAH2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAH2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAH2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAH2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAH2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAH2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAH2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAH2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAH2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAH2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAH2	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAH3			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAH3	1	R - Multiply Rate Times OBY Area	Earth Floor
AAH3	2	R - Multiply Rate Times OBY Area	No lighting
AAH3	3	R - Multiply Rate Times OBY Area	Wood Floor
AAH3	4	R - Multiply Rate Times OBY Area	Heating
AAH3	6	R - Multiply Rate Times OBY Area	Insulation - 1st floor
AAH3	7	R - Multiply Rate Times OBY Area	Insulation - 2nd floor
AAH3	8	R - Multiply Rate Times OBY Area	Insulation - 3rd floor
AAH3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAH3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAH3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAH3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAH3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAH3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAH3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAH3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAH3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAH3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAH3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAH3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAH3	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAH4			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAH4	1	R - Multiply Rate Times OBY Area	Earth Floor
AAH4	2	R - Multiply Rate Times OBY Area	No lighting
AAH4	3	R - Multiply Rate Times OBY Area	Wood Floor
AAH4	4	R - Multiply Rate Times OBY Area	Heating
AAH4	6	R - Multiply Rate Times OBY Area	Insulation - 1st floor
AAH4	7	R - Multiply Rate Times OBY Area	Insulation - 2nd floor
AAH4	8	R - Multiply Rate Times OBY Area	Insulation - 3rd floor
AAH4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAH4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAH4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAH4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAH4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAH4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAH4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAH4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAH4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAH4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAH4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAH4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAH4	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAH5			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAH5	1	R - Multiply Rate Times OBY Area	Earth Floor
AAH5	2	R - Multiply Rate Times OBY Area	No lighting
AAH5	3	R - Multiply Rate Times OBY Area	Wood Floor
AAH5	4	R - Multiply Rate Times OBY Area	Heating
AAH5	6	R - Multiply Rate Times OBY Area	Insulation - 1st floor
AAH5	7	R - Multiply Rate Times OBY Area	Insulation - 2nd floor
AAH5	8	R - Multiply Rate Times OBY Area	Insulation - 3rd floor
AAH5	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAH5	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAH5	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAH5	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAH5	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAH5	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAH5	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAH5	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAH5	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAH5	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAH5	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAH5	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAH5	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAH6			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAH6	1	R - Multiply Rate Times OBY Area	Earth Floor
AAH6	2	R - Multiply Rate Times OBY Area	No lighting
AAH6	3	R - Multiply Rate Times OBY Area	Wood Floor
AAH6	4	R - Multiply Rate Times OBY Area	Heating
AAH6	6	R - Multiply Rate Times OBY Area	Insulation - 1st floor
AAH6	7	R - Multiply Rate Times OBY Area	Insulation - 2nd floor
AAH6	8	R - Multiply Rate Times OBY Area	Insulation - 3rd floor
AAH6	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAH6	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAH6	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAH6	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAH6	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAH6	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAH6	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAH6	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAH6	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAH6	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAH6	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAH6	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAH6	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAI1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAI1	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAI1	2	R - Multiply Rate Times OBY Area	No electricity
AAI1	3	R - Multiply Rate Times OBY Area	Insulation
AAI1	4	R - Multiply Rate Times OBY Area	Heating
AAI1	5	R - Multiply Rate Times OBY Area	Enameled Steel
AAI1	6	R - Multiply Rate Times OBY Area	Lining
AAI1	7	R - Multiply Rate Times OBY Area	Loft
AAI1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAI1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAI1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAI1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAI1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAI1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAI1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAI1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAI1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAI1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAI1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAI1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAI1	P	R - Multiply Rate Times OBY Area	Water Service
AAI1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAI2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAI2	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAI2	2	R - Multiply Rate Times OBY Area	No electricity
AAI2	3	R - Multiply Rate Times OBY Area	Insulation
AAI2	4	R - Multiply Rate Times OBY Area	Heating
AAI2	5	R - Multiply Rate Times OBY Area	Enameled Steel
AAI2	6	R - Multiply Rate Times OBY Area	Lining
AAI2	7	R - Multiply Rate Times OBY Area	Loft
AAI2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAI2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAI2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAI2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAI2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAI2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAI2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAI2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAI2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAI2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAI2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAI2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAI2	P	R - Multiply Rate Times OBY Area	Water Service
AAI2	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAK1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAK1	1	R - Multiply Rate Times OBY Area	20' wide
AAK1	2	R - Multiply Rate Times OBY Area	40' wide
AAK1	3	R - Multiply Rate Times OBY Area	50' wide
AAK1	4	R - Multiply Rate Times OBY Area	60' wide
AAK1	5	R - Multiply Rate Times OBY Area	80' wide
AAK1	6	R - Multiply Rate Times OBY Area	100' wide

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAL1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAL1	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAL1	2	R - Multiply Rate Times OBY Area	Lighting
AAL1	3	R - Multiply Rate Times OBY Area	Insulation
AAL1	4	R - Multiply Rate Times OBY Area	Wood Siding
AAL1	5	R - Multiply Rate Times OBY Area	Enameled Steel
AAL1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAL1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAL1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAL1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAL1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAL1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAL1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAL1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAL1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAL1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAL1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAL1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAL1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAL2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAL2	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAL2	2	R - Multiply Rate Times OBY Area	Lighting
AAL2	3	R - Multiply Rate Times OBY Area	Insulation
AAL2	4	R - Multiply Rate Times OBY Area	Wood Siding
AAL2	5	R - Multiply Rate Times OBY Area	Enameled Steel
AAL2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAL2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAL2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAL2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAL2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAL2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAL2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAL2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAL2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAL2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAL2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAL2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAL2	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAM1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAM1	1	R - Multiply Rate Times OBY Area	Metal Roof
AAM1	2	R - Multiply Rate Times OBY Area	Wood Shingles
AAM1	3	R - Multiply Rate Times OBY Area	Composition Roof
AAM1	4	R - Multiply Rate Times OBY Area	No heat
AAM1	5	R - Multiply Rate Times OBY Area	Lining
AAM1	6	R - Multiply Rate Times OBY Area	Loft
AAM1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAM1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAM1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAM1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAM1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAM1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAM1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAM1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAM1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAM1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAM1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAM1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAM1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAM2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAM2	1	R - Multiply Rate Times OBY Area	Metal Roof
AAM2	2	R - Multiply Rate Times OBY Area	Wood Shingles
AAM2	3	R - Multiply Rate Times OBY Area	Composition Roof
AAM2	4	R - Multiply Rate Times OBY Area	No heat
AAM2	5	R - Multiply Rate Times OBY Area	Lining
AAM2	6	R - Multiply Rate Times OBY Area	Loft
AAM2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAM2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAM2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAM2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAM2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAM2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAM2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAM2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAM2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAM2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAM2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAM2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAM2	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAM3			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAM3	1	R - Multiply Rate Times OBY Area	Metal Roof
AAM3	2	R - Multiply Rate Times OBY Area	Wood Shingles
AAM3	3	R - Multiply Rate Times OBY Area	Composition Roof
AAM3	4	R - Multiply Rate Times OBY Area	No heat
AAM3	5	R - Multiply Rate Times OBY Area	Lining
AAM3	6	R - Multiply Rate Times OBY Area	Loft
AAM3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAM3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAM3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAM3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAM3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAM3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAM3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAM3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAM3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAM3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAM3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAM3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAM3	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAM4			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAM4	1	R - Multiply Rate Times OBY Area	Metal Roof
AAM4	2	R - Multiply Rate Times OBY Area	Wood Shingles
AAM4	3	R - Multiply Rate Times OBY Area	Composition Roof
AAM4	4	R - Multiply Rate Times OBY Area	No heat
AAM4	5	R - Multiply Rate Times OBY Area	Lining
AAM4	6	R - Multiply Rate Times OBY Area	Loft
AAM4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAM4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAM4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAM4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAM4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAM4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAM4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAM4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAM4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAM4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAM4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAM4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAM4	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAM5			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAM5	1	R - Multiply Rate Times OBY Area	Metal Roof
AAM5	2	R - Multiply Rate Times OBY Area	Wood Shingles
AAM5	3	R - Multiply Rate Times OBY Area	Composition Roof
AAM5	4	R - Multiply Rate Times OBY Area	No Heat
AAM5	5	R - Multiply Rate Times OBY Area	Lining
AAM5	6	R - Multiply Rate Times OBY Area	Loft
AAM5	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAM5	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAM5	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAM5	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAM5	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAM5	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAM5	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAM5	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAM5	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAM5	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAM5	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAM5	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAM5	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAM6			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAM6	1	R - Multiply Rate Times OBY Area	Metal Roof
AAM6	2	R - Multiply Rate Times OBY Area	Wood Shingles
AAM6	3	R - Multiply Rate Times OBY Area	Composition Roof
AAM6	4	R - Multiply Rate Times OBY Area	No Heat
AAM6	5	R - Multiply Rate Times OBY Area	Lining
AAM6	6	R - Multiply Rate Times OBY Area	Loft
AAM6	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAM6	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAM6	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAM6	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAM6	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAM6	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAM6	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAM6	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAM6	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAM6	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAM6	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAM6	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAM6	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAO1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAO1	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAO1	2	R - Multiply Rate Times OBY Area	No lighting
AAO1	3	R - Multiply Rate Times OBY Area	Pole Frame
AAO1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAO1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAO1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAO1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAO1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAO1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAO1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAO1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAO1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAO1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAO1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAO1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAO1	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAO2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAO2	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAO2	2	R - Multiply Rate Times OBY Area	No lighting
AAO2	3	R - Multiply Rate Times OBY Area	Pole Frame
AAO2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAO2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAO2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAO2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAO2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAO2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAO2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAO2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAO2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAO2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAO2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAO2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAO2	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAP1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAP1	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAP1	2	R - Multiply Rate Times OBY Area	No electricity
AAP1	3	R - Multiply Rate Times OBY Area	Insulation
AAP1	4	R - Multiply Rate Times OBY Area	Wood Lining
AAP1	6	R - Multiply Rate Times OBY Area	Enameled Steel
AAP1	7	R - Multiply Rate Times OBY Area	Lining
AAP1	8	R - Multiply Rate Times OBY Area	Loft
AAP1	9	R - Multiply Rate Times OBY Area	Heat
AAP1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAP1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAP1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAP1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAP1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAP1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAP1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAP1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAP1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAP1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAP1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAP1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAP1	P	R - Multiply Rate Times OBY Area	Water Service
AAP1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAP2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAP2	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAP2	2	R - Multiply Rate Times OBY Area	No electricity
AAP2	3	R - Multiply Rate Times OBY Area	Insulation
AAP2	4	R - Multiply Rate Times OBY Area	Wood Lining
AAP2	6	R - Multiply Rate Times OBY Area	Enameled Steel
AAP2	7	R - Multiply Rate Times OBY Area	Lining
AAP2	8	R - Multiply Rate Times OBY Area	Loft
AAP2	9	R - Multiply Rate Times OBY Area	Heat
AAP2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAP2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAP2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAP2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAP2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAP2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAP2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAP2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAP2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAP2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAP2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAP2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAP2	P	R - Multiply Rate Times OBY Area	Water Service
AAP2	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAP3			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAP3	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAP3	2	R - Multiply Rate Times OBY Area	No electricity
AAP3	3	R - Multiply Rate Times OBY Area	Insulation
AAP3	4	R - Multiply Rate Times OBY Area	Wood Lining
AAP3	6	R - Multiply Rate Times OBY Area	Enameled Steel
AAP3	7	R - Multiply Rate Times OBY Area	Lining
AAP3	8	R - Multiply Rate Times OBY Area	Loft
AAP3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAP3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAP3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAP3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAP3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAP3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAP3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAP3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAP3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAP3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAP3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAP3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAP3	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAP4			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAP4	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAP4	2	R - Multiply Rate Times OBY Area	No electricity
AAP4	3	R - Multiply Rate Times OBY Area	Insulation
AAP4	4	R - Multiply Rate Times OBY Area	Wood Lining
AAP4	6	R - Multiply Rate Times OBY Area	Enameled Steel
AAP4	7	R - Multiply Rate Times OBY Area	Lining
AAP4	8	R - Multiply Rate Times OBY Area	Loft
AAP4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAP4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAP4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAP4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAP4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAP4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAP4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAP4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAP4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAP4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAP4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAP4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAP4	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAP5			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAP5	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAP5	2	R - Multiply Rate Times OBY Area	No electricity
AAP5	3	R - Multiply Rate Times OBY Area	Insulation
AAP5	4	R - Multiply Rate Times OBY Area	Wood Lining
AAP5	6	R - Multiply Rate Times OBY Area	Enameled Steel
AAP5	7	R - Multiply Rate Times OBY Area	Lining
AAP5	8	R - Multiply Rate Times OBY Area	Loft
AAP5	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAP5	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAP5	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAP5	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAP5	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAP5	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAP5	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAP5	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAP5	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAP5	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAP5	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAP5	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAP6			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAP6	1	R - Multiply Rate Times OBY Area	Concrete Floor
AAP6	2	R - Multiply Rate Times OBY Area	No electricity
AAP6	3	R - Multiply Rate Times OBY Area	Insulation
AAP6	4	R - Multiply Rate Times OBY Area	Wood Lining
AAP6	6	R - Multiply Rate Times OBY Area	Enameled Steel
AAP6	7	R - Multiply Rate Times OBY Area	Lining
AAP6	8	R - Multiply Rate Times OBY Area	Loft
AAP6	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAP6	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAP6	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAP6	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAP6	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAP6	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAP6	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAP6	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAP6	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAP6	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAP6	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAP6	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAQ1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAQ1	1	R - Multiply Rate Times OBY Area	Earth Floor
AAQ1	2	R - Multiply Rate Times OBY Area	No lighting
AAQ1	3	R - Multiply Rate Times OBY Area	Insulation
AAQ1	4	R - Multiply Rate Times OBY Area	Heating
AAQ1	5	R - Multiply Rate Times OBY Area	Grain Package
AAQ1	6	R - Multiply Rate Times OBY Area	Lining
AAQ1	7	R - Multiply Rate Times OBY Area	Loft
AAQ1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAQ1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAQ1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAQ1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAQ1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAQ1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAQ1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAQ1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAQ1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAQ1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAQ1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAQ1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAQ1	P	R - Multiply Rate Times OBY Area	Water Service
AAQ1	PF	F - Flat Value Addition	Plumbing Fixture

OBV MODIFICATION CODES BY STRUCTURE TYPE - AAR1			
OBV CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAR1	2	R - Multiply Rate Times OBV Area	Metal Wall
AAR1	5	R - Multiply Rate Times OBV Area	No lighting
AAR1	6	R - Multiply Rate Times OBV Area	Pier Foundation
AAR1	A	R - Multiply Rate Times OBV Area	Hgt Adj. -1'
AAR1	B	R - Multiply Rate Times OBV Area	Hgt Adj. -2'
AAR1	C	R - Multiply Rate Times OBV Area	Hgt Adj. -3'
AAR1	D	R - Multiply Rate Times OBV Area	Hgt Adj. +1'
AAR1	E	R - Multiply Rate Times OBV Area	Hgt Adj. +2'
AAR1	F	R - Multiply Rate Times OBV Area	Hgt Adj. +3'
AAR1	G	R - Multiply Rate Times OBV Area	Hgt Adj. +4'
AAR1	H	R - Multiply Rate Times OBV Area	Hgt Adj. +6'
AAR1	I	R - Multiply Rate Times OBV Area	Hgt Adj. +8'
AAR1	J	R - Multiply Rate Times OBV Area	Hgt Adj. +10'
AAR1	K	R - Multiply Rate Times OBV Area	Hgt Adj. +12'
AAR1	L	R - Multiply Rate Times OBV Area	Hgt Adj. +14'

OBV MODIFICATION CODES BY STRUCTURE TYPE - AAS1			
OBV CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAS1	1	F - Flat Value Addition	17' Auto Unloader
AAS1	2	F - Flat Value Addition	20' Auto Unloader
AAS1	3	F - Flat Value Addition	25' Auto Unloader
AAS1	4	F - Flat Value Addition	18' Auto Unloader
AAS1	5	F - Flat Value Addition	22' Auto Unloader
AAS1	6	F - Flat Value Addition	26' Auto Unloader

OBV MODIFICATION CODES BY STRUCTURE TYPE - AAS2			
OBV CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAS2	1	F - Flat Value Addition	17' Auto Unloader
AAS2	2	F - Flat Value Addition	20' Auto Unloader
AAS2	3	F - Flat Value Addition	25' Auto Unloader
AAS2	4	F - Flat Value Addition	18' Auto Unloader
AAS2	5	F - Flat Value Addition	22' Auto Unloader
AAS2	6	F - Flat Value Addition	26' Auto Unloader

OBV MODIFICATION CODES BY STRUCTURE TYPE - AAS3			
OBV CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAS3	1	F - Flat Value Addition	17' Auto Unloader
AAS3	2	F - Flat Value Addition	20' Auto Unloader
AAS3	3	F - Flat Value Addition	25' Auto Unloader
AAS3	4	F - Flat Value Addition	18' Auto Unloader
AAS3	5	F - Flat Value Addition	22' Auto Unloader
AAS3	6	F - Flat Value Addition	26' Auto Unloader

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAS4			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAS4	1	F - Flat Value Addition	17' Auto Unloader
AAS4	2	F - Flat Value Addition	20' Auto Unloader
AAS4	3	F - Flat Value Addition	25' Auto Unloader
AAS4	4	F - Flat Value Addition	18' Auto Unloader
AAS4	5	F - Flat Value Addition	22' Auto Unloader
AAS4	6	F - Flat Value Addition	26' Auto Unloader

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAS5			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAS5	1	F - Flat Value Addition	17' Auto Unloader
AAS5	2	F - Flat Value Addition	20' Auto Unloader
AAS5	3	F - Flat Value Addition	25' Auto Unloader
AAS5	4	F - Flat Value Addition	18' Auto Unloader
AAS5	5	F - Flat Value Addition	22' Auto Unloader
AAS5	6	F - Flat Value Addition	26' Auto Unloader

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAS6			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAS6	1	F - Flat Value Addition	17' Auto Unloader
AAS6	2	F - Flat Value Addition	20' Auto Unloader
AAS6	3	F - Flat Value Addition	25' Auto Unloader
AAS6	4	F - Flat Value Addition	18' Auto Unloader
AAS6	5	F - Flat Value Addition	22' Auto Unloader
AAS6	6	F - Flat Value Addition	26' Auto Unloader

OBY MODIFICATION CODES BY STRUCTURE TYPE - AASC			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AASC	1	R - Multiply Rate Times OBY Area	Earth Floor
AASC	2	R - Multiply Rate Times OBY Area	Concrete Floor
AASC	3	R - Multiply Rate Times OBY Area	Insulation
AASC	4	R - Multiply Rate Times OBY Area	Heating
AASC	5	R - Multiply Rate Times OBY Area	Electricity
AASC	6	R - Multiply Rate Times OBY Area	Lining
AASC	7	R - Multiply Rate Times OBY Area	Loft
AASC	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AASC	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AASC	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AASC	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AASC	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AASC	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AASC	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AASC	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AASC	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AASC	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AASC	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AASC	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AASC	P	R - Multiply Rate Times OBY Area	Water Service
AASC	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AASF			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AASF	1	R - Multiply Rate Times OBY Area	Earth Floor
AASF	2	R - Multiply Rate Times OBY Area	Concrete Floor
AASF	3	R - Multiply Rate Times OBY Area	Insulation
AASF	4	R - Multiply Rate Times OBY Area	Heating
AASF	5	R - Multiply Rate Times OBY Area	Electricity
AASF	6	R - Multiply Rate Times OBY Area	Lining
AASF	7	R - Multiply Rate Times OBY Area	Loft
AASF	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AASF	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AASF	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AASF	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AASF	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AASF	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AASF	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AASF	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AASF	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AASF	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AASF	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AASF	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AASF	P	R - Multiply Rate Times OBY Area	Water Service
AASF	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AASM			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AASM	1	R - Multiply Rate Times OBY Area	Earth Floor
AASM	2	R - Multiply Rate Times OBY Area	Concrete Floor
AASM	3	R - Multiply Rate Times OBY Area	Insulation
AASM	4	R - Multiply Rate Times OBY Area	Heating
AASM	5	R - Multiply Rate Times OBY Area	Electricity
AASM	6	R - Multiply Rate Times OBY Area	Lining
AASM	7	R - Multiply Rate Times OBY Area	Loft
AASM	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AASM	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AASM	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AASM	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AASM	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AASM	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AASM	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AASM	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AASM	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AASM	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AASM	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AASM	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AASM	P	R - Multiply Rate Times OBY Area	Water Service
AASM	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAT1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAT1	1	R - Multiply Rate Times OBY Area	20' Wide
AAT1	2	R - Multiply Rate Times OBY Area	40' Wide
AAT1	3	R - Multiply Rate Times OBY Area	50' Wide
AAT1	4	R - Multiply Rate Times OBY Area	60' Wide
AAT1	5	R - Multiply Rate Times OBY Area	80' Wide
AAT1	6	R - Multiply Rate Times OBY Area	100' Wide

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAT2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAT2	1	R - Multiply Rate Times OBY Area	20' Wide
AAT2	2	R - Multiply Rate Times OBY Area	40' Wide
AAT2	3	R - Multiply Rate Times OBY Area	50' Wide
AAT2	4	R - Multiply Rate Times OBY Area	60' Wide
AAT2	5	R - Multiply Rate Times OBY Area	80' Wide
AAT2	6	R - Multiply Rate Times OBY Area	100' Wide

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAW1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAW1	1	R - Multiply Rate Times OBY Area	25% Conc. Pit Area
AAW1	2	R - Multiply Rate Times OBY Area	100% Conc. Pit Area
AAW1	3	R - Multiply Rate Times OBY Area	Heating
AAW1	4	R - Multiply Rate Times OBY Area	Conc Slab Floor
AAW1	5	R - Multiply Rate Times OBY Area	No slotted floor
AAW1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAW1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAW1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAW1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAW1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAW1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAW1	FW1	R - Multiply Rate Times OBY Area	Wood Pens
AAW1	FW2	R - Multiply Rate Times OBY Area	Steel Pens
AAW1	FW4	F - Flat Value Addition	Waterers
AAW1	FW5	R - Multiply Rate Times OBY Area	Feeders
AAW1	FW6	F - Flat Value Addition	Stalls
AAW1	FW7	R - Multiply Rate Times OBY Area	Pressure Washers
AAW1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAW1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAW1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAW1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAW1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAW1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAW1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAW2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAW2	1	R - Multiply Rate Times OBY Area	25% Conc. Pit Area
AAW2	2	R - Multiply Rate Times OBY Area	100% Conc. Pit Area
AAW2	3	R - Multiply Rate Times OBY Area	Heating
AAW2	4	R - Multiply Rate Times OBY Area	Conc Slab Floor
AAW2	5	R - Multiply Rate Times OBY Area	No slotted floor
AAW2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAW2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAW2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAW2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1
AAW2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAW2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAW2	FW1	R - Multiply Rate Times OBY Area	Wood Pens
AAW2	FW2	R - Multiply Rate Times OBY Area	Steel Pens
AAW2	FW4	F - Flat Value Addition	Waterers
AAW2	FW5	R - Multiply Rate Times OBY Area	Feeders
AAW2	FW6	F - Flat Value Addition	Stalls
AAW2	FW7	R - Multiply Rate Times OBY Area	Pressure Washers
AAW2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAW2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAW2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAW2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAW2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAW2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAW2	PF	F - Flat Value Addition	Plumbing Fixture

OBV MODIFICATION CODES BY STRUCTURE TYPE - AAW3			
OBV CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAW3	1	R - Multiply Rate Times OBV Area	25% Conc. Pit Area
AAW3	2	R - Multiply Rate Times OBV Area	100% Conc. Pit Area
AAW3	3	R - Multiply Rate Times OBV Area	Heating
AAW3	4	R - Multiply Rate Times OBV Area	Conc Slab Floor
AAW3	5	R - Multiply Rate Times OBV Area	No slotted floor
AAW3	A	R - Multiply Rate Times OBV Area	Hgt Adj. -1'
AAW3	B	R - Multiply Rate Times OBV Area	Hgt Adj. -2'
AAW3	C	R - Multiply Rate Times OBV Area	Hgt Adj. -3'
AAW3	D	R - Multiply Rate Times OBV Area	Hgt Adj. +1'
AAW3	E	R - Multiply Rate Times OBV Area	Hgt Adj. +2'
AAW3	F	R - Multiply Rate Times OBV Area	Hgt Adj. +3'
AAW3	FW1	R - Multiply Rate Times OBV Area	Wood Pens
AAW3	FW2	R - Multiply Rate Times OBV Area	Steel Pens
AAW3	FW4	F - Flat Value Addition	Waterers
AAW3	FW5	R - Multiply Rate Times OBV Area	Feeders
AAW3	FW6	F - Flat Value Addition	Stalls
AAW3	FW7	R - Multiply Rate Times OBV Area	Pressure Washers
AAW3	G	R - Multiply Rate Times OBV Area	Hgt Adj. +4'
AAW3	H	R - Multiply Rate Times OBV Area	Hgt Adj. +6'
AAW3	I	R - Multiply Rate Times OBV Area	Hgt Adj. +8'
AAW3	J	R - Multiply Rate Times OBV Area	Hgt Adj. +10'
AAW3	K	R - Multiply Rate Times OBV Area	Hgt Adj. +12'
AAW3	L	R - Multiply Rate Times OBV Area	Hgt Adj. +14'
AAW3	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAX1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAX1	1	R - Multiply Rate Times OBY Area	Earth Floor
AAX1	2	R - Multiply Rate Times OBY Area	No lighting
AAX1	3	R - Multiply Rate Times OBY Area	Insulation
AAX1	4	R - Multiply Rate Times OBY Area	Heating
AAX1	5	R - Multiply Rate Times OBY Area	Grain Package
AAX1	6	R - Multiply Rate Times OBY Area	Enameled Steel
AAX1	7	R - Multiply Rate Times OBY Area	Lining
AAX1	8	R - Multiply Rate Times OBY Area	Loft
AAX1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAX1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAX1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAX1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAX1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAX1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAX1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAX1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAX1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAX1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAX1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAX1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAX1	P	R - Multiply Rate Times OBY Area	Water Service
AAX1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAX2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
AAX2	1	R - Multiply Rate Times OBY Area	Earth Floor
AAX2	2	R - Multiply Rate Times OBY Area	No lighting
AAX2	3	R - Multiply Rate Times OBY Area	Insulation
AAX2	4	R - Multiply Rate Times OBY Area	Heating
AAX2	5	R - Multiply Rate Times OBY Area	Grain Package
AAX2	6	R - Multiply Rate Times OBY Area	Enameled Steel
AAX2	7	R - Multiply Rate Times OBY Area	Lining
AAX2	8	R - Multiply Rate Times OBY Area	Loft
AAX2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
AAX2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
AAX2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
AAX2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
AAX2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
AAX2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
AAX2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
AAX2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
AAX2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
AAX2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
AAX2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
AAX2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
AAX2	P	R - Multiply Rate Times OBY Area	Water Service
AAX2	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RGH1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RGH1	1	R - Multiply Rate Times OBY Area	Concrete Floor
RGH1	2	R - Multiply Rate Times OBY Area	Heating
RGH1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RGH1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RGH1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RGH1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RGH1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RGH1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RGH1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RGH1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RGH1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RGH1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RGH1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RGH1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RGH1	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - RGH2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RGH2	1	R - Multiply Rate Times OBY Area	Concrete Floor
RGH2	2	R - Multiply Rate Times OBY Area	Heating
RGH2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RGH2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RGH2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RGH2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RGH2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RGH2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RGH2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RGH2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RGH2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RGH2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RGH2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RGH2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RGH2	P	R - Multiply Rate Times OBY Area	Water Service

OBV MODIFICATION CODES BY STRUCTURE TYPE - RGH3			
OBV CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RGH3	1	R - Multiply Rate Times OBY Area	Concrete Floor
RGH3	2	R - Multiply Rate Times OBY Area	Heating
RGH3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RGH3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RGH3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RGH3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RGH3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RGH3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RGH3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RGH3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RGH3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RGH3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RGH3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RGH3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RGH3	P	R - Multiply Rate Times OBY Area	Water Service

OBV MODIFICATION CODES BY STRUCTURE TYPE - RGH4			
OBV CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RGH4	1	R - Multiply Rate Times OBY Area	Concrete Floor
RGH4	2	R - Multiply Rate Times OBY Area	Heating
RGH4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RGH4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RGH4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RGH4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RGH4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RGH4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RGH4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RGH4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RGH4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RGH4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RGH4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RGH4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RGH4	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - RGH5			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RGH5	1	R - Multiply Rate Times OBY Area	Concrete Floor
RGH5	2	R - Multiply Rate Times OBY Area	Heating
RGH5	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RGH5	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RGH5	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RGH5	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RGH5	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RGH5	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RGH5	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RGH5	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RGH5	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RGH5	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RGH5	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RGH5	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RGH5	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - RGH6			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RGH6	1	R - Multiply Rate Times OBY Area	Concrete Floor
RGH6	2	R - Multiply Rate Times OBY Area	Heating
RGH6	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RGH6	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RGH6	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RGH6	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RGH6	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RGH6	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RGH6	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RGH6	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RGH6	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RGH6	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RGH6	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RGH6	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RGH6	P	R - Multiply Rate Times OBY Area	Water Service

OBY MODIFICATION CODES BY STRUCTURE TYPE - RLA1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RLA1	1	R - Multiply Rate Times OBY Area	Earth Floor
RLA1	2	R - Multiply Rate Times OBY Area	No Electricity
RLA1	3	R - Multiply Rate Times OBY Area	Insulation
RLA1	4	R - Multiply Rate Times OBY Area	Heating
RLA1	5	F - Flat Value Addition	Garage Door Opener
RLA1	P	R - Multiply Rate Times OBY Area	No plumbing
RLA1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RPA1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RPA1	1	R - Multiply Rate Times OBY Area	Heating for Asphalt Paving

OBY MODIFICATION CODES BY STRUCTURE TYPE - RPA2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RPA2	1	R - Multiply Rate Times OBY Area	Heating for Concrete

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRA1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRA1	1	R - Multiply Rate Times OBY Area	Heating
RRA1	2	R - Multiply Rate Times OBY Area	Earth Floor
RRA1	3	R - Multiply Rate Times OBY Area	No Electricity
RRA1	4	R - Multiply Rate Times OBY Area	Insulation
RRA1	5	F - Flat Value Addition	Electric Door Opener
RRA1	6	R - Multiply Rate Times OBY Area	Loft
RRA1	7	R - Multiply Rate Times OBY Area	Attic (finished)
RRA1	8	R - Multiply Rate Times OBY Area	1/2 Story
RRA1	9	R - Multiply Rate Times OBY Area	Full Story
RRA1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRA1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRA1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRA1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRA1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRA1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRA1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRA1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRA1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRA1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRA1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRA1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RRA1	P	R - Multiply Rate Times OBY Area	Plumbing (water service)
RRA1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRA2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRA2	1	R - Multiply Rate Times OBY Area	Heating
RRA2	2	R - Multiply Rate Times OBY Area	Earth Floor
RRA2	3	R - Multiply Rate Times OBY Area	No Electricity
RRA2	4	R - Multiply Rate Times OBY Area	Insulation
RRA2	5	F - Flat Value Addition	Electric Door Opener
RRA2	6	R - Multiply Rate Times OBY Area	Loft
RRA2	7	R - Multiply Rate Times OBY Area	Attic (finished)
RRA2	8	R - Multiply Rate Times OBY Area	1/2 Story
RRA2	9	R - Multiply Rate Times OBY Area	Full Story
RRA2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRA2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRA2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRA2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRA2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRA2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRA2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRA2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRA2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRA2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRA2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRA2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RRA2	P	R - Multiply Rate Times OBY Area	Plumbing (water service)
RRA2	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRA3			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRA3	1	R - Multiply Rate Times OBY Area	Heating
RRA3	2	R - Multiply Rate Times OBY Area	Earth Floor
RRA3	3	R - Multiply Rate Times OBY Area	No Electricity
RRA3	4	R - Multiply Rate Times OBY Area	Insulation
RRA3	5	F - Flat Value Addition	Electric Door Opener
RRA3	6	R - Multiply Rate Times OBY Area	Loft
RRA3	7	R - Multiply Rate Times OBY Area	Attic (finished)
RRA3	8	R - Multiply Rate Times OBY Area	1/2 Story
RRA3	9	R - Multiply Rate Times OBY Area	Full Story
RRA3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRA3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRA3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRA3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRA3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRA3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRA3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRA3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRA3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRA3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRA3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRA3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RRA3	P	R - Multiply Rate Times OBY Area	Plumbing (water service)
RRA3	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRA4			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRA4	1	R - Multiply Rate Times OBY Area	Heating
RRA4	2	R - Multiply Rate Times OBY Area	Earth Floor
RRA4	3	R - Multiply Rate Times OBY Area	No Electricity
RRA4	4	R - Multiply Rate Times OBY Area	Insulation
RRA4	5	F - Flat Value Addition	Electric Door Opener
RRA4	6	R - Multiply Rate Times OBY Area	Loft
RRA4	7	R - Multiply Rate Times OBY Area	Attic (finished)
RRA4	8	R - Multiply Rate Times OBY Area	1/2 Story
RRA4	9	R - Multiply Rate Times OBY Area	Full Story
RRA4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRA4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRA4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRA4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRA4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRA4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRA4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRA4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRA4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRA4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRA4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRA4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RRA4	P	R - Multiply Rate Times OBY Area	Plumbing (water service)
RRA4	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRC1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRC1	1	R - Multiply Rate Times OBY Area	Earth Floor
RRC1	2	R - Multiply Rate Times OBY Area	Electricity
RRC1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRC1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRC1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRC1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRC1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRC1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRC1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRC1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRC1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRC1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRC1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRC1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRC2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRC2	1	R - Multiply Rate Times OBY Area	Earth Floor
RRC2	2	R - Multiply Rate Times OBY Area	Electricity
RRC2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRC2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRC2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRC2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRC2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRC2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRC2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRC2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRC2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRC2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRC2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRC2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRG1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRG1	1	R - Multiply Rate Times OBY Area	Earth Floor
RRG1	2	R - Multiply Rate Times OBY Area	No Electricity
RRG1	3	R - Multiply Rate Times OBY Area	Insulation
RRG1	4	R - Multiply Rate Times OBY Area	Heating
RRG1	5	F - Flat Value Addition	Electric Door Opener
RRG1	6	R - Multiply Rate Times OBY Area	Loft
RRG1	7	R - Multiply Rate Times OBY Area	Attic (finished)
RRG1	8	R - Multiply Rate Times OBY Area	1/2 Story
RRG1	9	R - Multiply Rate Times OBY Area	Full Story
RRG1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRG1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRG1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRG1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRG1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRG1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRG1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRG1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRG1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRG1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRG1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRG1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RRG1	P	R - Multiply Rate Times OBY Area	Plumbing (water service)
RRG1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRG2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRG2	1	R - Multiply Rate Times OBY Area	Earth Floor
RRG2	2	R - Multiply Rate Times OBY Area	No Electricity
RRG2	3	R - Multiply Rate Times OBY Area	Insulation
RRG2	4	R - Multiply Rate Times OBY Area	Heating
RRG2	5	F - Flat Value Addition	Electric Door Opener
RRG2	6	R - Multiply Rate Times OBY Area	Loft
RRG2	7	R - Multiply Rate Times OBY Area	Attic (finished)
RRG2	8	R - Multiply Rate Times OBY Area	1/2 Story
RRG2	9	R - Multiply Rate Times OBY Area	Full Story
RRG2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRG2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRG2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRG2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRG2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRG2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRG2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRG2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRG2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRG2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRG2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRG2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RRG2	P	R - Multiply Rate Times OBY Area	Plumbing (water service)
RRG2	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRG3			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRG3	1	R - Multiply Rate Times OBY Area	Earth Floor
RRG3	2	R - Multiply Rate Times OBY Area	No Electricity
RRG3	3	R - Multiply Rate Times OBY Area	Insulation
RRG3	4	R - Multiply Rate Times OBY Area	Heating
RRG3	5	F - Flat Value Addition	Electric Door Opener
RRG3	6	R - Multiply Rate Times OBY Area	Loft
RRG3	7	R - Multiply Rate Times OBY Area	Attic (finished)
RRG3	8	R - Multiply Rate Times OBY Area	1/2 Story
RRG3	9	R - Multiply Rate Times OBY Area	Full Story
RRG3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRG3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRG3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRG3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRG3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRG3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRG3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRG3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRG3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRG3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRG3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRG3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RRG3	P	R - Multiply Rate Times OBY Area	Plumbing (water service)
RRG3	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRG4			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRG4	1	R - Multiply Rate Times OBY Area	Earth Floor
RRG4	2	R - Multiply Rate Times OBY Area	No Electricity
RRG4	3	R - Multiply Rate Times OBY Area	Insulation
RRG4	4	R - Multiply Rate Times OBY Area	Heating
RRG4	5	F - Flat Value Addition	Electric Door Opener
RRG4	6	R - Multiply Rate Times OBY Area	Loft
RRG4	7	R - Multiply Rate Times OBY Area	Attic (finished)
RRG4	8	R - Multiply Rate Times OBY Area	1/2 Story
RRG4	9	R - Multiply Rate Times OBY Area	Full Story
RRG4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRG4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRG4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRG4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRG4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRG4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRG4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRG4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRG4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRG4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRG4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRG4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RRG4	P	R - Multiply Rate Times OBY Area	Plumbing (water service)
RRG4	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRP1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRP1	1	F - Flat Value Addition	No Filter
RRP1	2	F - Flat Value Addition	Gas/Propane Heater
RRP1	3	F - Flat Value Addition	Electric Heater
RRP1	4	R - Multiply Rate Times OBY Area	Solar Heating
RRP1	5	F - Flat Value Addition	Diving Board
RRP1	7	F - Flat Value Addition	Underwater Lighting

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRP2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRP2	1	F - Flat Value Addition	No Filter
RRP2	2	F - Flat Value Addition	Gas/Propane Heater
RRP2	3	F - Flat Value Addition	Electric Heater
RRP2	4	R - Multiply Rate Times OBY Area	Solar Heating
RRP2	5	F - Flat Value Addition	Diving Board
RRP2	7	F - Flat Value Addition	Underwater Lighting

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRP3			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRP3	1	F - Flat Value Addition	No Filter
RRP3	2	F - Flat Value Addition	Gas/Propane Heater
RRP3	3	F - Flat Value Addition	Electric Heater
RRP3	4	R - Multiply Rate Times OBY Area	Solar Heating
RRP3	5	F - Flat Value Addition	Diving Board
RRP3	6	R - Multiply Rate Times OBY Area	Lining
RRP3	7	F - Flat Value Addition	Underwater Lighting

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRP4			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRP4	1	F - Flat Value Addition	No Filter
RRP4	2	F - Flat Value Addition	Gas/Propane Heater
RRP4	3	F - Flat Value Addition	Electric Heater
RRP4	4	R - Multiply Rate Times OBY Area	Solar Heating
RRP4	5	F - Flat Value Addition	Diving Board
RRP4	6	R - Multiply Rate Times OBY Area	Lining
RRP4	7	F - Flat Value Addition	Underwater Lighting

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRS1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRS1	1	R - Multiply Rate Times OBY Area	Earth Floor
RRS1	2	R - Multiply Rate Times OBY Area	Concrete Floor
RRS1	3	R - Multiply Rate Times OBY Area	Insulation
RRS1	4	R - Multiply Rate Times OBY Area	Heating
RRS1	5	R - Multiply Rate Times OBY Area	Electricity
RRS1	6	R - Multiply Rate Times OBY Area	Lining
RRS1	7	R - Multiply Rate Times OBY Area	Loft
RRS1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRS1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRS1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRS1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRS1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRS1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRS1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRS1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRS1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRS1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRS1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRS1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RRS1	P	R - Multiply Rate Times OBY Area	Water Service
RRS1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRS2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRS2	1	R - Multiply Rate Times OBY Area	Earth Floor
RRS2	2	R - Multiply Rate Times OBY Area	Concrete Floor
RRS2	3	R - Multiply Rate Times OBY Area	Insulation
RRS2	4	R - Multiply Rate Times OBY Area	Heating
RRS2	5	R - Multiply Rate Times OBY Area	Electricity
RRS2	6	R - Multiply Rate Times OBY Area	Lining
RRS2	7	R - Multiply Rate Times OBY Area	Loft
RRS2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRS2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRS2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRS2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRS2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRS2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRS2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRS2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRS2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRS2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRS2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRS2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RRS2	P	R - Multiply Rate Times OBY Area	Water Service
RRS2	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRS3			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRS3	1	R - Multiply Rate Times OBY Area	Earth Floor
RRS3	2	R - Multiply Rate Times OBY Area	Concrete Floor
RRS3	3	R - Multiply Rate Times OBY Area	Insulation
RRS3	4	R - Multiply Rate Times OBY Area	Heating
RRS3	5	R - Multiply Rate Times OBY Area	Electricity
RRS3	6	R - Multiply Rate Times OBY Area	Lining
RRS3	7	R - Multiply Rate Times OBY Area	Loft
RRS3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'
RRS3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'
RRS3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'
RRS3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'
RRS3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'
RRS3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'
RRS3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'
RRS3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'
RRS3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'
RRS3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'
RRS3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'
RRS3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'
RRS3	P	R - Multiply Rate Times OBY Area	Water Service
RRS3	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRZ1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RRZ1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RSA1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RSA1	1	R - Multiply Rate Times OBY Area	Earth Floor
RSA1	2	R - Multiply Rate Times OBY Area	No Electricity
RSA1	3	R - Multiply Rate Times OBY Area	Insulation
RSA1	4	R - Multiply Rate Times OBY Area	Heating
RSA1	5	F - Flat Value Addition	Electric Door Opener
RSA1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RSG1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RSG1	1	R - Multiply Rate Times OBY Area	Earth Floor
RSG1	2	R - Multiply Rate Times OBY Area	No Electricity
RSG1	3	R - Multiply Rate Times OBY Area	Insulation
RSG1	4	R - Multiply Rate Times OBY Area	Heating
RSG1	5	F - Flat Value Addition	Electric Door Opener
RSG1	PF	F - Flat Value Addition	Plumbing Fixture

OBY MODIFICATION CODES BY STRUCTURE TYPE - RCT1			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RTC1	1	F - Flat Value Addition	Lighting
RTC1	2	F - Flat Value Addition	Fencing

OBY MODIFICATION CODES BY STRUCTURE TYPE - RTC2			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RTC2	1	F - Flat Value Addition	Lighting
RTC2	2	F - Flat Value Addition	Fencing

OBY MODIFICATION CODES BY STRUCTURE TYPE - RTC3			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RTC3	1	F - Flat Value Addition	Lighting
RTC3	2	F - Flat Value Addition	Fencing

OBY MODIFICATION CODES BY STRUCTURE TYPE - RYRT			
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION
RYRT	1	R - Multiply Rate Times OBY Area	Electricity
RYRT	3	F - Flat Value Addition	Wood Stove

FLAT VALUE LIST PAGE

The Flat Value List Page may be utilized in numerous ways. Since it is not expected that every parcel should be appraised by computer assisted techniques, it is necessary to allow for the value of manually appraised properties to be integrated into the system. Flat values may also be utilized to add or deduct a flat dollar amount from the overall improvement value of the parcel.

CALCULATION INFORMATION

CAMAS does not apply the local or county index and final Economic Condition Factor (ECF) to the flat value entry. The ECF and local index should be applied prior the final flat value entry.

FLAT VALUE SECTION

Type

Select the code from the dropdown menu denoting the type (use) of the OBY (Ag, AgMOB, Commercial, Industrial, MOB, NoValue, and Residential). The OBY Type must match the OBY Code, i.e., if Commercial OBY Type is selected, an OBY code starting with a "C" must also be selected or a zero value result. In addition, if an AG, AgMOB, MOB, or Residential OBY Type is selected, an OBY Code starting with an "A" or "R" must be selected or a zero value will result. Consideration should include foundation, frame, exterior walls, roof, heating, air conditioning, lighting and electrical systems, plumbing, internal walls, and floor finish.

Ag:	Agricultural OBY structure
AgMOB:	Agricultural MOB OBY structure
Commercial:	Commercial OBY structure with no residential use.
CommRes:	Indicates commercial/residential OBY structures, e.g., apartments and duplexes. For example, if there is a living unit (or apartment) on the property, select "CommRes" type.
Industrial:	Industrial OBY structure
MOB:	MOB OBY structure
NoValue:	The "NoValue" OBY structure type indicates that the improvement provides no contributory value to the property as a whole and no value is assigned to the OBY improvement.
Residential:	Residential OBY structure

Description

Enter the description of the manually appraised property or to explain the reason for an addition or deduction of a flat dollar amount. Enter a plus (+) or minus (-) to denote the addition or deduction of value.

Value

Enter the flat value of the improvements. Enter a plus (+) or minus (-) to denote the addition or deduction of value.

Class Code

Class Code is a required entry for each "Flat Value" item. Select from the dropdown menu the most appropriate class code for the subject property. Care should be used in assigning the proper class code to insure that the appropriate tax rates and exemptions are applied.

Comments

Enter all relevant comments pertaining to the selected flat value code.

ALLOCATION REASON SECTION**Reason**

If applicable, select the allocation reason from the dropdown menu.

REAPPRAISAL ACTION SECTION**Reappraisal**

Select from the dropdown menu the desired action for the reappraisal. There are two items included in the dropdown menu: "Delete for Reappraisal" and "Reappraisal Record."

INCENTIVE PROGRAM INFORMATION SECTION**Type**

If the OBY has been granted within one of the incentive programs, select the type of incentive program granted from the dropdown menu. There are 17 programs which are detailed below:

- Air & Water Pollution & Carbon Capture M&C CA
- Carbon Sequestration EP or D (Class 15) CA
- Class 13 - 5 Year Exemption Oil & Gas
- Class 13 - Commercial Hydro Gen Facility - NEI
- Class 13 - Commercial wind Gen Facility - NEI
- Class 14 - Commercial Wind Gen Facility - NEI
- Class 15 - PP
- Class 15 - PP – Energy Prod or Dev
- Class 15 - PP - NEI
- Class 5 - Air & Water Pollution Control Equipment
- Class 5 - Air & Water Pollution Control Equipment - NEI
- Class 5 - Electrolytic Reduction Equipment
- Class 5 - Research & Development M&E - NEI
- Class 8 - 5 Year Exemption Wind Under 1 MW
- Class 8 - M&E - NEI
- Gross Proceeds Metal Mines - NEI
- Natural Disaster

Year Granted

Enter the year the incentive program was granted, e.g., 2012.

UNIQUE COMMERCIAL DATA COLLECTION

MIXED USE STRUCTURES, INCLUDING OFFICE WAREHOUSES

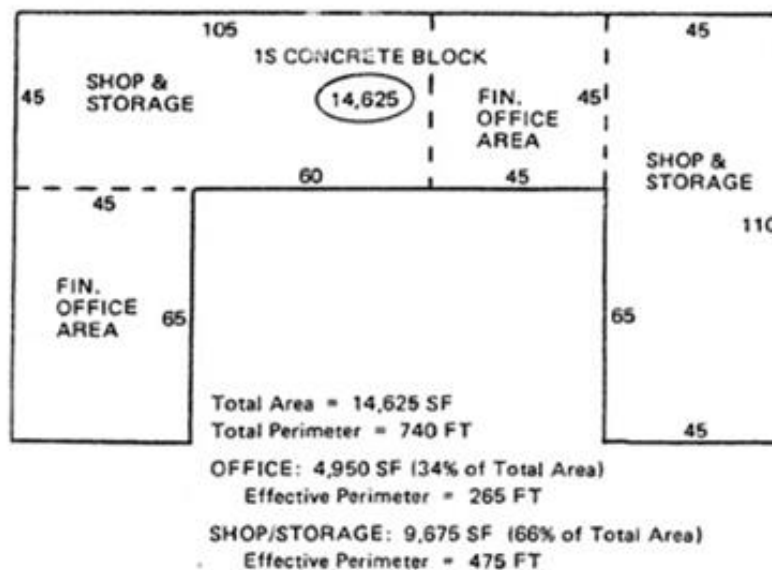
A special problem exists in describing structures that have been designed to accommodate tenants with varying requirements. The structure may be mixed with finished office areas, open retail areas, or shop and storage areas. To properly handle these unique structures, they should be classed as follows:

- 081** Multi Use Apartments
- 082** Multi Use Office
- 083** Multi Use Sales
- 084** Multi Use Storage

However, there are no distinct separations. Since they can be scattered and may change over time, it is difficult to list these structures as Section 1, Section 2, Section 3, etc. The following procedure is used for this type of structure (See Figure 18).

- The Structure Type is 374 - Retail, Multi Occupancy. Indicate the sizes and classification of the various areas on the sketch.
- Somewhere in the sketch area indicate the total area for each Use Type. Also indicate the total perimeter.
- For each Use Type, calculate the actual perimeter.

FIGURE 18 – SKETCH OF A MIXED-USE COMMERCIAL STRUCTURE



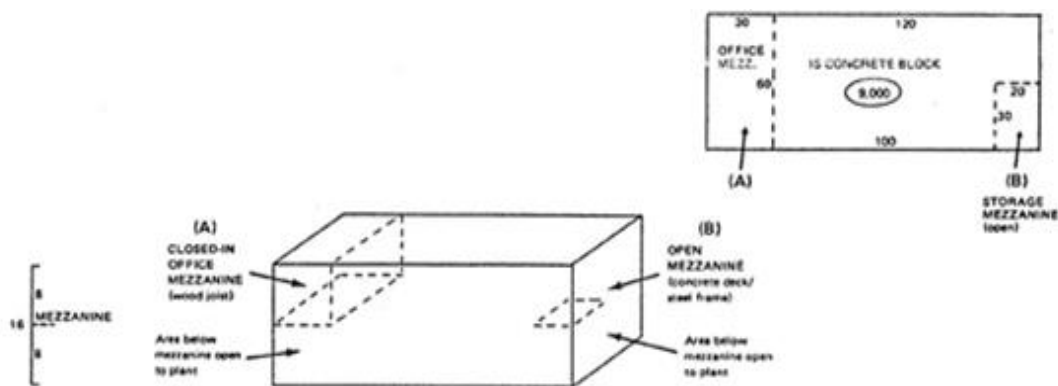
MEZZANINES

A mezzanine is defined as “A low story formed by placing a floor between what would ordinarily be the floor and ceiling of a high story.”

In its simplest form, a mezzanine must consist of a floor capable of supporting varying degrees of load, and some type of horizontal and vertical support or frame for the floor. Mezzanines may also be closed in for offices, storage labs, toilet rooms, or even living areas (See Figure 19).

The proper procedure for handling mezzanines is to first describe the basis building as if the mezzanine was not there; that is, from the standpoint of area dimensions, height, interior finish, sprinklers, etc. Then proceed on the next line to describe the mezzanine using the same section number and “M1-M1.” The number character identifies only the number of mezzanines that exist in that section. For example, if there were three separate mezzanines, they would be listed as “M1-M1,” “M2 – M2,” “M3-M3.” The number does not refer to the floor on which the mezzanine is located.

FIGURE 19 – SKETCH SHOWING TWO MEZZANINES



The height of the example building is sixteen feet. This measurement should be made with no regard for mezzanines, as if they did not exist.

(A) Is an office mezzanine that is open underneath. Since three of the mezzanine’s sides are the walls of the main structure, there is only 60 feet of wall. Always use the “multi-use” codes to describe the Use Type and indicate the actual height of the mezzanine wall, even if it does not go all the way to the main structure roof. As with an enclosure, always use Exterior Wall Type code “13” for the mezzanine walls. Leave Construction Class blank. Notice that the office area has a different type of heating and air conditioning system than the manufacturing area.

(B) Is an open mezzanine used for storage. It has no walls, so perimeter is “0.” The height to the roof from the mezzanine floor is “8” feet, even though there are no walls. Indicate Exterior Wall Type as “00,” since there are no walls. Interior finish should be “0,” since there are no partitions and any finish (i.e., paint) present on the main wall may already have been accounted for.

PENTHOUSES

A penthouse is defined as “A building constructed on the roof of another building and normally smaller in area than the roof.”

First, describe the building as if the penthouse was not there. After all lower floors have been listed, the penthouse is indicated on the next line below the top floor. All positions must be entered. It is quite possible to have more than one penthouse on a roof. If this is so, describe them as P1 – P1, P2 – P2, etc.

Do not list elevator penthouses or stairway penthouses. The elevator penthouse is included in elevator pricing, and stairway penthouses are not significant.

OPEN AREAS

When upper floors extend beyond the first floor, there exists an “open area” under that extension. Do not confuse this situation with buildings that have open parking decks on the lower levels. The open area exists when there is usable space (office, apartment, storage, or other use) over completely bare area, such as floor or slab.

Figures 20 and 21 illustrate the proper use of the Open Area codes. Note in Figure 21 that what might be referred to by the office building management as “Floor Number 1” becomes “Floor Number 2” because in describing the building, the parking deck is considered as first floor, even though it is partly below grade.

If questions or problems arise in the listing of complex buildings, consult your Area or Region Manager for interpretation.

FIGURE 20 - SKETCH SHOWING OPEN AREAS

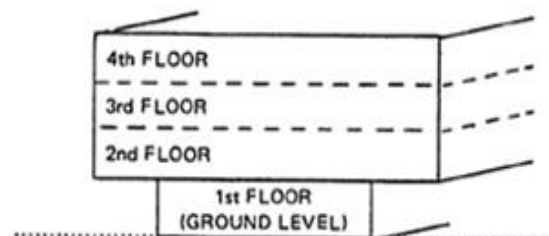
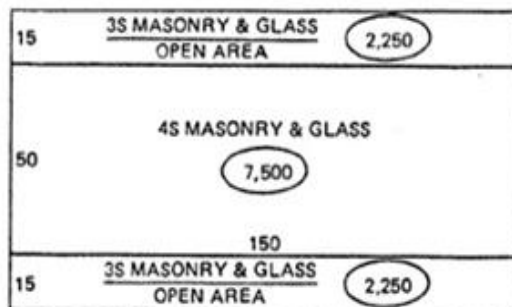
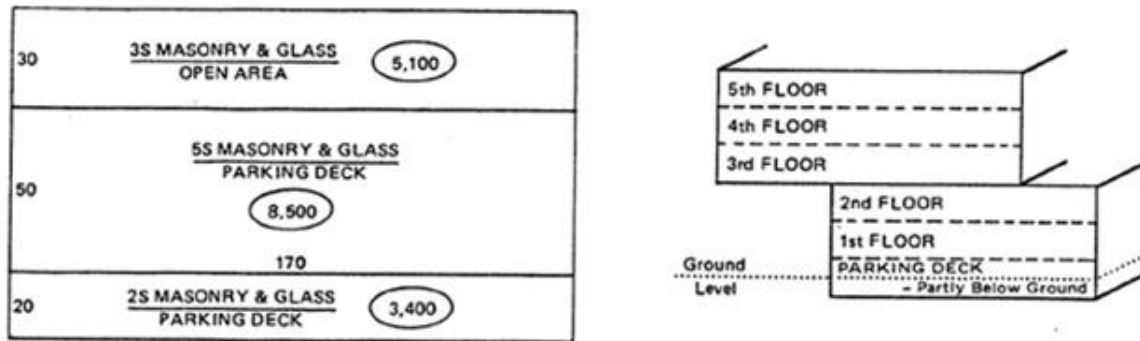


FIGURE 21 - SKETCH OF OPEN AND BELOW GRADE AREAS



OPEN PARKING DECKS - PARKING DECKS AS A SEPARATE STRUCTURE

General Building Data

1. Enter the total number of parking spaces in Number of Units.
2. Enter Structure Type Code 338 (See Figure 22).
3. Building Number, Year Built, and Number of Identical Units should also be entered.

Exterior/Interior Data

1. Enter "00" in Exterior Walls for all levels, except basement – which should have "09" entered.
2. For the lower open parking deck levels, enter a Use Type of "090" and complete all Exterior/Interior data positions.
3. For the upper open parking deck level, enter "990" in Use Type. There must be an entry in each entry position from Number through and including Exterior Wall (Fields 611 - 618). It is also necessary to make entries in Physical Condition and Functional Utility.

FIGURE 22 - SKETCH OF PARKING DECK



PARKING DECKS CONNECTED TO AND AS LEVELS OF AN OFFICE BUILDING

General Building Data

1. The Structure Type Code is 354 - High Rise Office Building.
2. Do not enter parking spaces in Number of Units.
3. Enter remaining data as usual.

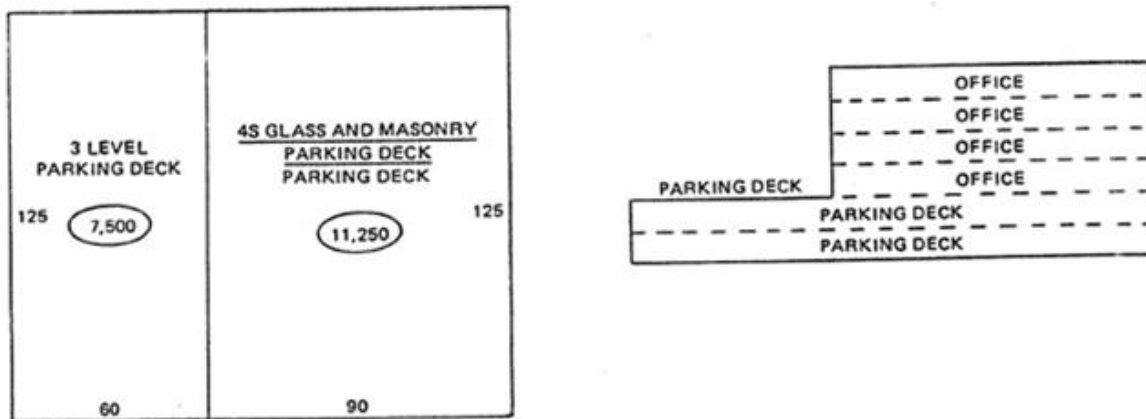
Exterior/Interior Data

1. Enter "090" in Use Type and enter "00" in Exterior Walls for each parking deck except basement levels.
2. If a basement level exists, enter "09" in Exterior Walls.
3. For upper levels excluding the upper open deck, enter as with other structures, except for entering "00" in Exterior Walls.
4. For the upper open parking deck level (if not roofed), enter "990" in Use Type and proceed as described for parking decks as a separate structure.
5. On the level where office structure begins, there would be two entries.

EXAMPLE:

<u>Levels</u>	<u>Use Type</u>
02 - 02	Parking Deck 090
02 - 02	Office 053

FIGURE 23 - SKETCH OF PARKING DECK WITH OFFICE BUILDING ABOVE



COMMERCIAL PROPERTY INCOME VALUATION

The CAMAS provides for both the cost and income approaches for commercial properties. The cost approach is a model approach with adjustments to the component level. The income approach utilizes income models which do not require income and expense data from an individual property but do require market (income and expense information and sales information) from other comparable property.

Although the CAMAS has the ability to create income models for many structure types, there may not always be sufficient income and expense information (I&E) and or comparable sales information available to develop models for unique properties types like golf courses.

Income models are developed through collection and analysis of income and expense data and commercial sales that have occurred within a given period.

The income models are independent models requiring separate data entry fields to generate an income value for a property. Valuation results may be adjusted for properties using differing income quality ratings.

Information used to develop income models is derived through analysis of returned income and expense reporting forms through statewide mass mailing, individual income and expense collection and other sources such as the Internet or other published information. Commercial properties that have sold and have provided income and expense information are used to develop capitalization rates.

The information is further aggregated by the type of property and location to determine appropriate model values.

Example: Retail sales and income and expense collection forms are used to develop the retail model.

When insufficient information exists for a specific location, information from similar counties and or neighborhoods may be grouped to develop income models.

INCOME MODEL TYPES

There are four general types of income models some with specific subtypes and one specialty model for golf courses:

1. Square Foot
 - a. Mini-Warehouse
 - b. Office
 - c. Restaurant
 - d. Retail
 - e. Warehouse

2. Apartment
 - a. Apartment Income Model
 - b. Apartment Gross Income Multiplier (4 total apartment units or less)
3. Hotel/Motel & Nursing Home Models
 - a. Hotel Motel Limited Service
 - b. Hotel Motel Full Service
 - c. Nursing home and or Assisted Living based on unit Type
4. Other Units
 - a. Boat Storage/Marina
 - b. Mobile Home RV Park
 - c. Parking Lot or Garage
 - d. RV Park
5. Golf Courses

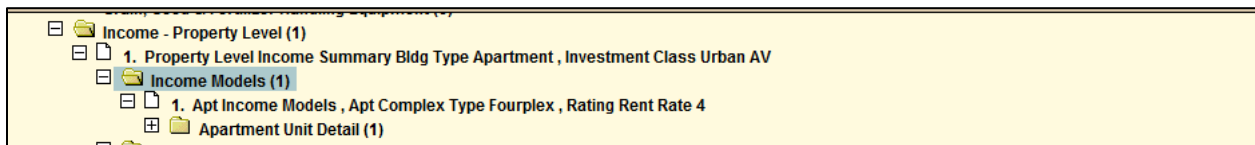
The CAMAS can also be used to calculate an income value for properties with multiple uses by applying different models for each different occupancy found within the property.

CREATING INCOME PAGES

To appropriately value a commercial property using the income models, the following pages must be created for each property.

1. Property Level Income Data and Summary (One Page Only)
2. Model Page or Pages
3. Detail Page or Pages

To create each page the user can “Right Click” on any of the available nodes in the CAMA tree and then choose “ADD Item Page”.



(Example of CAMA tree hierarchy showing Income Summary, Model and Detail page)

1. PROPERTY LEVEL INCOME SUMMARY PAGE

This page is a “Property Level” page; only one page should be created for each parcel. This page has 2 required fields:

1. Primary Building Type
2. Investment Class

These two fields are used to establish the capitalization rate to be used for the income value calculation. Regardless of the number of buildings on a property or the number of models associated with a property there should only be one cap rate (one income summary page).

The property level income summary page summarizes all income information from each model type and calculates the income value for the property based on the properties total Net Operating Income (NOI) and the capitalization rate assigned by the Primary Building Type and Investment Class.

The page also contains fields for gathering additional information that can help identify the property like Franchise and Building Name as well as fields to enter overrides for NOI and capitalization rate and the calculation of Gross Income Multipliers (GIM) for apartments.

Primary Building Type: Identifies the principle or predominant use of the property and the capitalization rate that will be used in calculating the income value. Primary building type is generally indicated by the use that creates the greatest amount of income for the property. Other considerations could be given to the largest leasable area within a building or possibly by the building type where the same cap rate would be desired for all properties in a given area. Downtown row type building having multiple uses should typically have the same capitalization rate regardless of variations in size or use.

Primary Building Types:

1. Apartment
2. Hotel/Motel
3. Mini-Warehouse
4. Mobile Home/RV Park
5. Nursing Home
6. Office
7. Restaurant
8. Retail
9. Warehouse

Investment Class: Identifies risk portion of the cap rate assigned to a given property. Investment class also distinguishes between Urban and Rural locations.

Investment Class values:

1. Fair
2. Average
3. Good

*Caution should be used when applying an investment class other than Average.

Examples of application of different capitalization rates:

1. Parcels fronting a major commercial street with good exposure may have an investment class of Good while those properties not fronting have an Average investment class.
2. Sales analysis in a particular area indicates a higher capitalization rate is required when used to calculate values that are reflective of the market.

Additional fields to capture are Building or Business Name, Franchise Name and Comments. These fields can capture specific information that can help identify a property or other information pertinent to the income valuation of a property.

Override fields are included for NOI and capitalization rate. (Enter the value for each override only, do not enter the % or \$ symbol.) These fields should not be used unless there is supporting documentation to support the override value. Entries in these fields will override the model calculations and should only be used when other supporting documentation is available for the specific property.

Apartment Gross Income Multiplier (GIM)

The apartment gross income multiplier found on the income summary pages is for the use on apartments that have 4 total units or less. The gross income multiplier is determined by selecting a rating. Different rating will select different multipliers that will be applied to the Potential Gross Income (PGI) found in the apartment Income Summary section found on the same page. GIM is calculated by multiplying the PGI by the multiplier.

A GIM Value will be displayed after the property is recalculated.

For the GIM value to be used the checkbox “Use Multiplier Value as income value” must be checked, if the box is not checked the income value used will be the value generated by the Apartment Model.

Overall Rating

The overall rating is the average of all of the combined rent ratings found in the model pages. The overall rating does not affect value but will change as the individual model rent ratings change. The overall rating is a high level overview of the quality of the rental stream that can be used for comparison to other properties.

<ul style="list-style-type: none"> Income - Property Level (1) <ul style="list-style-type: none"> 1. Property Level Income Summary Bldg Type Apartment, Investment Class Urban AV <ul style="list-style-type: none"> Income Models (1) <ul style="list-style-type: none"> I & E Data Capture (0) Value Allocation (0) 			
Income Value: \$290,500			
Property Level Income Data and Summary			
Primary Building Type	Apartment	Building or Business Name	
Investment Class	Urban AV	Franchise Name	
<input type="checkbox"/> Remove from I&E mailing list		Comments	
Property Level Income Overrides		Overall Rating	4
NOI Override		Override Reason	
Cap Rate Ovr		Override Reason	
		Gross Income Multiplier (GIM)	
		Rating	Rent Rate 4
		GIM	9.1
		GIM Value	Calculated
		<input checked="" type="checkbox"/> Use GIM Value as Income Value	
Square Foot Income Summary		Apartment Income Summary	
Income Area	0	Total Units	4
PGI	0	PGI	31,920
EGI	0	EGI	30,154
Total Expenses	0	Total Expenses	10,647
NOI	0	NOI	19,517
		Efficiencies	0
		1 Bed Rm	0
		2 Bed Rms	4
		3 Bed Rms	0
		4 Bed Rms	0
		5 Bed Rms	0
Hotel/Motel or Nursing Income Summary		Unit Model Income Summary	
Total Units	0	Total Units	0
PGI	0	PGI	0
EGI	0	EGI	0
Total Expenses	0	Total Expenses	0
NOI	0	NOI	0
		Golf Course Income Summary	
		# Holes	0
		Market Rounds	0
		NOI	0
		Cap Rate	0.0000
		Overall Rate	0.0000
Capitalization Rate			
Cap Rate	8.05	Tax Unit Grp	03-0965
Eff Tax Rate	1.150000	Overall Rate	9.20
Modeled Income Value Calculations			
NOI	19,517	Residual Land	0
Calc Income Value	\$290,470	FF and E	0
		Income Value	\$290,500
		Total Income	
		Golf Income Value	0
		Income Value	\$290,500
		Total Income	290,500
Income Value: \$290,500			

Example of Property Level Income Summary Page This property has one Apartment Model.

Income - Property Level (1)

- 1. Property Level Income Summary Bldg Type Apartment , Investment Class Urban AV
 - Income Models (4)
 - 1. Apt Income Models , Apt Complex Type Fourplex , Rating Rent Rate 4
 - 2. SF Income Model Summary Type Retail , Rating Rent Rate 4 ,
 - 3. Other Unit Income Models Type: Mobile/Manufactured Home Park , Rating: Rent Rate 4
 - 4. Hotel/Motel Income Models , Type Econ - Economy or Budget , Rating: Rent Rate 4

Income Value: **\$1,484,200**

Property Level Income Data and Summary

Primary Building Type: Building or Business Name: Overall Rating: **4**

Investment Class: Franchise Name: **Gross Income Multiplier (GIM)**

Remove from I&E mailing list Comments: Rating: **9.1**

Property Level Income Overrides

NOI Override: Override Reason: GIM Value: **Calculated**

Cap Rate Ovr: Override Reason: Use GIM Value as Income Value

Square Foot Income Summary		Apartment Income Summary		Hotel/Motel or Nursing Income Summary		Unit Model Income Summary		Golf Course Income Summary	
Income Area	4,000	Total Units	4	Total Units	10	Total Units	10	# Holes	0
PGI	42,000	PGI	31,920	PGI	335,070	PGI	34,200	Market Rounds	0
EGI	36,582	EGI	30,164	EGI	194,341	EGI	33,345	NOI	0
Total Expenses	6,145	Total Expenses	10,647	Total Expenses	129,820	Total Expenses	11,271	Cap Rate	0.0000
NOI	30,437	NOI	19,517	NOI	64,521	NOI	22,074	Overall Rate	0.0000

Capitalization Rate

Cap Rate: 8.05 Tax Unit Grp: 03-0965

Eff Tax Rate: 1.150000 Overall Rate: 9.20

Modeled Income Value Calculations

Modeled Income Value Calculations		Residual Land		Total Income	
NOI	136,549	Residual Land	0	Golf Income Value	0
Calc Income Value	\$1,484,230	FF and E	0	Income Value	\$1,484,200
		Income Value	\$1,484,200	Total Income	1,484,200

Example of Property Level Income Summary Page; this property has one of each type of model, however, there is only one Property Level Income Summary Page with multiple models.

2. INCOME MODELS

A model page must be created for at least one of the four general types of income models. There can be multiple models of the same type or combinations of different model types for properties with multiple uses. Note: Although multiple model pages can be created they should only be created when there is a need for the model to use separate rent rating or when there is more than one model type.

The income model page is where the rent rating is applied which is used to determine the estimate of rent each portion of the building will generate in the income approach to value. The Rent Rating Identifies the quality of the rental stream from the model and identifies the rent range used for the portion of building being valued. Rent Rating is graduated from Rent Rate 1 through Rent Rate 7 with the lower rating applying the lowest rent and moving up to the highest rent using Rent Rate 7.

- A) Different rent ratings can be applied as needed to address for differences such as access, utility or condition of different portions of the same building. Each model can point to a different rating.
 - 1. Full service hotel that also has limited service Recreational Vehicle (RV) parking spaces.
 - a. Hotel – Rent Rate 6
 - b. RV Park –Rent Rate 4
- B) Multiples of the same models can exist with different ratings.

1. Multiple story building (All portions valued using the Sq. Ft. model Type) with first floor that is ADA compliant and all upper floors are not ADA compliant.
 - a. 1st Floor – Rent Rate 4
 - b. 2nd Floor – Rent Rate 2

There are four types of model pages available in the CAMAS, each model page will have separate and unique detail pages. Each of the four model types and detail pages is demonstrated separately.

1. Square Foot
2. Apartment
3. Unit
4. Hotel Motel/Nursing Home

The income summary pages will summarize the total income and expenses associated with all detail pages subsequent to the summary page.

Other fields that may be present but are not required but will affect the total NOI or income value are:

1. Other Income (\$) will add the value entered to the calculated NOI.
2. Furniture Fixtures & Equipment (FF & E) (\$) will deduct the value entered from the total income value.
3. Vacancy and Collection (%) will override the model vacancy %.
4. Expense (%) will override the model expense %.

Enter the value for each override only, do not enter the % or \$ symbol.

The occurrence of these fields is dependent on the specific model page type.

Entries in these fields will adjust the model calculations and should only be used when other supporting documentation is available for the specific property.

The amenities fields do not affect the income calculations but may be supporting information for the application of a particular rating.

SQUARE FOOT INCOME MODEL SUMMARY & SQUARE FOOT DETAIL

This model type is used for the following types of uses, Office, Retail, Restaurant, Warehouse and Mini-Warehouses. One square foot model summary page may have multiple detail pages when the same rent rating will be applied to all uses identified in the detail page. Multiple model pages should only be added when a different rent rating is desired for another part of the property.

The required fields on the Square Foot Model Summary are:

1. **Type** – Although it is required it does not affect the income value.

2. **Rent Rating** – Establishes which rent will be used for each subsequent detail page.

Optional fields on the square foot model page are:

1. Other Income (\$)
2. Vacancy and Collection (%)
3. Expense (%)

Enter the value for each override only, do not enter the % or \$ symbol. The optional fields should only be used when there is additional supporting documentation provided for the specific property. The income model summary page also sums all of the rent and expenses on subsequent detail pages.

Square Foot detail pages capture the information to determine the rent and expenses for each section of a property based on different model types. The detail page shows which will also indicate which model and income group is being used for the property.

The required fields for the Square foot Model Detail page are:

1. **Income Use** – Drop down list containing various uses available. (See income use assignment table to determine which model each use is assigned to.)
2. **Income Area** – The total area to be income valued.

Optional fields on the square foot detail page are:

1. **Rent Rate Override** – the dollar per square foot amount that will be used in the income calculation (Overrides the Rent Rate)

NOI: \$30,437

Square Foot Model Summary			
Type	Retail	Rent Rating	Rent Rate 4
Name		Comments	
Other Income		Description	
Income Overrides		Ovr Reason	
Vac & Coll		Ovr Reason	
Expenses			
Effective Gross Income			
PGI	\$42,000	Vac & Coll %	12.9
Vac & Coll	\$5,418	Total EGI	\$36,582
Expense Amounts		Expense %	
Management	\$841	Management	2.3
Utilities	\$658	Utilities	1.8
Insurance	\$439	Insurance	1.2
Res for Repl	\$1,134	Res for Repl	3.1
Maintenance	\$512	Maintenance	1.4
Miscellaneous	\$2,561	Miscellaneous	7.0
Total Expenses	\$6,145	Total Exp %	16.8
			Area
			4,000

NOI: \$30,437

Square Foot Model Page

1. Property Level Income Summary Bldg Type Apartment , Investment Class Urban AV

- Income Models (1)
 - 1. SF Income Model Summary Type Retail , Rating Rent Rate 4 ,
 - Square Foot Model Detail (1)
 - 1. SF Income Model Detail 034 - Retail , Income Area 4000
- I & E Data Capture (0)
- Value Allocation (0)

EGI: **\$36,582**

Square Foot Model Detail

Income Use: 034 - Retail Use Group: Retail Comments:

Income Overrides

Rent Rate: Ovr Reason:

Area for Income Calculations

Income Area: 4,000 Total Gross Area: 3,600

Income Model Information		Income Calculations	
Income Grp	BLG	Area	4,000
Model	BLG-Ret-4	PGI	\$42,000
Rent	\$10.50	Vac & Coll	\$5,418
Vac & Coll	12.9	EGI	\$36,582
Management %	2.3	Management	\$841
Utility %	1.8	Utilities	\$658
Insurance %	1.2	Insurance	\$439
Res for Repl %	3.1	Res for Repl	\$1,134
Maintenance %	1.4	Maintenance	\$512
Miscellaneous %	7.0	Miscellaneous	\$2,561
		Total Expenses	\$6,145

EGI: **\$36,582**

Square Foot Model Detail Page

The use type to use group (Model) assignment table specifies which model each specific use type will use. When no use group is assigned the use will not generate a value in the square foot model. Uses that have a separate model will not generate a value from the square foot model. Example: Apartment's must be set up using the apartment model pages.

Use - Type	Use - Group	Use - Type	Use - Group
011 - Apartment	Apt	054 - Nursing Home	Nursing Home
012 - Hotel	Hotel/Motel	055 - School	Office
013 - Motel	Hotel/Motel	056 - Hospital	
014 - Assisted Living	Nursing Home	057 - Library	Retail
021 - Dormitory		058 - Funeral Home	Office
024 - Dwelling, Conversion - Multiple	Retail	059 - Post Office	Office
025 - Dwelling, Conversion - Office	Office	061 - Auditorium/Theater	Retail
026 - Dwelling, Conversion - Sales	Retail	062 - Cinema	Retail
027 - Dwelling		063 - Religious Institution	Retail
030 - Laundromat/Dry Cleaners	Retail	064 - Social/Fraternal Hall	Retail
031 - Restaurant	Restaurant	070 - Service Station with Bays	Retail
032 - Department Store	Retail	071 - Service Station, Conversion Retail	Retail
033 - Discount Store/Market	Retail	072 - Service Station, Conversion Storage	Warehouse
034 - Retail Store	Retail	073 - Service Station without Bays	Retail
035 - Tavern/Bar	Restaurant	074 - Car Wash, Manual	Retail
036 - Lounge	Restaurant	075 - Car Wash, Automatic	Retail
037 - Cafeteria	Restaurant	077 - Truck Terminal	Warehouse
038 - Convenience Store	Retail	078 - Distribution Warehouse	Warehouse
039 - Dairy Sales	Retail	079 - Cold Storage Warehouse	Warehouse
040 - Barber/Beauty Shop	Retail	080 - Flex Warehouse	Warehouse
041 - Mini Warehouse	MiniW	081 - Multi-Use Apartment	Apt
042 - Hangar	Warehouse	082 - Multi-Use Office	Office
043 - Manufacturing	Manuf	083 - Multi-Use Sales	Retail
044 - Light Manufacturing	Manuf	084 - Multi-Use Storage	Warehouse
045 - Warehouse	Warehouse	085 - Enclosure	
046 - Auto Showroom/Office	Retail	086 - Support Area	
047 - Auto Parts/Service	Retail	088 - Restroom/Locker Facility	
048 - Tennis Club	Retail	090 - Parking Garage	Other
049 - Racquetball Court	Retail	091 - Basement, Residential, unfinished	
050 - Skating Rink (Ice or Roller)	Retail	095 - Covered / Enclosed Mall	Retail
051 - Bank/Savings Institution	Office	100 - Franchise Restaurant	Restaurant
052 - Medical Center	Office	199 - Local Fast Food	Restaurant
053 - Office Building	Office	990 - Parking, Upper Deck	Other

Use Type to Use Group (Model) Assignment.

APARTMENT INCOME MODEL SUMMARY & DETAIL PAGE

This apartment income model summary captures information that will be used by the apartment model to determine apartment rent and expenses. The rent for each type of apartment captured on the detail pages are displayed and expenses are calculated using the expense percentages from the apartment model. This page will also identify which Income Group and Model is being used to determine the income value.

Required fields are:

1. **Complex type** - is an additional required field for apartment models although the field is required it does not affect the income value.
2. **Rent Rating** - Establishes which rent will be used for each subsequent detail page.

Optional fields available are:

3. Other Income (\$)
4. Furniture Fixtures & Equipment (FF & E) (\$)
5. Vacancy and Collection (%)

6. Expense (%)

Enter the value for each override only, do not enter the % or \$ symbol.

Garages: Fields are also available to capture information regarding the number of garages available. Checking the box "All units have garages" is informational and will not affect the income value. An entry in the field Garages will apply the model garage rent rate to the number of entered in this field. Additional check boxes are provided to capture amenities associated with the apartment complex.

Model Information		Number of Units		Total Yearly Rents	
Model	BLG-Apt-4	Total Units	4	Total Rent	31,920
Studio	420	Studio	0	Studio	0
1 Bed 1 Bath	630	1 Bed 1 Bath	0	1 Bed 1 Bath	0
2 Bed 1 Bath	665	2 Bed 1 Bath	4	2 Bed 1 Bath	31,920
2 Bed 2 Bath	730	2 Bed 2 Bath	0	2 Bed 2 Bath	0
3 Bed 1 Bath	840	3 Bed 1 Bath	0	3 Bed 1 Bath	0
3 Bed 2 Bath	925	3 Bed 2 Bath	0	3 Bed 2 Bath	0
3 Bed 3 Bath	1,020	3 Bed 3 Bath	0	3 Bed 3 Bath	0
4 Bed 1 Bath	1,060	4 Bed 1 Bath	0	4 Bed 1 Bath	0
4 Bed 2 Bath	1,165	4 Bed 2 Bath	0	4 Bed 2 Bath	0
4 Bed 3 Bath	1,280	4 Bed 3 Bath	0	4 Bed 3 Bath	0
5 Bed 1 Bath	1,470	5 Bed 1 Bath	0	5 Bed 1 Bath	0
5 Bed 2 Bath	1,615	5 Bed 2 Bath	0	5 Bed 2 Bath	0
5 Bed 3 Bath	1,775	5 Bed 3 Bath	0	5 Bed 3 Bath	0
Garage	45	Garage	0	Garage	0

Expense Amount		Expense % from Model	
Management	1,207	Management	4.0
Utilities	1,478	Utilities	4.9
Insurance	962	Insurance	3.2

Income Calculations	
PGI	31,920
PGI per Unit	7,980
Vac & Coll	5.5
Vac & Coll	1,756
EGI	30,164
Total Expenses	10,647
NOI	19,517

Apartment Model Page

Units: 0

Apartment Unit Detail

Apartment Type: 2B1 - Two bedrooms, 1 bath | # Units: 4 | Unit Size: []

Amenities

- Dishwasher
- Fireplace
- Washer Dryer Hookups
- Outside Storage
- Furnished
- Extra Baths: []

Units: 0

Apartment Detail Page

HOTEL MOTEL & NURSING HOME INCOME MODEL SUMMARY & DETAIL PAGE

The Hotel Motel and Nursing home income summary page captures information that will be used along with information from the detail pages to determine the rent and expense

associated with the model being used. Although the models share the same summary page the hotel motel model is independent from the nursing home model.

The Hotel Motel and Nursing home income summary page has 2 required fields both of which affect the income value of the property.

Required Fields:

1. **Type** - is an additional required field for Hotel/Motel models.
 - a. Limited Service Hotel will apply a smaller miscellaneous income percent than full service hotel types. (Econ - Economy or Budget, Ext-Extended Stay, Limited Service, Limited Service Franchise, Mom and Pop)
 - b. Full service hotels include some or all of the following; restaurant, bar/lounge and convention or meeting facilities. The additional income from these revenue sources is indicated by a higher miscellaneous income percentage. (Full Service, Full Service Franchise, Resort)
 - c. Nursing home is an independent model that requires separate detail pages for nursing home units.

2. **Rent Rating** - Establishes which rent will be used for each subsequent detail page.

Optional fields are:

- a) Other Income (\$)
- b) Furniture Fixtures & Equipment (FF & E)
- c) Rent is not a required field and value entry into this field will override the average daily rate per room (ADR) used by the model.
- d) Vacancy and Collection (%)
- e) Expense (%)
- f) Amenities typically found in hotels are listed for additional information.

(Enter the value for each override only, do not enter the % or \$ symbol)

Hotel Motel and Nursing home Models use the same page setup however the models are unique to each model type. The hotel motel model will utilize the average daily rate to calculate the properties potential gross income and Nursing home model will use the monthly rate for each different nursing unit type average daily rate.

NOI: 258,083

Hotel/Motel and Nursing Home Models

Type: **Econ - Economy or Budget** Name: **WESTERN EXECUTIVE INN** Amenities: Pool, Tennis Courts, Club House, Fitness Center, Covered Parking, Sauna/Hot Tub, Beauty Shop, Shops, Game Room, Laundry, Coffee Shop, Restaurant, Bar, Casino, Other:

Rent Rating: **Rent Rate 4**

Other Income, FF and E and Comments

Other Income: Description:
 FF and E: **\$49,314** Comments: **2014 pp 2016386**

Income Overrides

Room Rent: Ovr Reason:
 Vac & Coll: Ovr Reason:
 Expenses: Ovr Reason:

Income Information

Inc Group: **BLG** HM Model: **State-HM-4**
 NH Model:

Hotel / Motel Income Information

Avg Daily Rate	90	Misc Income	2.0
Total Units	40	Misc Inc Amt	26,280

Nursing Home Information

# Units	Model Rent	Yearly Income
NH1	\$0	\$0
NH2	\$0	\$0
NHAL1	\$0	\$0
NHAL2	\$0	\$0
NH1B	\$0	\$0
NH2B	\$0	\$0
NHC	\$0	\$0
NHE	\$0	\$0
Total Units	0	\$0

Expense Amount

Management	35,759
Utilities	41,978
Insurance	13,215
Res for Repl	34,204
Maintenance	36,536
Miscellaneous	86,510
Administration	76,959
Mktg & Sales	18,657
Room Expenses	133,706
Franchise Fee	42,755
Total Expenses	519,279

Expense % From Model

Management	4.6
Utilities	5.4
Insurance	1.7
Res for Repl	4.4
Maintenance	4.7
Miscellaneous	11.0
Administration	9.9
Mktg & Sales	2.4
Room Expenses	17.2
Franchise Fee	5.5
Total Expenses	66.8

Hotel / Motel Unit Summary

Singles #	0
Singles Size	0
Doubles #	40
Doubles Size	0
Suite #	0
Suites Size	0

Income Calculations

PCI	1,340,280	Vac & Coll	42.0	EGI	777,362
PCI per Unit	33,507	Vac & Coll	562,918	Total Expenses	519,279
				NOI	258,083

NOI: 258,083

Hotel motel and Nursing Home Summary page

Grain, Seed & Fertilizer Handling Equipment (0)

Income - Property Level (1)

1. Property Level Income Summary Bldg Type Hotel/Motel, Investment Class Urban AV

Income Models (1)

1. Hotel/Motel Income Models WESTERN EXECUTIVE INN, Type Econ - Economy or Budget, Rating: Rent Rate 4

Hotel/Motel and NH Room Detail (1)

1. Large Rooms 40

Hotel/Motel and NH Room Detail

Large Rooms

Select an Item Page

Income - Hotel Motel Unit Detail

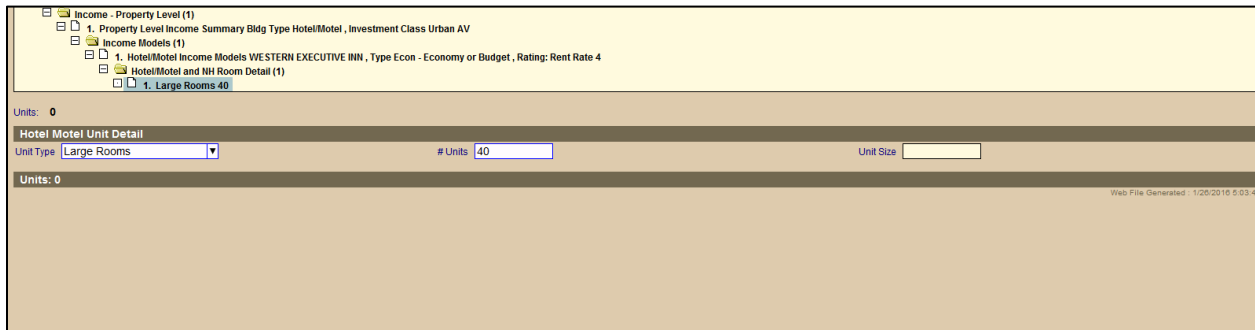
Income - Nursing Home Unit Detail

Make this page my default for adding new items to this type of list.

Item Page Selection for Hotel Motel or Nursing Home Detail Page

The hotel motel detail page has requires the selection of a unit type. The type field is information only and will not calculate a separate ADR based on type or size. The type field description general follow the following descriptions.

1. Small Rooms – (Single Bed)
2. Large Rooms – (Double Beds)
3. Small Rooms – (Larger room to accommodate 2 or more beds and or furniture that may allow for additional occupants)



Hotel Motel Detail Page.

The nursing home detail pages will be used to determine a separate rent used in the nursing home model for each specific type of unit identified. The number and type of unit should be identified for each unique type present on the property.



Nursing Home Detail Page.

OTHER UNIT INCOME MODEL SUMMARY & DETAIL PAGE

The Other unit income summary page captures information that will be used along with information from the detail pages to determine the rent and expense associated with the model being used. The model can accommodate different unit types and operating periods that are less than annual (12 Months) by using the Days of operation field for all

or parts of the property. This model calculations on the summary page also adjust for the typical rental period found within each use. (Mobile Home spaces use monthly rent and all other unit types use Daily rent.

1. **Type** - is a required field for other unit models.
 - a. Type is required but does not influence the income value and is use to clarify the general type of the model.
2. **Rent Rating** - Establishes which rent will be used for each subsequent detail page.

Optional Fields

1. **Days of Operation** - (Days Op) is not a required field but is used to calculate income based on the seasonal nature of a property. If the field is left blank the operating period is assumed to be yearly. The days of operation is typically used for RV Park or Camp Ground's.
2. Other Income (\$)
3. Vacancy and Collection (%)
4. Expense (%)

(Enter the value for each override only, do not enter the % or \$ symbol)

The Other Unit detail page identifies the specific unit type as well as the number of units.

The required fields for the Square foot Model Detail page are:

1. **Unit Type** – Drop down list containing various Unit Types available.
2. **Units** – The total number of units to be income valued.

Income - Property Level (1)
 1. Property Level Income Summary Bldg Type Mobile Home & RV Parks , Investment Class Urban AV
 Income Models (1)
 1. Other Unit Income Models Willow Bend MHP Type: Mobile/Manufactured Home Park , Rating: Rent Rate 4
 Other Unit Detail (1)
 1. Other Unit Detail Type Mobile/Manufactured Home Space , # Units 99
 I & E Data Capture (0)

NOI: 218,537

Other Unit Income Models

Type: Mobile/Manufactured Home Name: Willow Bend MHP Days Op:
 Rent Rating: Rent Rate 4 Inc Group: BLG Comments:

Other Income

Other Income:
 Description:

Income Overrides

Vac & Coll:
 Our Reason:
 Expenses:
 Our Reason:

Amenities for MH or RV Parks

Swimming Pool
 Tennis Courts
 Club House
 Exercise Room
 Sauna/Hot Tub
 Shower
 Heated Units

Game Room
 OnSiteOffice
 Guest Laundry
 Convenience Store
 RV Waste Disposal
 Night Lights
 Other:

Model Information		Number of Units		Total Yearly Rent	
Model	BLG-Oth-4	Total Units	99	Total Rent	338,580
MH Sites	285.00	MH Sites	99	MH Sites	338,580
RV Ltd Service	40.00	RV Limited	0	RV Ltd Srv	0
RV Full Service	80.00	RV Full Service	0	RV Full Srv	0
Cabins	70.00	Cabins	0	Cabins	0
Tent Sites	8.25	Tent Sites	0	Tent	0
Boat Spaces	2.50	Boat Spaces	0	Boat Sp	0
Parking Spaces	2.50	Parking Spaces	0	Parking Sp	0

Expense Amount		Expense % from Model	
Management	14,855	Management	4.5
Utilities	18,156	Utilities	5.5
Insurance	5,612	Insurance	1.7
Res for Repl	1,651	Res for Repl	0.5
Maintenance	22,448	Maintenance	6.8
Miscellaneous	48,857	Miscellaneous	14.8
Total Expenses	111,579.0	Total Expenses	33.8

Income Calculations

PGI	338,580	Vac & Coll	8,465	NOI	218,537
PGI per Unit	3,420	EGI	330,116		
Vac & Coll	2.5	Total Expenses	111,579.0		

NOI: 218,537

Other Unit Income Summary

Income - Property Level (1)
 1. Property Level Income Summary Bldg Type Mobile Home & RV Parks , Investment Class Urban AV
 Income Models (1)
 1. Other Unit Income Models Willow Bend MHP Type: Mobile/Manufactured Home Park , Rating: Rent Rate 4
 Other Unit Detail (1)
 1. Other Unit Detail Type Mobile/Manufactured Home Space , # Units 99
 I & E Data Capture (0)

Units: 0

Other Unit Detail

Unit Type: Mobile/Manufactured Home Units: 99
 Comments: Boat Storage
 Cabins

Units: 0
 Mobile/Manufactured Home Space
 Parking Spaces
 RV Space Limited Service
 RV Space, Full Service
 Tent Space

Other Unit Detail Summary

INCOME AND EXPENSE (I&E) DATA CAPTURE

I&E data collection (Capture) is the process used to obtain market information for rents received and typical expenses paid for similar properties. The information is regarded as confidential and the information obtained is used collectively to build models that can be used to estimate market value using the income approach.

The forms used by the department are generally in nature and are used to capture market rent and typical expenses. The forms are patterned to follow the federal schedule E form so that information is easily obtainable by the person filling out the form.

The rental information collected is Market Rent which is the actual current rent that would be asked for if the unit were vacant.

Example: A report for a duplex is being analyzed with both units being identical. The indicated rent for one unit is \$650 and the second unit rent is \$700. One data entry line should be created that indicate 2 units with a market rent of \$700.

Expenses should be stabilized to those that would occur in a typical operating year. Excessive expenses should be analyzed and an adjustment made to correct information that would not be considered as a typical yearly expense.

Example: An expense of \$40,000 was reported as maintenance. The expense is for a roof replacement with an expected 30 year life. The actual expense entered into the data capture field should be \$1,333 and it should be in the category for reserves. **NOTE:** Some interpretation of the data presented on any I&E collection is required by the person doing the data entry. Some of the fields collected for analysis may not be specifically present in CAMAS but may be collected and can be helpful to calculate other expenses.

EXAMPLE: Duplex with 2 identical unit's Monthly market Rent is \$750 per unit.

Potential Gross Income - 12 months x 2 units x \$750 = \$18,000

Actual Rents Received (Indicated on the front of the I&E Collection form) = \$15,500

Vacancy amount is \$2,500

There is space in the CAMA I&E data capture fields for vacancy expense and rent fields that can be used to calculate PGI however there are no fields that collect actual rent received. Without this analysis there will be no vacancy % collected from this parcel for modeling purpose's unless the person doing the data collection has gone through the above analysis and entered an actual value in the vacancy field.

I&E information can be obtained in several ways and include but are not limited to the following:

1. Mass Mailing of I&E Forms
 - a. Other forms of I&E
 - i. Profit and Loss Statements
 - ii. Schedule E
2. Sales Review
3. AB-26 (Property Review)
4. National Publication (IREM and Integra)
5. Internet Services that provide real-estate rental and sales data.

To capture income and expense information that may be used in the income modeling process, the following pages must be created for each year of reporting.

1. I&E General Information
2. General Expenses
 - a. General expenses data entry fields are the same for all property types except Hotel/Motel.
3. General Rent
 - a. Rent Detail

General rent data entry fields are specific to the general model types: Apartment, Square Foot, Hotel/Motel, and Other Unite model types.

INCOME AND EXPENSE DATA CAPTURE GENERAL PAGE

This page has 3 required fields:

1. File Date – (Date form was filed)
2. Year of income
3. Appraiser

Additional fields are included to capture preparer information.

GENERAL EXPENSE DATA CAPTURE

This section is for input of the expenses as broken down by category. Generally, expenses would be expected to exhibit similarity within a particular structure and/or use type. Further, expenses can be compared across properties by considering them as a percentage of potential gross income.

Any expense that that taxpayer has included that would not be considered when developing the income approach should not be included in any CAMAS field. Expenses like taxes or depreciation, debt service and interest should not be included as miscellaneous or other income.

1. **Management Expense:** Enter the total amount paid for management expenses which can include; manager's salary, and rent collections.
2. **Leasing Fees, Commissions/Advertising Expense:** Enter the amount paid for the leasing fees, commissions and advertising.
3. **Legal/Accounting Expense:** Enter the amount for the legal and accounting expense.
4. **Utility Expense:** Enter the annual amount being paid for each for all utilities.
5. **Payroll:** Enter the total amount for all salaries, payroll taxes, and group insurance, (excluding the manager's salary) that are associated with leasing and maintaining the building.
6. **Maintenance Expense:** Enter the amount paid for the interior and exterior maintenance of the building. Maintenance expenses are those that would be typical of the yearly operation of a building and would not include large capital expense types of items. Review of the data supplied will help to determine if the Maintenance expense should be allowed or if it could be amortized.

7. **Trash/Snow Removal/Landscaping Maintenance:** Enter the amount paid for snow and trash removal and landscape maintenance.
8. **Other Expenses:** Enter the amount paid for the Other Expenses. The total of all other expenses will typically be a fairly small percentage of the effective gross income (EGI) and are an assemblage of smaller amounts that do not justify a separate listing.
 - i. A description of what the “Other Expenses” are should be included.
9. **Building Insurance Expense:** Enter the amount paid. This amount should be the annual premium.
10. **Ground Rent Paid:** Rent paid when land that is disparate from a building. Examples are; a lease for vacant land that is a used car lot or the rent paid by the owner of building that sits on leased land (Airport Hangers).
11. **Reserve for Replacement:** Enter the amount paid for the eventual replacement of short-lived items. These are items that must be replaced before the end of the economic life of the building, such as water heaters, roof, heating and/or air conditioning, and floor coverings. (This is not depreciation)

There is a checkbox included to indicate whether or not the expense information that was reported was change for entry into the system.

Comments should be included in the comments field as to why the information was changed.

GENERAL RENT PAGES

These are included for each property type. Detailed information for each type is listed below:

1. I&E Data Capture Apartment Rent Information
2. I&E Data Capture Office Retail Warehouse Rent Information (Square Foot)
3. I&E Data Capture Mobile Home RV Park Rent Information (Other Unit)

I&E DATA CAPTURE OFFICE RETAIL WAREHOUSE RENT INFORMATION

1. Vacancy – the amount reported as vacancy.
2. # of Parking spaces
3. Rent per space
4. Other income

Check boxes for utilities/amenities included in the rent.

OFFICE RETAIL WAREHOUSE RENT DETAIL

Required fields are:

1. Use – (Drop down list of uses) for the specific area listed.
2. Annual rent – for the area listed.
3. Leased area

Floors from and to are used to indicate the floors used in the total leased area.

Check boxes are included for utilities included in the rent.

Check box to indicate that the rent was adjusted from the actual reported data.

MINI-WAREHOUSE RENT DETAIL

Mini-warehouse rental data is collected based on the size and amenities of each individual unit.

Required fields on the Mini-warehouse detail page are:

1. Width
2. Length
3. # Units
4. Monthly Rent

Use Code – Only the use code 041 – Mini-warehouse is allowed.

Amenities – are used to identify those that are included in the individual units.

I&E DATA CAPTURE APARTMENT RENT

The **apartment general page** gathers information specific to the apartment property and includes space for the following:

1. Vacancy – the amount reported as vacancy
2. Government Subsidy – Amount of annual Government subsidy
3. # of Garages (Only included when garages are separately rented from the apartment unit)
4. Rent per garage
5. Other income

Check boxes for utilities included in rent.

The **apartment unit rent detail** pages captures rent for the specific unit types found on the reporting form (Unit types are determined by bedroom and Bathroom count)

Required fields are:

1. Apartment type
2. Monthly rent – (Should be stabilized at market rent)
3. # Units

Check boxes are included for additional amenities or utilities included in the rent.

Check box to indicate that the rent was adjusted from the actual reported data.

I&E DATA CAPTURE MOBILE HOME RV PARK RENT INFORMATION (OTHER UNITS)

The **Other Unit General page** gathers information specific to the units found on the property and include the following:

1. Vacancy – the amount reported as vacancy.
2. Other income
3. # Months' rent – to indicate units that are seasonally operated.

MOBILE HOME/RV PARK/OTHER UNIT RENT DETAIL

The **unit rent detail** pages captures rent for the specific unit types found on the reporting form (Unit types could be Mobile home, RV, boat or parking spaces, or cabins)

Required fields are:

1. Type – type of unit available for rent.
2. # Units
3. Monthly rent – (Should be stabilized at market rent)

HOTEL/MOTEL AND NURSING HOME INCOME EXPENSE DATA CAPTURE

Income and expense data collection for Hotel/Motel properties unique to the industry and different expense and rental fields are available to capture hotel/motel data or nursing home information. The fields identified on the nursing home form should be mapped to the following fields in Hotel motel I&E data capture fields.

Hotel/Motel Expenses Are Grouped Into 3 Different Categories

1. Departmental Costs and Expenses

- (a) Rooms
- (b) Cost of Food Sold
- (c) Cost of Beverage Sold
- (d) Telecommunications
- (e) Other Departments

Total Departmental (Should only be used when expenses have not been broken out individually)

2. Undistributed Costs and Expenses

- a) Admin and General
- b) Franchise Fee
- c) Marketing
- d) Operations & Maintenance
- e) Utility Costs
- f) Other Unallocated Expense
- g) Reserves

Total (Should only be used when expenses have not been broken out individually)

3. Management Fees and Insurance

- a) Management
- b) Insurance

Total (Should only be used when expenses have not been broken out individually)

There is a checkbox included to indicate whether or not the expense information that was reported was changed for entry into the system. Comments should be included in the comments field as to why the information was changed.

HOTEL/MOTEL AND NURSING HOME GENERAL RENT

This page allows for the entry of the occupancy percent reported by the property as well as the total room revenue and revenue from additional portions of the operation.

Limited service hotel/motels may have miscellaneous income from vending and laundry while full service hotels will have food, beverage, meeting rooms, etc. as additional revenue source for the hotel.

The fields found in the Total and Averages portion are not required but may be used to develop occupancy and average daily rates.

When possible the Occupancy% and Total Room Revenue, Total rentable rooms, Average Daily Rate (ADR), Average Daily Rooms Rented should be filled out or calculated from the total room revenue.

EXAMPLE: A reporting form contains the following information: Total Room Revenue = \$240,000, Average Rooms Rented = 15 and total rooms available is 30.

Average Daily Rate and Occupancy can be calculated from the information given.

$\$240,000 \div 365 \text{ days} \div 15 \text{ rooms rented} = \text{Average Daily Rate } \65.75

$15 \text{ rooms rented} \div 30 \text{ available rooms} = 50\% \text{ Occupancy}$

There is a checkbox included to indicate whether or not the rent information that was reported was changed for entry into the system.

Comments should be included in the comments field as to why the information was changed.

HOTEL/MOTEL RENT DETAIL

1. Room type – type of unit available for rent.
2. # Rooms
3. Rent per Night

NURSING HOME RENT DETAIL

1. Unit type
2. # Rooms of same type
3. Monthly Rent per Room

PART TWO: REPLACEMENT COST

ESTIMATING REPLACEMENT COST NEW

The informed buyer is not justified in paying anything more for a property than what it would cost him to acquire an equally desirable substitute property. Likewise, the upper limit of value of most improvements is the cost of reproducing an equally desirable substitute improvement. It follows, then, that a uniform starting point for an Equalization Program is to determine the Replacement Cost New (RCN) of each and every improvement.

REPLACEMENT COST DEFINITION

Replacement cost is the current cost of producing an improvement of equal utility to the subject property; it may or may not be the cost of reproducing a replica property. The distinction being drawn is one between replacement cost, which refers to a substitute property of equal utility, as opposed to reproduction cost, which refers to an exact replica.

The replacement cost of an improvement includes the total cost of construction incurred by the builder, whether preliminary to, during the course of, or after completion of its construction. Among these are materials, labor, all sub-contracts, builder's overhead and profit, architectural and engineering fees, consultation fees, survey and permit fees, legal fees, taxes, insurance, and the cost of interim financing.

COST TABLES/PRICING SCHEDULE

Cost tables/pricing schedules are included in this CAMAS to assist the appraiser in arriving at accurate estimation of Replacement Cost New (RCN). The cost tables have been developed by applying unit-in-place and comparative unit costs to the construction of specified hypothetical or model buildings. Application of the schedules involves the selection of the model which most nearly resembles the subject building and adjusting its price to compensate for all significant variations. Cost tables/pricing schedules are included for various types of residential, agricultural, instructional, commercial and industrial structures.

Cost adjustments for the variations which are most frequently encountered in a particular type building are also included. Adjustments for other variations may be made by using either the Miscellaneous Other Feature cost tables of other appropriate schedules.

SELECTING THE PROPER QUALITY GRADE

The quality of materials and workmanship is the one most significant variable to be considered in estimating the replacement cost of a structure. Two buildings may be built from the same general plan, each offering exactly the same facilities and with the same specific features, but with widely different costs due entirely to the quality of materials and workmanship used in their construction. For instance, the cost of a dwelling constructed of high quality materials and with the best of workmanship throughout can be more than twice that of one built from the same floor plan, but with inferior materials and workmanship.

The cost tables/pricing schedules included in CAMAS have been developed to provide the appraiser with a range of grades comprehensive enough to distinguish all significant variations in the quality of materials and workmanship which may be encountered; the basic specifications for each grade as to the type of facility furnished remain relatively consistent throughout, and the primary criterion for establishing the grade being the overall quality of materials and workmanship.

Two grading systems are in use in this guide: numerical and alphabetical. The numerical grading system is used for residential dwellings or residential dwelling-related structures. The alphabetical grading system is used for mobile homes and agricultural, commercial, and industrial buildings. The majority of buildings (residential, agricultural, commercial, or industrial) that are erected fall within a definite class of construction, involving the use of average quality of materials with average quality of workmanship. This type of construction being the most common, it can readily be distinguished by the layman as well as the professional appraiser.

Consequently, superior or inferior quality of construction can be comparatively observed. The quality grading system and pricing schedule in this guide are keyed to this obvious condition; the basic grade being representative of that cost of construction using average quality of materials with average quality workmanship.

As an example, for residential dwellings, by assigning the factor 1.00 to Average Grade construction, the actual grade factors above or below the Average Grade are illustrated as follows:

RESIDENTIAL DWELLING GRADE	
Grade 1 - Cheap	0.52
Grade 2 - Poor	0.63
Grade 3 - Low Cost	0.74
Grade 4 - Fair	0.85
Grade 5 - Average	1.00
Grade 6 - Good	1.26
Grade 7 - Very Good	1.57
Grade 8 - Excellent	2.32
Grade 9 - Superior	3.07
Grade 10 - Extraordinary	5.01

In order to facilitate using this grading system, and again to promote and maintain uniformity in the cost approach, the value relationship of grade to grade has been incorporated into the development of the base specifications relating to each cost table/pricing schedule used in guide.

The appraiser must exercise extreme caution not to confuse the concepts “quality” and “condition” when selecting the proper grade. This is especially applicable to older buildings, where a deteriorated condition can have a noticeable effect on their physical appearance. A building will always retain its initial grade of construction, regardless of its existing deteriorated condition. The quality grade ultimately selected must reflect that original built-in quality and the selection of the grade cannot be influenced by the physical condition of the building.

APPLYING THE PROPER GRADE FACTOR

Grading would be a relatively simple process if all buildings were built to conform to the quality grade specifications outlined above. The fact is, however, that this ideal condition does not exist. It is not unusual for any conventional building to be built incorporating construction qualities that fall between the established grade levels. There is rarely any clear cut designation of a specific grade factor. The appraiser will generally select a range, such as Average to Good, and then weigh the various quality factors exhibited in the construction in order to select the proper factor.

The quality factor ultimately selected should represent a composite judgment of the overall Quality Grade. Generally, the quality of materials and workmanship is fairly consistent throughout the construction of a specific building; however, since this is not always the case, it is frequently necessary to weigh the quality of each major component in order to arrive at the proper "overall" Quality Grade. Equal consideration must also be given to any "Additions" which are usually constructed of materials and workmanship inconsistent with the quality of the main building.

APPLYING THE PROPER COST AND DESIGN FACTOR

Architectural fees, material quantities, labor efficiency, and other factors influencing total construction costs may vary considerably from one building to another, depending upon its particular design. Two dwellings, for instance, showing no marked difference in size and quality may still show a measurable difference in cost, attributable primarily to a difference in design.

In computing the replacement cost of any building, it is necessary to adjust the cost to account for any features varying significantly from the base specifications from which the pricing schedules were developed. The pricing schedules included in this guide, unless otherwise specified, have been developed to reflect perimeter-to-area wall ratios of rectangular shaped buildings, uniform eave lines and roof slopes, over-hangs, ceiling heights, and other architectural features most typical of conventional designs.

The adjustment for variations in design must be made by applying a Cost and Design Factor denoting a percentage adjustment of the sub-total replacement cost, i.e., apply a positive 5% to indicate a 5% increase in the replacement cost, apply a positive 10% to indicate a 10% increase, etc.

The Cost and Design Factors applicable to special architectural designs of extraordinary homes may be significant. The selection of the proper Cost and Design Factor is a product of the experience and sound judgment of the appraiser, who must have the ability to analyze various construction components and determine the influence of each upon the overall cost, as well as support and justify the Cost and Design Factors from the market.

COST TABLES/PRICING SCHEDULES

The cost tables/pricing schedules in this manual are provided to assist the appraiser in arriving at accurate and uniform valuations. When used properly, they should prove to be

an invaluable tool. Quality valuations are not the product of schedules and tables themselves, but rather of the appraiser's ability to use them effectively. In order to bring this about, a thorough understanding of the makeup and the capabilities and limitations of each schedule is essential. The appraiser must know the specifications, from which the base prices were derived, the composition of the prices, and the proper techniques and procedure for applying the prices. What's more important, the appraiser must be able to exercise good common sense and sound judgment in selecting and using them.

It should also be noted that the cost tables/schedules in the guide have been developed primarily for mass appraisal and tax equalization purposes. They have, therefore, been designed to provide the appraiser with an uncomplicated, fast, and effective method of arriving at an accurate estimate of replacement costs. In order to maintain simplicity in the cost tables/schedules, techniques, and procedures, it is often necessary to make certain compromises from a strictly technical and engineering point of view. Extensive effort has been made in developing the cost tables/schedules to minimize these compromises and limit them to variables that have minimal influence of the final value of the building. The cost table/pricing schedules have been designed to reflect actual building costs and practices. Field tests have proven them to be both accurate and reliable, and when applied properly, highly effective in arriving at realistic replacement costs.

RESIDENTIAL DWELLINGS

The base cost of a residential dwelling is determined by the quality of construction. Determining the quality of both materials and workmanship is fundamental when assigning an overall quality grade. Quality of materials and workmanship in individual building components will vary, but will tend to influence each other and an overall quality grade will tend to be consistent throughout the residence.

It is the appraiser's responsibility to weigh the quality of all the building components and assign a quality grade that best represents the total residence. Consideration should be given not only to quality of materials and workmanship used, but to complexity of design and layout. Lower quality homes are usually simple in design and reflect lower cost. Higher quality homes usually include more complexity in design, with more attention given to layout and detail. Higher quality homes are generally larger in size than those of lower quality.

The general descriptions are provided for each grade as guidelines that emphasize the most prominent characteristics of residential dwellings within that grade. Photographs of each grade of residential dwellings are also to be used as guidelines. The general descriptions and photographs are not meant to be exact specifications. An accurate quality grade cannot always be assigned based on exterior appearance. Interior layout and finish can greatly influence cost and must be considered when assigning a quality grade.

RESIDENTIAL QUALITY GRADES AND FACTORS

The residential system uses a numerical grading scale with 5 as the average quality of construction, with a range of grades from a low of 1 (cheap construction) to a high of 10 (extraordinary construction). The quality grade factors are indicated in the following table.

RESIDENTIAL DWELLING GRADE	
Grade 1 - Cheap	0.52
Grade 2 - Poor	0.63
Grade 3 - Low Cost	0.74
Grade 4 - Fair	0.85
Grade 5 - Average	1.00
Grade 6 - Good	1.26
Grade 7 - Very Good	1.57
Grade 8 - Excellent	2.32
Grade 9 - Superior	3.07
Grade 10 - Extraordinary	5.01

GRADE SPECIFICATIONS AND PHOTOGRAPHS

GRADE 1 - CHEAP QUALITY RESIDENCES



Grade 1 – Cheap Quality Residences are of very low cost construction built with low quality materials and substandard workmanship. These residential structures will not meet minimum building code requirements. Exterior and interior finishes are very plain. These structures are built for minimal habitation and are distinguished by the absence of a perimeter foundation, plumbing, and heating system.

- Foundation:** Wood sills on masonry or stone piers (no perimeter foundation)
- Exterior:** Wood frame, minimal siding
- Roof:** Low pitch, wood frame, cheap sheathing, roll roofing or metal; minimal or no eaves
- Floors:** Wood structure, single, softwood floor over minimal joists (no sub-floor)
- Interior:** Frame, wallboard walls and ceiling
- Heating/Electrical:** None
- Enclosed Porch:** Raised floor, interior finish, ceiling, roof like residence
- Open Porch:** Raised floor, un-ceiled roof
- Carpport/Patio:** Slab on ground, un-ceiled, shed roof

GRADE 2 - POOR QUALITY RESIDENCES



Grade 2 – Poor Quality Residences are of substandard construction, built with low cost materials and below average workmanship. These residential structures will not meet most minimum building code requirements. Exterior and interior finishes are plain with litter or no trim. These houses are built for function, with little attention to design.

- Foundation:** Concrete or concrete block perimeter foundation and interior piers
- Exterior:** Wood frame, light studs or box frame, low cost plywood or hardboard siding, stucco, masonry veneer, common brick or concrete block masonry
- Roof:** Low pitch, wood frame, 1” spaces sheathing, lightweight roll roofing or composition shingles, or metal, minimal eaves
- Floors:** Wood structure, single, softwood floor over minimal joists (no sub-floor), low cost floor covering, carpet or linoleum
- Interior:** Frame, low cost wallboard or inexpensive drywall, painted, minimal low cost cabinets
- Heating:** Forced warm air systems with thermostat control
- Plumbing:** Four cheap fixtures, lavatory, toilet, kitchen sink, and water heater
- Electrical:** Minimum quality fixtures, minimum number of outlets (wiring substandard by most codes)

Insulation: Minimal

BASEMENT

Foundation: Concrete or concrete block perimeter foundation and interior piers

Exterior: Concrete or concrete block walls, water-proofed, minimal windows

Floor: Concrete on the ground

Interior: Unfinished, exposed columns and beams, softwood, open riser stairs

Heating: None

Electrical: Minimum wiring, minimum number of outlets

BASEMENT FINISH

Rooms: Fully portioned for recreation room, bedrooms, laundry room, bathroom, etc.

Floor: Cheap carpet or uncovered and painted

Interior: Furring and framing, cheap gypsum board or composition paneling, few interior partitions

Ceiling: Fiberboard

Heating: None, if heat desired for non-central or separate heating systems, the basement finish area must be included in total heated area

Plumbing: None

Electrical: Minimum lighting and outlets

GARAGE

Foundation: Concrete, concrete blocks, stone or wood piers

Exterior: Wood frame, light studs, cheap siding

Roof: Low pitch, wood frame, cheap composition roof, minimal eaves

Floors: Dirt floor

Interior: Unfinished, no wallboard, cheap overhead or hinged door, possibly one window

Heating: None

Electrical: None

BASEMENT GARAGE

Foundation: Concrete or concrete block, base cost included in basement specifications

Exterior:	Concrete or block walls, base cost included in basement specifications
Floor:	Concrete on ground, base cost included in basement specifications
Interior:	Finished, fireproofed wall and ceiling
Heating:	None
Electrical:	Minimum
Enclosed:	Porch- Raised floor, interior finish, ceiling, roof like residence
Open Porch:	Raised floor, un-ceiled roof
Carport/Patio:	Slab on ground; un-ceiled, shed roof

GRADE 3 - LOW COST QUALITY RESIDENCES



Grade 3 – Low Cost Quality Residences are of low cost construction build with low cost materials and average workmanship but will meet most minimum building code requirements. Exterior and interior finishes are plain, minimum fenestration with inexpensive sash and little or no trim. These homes are built for function, not appearance.

- Foundation:** Reinforces concrete perimeter foundation and interior piers
- Exterior:** Wood frame, sheathing, low cost plywood or hardboard siding, stucco, masonry veneer, common brick or concrete block masonry
- Roof:** Low to medium pitch (usually less than 4" in 12"), wood frame, sheathing, lightweight composition shingle or tar and gravel, or metal, minimal eaves
- Floors:** Wood structure, light framing, softwood or plywood sub-floor, inexpensive carpet, vinyl composition tile or linoleum
- Interior:** Frame, drywall painted or low cost paneling, painted or vinyl veneer cabinets, low cost laminated plastic countertops, hollow core doors and low cost hardware, minimal closet space
- Heating:** Radiant, steam, forced warm air system or equal, with thermostat and automatic fired furnace or boiler

Plumbing: Five low cost fixtures, lavatory, toilet, bathtub or shower or combination, kitchen sink and water heater
Electrical: Low cost fixtures and a minimum number of outlets
Insulation: Minimal

BASEMENT

Foundation: Reinforced concrete perimeter foundation and interior piers
Exterior: Wood frame, sheathing, low cost plywood or hardboard siding, stucco, masonry veneer, common brick or concrete block masonry
Floor: Concrete on the ground
Interior: Unfinished, exposed columns and beams, softwood, open riser stairs
Heating: None
Electrical: Minimum wiring, minimum number of outlets

BASEMENT FINISH

Rooms: Fully partitioned for recreation room, bedrooms(s), laundry room, bathroom(s), etc.
Floor: Low cost carpet or composition tile
Interior: Furring and framing drywall, taped and painted, or low cost paneling
Ceiling: Fiberboard
Heating: None, if heat is desired, for non-central or separate heating systems, the basement finish area must be included in total heated area
Plumbing: None
Electrical: Minimum lighting and outlets

GARAGE

Foundation: Concrete or block foundation
Exterior: Wood frame, low cost brick or block, low cost stucco or siding
Roof: Rafters, gable roof, low to medium pitch, light weight composition or asphalt shingles, minimal eaves
Floors: Unreinforced concrete slab
Interior: Unfinished, no wallboard, low cost overhead or hinged door, and minimal window area. Finished: wallboard, low cost overhead or hinged door, minimal window area
Heating: None

Electrical: Minimal lighting

BASEMENT GARAGE

Foundation: Reinforced concrete perimeter, base cost included in basement specifications

Exterior: Concrete or block walls, water-proofed, base cost included in basement specifications

Floor: Concrete on ground, base cost included in basement specifications

Interior: Finished, fire proofed wall and ceiling

Heating: None

Electrical: Minimum

Enclosed Porch: Raised floor, interior finish, ceiling, roof like residence

Open Porch: Raised floor, un-ceiled roof

Carport/Patio: Slab on ground, un-ceiled, shed roof

GRADE 4 - FAIR QUALITY RESIDENCES



Grade 4 – Fair Quality Residences are of fair quality construction built with average materials and workmanship. These houses will meet minimum building codes and construction requirements of lending institutions and mortgage insuring agencies. Exterior ornamentation is usually limited to the front elevation and with a minimum amount of inexpensive fenestration. Interior finishes are plain with few refinements. These homes are usually designed from stock plans for speculative residential developments.

- Foundation:** Reinforced concrete perimeter foundation and interior piers under interior supports
- Exterior:** Wood frame, wood sheathing, plywood or hardboard siding, stucco, masonry veneer, common brick or concrete block masonry
- Roof:** Low to medium pitch (usually 4" in 12" or less), wood frame, sheathing, lightweight composition shingles, tar and gravel, or metal, moderate eaves
- Floors:** Wood structure, medium frame and sub-floor on first and upper floors, fair carpet, hardwood, asphalt or vinyl composition tile
- Interior:** Frame, plaster or drywall taped and painted (enameled walls and ceilings in kitchen and bath), fair stock cabinets typically painted or vinyl veneered, laminated plastic countertops,

small splash, stock hollow core doors with inexpensive hardware, minimal close space

Heating: Radiant, steam, forced warm air system or equal with thermostat and automatic fired furnace or broiler

Plumbing: Five standard fixtures, lavatory, toilet, bathtub, or shower or combination, kitchen sink and water heater

Electrical: Standard quality fixtures with a minimum number of outlets

Insulation: Minimal

BASEMENT

Foundation: Reinforced concrete perimeter foundation and interior piers

Exterior: Concrete or concrete block walls, water proofed, adequate number and size of windows

Floor: Concrete slab floor, floor drain

Interior: Unfinished, exposed columns (wood or steel pipe) and beams, softwood, open riser stairs

Heating: None

Electrical: Adequate number of outlets

BASEMENT FINISH

Rooms: Fully portioned for recreation room, bedroom(s), laundry room, bathroom(s), etc.

Floor: Fair carpet or vinyl composition tile

Interior: Furring and framing, dry wall taped and painted or paneling

Ceiling: Fiberboard or fair quality ceiling tiles

Heating: None, if heat desired, the basement finish area must be included in total heated area

Plumbing: None

Electrical: Individual room lighting and adequate number of outlets

GARAGE

Foundation: Concrete foundation

Exterior: from block or brick, average stucco or siding

Roof: Wood frame, sheathing, low to the medium pitch, composition shingles or tar and gravel, moderate eaves

Floors: Reinforced slab

Interior: Unfinished, fair quality overhead and pedestrian doors and windows. Finished drywall, taped and painted or wallboard, fair quality overhead and pedestrian doors and windows

Heating: None
Electrical: Lighting and minimal outlets

BASEMENT GARAGE

Foundation: Reinforced concrete perimeter, base cost included in basement
Exterior: Concrete or block walls, water proofed, base cost included in basement
Floor: Concrete on ground, floor drain, base cost included in basement
Interior: Finished, fire proofed wall and ceiling
Heating: None
Electrical: Minimum
Enclosed Porch: Raised floor, interior finish, ceiling, roof like residence
Open Porch: Raised floor, un-ceiled roof
Carport/Patio: Slab on ground, un-ceiled, shed or gable roof

GRADE 5 - AVERAGE QUALITY RESIDENCES



Grade 5 – Average Quality Residences are of average construction built with average quality materials and acceptable workmanship. These houses will meet or exceed minimum building codes and the construction requirements of lending institutions and mortgage insuring agencies. Exterior ornamentation is frequently limited to the front elevation but with an adequate amount of standard quality aluminum or wood sash fenestration. Interior finishes are simple with some inexpensive wallpaper or paneling; doors are medium grade, hollow core with stock hardware. These homes are frequently designed for mass production.

- Foundation:** Reinforced concrete perimeter foundation and interior foundation or piers
- Exterior:** Wood frame; wood sheathing, average quality siding or shingles, stucco, masonry veneer, common brick or concrete block masonry.
- Roof:** Medium pitch (5" to 12" or less); 2" x 6" rafters or manufactured trusses, good quality sheathing, wood or medium weight composition shingles or tar and gravel, or metal, average eaves.
- Floors:** Wood structure, medium frame and sub-floor on first and upper floors; average quality carpet, hardwood, vinyl composition tile or sheet vinyl

Interior: Frame; plaster or dry-wall taped and painted (enameled walls and ceilings in kitchen and bath), some average wallpaper or paneling; prefinished cabinets, laminated plastic or ceramic tile counter tops with average splash, medium grade hollow core doors with standard grade hardware , stock baseboards, adequate closet space

Heating: Forced air, steam, vapor, hot water, or radiant system with thermostat and automatic fired furnace or boiler. Exhaust fan in kitchen

Plumbing: Six average quality fixtures: lavatory, toilet, bathtub or shower or combination, kitchen sink, water heater and laundry facilities

Electrical: Average quality fixtures and an adequate number of outlets

Insulation: Adequate

BASEMENT

Foundation: Reinforced concrete perimeter foundation and interior piers

Exterior: Concrete or concrete block walls; water-proofed; adequate number and size of windows

Floor: Concrete slab floor, floor drain

Interior: Unfinished: exposed columns (wood or steel pipe) and beams; soft- wood, open riser stairs

Heating: None

Electrical: Adequate number of outlets

BASEMENT FINISH

Rooms: Fully partitioned for recreation room, bedroom(s), laundry room, bathroom(s), etc. Some attention given to design

Floor: Average carpet or vinyl composition tile

Interior: Furring and framing, dry-wall, taped and painted, average wallpaper or paneling

Ceiling: Drywall taped and painted.

Heating: None, if heat desired; for non-central or separate heating systems, the basement finish area must be included in_total heated area.

Plumbing: None

Electrical: Individual room lighting and adequate number of outlets

GARAGE

Foundation: Concrete foundation.

Exterior:	Frame; common brick or average quality stucco or siding; sometimes brick trim
Roof:	Medium pitch roof 2" x 6" rafters or manufactured trusses, good sheathing, wood or composition shingles
Floor:	Reinforced slab
Interior:	Unfinished: average quality overhead and pedestrian doors and windows. Finished: Drywall taped and painted or wall board; overhead and pedestrian doors; windows
Heating:	None
Electrical:	Lighting and adequate outlets

BASEMENT GARAGE

Foundation:	Reinforced concrete perimeter, base cost included in basement
Exterior:	Concrete or block walls, water-proofed, base cost included in basement
Floor:	Concrete on ground, floor drain; base cost included in basement
Interior:	Finished, Fire proofed wall and ceiling
Heating:	None
Electrical:	Average lighting and outlets
Enclosed Porch:	Raised floor; interior finish, ceiling, roof like residence
Open Porch:	Raised floor, un-ceiled roof
Carport/Patio:	Slab on ground, un-ceiled, shed or gable roof

NOTE: This is the AVERAGE home.

GRADE 6 - GOOD QUALITY RESIDENCES



Grade 6 – Good Quality Residences are of good quality construction built with good quality materials and workmanship and will have some custom craftsmanship. These houses will exceed minimum building codes and construction requirements for lending institutions and mortgage insuring agencies. Exterior ornamentation reflects some attention to detail with ample and good quality fenestration throughout. Interiors are well finished usually with good quality wallpaper or wood paneling; doors are good quality hollow core with attractive hardware. These homes are frequently custom built but may be mass produced in above average residential developments

- Foundation:** Reinforced concrete perimeter foundation and foundation or piers under interior supports
- Exterior:** Wood frame, wood sheathing, good quality siding or stucco, masonry veneer, common brick or concrete block masonry.
- Roof:** Medium pitch with hips and valleys; 2" x 6" rafters or trusses, good quality solid sheathing, good quality, heavy weight composition shingles or good quality cedar shakes, good eaves
- Floors:** Wood structure medium frame and sub-floor on first and upper floors, good quality carpet, hardwood, sheet vinyl or ceramic tile
- Interior:** Frame, plaster or dry- wall taped and painted with enameled walls and ceilings in kitchen and bath, some good quality

wallpaper or wood paneling; ample amount of natural wood veneer finished cabinets, laminated plastic, ceramic tile, or simulated marble countertops and splash; good quality hollow core doors with attractive hardware, hardwood baseboards, ample closet and storage space

Heating: Forced warm air, steam, vapor, hot water, or radiant or equal system with thermostat and automatic fired furnace or boiler. Exhaust fan in kitchen and bathroom

Plumbing: Nine good quality fixtures: lavatories, toilets, bathtubs or shower combinations, kitchen sink, water heater and laundry facilities

Electrical: Good quality fixtures and an ample number of outlets

Insulation: Good

BASEMENT

Foundation: Reinforced concrete perimeter foundation and piers

Exterior: Concrete or concrete block walls; water-proofed; adequate number and size of windows, good fenestration

Floor: Moisture proof concrete slab floor; adequate floor drains

Interior: Unfinished, exposed columns (wood or steel pipe) and beams; soft-wood, open riser stair

Heating: None

Electrical: An adequate number of outlets

BASEMENT FINISH

Rooms: Fully partitioned for recreation room, bedroom(s), laundry room, bathroom(s), etc. Well designed and partitioned.

Floor: Good carpet or vinyl flooring

Interior: Furring and framing; vapor barrier; drywall taped and painted, good wallpaper or paneling

Ceiling: Drywall taped and painted

Heating: None, if heat desired; for non-central or separate heating systems, the basement finish area must be included in total heated area

Plumbing: None

Electrical: Individual room lighting and adequate number of outlets

GARAGE

Foundation: Concrete foundation

Exterior:	Frame, face brick, good siding or stucco, good fenestration, good eaves
Roof:	Medium pitch, wood rafters and sheathing, shakes, or good composition shingles
Floor:	Reinforced slab
Interior:	Unfinished: exposed frame, good quality doors and windows finished: Drywall taped and painted or good wall board; good doors and windows
Heating:	None
Electrical:	Good lighting and adequate number of outlets

BASEMENT GARAGE

Foundation:	Reinforced concrete perimeter; base cost included in basement
Exterior:	Concrete or block walls, water-proofed, base cost included in basement
Floor:	Concrete on ground, floor drain; base cost included in basement
Interior:	Finished: Fire proofed wall and ceiling
Heating:	None
Electrical:	Good lighting and adequate outlets
Enclosed Porch:	Raised floor, interior finish, ceiling, roof like residence
Open Porch:	Raised floor, un-ceiled, roof
Carport/Patio:	Slab on ground, un-ceiled, gable roof

NOTE: This is the TYPICAL house being built today

GRADE 7 - VERY GOOD QUALITY RESIDENCES



Grade 7 – Very Good Quality Residences are of high quality construction, built with high quality materials, workmanship and custom craftsmanship. Exterior ornamentation shows refinements with good quality fenestration throughout. Interiors are well finished with good quality wall coverings or wood paneling and hardware. These homes are usually individually designed.

- Foundation:** Reinforced concrete perimeter foundation and interior support foundation
- Exterior:** Wood frame; wood sheathing; high quality siding or stucco; masonry veneer; face brick or stone masonry; custom ornamentation and trim
- Roof:** Medium to high pitches with hips and valleys; heavy rafters, good quality solid sheathing, or cathedral ceiling with laminated beams and T&G deck; heavy wood shakes, good eaves
- Floors:** Wood structure, heavy frame and sub-floor on first and upper floors; very good quality carpet, hardwood, sheet vinyl or ceramic tile
- Interior:** Frame; expertly finished plaster or drywall taped and painted with enameled walls and ceilings in kitchen and bath; high quality wallpaper or vinyl wall covering, hardwood paneling; ample amount of natural wood veneer finished cabinets;

ceramic tile or highest quality laminated plastic countertops and splash; hardwood or enameled doors with high quality hardware; hardwood moldings; spacious walk-in closets and large storage closets.

Heating: Forced warm air, steam, vapor, hot water, or radiant or equal system with thermostat and automatic fired furnace or boiler, exhaust fan in kitchen and bathroom

Plumbing: Twelve high quality fixtures: lavatories, toilets, bathtubs or showers or combinations, kitchen sink, water heater and laundry facilities

Electrical: High quality fixtures, with well positioned outlets and some special outlets

Insulation: More than adequate

BASEMENT

Foundation: Reinforced concrete perimeter foundation and interior support foundation

Exterior: Concrete; water-proofed; adequate number and size of windows, good fenestration

Floor: Moisture proof concrete slab floor; adequate floor drains

Interior: Unfinished: exposed columns and beams (wood or steel), stairwell

Heating: None

Electrical: Adequate number of fixtures and outlets

BASEMENT FINISH

Rooms: Fully partitioned for recreation room, bedroom(s), laundry room, bathroom(s), etc. Well designed and partitioned

Floor: High quality carpet, vinyl flooring, or tile

Interior: Furring and framing; vapor barrier; drywall taped and painted; good quality wallpaper or vinyl wall covering or hardwood paneling

Ceiling: Drywall taped, textured and painted

Heating: None, if heat desired; for non-central or separate heating systems, the basement finish area must be included in total heated area

Plumbing: None

Electrical: Individual room lighting and adequate number of outlets

GARAGE

Foundation:	Concrete foundation
Exterior:	Frame or brick, very good stucco or siding, stone or brick trim
Roof:	Medium to high pitch, heavy roof structure, shakes, tile, or good shingles, good eaves
Floor:	Reinforced slab
Interior:	Unfinished: No wall covering, very good doors and windows, good fenestration. Finished: Drywall taped and painted or good wall board; very good doors and windows, good fenestration
Heating:	None
Electrical:	Good lighting and an ample number of outlets

BASEMENT GARAGE

Foundation:	Reinforced concrete perimeter; base cost included in basement specifications
Exterior:	Concrete or block walls; water-proofed; base cost included in basement specifications
Floor:	Concrete on ground, floor drain; base cost included in basement specifications
Interior:	Finished: Fire proofed wall and ceiling
Heating:	None
Electrical:	Good lighting and an ample number of outlets
Enclosed Porch:	Raised floor; interior finish; ceiling; roof like residence
Open Porch:	Raised floor, un-ceiled, roof
Carport/Patio:	Slab on ground; un-ceiled, gable roof

GRADE 8 - EXCELLENT QUALITY RESIDENCES



Grade 8 – Excellent Quality Residences are of highest quality construction built with best quality materials and workmanship with custom craftsmanship throughout. Exterior ornamentation reflects considerable attention to detail with well-designed high quality fenestration. Interiors are well finished with highest quality wall coverings or hardwood paneling. These homes are individually designed and are usually unique, however, the base specifications does not represent the highest costs in residential construction

- Foundation:** Reinforced concrete perimeter foundation and interior support foundation
- Exterior:** Wood frame: wood sheathing, highest quality siding, masonry veneer, select brick or cut stone masonry, all custom trim
- Roof:** Medium to steep pitch with hips and valleys, heavy rafters, good quality solid sheathing or cathedral ceilings with laminated beams and T&G deck, clay tile or slate, very good eaves
- Floors:** Wood structure, heavy frame and sub-floor on first and upper floors, excellent quality carpet, hardwood, terrazzo, ceramic tile, sheet vinyl
- Interior:** Frame; expertly finished plaster or drywall taped and painted with enameled walls and ceilings in kitchen and bath, excellent quality wallpaper or vinyl wall covering, hardwood paneling, ceramic tile; ample amounts of hardwood cabinets

and specialty cabinetry items; ceramic tile or highest quality laminated plastic countertops and splash, hardwood or enameled doors with best quality hardware and hardwood moldings, spacious walk-in closets and large storage closets

Heating: Forced warm air, steam, vapor, hot water, radiant or equal with thermostatic controls. Automatic fired furnace or boiler. Exhaust fans in kitchen and bathrooms

Plumbing: Fifteen excellent quality fixtures: lavatories, toilets, bathtubs or shower or combinations, kitchen sink, water heater and laundry facilities

Electrical: Excellent quality fixtures, many well positioned outlets and special outlets

Insulation: More than adequate

BASEMENT

Foundation: Reinforced concrete perimeter foundation and interior support foundation

Exterior: Concrete; water-proofed; adequate number and size of windows, very good fenestration

Floor: Moisture proof concrete slab floor; adequate floor drains

Interior: Unfinished, exposed columns and beams (wood or steel), stairwell

Heating: None

Electrical: Adequate number of fixtures and outlets

BASEMENT FINISH

Rooms: Fully partitioned for recreation room, bedroom(s), laundry room, bathroom(s), etc. Very well designed

Floor: Excellent carpet, sheet vinyl or ceramic tile

Interior: Furring and framing; expertly finished drywall, high quality wallpaper or vinyl wall covering or excellent paneling

Ceiling: Drywall, expertly taped, textured and painted

Heating: None, if heat desired, the basement finish area must be included in total heated area

Plumbing: None

Electrical: Individual room lighting and adequate number of outlets

GARAGE

Foundation: Concrete foundation

Exterior: Frame or brick; best stucco or siding; stone or brick trim

Roof:	Heavy rafters or steep roof; shakes, tile, slate, or excellent shingles, ornamental eaves
Floor:	Heavy slab
Interior:	Unfinished: No wall covering; excellent doors, windows, very good fenestration. Finished: Gypsum board, taped, painted; excellent doors and windows, very good fenestration
Heating:	None
Electrical:	Good lighting and an ample number of outlets

BASEMENT GARAGE

Foundation:	Reinforced concrete perimeter; base cost included in basement specifications
Exterior:	Concrete or block walls; water-proofed; base cost included in basement specifications
Floor:	Concrete on ground, adequate floor drains; base cost included in basement specifications
Interior:	Finished: Fire proofed wall and ceiling
Heating:	None
Electrical:	Good lighting and an ample number of outlets
Enclosed Porch:	Raised floor, interior finish, ceiling, roof like residence
Open Porch:	Raised floor, un-ceiled, roof
Carport/Patio:	Slab on ground; un-ceiled, gable roof

GRADE 9 - SUPERIOR QUALITY RESIDENCES



Grade 9 – Superior Quality Residences are of superior quality construction built with best quality materials and workmanship with custom craftsmanship throughout with considerable attention to detail, and are typically unique in design. Exterior ornamentation reflects considerable attention to detail with well-designed superior quality fenestration. Interiors are superbly finished with superior quality wall coverings or hardwood paneling. These homes are individually designed and are usually unique. However, the base specifications do not represent the highest costs in residential construction.

- | | |
|--------------------|--|
| Foundation: | Reinforced concrete perimeter foundation and interior support foundation |
| Exterior: | Wood frame: wood sheathing; highest quality siding; custom ornamentation and trim; select brick or cut stone masonry |
| Roof: | Medium to steep pitch with hips and valleys; heavy rafters, good quality solid sheathing or cathedral ceilings with laminated beams and T&G deck, clay tile, slate or heavy wood shakes; very good eaves |
| Floors: | Wood structure, heavy frame and sub-floor on first and upper floors; excellent quality carpet, hardwood (parquet or plank), terrazzo, ceramic tile, sheet vinyl or quarry tile |
| Interior: | Frame; expertly finished plaster or drywall taped and painted with enameled walls and ceilings in kitchen and bath; excellent quality wallpaper or vinyl wall covering, hardwood |

paneling, ceramic tile; ample amounts of built-in book shelving and hardwood cabinets and specialty cabinetry items; ceramic tile, marble or highest quality laminated plastic countertops and splash; raised panel hardwood or enameled doors with best quality hardware and hardwood moldings, spacious walk-in closets and large storage closets with many built-in extras and shelving

Heating: Forced warm air, steam, vapor, hot water, radiant or equal with thermostatic controls. Automatic fired furnace or boiler. Exhaust fans in kitchen and bathrooms

Plumbing: Fifteen excellent quality fixtures: lavatories, toilets, bathtubs or shower or combinations, kitchen sink, water heater and laundry facilities

Electrical: Excellent quality fixtures, many well positioned outlets and special outlets

Insulation: More than adequate

BASEMENT

Foundation: Reinforced concrete perimeter foundation and interior support foundation

Exterior: Concrete, water-proofed, adequate number and size of windows, excellent fenestration

Floor: Moisture proof concrete slab floor, adequate floor drains

Interior: Unfinished, exposed columns and beams (wood or steel), stairwell

Heating: None

Electrical: Adequate number of fixtures and outlets

BASEMENT FINISH

Rooms: Fully partitioned for recreation room, bedroom(s), laundry room, bathroom(s), etc. Very well designed

Floor: Excellent carpet, sheet vinyl or ceramic tile or quarry tile

Interior: Furring and framing; expertly finished drywall, high quality wallpaper or vinyl wall covering or excellent paneling; custom ornamentation and trim

Ceiling: Drywall, expertly taped, textured and painted

Heating: None, if heat desired, the basement finish area must be included in total heated area

Plumbing: None

Electrical: Individual room lighting and many well-positioned outlets

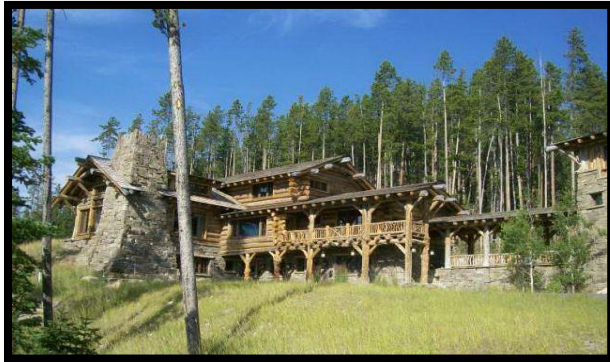
GARAGE

Foundation:	Concrete foundation
Exterior:	Frame or brick; highest quality stucco or siding; custom stone or brick trim
Roof:	Heavy rafters or steep roof; shakes, tile, slate, or excellent shingles, ornamental eaves
Floor:	Heavy slab
Interior:	Unfinished: No wall covering; excellent doors, windows, excellent fenestration. Finished: Gypsum board, taped, painted; excellent doors and windows, very good fenestration
Heating:	None
Electrical:	Good lighting and an ample number of outlets

BASEMENT GARAGE

Foundation:	Reinforced concrete perimeter; base cost included in basement specifications
Exterior:	Concrete or block walls; water-proofed; base cost included in basement specifications
Floor:	Concrete on ground, adequate floor drains; base cost included in basement specifications
Interior:	Finished: Fire proofed wall and ceiling
Heating:	None
Electrical:	Good lighting and an ample number of outlets
Enclosed Porch:	Raised floor; interior finish; ceiling; roof like residence
Open Porch:	Raised floor, un-ceiled, roof
Carport/Patio:	Slab on ground, un-ceiled; gable roof

GRADE 10 - EXTRAORDINARY RESIDENCES



Grade 10 – Extraordinary Quality Residences are of extraordinary quality construction built with the very best quality materials and workmanship with custom craftsmanship throughout with considerable attention to detail. Exterior ornamentation reflects significant attention to detail with well-designed superior quality fenestration. Interiors are superbly finished with superior quality wall coverings or hardwood paneling. These homes are individually designed and are usually unique. However, the base specifications do not represent the highest costs in residential construction.

Foundation: Reinforced concrete perimeter foundation and interior support foundation

Exterior: Wood frame: wood sheathing; highest quality siding; custom ornamentation and trim; select brick or cut stone masonry

Roof: Medium to steep pitch with hips and valleys; heavy rafters, very good quality solid sheathing or cathedral ceilings with laminated beams and T&G deck, clay tile, slate or heavy wood shakes; very good eaves

Floors: Wood structure, heavy frame and sub-floor on first and upper floors; excellent quality carpet, hardwood (parquet or plank), terrazzo, ceramic tile, sheet vinyl or quarry tile

Interior: Frame; expertly finished plaster or drywall taped and painted with enameled walls and ceilings in kitchen and bath; excellent quality wallpaper or vinyl wall covering, hardwood paneling, ceramic tile; ample amounts of built-in book shelving

and hardwood cabinets and specialty cabinetry items; ceramic tile, marble or highest quality laminated plastic countertops and splash; raised panel hardwood or enameled doors with best quality hardware and hardwood moldings, spacious walk-in closets and large storage closets with many built-in extras and shelving

Heating: Forced warm air, steam, vapor, hot water, radiant or equal with thermostatic controls, automatic fired furnace or boiler, exhaust fans in kitchen and bathrooms

Plumbing: Fifteen excellent quality fixtures: lavatories, toilets, bathtubs or shower or combinations, kitchen sink, water heater and laundry facilities

Electrical: Excellent quality fixtures, many well positioned outlets and special outlets

Insulation: More than adequate

BASEMENT

Foundation: Reinforced concrete perimeter foundation and interior support foundation

Exterior: Concrete; water-proofed; adequate number and size of windows, excellent fenestration

Floor: Moisture proof concrete slab floor; adequate floor drains.

Interior: Unfinished; exposed columns and beams (wood or steel), stairwell

Heating: None

Electrical: Adequate number of fixtures and outlets

BASEMENT FINISH

Rooms: Fully partitioned for recreation room, bedroom(s), laundry room, bathroom(s), etc. Very well designed

Floor: Excellent carpet, sheet vinyl or ceramic tile or quarry tile

Interior: Furring and framing; expertly finished drywall, high quality wallpaper or vinyl wall covering or excellent paneling; custom ornamentation and trim

Ceiling: Drywall, expertly taped, textured and painted

Heating: None, if heat desired, for non-central or separate heating systems, the basement finish area must be included I total heated area

Plumbing: None

Electrical: Individual room lighting with high quality fixtures and many well-positioned outlets

GARAGE

Foundation: Concrete foundation

Exterior: Frame or brick; highest quality stucco or siding; custom stone or brick trim

Roof: Heavy rafters or steep roof, shakes, tile, slate, or excellent shingles, ornamental eaves

Floor: Heavy slab

Interior: Unfinished: No wall covering, excellent doors, windows, excellent fenestration. Finished: Gypsum board, taped, painted, excellent doors and windows, very good fenestration

Heating: None

Electrical: Good lighting and an ample number of outlets

BASEMENT GARAGE

Foundation: Reinforced concrete perimeter; base cost included in basement specifications

Exterior: Concrete or block walls; water-proofed; base cost included in basement specifications

Floor: Concrete on ground, adequate floor drains; base cost included in basement specifications

Interior: Finished: Fire proofed wall and ceiling

Heating: None

Electrical: Good lighting and an ample number of outlets

Enclosed Porch: Raised floor; interior finish; ceiling; roof like residence

Open Porch: Raised floor; un-ceiled, roof

Carport/Patio: Slab on ground; un-ceiled; gable roof

MOBILE HOMES/MANUFACTURED HOUSING

The base cost of a mobile home is also determined by the quality of construction. As with single family residential dwellings, determining the quality of both materials and workmanship is fundamental when assigning an overall quality grade to a mobile home/manufactured housing. Quality of materials and workmanship in individual building components will vary, but will tend to influence each other and an overall quality grade will tend to be consistent throughout the residence.

It is the appraiser's responsibility to weigh the quality of all the building components and assign a quality grade that best represents the total mobile home. Consideration should be given not only to quality of materials and workmanship used, but to complexity of design and layout. Lower quality mobile homes are usually simple in design and reflect lower cost. Higher quality usually includes more complexity in design, with more attention given to layout and detail. In addition, higher quality mobile homes are generally larger in size than those of lower quality.

The general descriptions are provided for each grade as guidelines that emphasize the most prominent characteristics of mobile homes/manufactured housing within that grade. Photographs of each grade of residential dwellings are also to be used as guidelines. The general descriptions and photographs are not meant to be exact specifications. An accurate quality grade cannot always be assigned based on exterior appearance. Interior layout and finish can greatly influence cost and must be considered when assigning a quality grade.

MOBILE HOME QUALITY GRADES AND FACTORS

For mobile homes, the residential system uses an alphabetic grading scale with a range of grades from a low of "C" (cheap construction) to a high of "E" (excellent construction). The relative quality ranges are indicated in the following table.

MOBILE HOME/MANUFACTURED HOUSING GRADE FACTORS	
Grade C - Cheap	0.32
Grade L - Low Cost	0.77
Grade A - Average	1.00
Grade G - Good	1.26
Grade E - Excellent	1.71

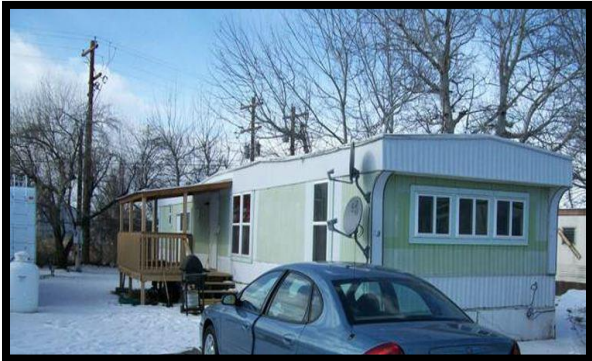
QUALITY GRADE SPECIFICATIONS & PHOTOGRAPHS
GRADE C - CHEAP MOBILE HOMES



Grade C - cheap quality mobile homes are generally built prior to June 15, 1976 and do not meet the Federal Manufactured Home Construction and Safety Standards as outlined in Title VI, Housing and Development Act of 1974. These mobile homes are built for minimal habitation and are typically used for storage. Workmanship and materials are of the cheapest quality, with no attention to design. Ceiling height is typically 7'-7'6."

Foundation:	Set up on wood, steel, or concrete piers
Exterior:	Wood frame, lightweight aluminum siding with exposed fasteners, cheap windows with minimal fenestration, no trim or ornamentation
Roof:	Flat or slightly arched roofs, trusses with metal roofing, no eaves or overhang
Interior:	Cheap quality printed or hardboard paneling, cheap paint grade or vinyl covered particle board cabinets, cheap hollow core doors, and minimal closets
Heating:	Non-central heat
Plumbing:	Includes 5 low cost white fixtures, any combination of lavatory, toilet, bathtub, shower, kitchen sink, hot water heater, or laundry hookup; plumbing is usually located along one side of the trailer, with minimal runs
Electrical:	Cheap light fixtures and minimal electrical outlets
Insulation:	Minimal insulation

GRADE L - LOW COST MOBILE HOMES



Grade L - low cost quality mobile homes are generally built to minimum construction standards established by the industry and most states. Workmanship and materials are of below average quality, with little or no attention to design. Ceiling height is typically 7'-7'6."

Foundation:	Set up on steel or concrete piers
Exterior:	Wood frame, preprinted lightweight aluminum siding with exposed fasteners, low cost windows with minimal fenestration, no trim or ornamentation
Roof:	Flat or slightly arched roofs, trusses with metal roofing, no eaves or overhang
Interior:	Low quality printed or hardboard paneling, low cost paint grade or vinyl covered particle board cabinets, low cost hollow core doors, and minimal closets
Heating:	Forced warm air system or equal for severe climate, with thermostat and automatic fired furnace
Plumbing:	Includes 5 low cost white fixtures, any combination of lavatory, toilet, bathtub, shower, kitchen sink, hot water heater, or laundry hookup; plumbing is usually located along one side of the trailer, with minimal runs
Electrical:	Minimal low cost light fixtures and electrical outlets
Insulation:	Minimal amount insulation

GRADE A - AVERAGE QUALITY MOBILE HOMES



Grade A - average quality mobile homes will usually meet or exceed mobile home code requirements. Materials and workmanship are of average quality. Ceiling height is typically 7'6" – 8'0."

Foundation:	Set up on steel or concrete piers
Exterior:	Wood frame, aluminum, hardboard lap or vinyl siding, aluminum windows with adequate fenestration, front elevation will usually have some ornamentation
Roof:	Sloped or arched roofs, trusses with metal roofing, no eaves, front overhang
Floors:	Wood floor joists, with plywood or particle board subflooring, supported by rigid steel beam undercarriage, average quality carpet or vinyl composition floor covering
Interior:	Medium quality paneling, vinyl covered or inexpensive wood veneer cabinets, laminated plastic countertops, standard hollow core doors, adequate closet space
Heating:	Forced warm air system or equal for severe climate, with thermostat and automatic fired furnace
Plumbing:	7 average quality fixtures, any combination of lavatory, toilet, bathtub, shower, kitchen sink, and hot water heater, and a laundry hookup
Electrical:	Ample number of lighting fixtures and outlets
Insulation:	Average amount insulation

GRADE G - GOOD QUALITY MOBILE HOMES



Grade G - good quality mobile homes will generally exceed minimum mobile home code requirements. With these mobile homes some detail and ornamentation is given to interior finishes and exterior design. These mobile homes typically have an 8'0" ceiling height with some vaulted areas.

Foundation:	Set up on steel or concrete piers
Exterior:	Wood frame, good Masonite or vinyl siding with a combination of more than 1 texture or color, good aluminum windows with good fenestration
Roof:	Low to medium pitch, trusses with sheathing, composition shingles or metal, adequate eaves
Floors:	Wood floor joists, plywood or particle board subflooring, supported by rigid steel beam under-carriage, good quality carpet or vinyl flooring
Interior:	Good quality paneling or vinyl wall covering, or painted/papered sheetrock with some texture, good quality prefinished wood cabinets with good hardware, laminated countertops, veneered hollow core doors, ample closet space including some walk-ins
Heating:	Forced warm air system or equal for severe climate, with thermostat and automatic fired furnace
Plumbing:	8 good quality fixtures, fixtures include any combination of lavatory, toilet, kitchen sink, bathtub, shower, kitchen sink, hot water heater, and a laundry hookup
Electrical:	Ample number of good quality lights and outlets
Insulation:	Good insulation for extreme climate

GRADE E - EXCELLENT QUALITY MOBILE HOMES



Grade E - excellent quality mobile homes will exceed minimum requirements of mobile home codes. Exterior and interior finishes start to approach the quality of those found in site-built residences, with attention given to ornamentation and trim. Ceiling heights are typically 8'0" with some vaulted areas.

Foundation:	Set up on steel or concrete piers
Exterior:	Wood frame, hardboard, cedar, vinyl or good quality wood siding, good fenestration with good vinyl (argon gas) windows, some ornamental trim
Roof:	Low to medium pitch, trusses, with sheathing and composition shingles, and 16" eaves
Floors:	Wood floor joists, with plywood or particle board subflooring, supported by rigid steel beam under-carriage, excellent quality carpet or vinyl floor covering or hardwood flooring
Interior:	Painted drywall with some texturing or paper or vinyl wall covering, good quality hardwood cabinets with laminated countertops, very good wood veneer doors, walk-in closets or large wardrobes; ceilings may be cathedral or sloped.
Heating:	Forced warm air system or equal for severe climate, with thermostat and automatic fired furnace.
Plumbing:	8 excellent quality fixtures, any combination of lavatory, toilet, bathtub, shower, kitchen sink, and hot water heater; and a laundry hookup.
Electrical:	Numerous lighting fixtures and outlets
Insulation:	Excellent insulation for extreme climate

GENERAL APPLICATION

In brief, the steps in the application of the pricing schedule are to add the replacement costs for the separate areas on various levels (basement, first story, second story, additional story, half story, and attic), and then to add adjustments for specific other items which affect the value of the improvements. Finally, overall multipliers are applied to account for grade factor, cost and design factor, depreciation, and local indices.

MANUAL PRICING PROCEDURE

Please note that the pricing schedules utilize mathematical formulas to generate costs. It is possible to note a slightly different replacement cost new when comparing the system-generated costs to the dwelling pricing schedules appearing in this guide. This is caused by the rounding procedures of the CAMAS and should not be considered to be an error in the printed schedules or the system-generated value. The following is the correct procedure for manually pricing residential dwellings utilizing the cost tables. As an aid to manually pricing residential dwellings, a manual pricing worksheet of the residential dwelling cost calculations has been provided at the end of the Other Features Pricing section.

Step 1 - Base Price Calculation: Determine the areas for each of the following levels: basement, first floor, second and additional floors, half story, and attic. Bay windows, overhangs and living area additions should be included in the calculated area of the appropriate floor level.

Step 2 - Calculate the replacement cost using one of the following methods:

Step 2A - Calculate the replacement cost by applying the cost factors using the cost formula for the area in the guide.

Step 2B - Calculate the replacement cost using the costs in the guide and interpolating between the published areas to determine the replacement cost. From the table for the appropriate floor level, select the area closest to, but not greater than the area for that level. Because the tables show values for varying square footage intervals, it will be necessary to interpolate for sizes falling in between these intervals. To interpolate value between two areas in the guide, use the following steps:

A- Identify the area that is closest to, but not greater than, the area to be calculated.

A1- Identify the cost associated with the area identified in Step A

B- Identify the area that is closest to, but not less than, the area to be calculated.

B1- Identify the cost associated with the area identified in Step B

C- Subtract the area identified in Step A from the actual area to be calculated

D- Subtract the area identified in Step A from the area identified in Step B

E- Divide the area calculated in Step C by the area identified in Step D

- F-** Subtract the cost identified in Step A1 from the cost identified in Step B1
- G-** Multiply the percentage calculated in Step E times the cost identified in Step F
- H-** Add the cost identified in Step A1 with the value calculated in Step G

Step 3 - Base Price Adjustments: Make the necessary base price adjustments to account for variations from the base specifications. These are addressed in the following paragraphs:

Unfinished Area: A deduction must be made for any area within the living area of the dwelling which lacks interior finish, such as ceiling, wall and floor finish. Deduction is based on square foot.

Heating and Air Conditioning: The base price includes a central heating system. A deduction must be made for "no heating" and non-central systems, and an addition must be made for central air conditioning.

Heating adjustments are made on the basis of the heated area or the total living area. The total living area is the sum of the finished basement living area, first, second, and additional finished floor areas, plus 75% of any half story area and a variable percentage on any attic area, depending on finish (20% of partially finished, 40% of full finished, and 55% of full finished with wall height). Using the computed total living area, access the Heating and Air Conditioning adjustments table to determine the appropriate adjustment, interpolate as needed.

Example:

A one and a half story dwelling has no heat on the first floor and no heat in the upper half story. The ground floor area is 1,000 square feet. The half story area is calculated using 75% of the ground floor area (1,000 x .75 = 750 square feet); therefore, the total square feet = 1,000 + 750 = 1,750 square feet

Using the No Heat column:

$$\text{Multiply } -\$4.522 \times 1,750 \text{ sq. ft.} = -\$7,913 \text{ adjustment}$$

Step 4 – Additions: Add the price for all additions, i.e., areas attached to, but not included in, the dwelling areas. These include: porches, attached garages, attached carports, built-in garages, and mobile home additions. NOTE: Attached Garages are garages attached to, but not included in, the area designated as the "base ground floor area." Built-In Garages are finished garages built into a portion of the dwelling that would normally be considered finished living area and must be described as an "Addition" to be valued.

Step 5 – Miscellaneous Other Features: Compute the price of the specified Miscellaneous Other Features from the cost table. Items to be priced as Other Features are Basement Garages, Fireplaces, Finished Basements, Unfinished Areas, and any applicable Miscellaneous Other Features. Built-ins not included in the cost table can be priced using code BI or MS and dividing the estimated cost value by 200 and entering the result as the number of built-ins.

Step 6 - Flat Add Costs: Determine if there are any “flat add” costs to be added or subtracted.

Step 7 - Subtotal the costs arrived at in Steps 1, 2, 3, 4, and 5.

Step 8 - Grade Factor: Apply the proper Grade Factor to the total costs determined in Step 7 (refer to previous grading sections for residential dwellings and mobile homes/manufactured housing).

Step 9 - Cost and Design: Apply the proper Cost and Design Factor. The resulting replacement cost new (RCN) is rounded to the nearest \$1.

Step 10 - Local Cost Factor: Apply the local cost factor to the RCN for the location and property type where the property is located. Local Cost Factor is calculated at the regional level for the 2015 Reappraisal.

Step 11 - Economic Condition Factor: Multiply the Economic Condition Factor against the Adjusted RCN.

Step 12 – Depreciation: Apply the appropriate percent good to the Adjusted RCN to determine the RCNLD

Step 13 - Percent Complete: Multiply the RCNLD by the percent complete.

Step 14 - Ownership Percentage: Multiply the percent of ownership against the RCNLD (or percent complete RCNLD) to arrive at a final appraised value.

RESIDENTIAL DWELLING BASE PRICING SCHEDULE

The replacement cost new for residential dwellings are detailed in the following pricing schedule. The residential dwelling base pricing schedule includes pricing for first story, second story, and each additional story, and half story for each type of residential construction (frame, masonry, and masonry frame).

MOBILE HOME/MANUFACTURED HOUSING BASE PRICING SCHEDULE

The replacement cost new for mobile homes/manufactured housing are detailed in the Mobile Home/Manufactured Housing Pricing Schedule table following the Residential Dwelling Base Pricing Schedule table. The mobile home/manufactured housing base pricing schedule includes pricing for single-wide, double-wide, and triple-wide mobile homes.

2017 RESIDENTIAL DWELLING BASE PRICING SCHEDULE

Cost Formula: Base Cost + (Sq.Ft. x Per Sq.Ft. Cost)

AREA	FRAME			MASONRY			MASONRY/FRAME		
	FIRST STORY	SECOND & ADDITIONAL	HALF STORY	FIRST STORY	SECOND & ADDITIONAL	HALF STORY	FIRST STORY	SECOND & ADDITIONAL	HALF STORY
Base Cost:	\$41,724.889	\$17,388.534	\$7,812.390	\$49,255.260	\$24,733.462	\$13,247.645	\$44,228.382	\$18,431.846	\$8,281.133
Per Sq.Ft. Cost	\$70.124	\$51.521	\$59.398	\$75.660	\$55.885	\$59.416	\$74.331	\$54.612	\$62.962
300	\$62,762	\$32,845	\$25,632	\$71,953	\$41,499	\$31,072	\$66,528	\$34,816	\$27,170
400	\$69,774	\$37,997	\$31,572	\$79,519	\$47,087	\$37,014	\$73,961	\$40,277	\$33,466
500	\$76,787	\$43,149	\$37,511	\$87,085	\$52,676	\$42,956	\$81,394	\$45,738	\$39,762
600	\$83,799	\$48,301	\$43,451	\$94,651	\$58,264	\$48,897	\$88,827	\$51,199	\$46,058
700	\$90,812	\$53,453	\$49,391	\$102,217	\$63,853	\$54,839	\$96,260	\$56,660	\$52,354
800	\$97,824	\$58,605	\$55,331	\$109,783	\$69,441	\$60,780	\$103,694	\$62,122	\$58,651
900	\$104,836	\$63,757	\$61,271	\$117,349	\$75,030	\$66,722	\$111,127	\$67,583	\$64,947
1000	\$111,849	\$68,910	\$67,210	\$124,915	\$80,618	\$72,664	\$118,560	\$73,044	\$71,243
1100	\$118,861	\$74,062	\$73,150	\$132,481	\$86,207	\$78,605	\$125,993	\$78,505	\$77,539
1200	\$125,874	\$79,214	\$79,090	\$140,047	\$91,795	\$84,547	\$133,426	\$83,967	\$83,835
1300	\$132,886	\$84,366	\$85,030	\$147,613	\$97,384	\$90,488	\$140,859	\$89,428	\$90,132
1400	\$139,898	\$89,518	\$90,970	\$155,179	\$102,972	\$96,430	\$148,292	\$94,889	\$96,428
1500	\$146,911	\$94,670	\$96,909	\$162,745	\$108,561	\$102,372	\$155,726	\$100,350	\$102,724
1600	\$153,923	\$99,822	\$102,849	\$170,311	\$114,149	\$108,313	\$163,159	\$105,811	\$109,020
1700	\$160,936	\$104,974	\$108,789	\$177,877	\$119,738	\$114,255	\$170,592	\$111,273	\$115,316
1800	\$167,948	\$110,126	\$114,729	\$185,443	\$125,326	\$120,196	\$178,025	\$116,734	\$121,613
1900	\$174,960	\$115,278	\$120,669	\$193,009	\$130,915	\$126,138	\$185,458	\$122,195	\$127,909
2000	\$181,973	\$120,431	\$126,608	\$200,575	\$136,503	\$132,080	\$192,891	\$127,656	\$134,205
2100	\$188,985	\$125,583	\$132,548	\$208,141	\$142,092	\$138,021	\$200,324	\$133,118	\$140,501
2200	\$195,998	\$130,735	\$138,488	\$215,707	\$147,680	\$143,963	\$207,758	\$138,579	\$146,797
2300	\$203,010	\$135,887	\$144,428	\$223,273	\$153,269	\$149,904	\$215,191	\$144,040	\$153,093
2400	\$210,022	\$141,039	\$150,368	\$230,839	\$158,857	\$155,846	\$222,624	\$149,501	\$159,390
2500	\$217,035	\$146,191	\$156,307	\$238,405	\$164,446	\$161,788	\$230,057	\$154,962	\$165,686
2600	\$224,047	\$151,343	\$162,247	\$245,971	\$170,034	\$167,729	\$237,490	\$160,424	\$171,982
2700	\$231,060	\$156,495	\$168,187	\$253,537	\$175,623	\$173,671	\$244,923	\$165,885	\$178,278
2800	\$238,072	\$161,647	\$174,127	\$261,103	\$181,211	\$179,612	\$252,356	\$171,346	\$184,574
2900	\$245,084	\$166,799	\$180,067	\$268,669	\$186,800	\$185,554	\$259,790	\$176,807	\$190,871
3000	\$252,097	\$171,952	\$186,006	\$276,235	\$192,388	\$191,496	\$267,223	\$182,269	\$197,167
3100	\$259,109	\$177,104	\$191,946	\$283,801	\$197,977	\$197,437	\$274,656	\$187,730	\$203,463
3200	\$266,122	\$182,256	\$197,886	\$291,367	\$203,565	\$203,379	\$282,089	\$193,191	\$209,759
3300	\$273,134	\$187,408	\$203,826	\$298,933	\$209,154	\$209,320	\$289,522	\$198,652	\$216,055
3400	\$280,146	\$192,560	\$209,766	\$306,499	\$214,742	\$215,262	\$296,955	\$204,114	\$222,352
3500	\$287,159	\$197,712	\$215,705	\$314,065	\$220,331	\$221,204	\$304,388	\$209,575	\$228,648
3600	\$294,171	\$202,864	\$221,645	\$321,631	\$225,919	\$227,145	\$311,822	\$215,036	\$234,944
3700	\$301,184	\$208,016	\$227,585	\$329,197	\$231,508	\$233,087	\$319,255	\$220,497	\$241,240
3800	\$308,196	\$213,168	\$233,525	\$336,763	\$237,096	\$239,028	\$326,688	\$225,958	\$247,536
3900	\$315,208	\$218,320	\$239,465	\$344,329	\$242,685	\$244,970	\$334,121	\$231,420	\$253,832
4000	\$322,221	\$223,473	\$245,404	\$351,895	\$248,273	\$250,912	\$341,554	\$236,881	\$260,129
4200	\$336,246	\$233,777	\$257,284	\$367,027	\$259,450	\$262,795	\$356,420	\$247,803	\$272,721
4400	\$350,270	\$244,081	\$269,164	\$382,159	\$270,627	\$274,678	\$371,287	\$258,726	\$285,313
4600	\$364,295	\$254,385	\$281,043	\$397,291	\$281,804	\$286,561	\$386,153	\$269,648	\$297,906
4800	\$378,320	\$264,689	\$292,923	\$412,423	\$292,981	\$298,444	\$401,019	\$280,571	\$310,498
5000	\$392,345	\$274,994	\$304,802	\$427,555	\$304,158	\$310,328	\$415,886	\$291,493	\$323,091
5200	\$406,370	\$285,298	\$316,682	\$442,687	\$315,335	\$322,211	\$430,752	\$302,416	\$335,683
5400	\$420,394	\$295,602	\$328,562	\$457,819	\$326,512	\$334,094	\$445,618	\$313,338	\$348,275
5600	\$434,419	\$305,906	\$340,441	\$472,951	\$337,689	\$345,977	\$460,484	\$324,261	\$360,868
5800	\$448,444	\$316,210	\$352,321	\$488,083	\$348,866	\$357,860	\$475,351	\$335,183	\$373,460
6000	\$462,469	\$326,515	\$364,200	\$503,215	\$360,043	\$369,744	\$490,217	\$346,105	\$386,052

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

MOBILE HOME/MANUFACTURED HOUSING PRICING SCHEDULE

Cost Formula: Base Cost + (Length x Width x Cost Per Sq. Ft.)

LENGTH	SINGLE-WIDE						DOUBLE-WIDE									TRIPLE-WIDE		
	8 FT. WIDE	10 FT. WIDE	12 FT. WIDE	14 FT. WIDE	16 FT. WIDE	18 FT. WIDE	20 FT. WIDE	22 FT. WIDE	24 FT. WIDE	26 FT. WIDE	28 FT. WIDE	30 FT. WIDE	32 FT. WIDE	34 FT. WIDE	36 FT. WIDE	38 FT. WIDE	40 FT. WIDE	42 FT. WIDE
Base Cost:	\$3,950.500	\$5,011.250	\$6,043.610	\$6,183.820	\$7,064.750	\$7,921.120	\$17,509.350	\$19,504.210	\$21,538.850	\$23,421.770	\$25,315.010	\$26,158.990	\$26,872.010	\$28,521.810	\$30,166.260	\$29,424.240	\$30,270.770	\$30,385.750
Cost Per Sq. Ft.:	\$56.435	\$50.032	\$43.785	\$40.519	\$37.309	\$34.666	\$41.207	\$37.826	\$34.456	\$31.984	\$29.520	\$28.044	\$26.572	\$25.076	\$23.583	\$32.548	\$31.435	\$30.755
20 Ft.	\$12,980	\$15,018	\$16,552	\$17,529	\$19,004	\$20,401	\$33,992	\$36,148	\$38,078	\$40,053	\$41,846	\$42,985	\$43,878	\$45,573	\$47,146	\$54,161	\$55,419	\$56,220
22 Ft.	\$13,883	\$16,018	\$17,603	\$18,664	\$20,198	\$21,649	\$35,640	\$37,812	\$39,732	\$41,717	\$43,499	\$44,668	\$45,579	\$47,279	\$48,844	\$56,634	\$57,934	\$58,803
24 Ft.	\$14,786	\$17,019	\$18,654	\$19,798	\$21,391	\$22,897	\$37,289	\$39,476	\$41,386	\$43,380	\$45,152	\$46,351	\$47,279	\$48,984	\$50,542	\$59,108	\$60,448	\$61,387
26 Ft.	\$15,689	\$18,020	\$19,705	\$20,933	\$22,585	\$24,145	\$38,937	\$41,141	\$43,039	\$45,043	\$46,806	\$48,033	\$48,980	\$50,689	\$52,240	\$61,582	\$62,963	\$63,970
28 Ft.	\$16,592	\$19,020	\$20,755	\$22,067	\$23,779	\$25,393	\$40,585	\$42,805	\$44,693	\$46,706	\$48,459	\$49,716	\$50,681	\$52,394	\$53,938	\$64,055	\$65,478	\$66,554
30 Ft.	\$17,495	\$20,021	\$21,806	\$23,202	\$24,973	\$26,641	\$42,234	\$44,469	\$46,347	\$48,369	\$50,112	\$51,399	\$52,381	\$54,099	\$55,636	\$66,529	\$67,993	\$69,137
32 Ft.	\$18,398	\$21,021	\$22,857	\$24,336	\$26,167	\$27,889	\$43,882	\$46,134	\$48,001	\$50,032	\$51,765	\$53,081	\$54,082	\$55,804	\$57,334	\$69,003	\$70,508	\$71,720
34 Ft.	\$19,301	\$22,022	\$23,908	\$25,471	\$27,361	\$29,137	\$45,530	\$47,798	\$49,655	\$51,696	\$53,418	\$54,764	\$55,782	\$57,510	\$59,032	\$71,476	\$73,022	\$74,304
36 Ft.	\$20,204	\$23,023	\$24,959	\$26,605	\$28,555	\$30,385	\$47,178	\$49,462	\$51,309	\$53,359	\$55,071	\$56,447	\$57,483	\$59,215	\$60,730	\$73,950	\$75,537	\$76,887
38 Ft.	\$21,107	\$24,023	\$26,010	\$27,740	\$29,749	\$31,633	\$48,827	\$51,127	\$52,963	\$55,022	\$56,724	\$58,129	\$59,184	\$60,920	\$62,428	\$76,424	\$78,052	\$79,471
40 Ft.	\$22,010	\$25,024	\$27,060	\$28,874	\$30,943	\$32,881	\$50,475	\$52,791	\$54,617	\$56,685	\$58,377	\$59,812	\$60,884	\$62,625	\$64,126	\$78,897	\$80,567	\$82,054
42 Ft.	\$22,913	\$26,025	\$28,111	\$30,009	\$32,136	\$34,129	\$52,123	\$54,455	\$56,270	\$58,348	\$60,031	\$61,494	\$62,585	\$64,330	\$65,824	\$81,371	\$83,082	\$84,638
44 Ft.	\$23,816	\$27,025	\$29,162	\$31,144	\$33,330	\$35,377	\$53,772	\$56,120	\$57,924	\$60,011	\$61,684	\$63,177	\$64,285	\$66,036	\$67,522	\$83,844	\$85,596	\$87,221
46 Ft.	\$24,719	\$28,026	\$30,213	\$32,278	\$34,524	\$36,625	\$55,420	\$57,784	\$59,578	\$61,675	\$63,337	\$64,860	\$65,986	\$67,741	\$69,220	\$86,318	\$88,111	\$89,804
48 Ft.	\$25,622	\$29,027	\$31,264	\$33,413	\$35,718	\$37,873	\$57,068	\$59,448	\$61,232	\$63,338	\$64,990	\$66,542	\$67,687	\$69,446	\$70,918	\$88,792	\$90,626	\$92,388
50 Ft.	\$26,525	\$30,027	\$32,315	\$34,547	\$36,912	\$39,121	\$58,716	\$61,113	\$62,886	\$65,001	\$66,643	\$68,225	\$69,387	\$71,151	\$72,616	\$91,265	\$93,141	\$94,971
52 Ft.	\$27,427	\$31,028	\$33,365	\$35,682	\$38,106	\$40,368	\$60,365	\$62,777	\$64,540	\$66,664	\$68,296	\$69,908	\$71,088	\$72,856	\$74,314	\$93,739	\$95,656	\$97,555
54 Ft.	\$28,330	\$32,029	\$34,416	\$36,816	\$39,300	\$41,616	\$62,013	\$64,441	\$66,194	\$68,327	\$69,949	\$71,590	\$72,788	\$74,561	\$76,012	\$96,213	\$98,170	\$100,138
56 Ft.	\$29,233	\$33,029	\$35,467	\$37,951	\$40,494	\$42,864	\$63,661	\$66,106	\$67,848	\$69,990	\$71,602	\$73,273	\$74,489	\$76,267	\$77,710	\$98,686	\$100,685	\$102,722
58 Ft.	\$30,136	\$34,030	\$36,518	\$39,085	\$41,688	\$44,112	\$65,309	\$67,770	\$69,502	\$71,654	\$73,255	\$74,956	\$76,190	\$77,972	\$79,408	\$101,160	\$103,200	\$105,305
60 Ft.	\$31,039	\$35,030	\$37,569	\$40,220	\$42,881	\$45,360	\$66,958	\$69,435	\$71,155	\$73,317	\$74,909	\$76,638	\$77,890	\$79,677	\$81,106	\$103,634	\$105,715	\$107,888
62 Ft.	\$31,942	\$36,031	\$38,620	\$41,354	\$44,075	\$46,608	\$68,606	\$71,099	\$72,809	\$74,980	\$76,562	\$78,321	\$79,591	\$81,382	\$82,804	\$106,107	\$108,230	\$110,472
64 Ft.	\$32,845	\$37,032	\$39,670	\$42,489	\$45,269	\$47,856	\$70,254	\$72,763	\$74,463	\$76,643	\$78,215	\$80,003	\$81,291	\$83,087	\$84,501	\$108,581	\$110,744	\$113,055
66 Ft.	\$33,748	\$38,032	\$40,721	\$43,623	\$46,463	\$49,104	\$71,903	\$74,428	\$76,117	\$78,306	\$79,868	\$81,686	\$82,992	\$84,792	\$86,199	\$111,055	\$113,259	\$115,639
68 Ft.	\$34,651	\$39,033	\$41,772	\$44,758	\$47,657	\$50,352	\$73,551	\$76,092	\$77,771	\$79,969	\$81,521	\$83,369	\$84,693	\$86,498	\$87,897	\$113,528	\$115,774	\$118,222
70 Ft.	\$35,554	\$40,034	\$42,823	\$45,892	\$48,851	\$51,600	\$75,199	\$77,756	\$79,425	\$81,633	\$83,174	\$85,051	\$86,393	\$88,203	\$89,595	\$116,002	\$118,289	\$120,805
72 Ft.	\$36,457	\$41,034	\$43,874	\$47,027	\$50,045	\$52,848	\$76,847	\$79,421	\$81,079	\$83,296	\$84,827	\$86,734	\$88,094	\$89,908	\$91,293	\$118,476	\$120,804	\$123,389
74 Ft.	\$37,360	\$42,035	\$44,925	\$48,162	\$51,239	\$54,096	\$78,496	\$81,085	\$82,733	\$84,959	\$86,480	\$88,417	\$89,795	\$91,613	\$92,991	\$120,949	\$123,318	\$125,972
76 Ft.	\$38,263	\$43,036	\$45,976	\$49,296	\$52,432	\$55,344	\$80,144	\$82,749	\$84,387	\$86,622	\$88,134	\$90,099	\$91,495	\$93,318	\$94,689	\$123,423	\$125,833	\$128,556
78 Ft.	\$39,166	\$44,036	\$47,026	\$50,431	\$53,626	\$56,592	\$81,792	\$84,414	\$86,040	\$88,285	\$89,787	\$91,782	\$93,196	\$95,023	\$96,387	\$125,897	\$128,348	\$131,139
80 Ft.	\$40,069	\$45,037	\$48,077	\$51,565	\$54,820	\$57,840	\$83,441	\$86,078	\$87,694	\$89,948	\$91,440	\$93,465	\$94,896	\$96,729	\$98,085	\$128,370	\$130,863	\$133,723
82 Ft.	\$40,972	\$46,037	\$49,128	\$52,700	\$56,014	\$59,088	\$85,089	\$87,742	\$89,348	\$91,612	\$93,093	\$95,147	\$96,597	\$98,434	\$99,783	\$130,844	\$133,378	\$136,306
84 Ft.	\$41,875	\$47,038	\$50,179	\$53,834	\$57,208	\$60,336	\$86,737	\$89,407	\$91,002	\$93,275	\$94,746	\$96,830	\$98,298	\$100,139	\$101,481	\$133,317	\$135,892	\$138,889
86 Ft.	\$42,778	\$48,039	\$51,230	\$54,969	\$58,402	\$61,584	\$88,385	\$91,071	\$92,656	\$94,938	\$96,399	\$98,513	\$99,998	\$101,844	\$103,179	\$135,791	\$138,407	\$141,473
88 Ft.	\$43,681	\$49,039	\$52,281	\$56,103	\$59,596	\$62,832	\$90,034	\$92,735	\$94,310	\$96,601	\$98,052	\$100,195	\$101,699	\$103,549	\$104,877	\$138,265	\$140,922	\$144,056
90 Ft.	\$44,584	\$50,040	\$53,331	\$57,238	\$60,790	\$64,080	\$91,682	\$94,400	\$95,964	\$98,264	\$99,705	\$101,878	\$103,399	\$105,254	\$106,575	\$140,738	\$143,437	\$146,640

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

UNFINISHED AREA

The unfinished area refers to an area within the living area of the residential dwelling and mobile home/manufactured housing that lacks interior finish such as ceiling, wall, and floor finish. Deduct \$14.357 per square foot of unfinished area to account for the living area of the residential dwelling that lacks interior finish.

BASEMENT, FOUNDATION, AND ATTIC

BASEMENT ADJUSTMENTS

Crawl space (Type 1 - Crawl Space) is included in the base cost; however, basements are not included in the base cost. Therefore, positive adjustments or additions to the base cost are required to account for partial and full basements. The following table is used to determine the appropriate adjustment.

BASEMENT ADJUSTMENTS		
Cost Formula: Base Cost + (Sq. Ft. x Cost Per Sq. Ft.)		
TYPE	BASE COST	COST PER SQ. FT.
0 - None	\$0	\$0
1 - Crawl Space	\$0	\$0
2 - Partial	\$6,098.513	\$9.831
3 - Full	\$6,098.513	\$9.831
Costs are as of January 1, 2016.		
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).		

FOUNDATION ADJUSTMENTS

Concrete (Type 2 - Concrete), Wood (Type 4 - Wood), Block (Type 5 - Block), Stone (Type 6 - Stone), Other (Type 7 - Other), and Concrete with Helical Pier (Type 8 - Concrete with Helical Pier) are included in the base cost; however, inferior foundation types, such as no foundation (Type 0 - None), wooded or masonry piers/posts (Type 1 - Wooded or Masonry Piers/Posts), and concrete slab (Type 3 - Slab) are not included in the base cost. Therefore, negative adjustments or deductions to the base cost are required for partial and full basements. The following table is used to determine the appropriate foundation adjustment.

FOUNDATION ADJUSTMENTS	
Cost Formula: Sq. Ft. x Adjustment Rate	
TYPE	ADJUSTMENT RATE
0 - None	-\$8.894
1 - Wooden or Masonry Piers/Posts	-\$7.041
2 - Concrete	\$0.000
3 - Slab	-\$2.446
4 - Wood	\$0.000
5 - Block	\$0.000
6 - Stone	\$0.000
7 - Other	\$0.000
8 - Concrete with Helical Pier	\$0.000
Costs are as of January 1, 2016.	
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).	

ATTIC ADJUSTMENTS

Attics are not included in the base cost; therefore, positive adjustments or additions to the base cost are required for attics. CAMAS has four attic types: unfinished, partly finished, finished, and finished with wall height. The pricing schedules for basement (partial and full), foundation, and attic adjustments are detailed in the following table.

BASEMENT, FOUNDATION, AND ATTIC PRICING SCHEDULE								
Cost Formula: Base Cost + (Sq.Ft. x Per Sq.Ft. Cost)								
AREA	BASEMENT (ADDITION)	FOUNDATION (DEDUCTION)			ATTIC (ADDITION)			
	PARTIAL OR FULL (TYPES 2 & 3)	SLAB (TYPE 3)	POST/PIERS (TYPE 1)	NO FOUNDATION (TYPE 0)	UNFINISHED (TYPE 1)	PARTIALLY FINISHED (TYPE 2)	FINISHED (TYPE 3)	FINISHED W/WALL HEIGHT (TYPE 4)
Base Cost:	\$6,098.513	\$0.000	\$0.000	\$0.000	\$1,100.943	\$1,697.287	\$4,587.262	\$7,442.833
Cost Per Sq.Ft.	\$9.831	-\$2.446	-\$7.041	-\$8.894	\$7.784	\$12.000	\$16.216	\$19.135
300	\$9,048	-\$734	-\$2,112	-\$2,668	\$3,436	\$5,297	\$9,452	\$13,183
400	\$10,031	-\$978	-\$2,816	-\$3,558	\$4,215	\$6,497	\$11,074	\$15,097
500	\$11,014	-\$1,223	-\$3,521	-\$4,447	\$4,993	\$7,697	\$12,695	\$17,010
600	\$11,997	-\$1,468	-\$4,225	-\$5,336	\$5,771	\$8,897	\$14,317	\$18,924
700	\$12,980	-\$1,712	-\$4,929	-\$6,226	\$6,550	\$10,097	\$15,938	\$20,837
800	\$13,963	-\$1,957	-\$5,633	-\$7,115	\$7,328	\$11,297	\$17,560	\$22,751
900	\$14,946	-\$2,201	-\$6,337	-\$8,005	\$8,107	\$12,497	\$19,182	\$24,664
1000	\$15,930	-\$2,446	-\$7,041	-\$8,894	\$8,885	\$13,697	\$20,803	\$26,578
1100	\$16,913	-\$2,691	-\$7,745	-\$9,783	\$9,663	\$14,897	\$22,425	\$28,491
1200	\$17,896	-\$2,935	-\$8,449	-\$10,673	\$10,442	\$16,097	\$24,046	\$30,405
1300	\$18,879	-\$3,180	-\$9,153	-\$11,562	\$11,220	\$17,297	\$25,668	\$32,318
1400	\$19,862	-\$3,424	-\$9,857	-\$12,452	\$11,999	\$18,497	\$27,290	\$34,232
1500	\$20,845	-\$3,669	-\$10,562	-\$13,341	\$12,777	\$19,697	\$28,911	\$36,145
1600	\$21,828	-\$3,914	-\$11,266	-\$14,230	\$13,555	\$20,897	\$30,533	\$38,059
1700	\$22,811	-\$4,158	-\$11,970	-\$15,120	\$14,334	\$22,097	\$32,154	\$39,972
1800	\$23,794	-\$4,403	-\$12,674	-\$16,009	\$15,112	\$23,297	\$33,776	\$41,886
1900	\$24,777	-\$4,647	-\$13,378	-\$16,899	\$15,891	\$24,497	\$35,398	\$43,799
2000	\$25,761	-\$4,892	-\$14,082	-\$17,788	\$16,669	\$25,697	\$37,019	\$45,713
2100	\$26,744	-\$5,137	-\$14,786	-\$18,677	\$17,447	\$26,897	\$38,641	\$47,626
2200	\$27,727	-\$5,381	-\$15,490	-\$19,567	\$18,226	\$28,097	\$40,262	\$49,540
2300	\$28,710	-\$5,626	-\$16,194	-\$20,456	\$19,004	\$29,297	\$41,884	\$51,453
2400	\$29,693	-\$5,870	-\$16,898	-\$21,346	\$19,783	\$30,497	\$43,506	\$53,367
2500	\$30,676	-\$6,115	-\$17,603	-\$22,235	\$20,561	\$31,697	\$45,127	\$55,280
2600	\$31,659	-\$6,360	-\$18,307	-\$23,124	\$21,339	\$32,897	\$46,749	\$57,194
2700	\$32,642	-\$6,604	-\$19,011	-\$24,014	\$22,118	\$34,097	\$48,370	\$59,107
2800	\$33,625	-\$6,849	-\$19,715	-\$24,903	\$22,896	\$35,297	\$49,992	\$61,021
2900	\$34,608	-\$7,093	-\$20,419	-\$25,793	\$23,675	\$36,497	\$51,614	\$62,934
3000	\$35,592	-\$7,338	-\$21,123	-\$26,682	\$24,453	\$37,697	\$53,235	\$64,848
3100	\$36,575	-\$7,583	-\$21,827	-\$27,571	\$25,231	\$38,897	\$54,857	\$66,761
3200	\$37,558	-\$7,827	-\$22,531	-\$28,461	\$26,010	\$40,097	\$56,478	\$68,675
3300	\$38,541	-\$8,072	-\$23,235	-\$29,350	\$26,788	\$41,297	\$58,100	\$70,588
3400	\$39,524	-\$8,316	-\$23,939	-\$30,240	\$27,567	\$42,497	\$59,722	\$72,502
3500	\$40,507	-\$8,561	-\$24,644	-\$31,129	\$28,345	\$43,697	\$61,343	\$74,415
4000	\$45,423	-\$9,784	-\$28,164	-\$35,576	\$32,237	\$49,697	\$69,451	\$83,983
5000	\$55,254	-\$12,230	-\$35,205	-\$44,470	\$40,021	\$61,697	\$85,667	\$103,118
6000	\$65,085	-\$14,676	-\$42,246	-\$53,364	\$47,805	\$73,697	\$101,883	\$122,253

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

HEATING AND AIR CONDITIONING ADJUSTMENTS

RESIDENTIAL DWELLINGS AND MOBILE HOME/MANUFACTURED HOUSING

Heating and air conditioning adjustments for residential dwellings and mobile home/manufactured housing are made on the basis of the heated/air conditioned area or the total living area. Central heat is included in the base cost of the residential dwelling; therefore, adjustments are required for no heat, non-central heat, and central heat with air conditioning. The following Residential Dwelling - Heating and Air Conditioning Adjustments table can be used to determine the appropriate heat and air conditioning adjustments for residential dwellings.

HEATING AND AIR CONDITIONING ADJUSTMENTS				
Cost Formula: Cost Per Sq. Ft. x Sq. Ft.				
TOTAL HEATED OR LIVING AREA	NONE - NO HEAT (DEDUCTION)	NON-CENTRAL HEAT (DEDUCTION)	CENTRAL HEAT (INCLUDED IN BASE COST)	CENTRAL WITH AIR CONDITIONING (ADDITION)
Cost Per Sq. Ft.:	-\$4,522	-\$1,657	\$0.000	\$4,531
300	-\$1,357	-\$497	\$0	\$1,359
400	-\$1,809	-\$663	\$0	\$1,812
500	-\$2,261	-\$829	\$0	\$2,266
600	-\$2,713	-\$994	\$0	\$2,719
700	-\$3,165	-\$1,160	\$0	\$3,172
800	-\$3,618	-\$1,326	\$0	\$3,625
900	-\$4,070	-\$1,491	\$0	\$4,078
1000	-\$4,522	-\$1,657	\$0	\$4,531
1100	-\$4,974	-\$1,823	\$0	\$4,984
1200	-\$5,426	-\$1,988	\$0	\$5,437
1300	-\$5,879	-\$2,154	\$0	\$5,890
1400	-\$6,331	-\$2,320	\$0	\$6,343
1500	-\$6,783	-\$2,486	\$0	\$6,797
1600	-\$7,235	-\$2,651	\$0	\$7,250
1700	-\$7,687	-\$2,817	\$0	\$7,703
1800	-\$8,140	-\$2,983	\$0	\$8,156
1900	-\$8,592	-\$3,148	\$0	\$8,609
2000	-\$9,044	-\$3,314	\$0	\$9,062
2200	-\$9,948	-\$3,645	\$0	\$9,968
2400	-\$10,853	-\$3,977	\$0	\$10,874
2600	-\$11,757	-\$4,308	\$0	\$11,781
2800	-\$12,662	-\$4,640	\$0	\$12,687
3000	-\$13,566	-\$4,971	\$0	\$13,593
3200	-\$14,470	-\$5,302	\$0	\$14,499
3400	-\$15,375	-\$5,634	\$0	\$15,405
3600	-\$16,279	-\$5,965	\$0	\$16,312
3800	-\$17,184	-\$6,297	\$0	\$17,218
4000	-\$18,088	-\$6,628	\$0	\$18,124
5000	-\$22,610	-\$8,285	\$0	\$22,655

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

RESIDENTIAL DWELLINGS - PLUMBING FIXTURE ADJUSTMENT

The residential dwelling base price includes the number of fixtures for the grade multiplied by \$1,150 per fixture; therefore, add or deduct \$1,150 for each fixture over or under the

base fixture number for the grade. The number of residential dwelling plumbing fixtures by grade is detailed in the following table.

RESIDENTIAL DWELLING - BASE FIXTURES BY GRADE	
GRADE	NUMBER OF
1 - Cheap	0
2 - Poor	4
3 - Low Cost	5
4 - Fair	5
5 - Average	6
6 - Good	9
7 - Very Good	12
8 - Excellent	15
9 - Superior	15
10 - Extraordinary	15

MOBILE HOME/MANUFACTURED HOUSING - PLUMBING FIXTURE ADJUSTMENT

The mobile home base prices includes the number of fixtures for the grade multiplied by \$890 per fixture; therefore, add or deduct \$890 for each fixture over or under the base fixture number for the grade. The number of mobile home plumbing fixtures by grade is detailed in the following table.

MOBILE HOME/MANUFACTURED HOUSING - BASE FIXTURES BY GRADE	
GRADE	NUMBER OF FIXTURES
Grade C - Cheap	5
Grade L - Low Cost	5
Grade A - Average	7
Grade G - Good	8
Grade E - Excellent	8

RESIDENTIAL ADDITIONS

Residential additions such as areas attached to, but not included in the dwelling area and include bay windows, porches, decks, attached garages, garage extensions, attached carports, built-in garages, mobile home additions, etc. The Replacement Cost New (RCN) for residential additions are an addition to the residential dwelling base RCN. Residential additions are valued on a cost per square foot basis for lower or first floors and a cost per square foot for upper floors, except frame and masonry garages which have a base or flat rate and a cost per square foot. The cost formula for residential frame and masonry garage additions is as follows: Base Cost + (Sq. Ft. x Per Sq. Ft. Cost).

The complete list of residential additions and their respective costs are detailed on the following page.

RESIDENTIAL ADDITIONS					
ADDITION CODE	DESCRIPTION	BASE RATE	LOWER/FIRST FLOOR RATE	UPPER FLOOR FLAT/BASE RATE	UPPER FLOOR RATE
11	Porch, Frame, Open	\$0.00	\$24.23	\$0.00	\$15.21
12	Porch, Frame, Screened	\$0.00	\$34.01	\$0.00	\$21.15
14	Porch, Frame, Enclosed	\$0.00	\$45.66	\$0.00	\$33.95
15	Utility Area, Frame, Finished	\$0.00	\$50.17	\$0.00	\$35.20
19	Garage, Frame, Finished	\$6,701.965	\$36.938	\$6,701.965	\$36.938
21	Porch, Masonry, Open	\$0.00	\$28.09	\$0.00	\$18.54
22	Porch, Masonry, Screened	\$0.00	\$39.43	\$0.00	\$26.39
24	Porch, Marsonry, Enclosed	\$0.00	\$52.94	\$0.00	\$33.34
25	Utility Area, Masonry, Finished	\$0.00	\$58.68	\$0.00	\$44.76
29	Garage, Masonry, Finished	\$8,729.602	\$40.454	\$8,729.602	\$40.454
30	Carport, Frame, Finished	\$0.00	\$18.71	\$0.00	\$0.00
31	Garage Extension, Frame, Finished	\$0.00	\$53.69	\$0.00	\$0.00
32	Canopy, Frame, Finished	\$0.00	\$18.71	\$0.00	\$18.71
33	Deck, Wood	\$0.00	\$14.06	\$0.00	\$14.06
34	Deck, Concrete	\$0.00	\$6.30	\$0.00	\$6.30
35	Deck , Stone or Tile	\$0.00	\$13.26	\$0.00	\$13.26
37	Greenhouse, attached	\$0.00	\$65.51	\$0.00	\$0.00
38	Solar Room, attached	\$0.00	\$163.41	\$0.00	\$0.00
39	Deck, Vinyl/Fiberglass	\$0.00	\$17.09	\$0.00	\$17.09
40	Carport, Masonry, Finished	\$0.00	\$20.80	\$0.00	\$0.00
41	Garage Extension, Masonry, Finished	\$0.00	\$62.28	\$0.00	\$0.00
43	Deck, Wood Polymer	\$0.00	\$18.28	\$0.00	\$18.28
50	Basement, Unfinished	\$0.00	\$14.71	\$0.00	\$0.00
51	Garage Extension, Frame, Unfinished	\$0.00	\$43.54	\$0.00	\$0.00
61	Garage Extension, Masonry, Unfinished	\$0.00	\$52.41	\$0.00	\$0.00
65	Utility Area, Frame, Unfinished	\$0.00	\$40.02	\$0.00	\$26.59
68	Attic, Unfinished	\$0.00	\$0.00	\$0.00	\$8.74
69	Garage, Frame, Unfinished	\$5,542.352	\$29.69	\$5,542.352	\$29.69
75	Utility Area, Masonry, Unfinished	\$0.00	\$48.88	\$0.00	\$35.96
79	Garage, Masonry, Unfinished	\$7,671.077	\$33.227	\$7,671.077	\$33.227
80	Carport, Frame, Unfinished	\$0.00	\$15.17	\$0.00	\$0.00
82	Canopy, Frame, Unfinished	\$0.00	\$15.17	\$0.00	\$15.17
91	Mobile Home Addition	\$0.00	\$87.98	\$0.00	\$55.62
92	Expandos and Tipouts	\$0.00	\$33.16	\$0.00	\$33.16
97	Solar Collector Area	\$0.00	\$44.84	\$0.00	\$44.84
98	Mobile Home Enclosed Porch	\$0.00	\$15.01	\$0.00	\$0.00

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Pricing schedules for porches, attached utility structures, attached garages, and carports/canopies, attached greenhouses, attached solar rooms, and decks are included in the following the residential additions table.

PORCH PRICING SCHEDULE

Cost Formula: Cost Per Sq. Ft. x Sq. Ft.

AREA	FRAME - ADDITION CODES 11, 12, & 14						BRICK OR STONE - ADDITION CODES 21, 22, & 24					
	OPEN (11)		SCREENED (12)		ENCLOSED (14)		OPEN (21)		SCREENED (22)		ENCLOSED (24)	
	FIRST	UPPER	FIRST	UPPER	FIRST	UPPER	FIRST	UPPER	FIRST	UPPER	FIRST	UPPER
Cost Per Sq. Ft.:	\$24.23	\$15.21	\$34.01	\$21.15	\$45.66	\$33.95	\$28.09	\$18.54	\$39.43	\$26.39	\$52.94	\$33.34
20	\$485	\$304	\$680	\$423	\$913	\$679	\$562	\$371	\$789	\$528	\$1,059	\$667
40	\$969	\$608	\$1,360	\$846	\$1,826	\$1,358	\$1,124	\$742	\$1,577	\$1,056	\$2,118	\$1,334
60	\$1,454	\$913	\$2,041	\$1,269	\$2,740	\$2,037	\$1,685	\$1,112	\$2,366	\$1,583	\$3,176	\$2,000
80	\$1,938	\$1,217	\$2,721	\$1,692	\$3,653	\$2,716	\$2,247	\$1,483	\$3,154	\$2,111	\$4,235	\$2,667
100	\$2,423	\$1,521	\$3,401	\$2,115	\$4,566	\$3,395	\$2,809	\$1,854	\$3,943	\$2,639	\$5,294	\$3,334
120	\$2,908	\$1,825	\$4,081	\$2,538	\$5,479	\$4,074	\$3,371	\$2,225	\$4,732	\$3,167	\$6,353	\$4,001
140	\$3,392	\$2,129	\$4,761	\$2,961	\$6,392	\$4,753	\$3,933	\$2,596	\$5,520	\$3,695	\$7,412	\$4,668
160	\$3,877	\$2,434	\$5,442	\$3,384	\$7,306	\$5,432	\$4,494	\$2,966	\$6,309	\$4,222	\$8,470	\$5,334
180	\$4,361	\$2,738	\$6,122	\$3,807	\$8,219	\$6,111	\$5,056	\$3,337	\$7,097	\$4,750	\$9,529	\$6,001
200	\$4,846	\$3,042	\$6,802	\$4,230	\$9,132	\$6,790	\$5,618	\$3,708	\$7,886	\$5,278	\$10,588	\$6,668
220	\$5,331	\$3,346	\$7,482	\$4,653	\$10,045	\$7,469	\$6,180	\$4,079	\$8,675	\$5,806	\$11,647	\$7,335
240	\$5,815	\$3,650	\$8,162	\$5,076	\$10,958	\$8,148	\$6,742	\$4,450	\$9,463	\$6,334	\$12,706	\$8,002
260	\$6,300	\$3,955	\$8,843	\$5,499	\$11,872	\$8,827	\$7,303	\$4,820	\$10,252	\$6,861	\$13,764	\$8,668
280	\$6,784	\$4,259	\$9,523	\$5,922	\$12,785	\$9,506	\$7,865	\$5,191	\$11,040	\$7,389	\$14,823	\$9,335
300	\$7,269	\$4,563	\$10,203	\$6,345	\$13,698	\$10,185	\$8,427	\$5,562	\$11,829	\$7,917	\$15,882	\$10,002
320	\$7,754	\$4,867	\$10,883	\$6,768	\$14,611	\$10,864	\$8,989	\$5,933	\$12,618	\$8,445	\$16,941	\$10,669
340	\$8,238	\$5,171	\$11,563	\$7,191	\$15,524	\$11,543	\$9,551	\$6,304	\$13,406	\$8,973	\$18,000	\$11,336
360	\$8,723	\$5,476	\$12,244	\$7,614	\$16,438	\$12,222	\$10,112	\$6,674	\$14,195	\$9,500	\$19,058	\$12,002
380	\$9,207	\$5,780	\$12,924	\$8,037	\$17,351	\$12,901	\$10,674	\$7,045	\$14,983	\$10,028	\$20,117	\$12,669
400	\$9,692	\$6,084	\$13,604	\$8,460	\$18,264	\$13,580	\$11,236	\$7,416	\$15,772	\$10,556	\$21,176	\$13,336
420	\$10,177	\$6,388	\$14,284	\$8,883	\$19,177	\$14,259	\$11,798	\$7,787	\$16,561	\$11,084	\$22,235	\$14,003
440	\$10,661	\$6,692	\$14,964	\$9,306	\$20,090	\$14,938	\$12,360	\$8,158	\$17,349	\$11,612	\$23,294	\$14,670
460	\$11,146	\$6,997	\$15,645	\$9,729	\$21,004	\$15,617	\$12,921	\$8,528	\$18,138	\$12,139	\$24,352	\$15,336
480	\$11,630	\$7,301	\$16,325	\$10,152	\$21,917	\$16,296	\$13,483	\$8,899	\$18,926	\$12,667	\$25,411	\$16,003
500	\$12,115	\$7,605	\$17,005	\$10,575	\$22,830	\$16,975	\$14,045	\$9,270	\$19,715	\$13,195	\$26,470	\$16,670

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

ATTACHED UTILITY STRUCTURE PRICING SCHEDULE

Cost Formula: Cost Per Sq. Ft. x Sq. Ft.

AREA	FRAME - ADDITION CODES 15 & 65				MASONRY - ADDITION CODES 25 & 75			
	FINISHED (15)		UNFINISHED (65)		FINISHED (25)		UNFINISHED (75)	
	FIRST	UPPER	FIRST	UPPER	FIRST	UPPER	FIRST	UPPER
Cost Per Sq. Ft.:	\$50.17	\$35.20	\$40.02	\$26.59	\$58.68	\$44.76	\$48.88	\$35.96
20	\$1,003	\$704	\$800	\$532	\$1,174	\$895	\$978	\$719
40	\$2,007	\$1,408	\$1,601	\$1,064	\$2,347	\$1,790	\$1,955	\$1,438
60	\$3,010	\$2,112	\$2,401	\$1,595	\$3,521	\$2,686	\$2,933	\$2,158
80	\$4,014	\$2,816	\$3,202	\$2,127	\$4,694	\$3,581	\$3,910	\$2,877
100	\$5,017	\$3,520	\$4,002	\$2,659	\$5,868	\$4,476	\$4,888	\$3,596
120	\$6,020	\$4,224	\$4,802	\$3,191	\$7,042	\$5,371	\$5,866	\$4,315
140	\$7,024	\$4,928	\$5,603	\$3,723	\$8,215	\$6,266	\$6,843	\$5,034
160	\$8,027	\$5,632	\$6,403	\$4,254	\$9,389	\$7,162	\$7,821	\$5,754
180	\$9,031	\$6,336	\$7,204	\$4,786	\$10,562	\$8,057	\$8,798	\$6,473
200	\$10,034	\$7,040	\$8,004	\$5,318	\$11,736	\$8,952	\$9,776	\$7,192
220	\$11,037	\$7,744	\$8,804	\$5,850	\$12,910	\$9,847	\$10,754	\$7,911
240	\$12,041	\$8,448	\$9,605	\$6,382	\$14,083	\$10,742	\$11,731	\$8,630
260	\$13,044	\$9,152	\$10,405	\$6,913	\$15,257	\$11,638	\$12,709	\$9,350
280	\$14,048	\$9,856	\$11,206	\$7,445	\$16,430	\$12,533	\$13,686	\$10,069
300	\$15,051	\$10,560	\$12,006	\$7,977	\$17,604	\$13,428	\$14,664	\$10,788
320	\$16,054	\$11,264	\$12,806	\$8,509	\$18,778	\$14,323	\$15,642	\$11,507
340	\$17,058	\$11,968	\$13,607	\$9,041	\$19,951	\$15,218	\$16,619	\$12,226
360	\$18,061	\$12,672	\$14,407	\$9,572	\$21,125	\$16,114	\$17,597	\$12,946
380	\$19,065	\$13,376	\$15,208	\$10,104	\$22,298	\$17,009	\$18,574	\$13,665
400	\$20,068	\$14,080	\$16,008	\$10,636	\$23,472	\$17,904	\$19,552	\$14,384

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

ATTACHED GARAGE PRICING SCHEDULE

Cost Formula: Base Cost + (Cost Per Sq.Ft. x Sq.Ft.)									FRAME - ADDITION CODES 31 & 51		MASONRY - ADDITION CODES 41 & 61	
AREA	FRAME - ADDITION CODES 19 & 69		MASONRY - ADDITION CODES 29 & 79		EXTENSION	EXTENSION	EXTENSION	EXTENSION	EXTENSION	EXTENSION		
	FINISHED (19)	UNFINISHED (69)	FINISHED (29)	UNFINISHED (79)	FINISHED (31)	UNFINISHED (51)	FINISHED (41)	UNFINISHED (61)	FINISHED (41)	UNFINISHED (61)		
Base Cost:	\$6,701.965	\$5,542.352	\$8,729.602	\$7,671.077	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000		
Cost Per Sq. Ft.:	\$36.938	\$29.689	\$40.454	\$33.227	\$53.690	\$43.540	\$62.280	\$52.410	\$62.280	\$52.410		
20	\$7,441	\$6,136	\$9,539	\$8,336	\$1,074	\$871	\$1,246	\$1,048	\$1,246	\$1,048		
40	\$8,179	\$6,730	\$10,348	\$9,000	\$2,148	\$1,742	\$2,491	\$2,096	\$2,491	\$2,096		
60	\$8,918	\$7,324	\$11,157	\$9,665	\$3,221	\$2,612	\$3,737	\$3,145	\$3,737	\$3,145		
80	\$9,657	\$7,917	\$11,966	\$10,329	\$4,295	\$3,483	\$4,982	\$4,193	\$4,982	\$4,193		
100	\$10,396	\$8,511	\$12,775	\$10,994	\$5,369	\$4,354	\$6,228	\$5,241	\$6,228	\$5,241		
120	\$11,135	\$9,105	\$13,584	\$11,658	\$6,443	\$5,225	\$7,474	\$6,289	\$7,474	\$6,289		
140	\$11,873	\$9,699	\$14,393	\$12,323	\$7,517	\$6,096	\$8,719	\$7,337	\$8,719	\$7,337		
160	\$12,612	\$10,293	\$15,202	\$12,987	\$8,590	\$6,966	\$9,965	\$8,386	\$9,965	\$8,386		
180	\$13,351	\$10,886	\$16,011	\$13,652	\$9,664	\$7,837	\$11,210	\$9,434	\$11,210	\$9,434		
200	\$14,090	\$11,480	\$16,820	\$14,316	\$10,738	\$8,708	\$12,456	\$10,482	\$12,456	\$10,482		
220	\$14,828	\$12,074	\$17,629	\$14,981	\$11,812	\$9,579	\$13,702	\$11,530	\$13,702	\$11,530		
240	\$15,567	\$12,668	\$18,439	\$15,646	\$12,886	\$10,450	\$14,947	\$12,578	\$14,947	\$12,578		
260	\$16,306	\$13,261	\$19,248	\$16,310	\$13,959	\$11,320	\$16,193	\$13,627	\$16,193	\$13,627		
280	\$17,045	\$13,855	\$20,057	\$16,975	\$15,033	\$12,191	\$17,438	\$14,675	\$17,438	\$14,675		
300	\$17,783	\$14,449	\$20,866	\$17,639	\$16,107	\$13,062	\$18,684	\$15,723	\$18,684	\$15,723		
400	\$21,477	\$17,418	\$24,911	\$20,962	\$21,476	\$17,416	\$24,912	\$20,964	\$24,912	\$20,964		
500	\$25,171	\$20,387	\$28,957	\$24,285	\$26,845	\$21,770	\$31,140	\$26,205	\$31,140	\$26,205		
600	\$28,865	\$23,356	\$33,002	\$27,607	\$32,214	\$26,124	\$37,368	\$31,446	\$37,368	\$31,446		
700	\$32,559	\$26,325	\$37,047	\$30,930	\$37,583	\$30,478	\$43,596	\$36,687	\$43,596	\$36,687		
800	\$36,252	\$29,294	\$41,093	\$34,253	\$42,952	\$34,832	\$49,824	\$41,928	\$49,824	\$41,928		
900	\$39,946	\$32,262	\$45,138	\$37,575	\$48,321	\$39,186	\$56,052	\$47,169	\$56,052	\$47,169		
1000	\$43,640	\$35,231	\$49,184	\$40,898	\$53,690	\$43,540	\$62,280	\$52,410	\$62,280	\$52,410		

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

CARPOR/CANOPY, ATTACHED GREENHOUSE, SOLAR ROOM, DECKS, AND STOOPS PRICING SCHEDULE

Cost Formula: Cost Per Sq. Ft. x Sq. Ft.

AREA	CARPORT/CANOPY		CARPOR	GREENHOUSE/SOLAR ROOM		DECKS				STOOPS
	FRAME - CODES 30 & 32		MASONRY	ATTACHED		WOOD (CODE 33)	CONCRETE (CODE 34)	VINYL/ FIBERGLAS S (CODE 39)	WOOD POLYMER (CODE 43)	STONE/ TILE (CODE 35)
	FINISHED (CODES 30 & 32)	UNFINISHED (CODES 80 & 82)	FINISHED (CODE 40)	GREENHOUSE (CODE 37)	SOLAR ROOM (CODE 38)					
Cost Per Sq. Ft.:	\$18.71	\$15.17	\$20.80	\$65.51	\$163.41	\$14.06	\$6.30	\$17.09	\$18.28	\$13.26
20	\$374	\$303	\$416	\$1,310	\$3,268	\$281	\$126	\$342	\$366	\$265
40	\$748	\$607	\$832	\$2,620	\$6,536	\$562	\$252	\$684	\$731	\$530
60	\$1,123	\$910	\$1,248	\$3,931	\$9,805	\$844	\$378	\$1,025	\$1,097	\$796
80	\$1,497	\$1,214	\$1,664	\$5,241	\$13,073	\$1,125	\$504	\$1,367	\$1,462	\$1,061
100	\$1,871	\$1,517	\$2,080	\$6,551	\$16,341	\$1,406	\$630	\$1,709	\$1,828	\$1,326
120	\$2,245	\$1,820	\$2,496	\$7,861	\$19,609	\$1,687	\$756	\$2,051	\$2,194	\$1,591
140	\$2,619	\$2,124	\$2,912	\$9,171	\$22,877	\$1,968	\$882	\$2,393	\$2,559	\$1,856
160	\$2,994	\$2,427	\$3,328	\$10,482	\$26,146	\$2,250	\$1,008	\$2,734	\$2,925	\$2,122
180	\$3,368	\$2,731	\$3,744	\$11,792	\$29,414	\$2,531	\$1,134	\$3,076	\$3,290	\$2,387
200	\$3,742	\$3,034	\$4,160	\$13,102	\$32,682	\$2,812	\$1,260	\$3,418	\$3,656	\$2,652
220	\$4,116	\$3,337	\$4,576	\$14,412	\$35,950	\$3,093	\$1,386	\$3,760	\$4,022	\$2,917
240	\$4,490	\$3,641	\$4,992	\$15,722	\$39,218	\$3,374	\$1,512	\$4,102	\$4,387	\$3,182
260	\$4,865	\$3,944	\$5,408	\$17,033	\$42,487	\$3,656	\$1,638	\$4,443	\$4,753	\$3,448
280	\$5,239	\$4,248	\$5,824	\$18,343	\$45,755	\$3,937	\$1,764	\$4,785	\$5,118	\$3,713
300	\$5,613	\$4,551	\$6,240	\$19,653	\$49,023	\$4,218	\$1,890	\$5,127	\$5,484	\$3,978
320	\$5,987	\$4,854	\$6,656	\$20,963	\$52,291	\$4,499	\$2,016	\$5,469	\$5,850	\$4,243
340	\$6,361	\$5,158	\$7,072	\$22,273	\$55,559	\$4,780	\$2,142	\$5,811	\$6,215	\$4,508
360	\$6,736	\$5,461	\$7,488	\$23,584	\$58,828	\$5,062	\$2,268	\$6,152	\$6,581	\$4,774
380	\$7,110	\$5,765	\$7,904	\$24,894	\$62,096	\$5,343	\$2,394	\$6,494	\$6,946	\$5,039
400	\$7,484	\$6,068	\$8,320	\$26,204	\$65,364	\$5,624	\$2,520	\$6,836	\$7,312	\$5,304
420	\$7,858	\$6,371	\$8,736	\$27,514	\$68,632	\$5,905	\$2,646	\$7,178	\$7,678	\$5,569
440	\$8,232	\$6,675	\$9,152	\$28,824	\$71,900	\$6,186	\$2,772	\$7,520	\$8,043	\$5,834
460	\$8,607	\$6,978	\$9,568	\$30,135	\$75,169	\$6,468	\$2,898	\$7,861	\$8,409	\$6,100
480	\$8,981	\$7,282	\$9,984	\$31,445	\$78,437	\$6,749	\$3,024	\$8,203	\$8,774	\$6,365
500	\$9,355	\$7,585	\$10,400	\$32,755	\$81,705	\$7,030	\$3,150	\$8,545	\$9,140	\$6,630
520	\$9,729	\$7,888	\$10,816	\$34,065	\$84,973	\$7,311	\$3,276	\$8,887	\$9,506	\$6,895
540	\$10,103	\$8,192	\$11,232	\$35,375	\$88,241	\$7,592	\$3,402	\$9,229	\$9,871	\$7,160
560	\$10,478	\$8,495	\$11,648	\$36,686	\$91,510	\$7,874	\$3,528	\$9,570	\$10,237	\$7,426
580	\$10,852	\$8,799	\$12,064	\$37,996	\$94,778	\$8,155	\$3,654	\$9,912	\$10,602	\$7,691
600	\$11,226	\$9,102	\$12,480	\$39,306	\$98,046	\$8,436	\$3,780	\$10,254	\$10,968	\$7,956
700	\$13,097	\$10,619	\$14,560	\$45,857	\$114,387	\$9,842	\$4,410	\$11,963	\$12,796	\$9,282
800	\$14,968	\$12,136	\$16,640	\$52,408	\$130,728	\$11,248	\$5,040	\$13,672	\$14,624	\$10,608
900	\$16,839	\$13,653	\$18,720	\$58,959	\$147,069	\$12,654	\$5,670	\$15,381	\$16,452	\$11,934
1000	\$18,710	\$15,170	\$20,800	\$65,510	\$163,410	\$14,060	\$6,300	\$17,090	\$18,280	\$13,260

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

OTHER FEATURES PRICING

Items to be priced as Miscellaneous Other Features are basement garages, fireplaces, and basement finish, and any applicable Miscellaneous Other Features. Built-ins not included in the cost table can be priced using code BI (Built-Ins) or MS (Miscellaneous Built-Ins) and dividing the estimated cost value by 200 and entering the result as the number of built-ins. Miscellaneous Other Features are priced in the following Miscellaneous Other Features cost table.

OTHER FEATURES		
CODE	DESCRIPTION	COST PER ITEM/SQ.FT.
BG1	Basement Garage - 1 Car	\$1,800
BG2	Basement Garage - 2 Car	\$2,600
BG3	Basement Garage - 3 Car	\$3,400
BG4	Basement Garage - 4 Car	\$4,100
BG5	Basement Garage - 5 Car	\$4,900
CV	Central Vacuum System	\$2,200
E2	Residential Elevator (2-Stop)	\$25,800
E3	Residential Elevator (3-Stop)	\$33,750
FB1	Basement Minimal Finish (cost per sq. ft.)	\$7.92
FB2	Basement Fair Finish (cost per sq. ft.)	\$19.78
FB3	Basement Typical Finish (cost per sq. ft.)	\$27.81
FB4	Basement Good Finish (cost per sq. ft.)	\$44.41
FP1	Masonry Fireplace (Stack and One Opening)	\$4,550
FP2	Masonry Fireplace (Each Addition Opening in Same Stack)	\$1,400
FPSH	Masonry Fireplace (Additional Story of Stack Height)	\$500
HE	Home Entertainment System	\$23,900
HT	Home Theater System	\$43,000
LP	Residential Lap Pool	\$33,150
MS	Miscellaneous Built-Ins	\$200/Point
PF	Prefabricated Metal Fireplace/Stove	\$1,750
SB	Spa Bathtub	\$3,350
SL	Stair Lift	\$9,500
SU	Sauna	\$5,000
Costs are as of January 1, 2016.		
NOTE: Costs DO NOT include Local Cost Index or Economic Condition		

BASEMENT GARAGES

Refers to any garage located within that area of a dwelling priced as a basement. Price includes doors, enclosure walls, interior finish, and lighting. The cost of basement garages are a per item addition.

1 Car Garage	\$1,800
2 Car Garage	\$2,600
3 Car Garage	\$3,400
4 Car Garage	\$4,100
5 Car Garage	\$4,900

MASONRY FIREPLACES

Masonry fireplace costs are a per item addition. The cost for masonry fireplaces with a one stack and one opening is \$4,550 and each additional opening in the same stack is \$1,400. The cost for each additional story of stack height is \$400.

Masonry Fireplaces per item costs:

Stack and One Opening	\$4,550
Each Additional Opening Same Stack	\$1,400
Each Additional Story of Stack Height	\$500

PREFABRICATED METAL FIREPLACES/STOVES

Prefabricated metal fireplaces/stoves are a per item cost of \$1,750

FINISHED BASEMENT AREA PRICING

Minimal: Refers to a relatively open undivided area finished with a cheap quality of materials and workmanship inconsistent with the main living area of the dwelling. Price includes interior wall finish, flooring, ceiling, and lighting. Add per square foot of minimal finished area: \$7.92.

Fair: Refers to an area with minimal partitioning finished with low-quality materials and workmanship that is below the quality of the main living area of the dwelling. Price includes interior wall finish, flooring, ceiling, partitioning and lighting. Add per square foot of fair finished area: \$19.78.

Typical: Refers to a divided area finished with a quality of materials and workmanship consistent with the main living area of the dwelling, such as in the lower or grade level of split-level and bi-level dwellings. Price includes interior wall finish, flooring, ceiling, partitioning and lighting. Add per square foot of typical finished area: \$27.81.

Good: Refers to a divided basement area finished with a quality of materials and workmanship higher than that of the main living area of the dwelling. Price includes interior wall finish, flooring, ceiling, partitioning and lighting. Add per square foot of good finished area: \$44.41.

RESIDENTIAL COST CALCULATIONS EXAMPLE

RESIDENTIAL DWELLING COST CALCULATIONS			
Single Family Residence with Basement; Built in 1980; Quality Grade 5, CDU - Fair; Concrete Foundation;			
Square Footage: First Floor = 1,160; Basement Total = 1,144; Finished Basement = 980; Quality of Basement Finish - Fair;			
Additions: Deck, Wood - 190 Sq.Ft.; Porch, Frame, Enclosed - 96 Sq.Ft.;			
Non-Central Heat; Heated Area = 2,140; (1) Prefab Fireplace; 10 Plumbing Fixtures			
First Floor Cost Calculation: Base Cost + (Sq.Ft. x Per Sq.Ft. Cost)			
Base Cost: \$41,724.889 + (\$70.124 per Sq.Ft.)			
Base Cost = \$41,724.889 + (\$70.124 x 1,160) =		\$123,068.729 or \$123,069 as rounded	\$123,069
Basement Cost Calculation: Base Cost + (Sq.Ft. x Per Sq.Ft. Cost)			
Base Cost: \$6,098.513 + (\$9.831 per Sq.Ft.)			
Base Cost = \$6,098.513 + (\$9.831 x 1,144) =		\$17,345.177 or \$17,345 as rounded	\$17,345
Basement "Fair" Finish Calculation: Sq.Ft. x Per Sq.Ft. Cost			
Base Cost: \$19.78 per Sq.Ft.			
Base Cost = \$19.78 x 980 =		\$19,384.400 or \$19,384 as rounded	\$19,384
TOTAL - First Floor and Basement:			\$159,798
Adjustments:			
Heating:			
Heating: Non-Central		(1,160 x -\$1.657) + (980 x \$4.522) + (980 x -\$1.657) =	<u>\$886</u>
Plumbing:			
Additional Plumbing Fixtures \$1,150 per plumbing fixture			
Base Plumbing Fixtures for Grade 5 SFR = 6			
Total Plumbing Fixtures = 10			
Plumbing Adjustment: 10 Fixtures - 6 Fixtures = 4 Fixtures x \$1,150 =			<u>\$4,600</u>
Total Adjustments:			\$5,486
Additions:			
	Base Cost (per Sq.Ft.)	Total Sq.Ft.	
33 - Deck, Wood	\$14.06	190	\$2,671
14 - Porch, Frame, Enclosed	\$45.66	96	<u>\$4,383</u>
			<u>\$7,055</u>
Total Additions:			\$7,055
Other Features:			
Fireplace - Prefab - \$1,750 per Prefab			<u>\$1,750</u>
Total Other Features:			\$1,750
TOTAL - Adjustments, Additions, and Other Features			14,291
TOTAL - Residential Dwelling and Adjustments, Additions and Other Features:			\$174,089
Grade Factor - Grade 5:			1.00
Replacement Cost New (RCN):			\$174,089
Less Depreciation (61% Good):			0.61
Replacement Cost New Less Depreciation (RCNLD):			\$106,194
Percent Complete:			1.00
Local Cost Index:			0.97
ECF:			<u>1.15</u>
Adjusted Replacement Cost New Less Depreciation (Adjusted RCNLD):			\$118,459.57
Rounded to Nearest \$10			\$118,460

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs)

This section of the guide provides grade specifications, pictures, and costs for residential, agricultural, commercial, and industrial other building and yard improvements (OBYs). The OBY specifications are incorporated with the pricing tables so that you will be able to find all of the information regarding a particular OBY structure.

QUALITY GRADE SPECIFICATIONS

Two grading systems are used for residential (dwelling-related) and agricultural structures. The same numerical grade system (1-8) that is applied to residential dwellings is used residential dwelling-related structures. The grade factors that are applied will be the same as those used for residential dwelling structures, excluding Grade 9 and Grade 10. For other structures, including all agricultural buildings, an alphabetical grading scale is used and range from a low of "C" (cheap construction) to a high of "E" (excellent construction).

Not all structures permit the use of all grades. It is important to note that the Commercial Other Building and Yard Improvements (OBYs) include specifications codes for each grade level. The Commercial Attached Garage, Frame, Finished, includes three grade specification codes, i.e., CAF1 – Low Cost, CAF2 – Average, and CAF3 – Good. The grade factors for the alphabetical and numerical grades are indicated as follows:

<u>Alphabetical Grades</u>	<u>Grade Factors</u>
C- Cheap	0.52
L- Low Cost	0.72
A- Average	1.00
G- Good	1.41
E- Excellent	1.87

<u>Numerical Grades</u>	<u>Grade Factors</u>
1 - Cheap Grade	0.52
2 - Poor Grade	0.63
3 - Low Cost Grade	0.74
4 - Fair Grade	0.85
5 - Average Grade	1.00
6 - Good Grade	1.26
7 - Very Good Grade	1.57
8 - Excellent Grade	2.32

If there is an exception to this rule, it will be noted on the page describing the structure type.

MANUAL PRICING INSTRUCTIONS

The pricing schedules for Other Building and Yard Improvements (OBYs) show costs for the various improvements. To arrive at Replacement Cost New Less Depreciation (RCNLD), the value will have to be adjusted for any grade factor differential and

depreciated according to the item's age, condition, and expected life, using the following procedure.

1. Determine the unit of measurement to be used, whether it is per square foot, cubic foot, bushel, per unit, etc.
2. Determine the Calculation Type for the particular OBY based on the OBY Calculations Formulas table, which is included on the top of the following page.
3. Calculate the number of units of the item. For example, if the unit of measurement is square feet and the dimensions are given, multiply the dimensions to arrive at the area of square feet.
4. Utilize the calculations formula and the particular measurement, i.e. square foot, cubic foot, bushels, etc. to calculate the base cost for the outbuilding and yard improvement.
5. If codes for modifications have been entered, use the rate shown for the modification and add it to the cost determined in Step 4. If the modification cost is applied on a per-unit of area or volume basis, multiply the rate by the number of units found in Step 3, and add to the cost determined in Step 4.
6. Apply the proper grade factor, if necessary. The grade factors used for the item are indicated in the tables. The basic cost (100%) applies to average quality (Grade 5 - Residential or Grade A - Agricultural) items. Multiply the cost found in Step 5 by the grade correction factor to arrive at Replacement Cost New (RCN).
7. Find the percent good for the item. If a manually determined override percent good has been entered proceed to Step 8. Otherwise, find the expected life for the item, shown in the Residential and Agricultural Depreciation Schedules section. In the depreciation table for this expected life, find the percent good for the item's age and condition.
8. Multiply the RCN found in Step 6 by the percent good determined in Step 7.
9. Multiply the result of Step 8 by the Local Cost Index multiplier and the appropriate Economic Condition Factor (ECF) to arrive at the Replacement Cost New Less Depreciation (RCNLD). Round the resulting value to the nearest one hundred dollars (\$100).

NOTE: There may be some small differences in the cost generated using the manual procedure and those produced by the CAMAS, which is the result of using formulas rather than tables and also some different rounding procedures in the CAMAS. The difference should not be interpreted as an error in either of the calculations. The following is the correct procedure for manually pricing OBYs utilizing the cost tables. As an aid to manually pricing OBYs, a manual pricing worksheet of the OBYs cost calculations has been provided at the end of the OBY Modification Codes section.

OBY CALCULATION FORMULAS	
CALCULATION TYPE	FORMULA
BU	$C1 + (C2 \times \text{SquareRoot}(\text{Area})) + (C3 \times \text{Bushels})$
C1	$C1 \times \text{Area}$
C2	$C1 + (C2 \times \text{SquareRoot}(\text{Area})) + (C3 \times \text{Area})$
C3	$C1 + (C2 \times \text{SquareRoot}(\text{Area})) + (C3 \times \text{Bushels})$
C4	$C1 \times \text{Quantity}$
C5	$(C1 \times \text{Length}) + (C2 \times \text{Length} \times \text{Height})$
C7	$C1 + (C2 \times \text{Width} \times \text{Height}) + (C3 \times \text{Width})$
C7C	$C1 + (C2 \times \text{Diameter} \times \text{Height}) + (C3 \times \text{Diameter} \times \text{Diameter})$
CLF	$C1 \times \text{Lineal Feet}$
GB	$C1 + (C2 \times \text{Height} \times \text{Diameter} \times \text{Diameter}) + (C3 \times \text{Diameter} \times \text{Diameter})$
R1	$C1 + (C2 \times \text{SquareRoot}(\text{Area})) + (C3 \times \text{Area})$
R2	$C1 \times \text{Area}$
R3	$C1 + (C2 \times \text{Diameter} \times \text{Height}) + (C3 \times \text{Diameter} \times \text{Diameter})$
R4	$C1 \times \text{Quantity}$
R5	$(C1 \times \text{Length}) + (C2 \times \text{Length} \times \text{Height})$
R6	$C1 + (C2 \times \text{Height} \times \text{Diameter} \times \text{Diameter}) + (C3 \times \text{Diameter} \times \text{Diameter})$
RB1	$C1 + (C2 \times \text{SquareRoot}(\text{Area})) + (C3 \times \text{Bushels})$

RESIDENTIAL OTHER BUILDING AND YARD IMPROVEMENTS (OBYs)

GARAGES

There are four types of construction specifications for residential detached garages (RRG1 to RRG4) and there are four types of construction specifications for residential attached garages (RRA1 to RRA4). RRG1 (detached garage) and RRA1 (attached garage) have finished interiors and constructed of wood frame, while RRG2 (detached garage) and RRA2 (attached garage) have finished interiors and constructed of masonry frame. RRG3 (detached garage) and RRA3 (attached garage) have unfinished interiors and constructed of wood frame, while RRG4 (detached garage) and RRA4 (attached garage) have unfinished interiors and constructed of masonry frame. The pricing schedule for the detached and attached garages is provided on the following page.

Permissible grades for residential detached garages (RRG1 to RRG4) and residential attached garages (RRA1 to RRA4) are 1 through 8. The specifications for grades 1 through 8 should follow the same guidelines as residential dwellings.

DETACHED GARAGE PRICING TABLE				
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)				
CAMA CODE:	RRG1	RRG2	RRG3	RRG4
AREA	FRAME FINISHED	MASONRY FINISHED	FRAME UNFINISHED	MASONRY UNFINISHED
C1	\$6,749.677	\$7,738.346	\$5,881.354	\$8,489.515
C2	\$0.000	\$0.000	\$0.000	\$0.000
C3	\$33.642	\$43.094	\$27.184	\$32.117
160	\$12,132	\$14,633	\$10,231	\$13,628
180	\$12,805	\$15,495	\$10,774	\$14,271
200	\$13,478	\$16,357	\$11,318	\$14,913
250	\$15,160	\$18,512	\$12,677	\$16,519
280	\$16,169	\$19,805	\$13,493	\$17,482
300	\$16,842	\$20,667	\$14,037	\$18,125
320	\$17,515	\$21,528	\$14,580	\$18,767
350	\$18,524	\$22,821	\$15,396	\$19,730
380	\$19,534	\$24,114	\$16,211	\$20,694
400	\$20,206	\$24,976	\$16,755	\$21,336
420	\$20,879	\$25,838	\$17,299	\$21,979
450	\$21,889	\$27,131	\$18,114	\$22,942
480	\$22,898	\$28,423	\$18,930	\$23,906
500	\$23,571	\$29,285	\$19,473	\$24,548
550	\$25,253	\$31,440	\$20,833	\$26,154
600	\$26,935	\$33,595	\$22,192	\$27,760
650	\$28,617	\$35,749	\$23,551	\$29,366
700	\$30,299	\$37,904	\$24,910	\$30,971
900	\$37,027	\$46,523	\$30,347	\$37,395
1000	\$40,392	\$50,832	\$33,065	\$40,607
1200	\$47,120	\$59,451	\$38,502	\$47,030
Costs are as of January 1, 2016.				
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).				

ATTACHED GARAGE PRICING TABLE				
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)				
CAMA CODE:	RRA1	RRA2	RRA3	RRA4
AREA	FRAME FINISHED	MASONRY FINISHED	FRAME UNFINISHED	MASONRY UNFINISHED
C1	\$4,106.166	\$5,691.952	\$3,400.855	\$4,699.057
C2	\$0.000	\$0.000	\$0.000	\$0.000
C3	\$31.431	\$34.916	\$26.192	\$30.231
160	\$9,135	\$11,279	\$7,592	\$9,536
180	\$9,764	\$11,977	\$8,115	\$10,141
200	\$10,392	\$12,675	\$8,639	\$10,745
250	\$11,964	\$14,421	\$9,949	\$12,257
280	\$12,907	\$15,468	\$10,735	\$13,164
300	\$13,535	\$16,167	\$11,258	\$13,768
320	\$14,164	\$16,865	\$11,782	\$14,373
350	\$15,107	\$17,913	\$12,568	\$15,280
380	\$16,050	\$18,960	\$13,354	\$16,187
400	\$16,679	\$19,658	\$13,878	\$16,791
420	\$17,307	\$20,357	\$14,401	\$17,396
450	\$18,250	\$21,404	\$15,187	\$18,303
480	\$19,193	\$22,452	\$15,973	\$19,210
500	\$19,822	\$23,150	\$16,497	\$19,815
550	\$21,393	\$24,896	\$17,806	\$21,326
600	\$22,965	\$26,642	\$19,116	\$22,838
650	\$24,536	\$28,387	\$20,426	\$24,349
700	\$26,108	\$30,133	\$21,735	\$25,861
900	\$32,394	\$37,116	\$26,974	\$31,907
1000	\$35,537	\$40,608	\$29,593	\$34,930
1200	\$41,823	\$47,591	\$34,831	\$40,976
Costs are as of January 1, 2016				
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).				

CARPORT (RRC1) AND CANOPY (RRC2)

The RCN for both the Carport (RRC1) and the Canopy (RRC2) are estimated at \$13.929 per square foot. Permissible grades for Carport (RRC1) and Canopy (RRC2) are 3 through 7. The specifications for grades 3, 5, and 7 are provided below as guidelines for the difference in base specifications.

GRADE 3:

Frame: Average quality wood or metal post (may be prefabricated)
Roof: Shed type, typically corrugated fiberglass, sheet metal, or roll composition
Floor: Earth or gravel floor
Other Features: None

GRADE 5

Frame: Average quality wood or metal post
Roof: Asphalt shingles on wood joist and decking; ceiling
Floor: Asphalt or concrete on grade
Other Features: Minimal electrical service

GRADE 7

Frame: Good quality wood, metal, or masonry posts and may include wainscot or railing
Roof: Asphalt or wood shingles, clay tile, or slate on wood joist and decking; ceiling
Floor: Reinforced concrete
Other Features: Adequate electrical and lighting

GREENHOUSES (RGH1 - RGH6)

There are six types of construction specifications for residential detached greenhouses (RGH1 to RGH6). RGH1 (less than 1,000 square feet) and RGH4 (greater than 1,000 square feet) greenhouses are constructed of wood or light metal frame, plastic covered, and domed. RGH2 (less than 1,000 square feet) and RGH5 (greater than 1,000 square feet) greenhouses are constructed of wood or light metal frame, 3-foot sidewalls, and plastic covered. RGH3 (less than 1,000 square feet) and RGH6 (greater than 1,000 square feet) greenhouses are constructed of pipe/metal frame, straight walls, and fiberglass covered. The pricing schedule for detached greenhouses (RGH1 – RGH6) is provided in the following table.

DETACHED RESIDENTIAL GREENHOUSE PRICING TABLE						
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)						
CAMA CODE:	RGH1	RGH2	RGH3	RGH4	RGH5	RGH6
AREA	< 1,000 SQ. FT.	< 1,000 SQ. FT.	< 1,000 SQ. FT.	> 1,000 SQ. FT.	> 1,000 SQ. FT.	> 1,000 SQ. FT.
C1	\$0.000	\$0.000	\$0.000	\$1,274.520	\$1,955.022	\$4,062.530
C2	\$109.608	\$137.079	\$405.807	\$53.544	\$82.133	\$170.672
C3	\$7.018	\$8.772	\$25.384	\$4.914	\$7.537	\$15.660
50	\$1,126	\$1,408	\$4,139	N/A	N/A	N/A
100	\$1,798	\$2,248	\$6,596	N/A	N/A	N/A
200	\$2,954	\$3,693	\$10,816	N/A	N/A	N/A
300	\$4,004	\$5,006	\$14,644	N/A	N/A	N/A
400	\$4,999	\$6,250	\$18,270	N/A	N/A	N/A
500	\$5,960	\$7,451	\$21,766	N/A	N/A	N/A
600	\$6,896	\$8,621	\$25,171	N/A	N/A	N/A
700	\$7,813	\$9,767	\$28,505	N/A	N/A	N/A
800	\$8,715	\$10,895	\$31,785	N/A	N/A	N/A
900	\$9,604	\$12,007	\$35,020	N/A	N/A	N/A
1000	\$10,484	\$13,107	\$38,217	\$7,882	\$12,089	\$25,120
1100	N/A	N/A	N/A	\$8,456	\$12,970	\$26,949
1200	N/A	N/A	N/A	\$9,026	\$13,845	\$28,767
1300	N/A	N/A	N/A	\$9,593	\$14,714	\$30,574
1400	N/A	N/A	N/A	\$10,158	\$15,580	\$32,372
1500	N/A	N/A	N/A	\$10,719	\$16,442	\$34,163
1600	N/A	N/A	N/A	\$11,279	\$17,300	\$35,945
1700	N/A	N/A	N/A	\$11,836	\$18,154	\$37,722
1800	N/A	N/A	N/A	\$12,391	\$19,006	\$39,492
1900	N/A	N/A	N/A	\$12,945	\$19,855	\$41,256
2000	N/A	N/A	N/A	\$13,497	\$20,702	\$43,015

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for greenhouses (RGH1 - RGH6) range from Cheap to Excellent. RGH1, RGH2, RGH4, and RGH5 grade specifications for Low Cost, Average, and Good are provided below as guidelines for differences from the base specifications.

- LOW COST:** Low continuous wall foundation; low quality wood or aluminum frame with door; earth floor, minimal ventilation, and electrical service
- AVERAGE:** Continuous wall foundation; average quality wood or light metal frame with end wall doors; gravel or earth floor; adequate ventilation, and electrical and water service
- GOOD:** Continuous wall foundation; good quality wood or metal frame with end wall doors; earth floors; good ventilation, and electrical and water service

RGH3 and RGH6 specifications for Low Cost, Average, and Good grades are provided as guidelines for the difference in base specifications.

- LOW COST:** Low continuous wall foundation; low cost aluminum or pipe frame with door; earth floor, minimal ventilation, and electrical service
- AVERAGE:** Continuous wall foundation; average steel frame with end wall doors; gravel or earth floor; adequate ventilation, and electrical and

water service

GOOD: Continuous wall foundation; anodized metal or tubular frame with end wall doors; earth floor; good ventilation, electrical and water service

BOATHOUSES (RBB1 AND RBB2) AND BOAT DOCKS (RBD1, RBD2, AND RBD3)

There are two types of construction specifications for Boathouses (RBB1 and RBB2). RBB1 is constructed of wood frame, while RBB2 includes masonry frame. There are three types of Boat Docks (RBD1, RBD2, and RBD3). RBD1 is a floating wood deck and may include light posts; RBD2 is a medium wood deck with wood girders; and RBD3 is a heavy wood deck with heavy pilings. The pricing schedule for Boathouses (RBB1 and RBB2) and Boat Docks (RBD1, RBD2, and RBD3) is provided in the following table.

RESIDENTIAL BOATHOUSES AND DOCKS PRICING TABLE					
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)					
CAMA CODE:	RBB1	RBB2	RBD1	RBD2	RBD3
AREA	WOOD FRAME	MASONRY FRAME	FLOATING WOOD DOCK	MEDIUM WOOD DOCK	HEAVY WOOD DECK
C1	\$821.602	\$1,235.976	\$0.000	\$0.000	\$0.000
C2	\$166.878	\$251.044	\$0.000	\$0.000	\$0.000
C3	\$14.808	\$22.278	\$24.305	\$40.507	\$46.449
50	\$2,742	\$4,125	\$1,215	\$2,025	\$2,322
100	\$3,971	\$5,974	\$2,431	\$4,051	\$4,645
200	\$6,143	\$9,242	\$4,861	\$8,101	\$9,290
300	\$8,154	\$12,268	\$7,292	\$12,152	\$13,935
400	\$10,082	\$15,168	\$9,722	\$16,203	\$18,580
500	\$11,957	\$17,988	\$12,153	\$20,254	\$23,225
600	\$13,794	\$20,752	\$14,583	\$24,304	\$27,869
700	\$15,602	\$23,473	\$17,014	\$28,355	\$32,514
800	\$17,388	\$26,159	\$19,444	\$32,406	\$37,159
900	\$19,155	\$28,817	\$21,875	\$36,456	\$41,804
1000	\$20,907	\$31,453	\$24,305	\$40,507	\$46,449
1100	\$22,645	\$34,068	\$26,736	\$44,558	\$51,094
1200	\$24,372	\$36,666	\$29,166	\$48,608	\$55,739
1300	\$26,089	\$39,249	\$31,597	\$52,659	\$60,384
1400	\$27,797	\$41,818	\$34,027	\$56,710	\$65,029
1500	\$29,497	\$44,376	\$36,458	\$60,761	\$69,674
1600	\$31,190	\$46,923	\$38,888	\$64,811	\$74,318
1700	\$32,876	\$49,459	\$41,319	\$68,862	\$78,963
1800	\$34,556	\$51,987	\$43,749	\$72,913	\$83,608
1900	\$36,231	\$54,507	\$46,180	\$76,963	\$88,253
2000	\$37,901	\$57,019	\$48,610	\$81,014	\$92,898

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for Boathouses (RBB1 and RBB2) and Boat Docks (RBD1, RBD2, and RBD3) range from Low Cost to Good. The Boathouses (RBB1 and RBB2) specifications for grades Low Cost, Average, and Good are provided below as guidelines for the difference in base specifications.

RESIDENTIAL BOATHOUSE WOOD FRAME (RBB1)

- LOW COST:** Continuous wall foundation; low quality siding on rough wood frame; sheet metal or roll roofing on wood joist and decking; one side open
- AVERAGE:** Continuous wall foundation; average quality wood siding on wood frame; asphalt shingles on wood joist and decking; minimal electrical service; garage type door to water level
- GOOD:** Continuous wall foundation; good quality siding on dimensioned wood frame; good quality asphalt or wood shingles on wood joist and decking; adequate electrical service; garage type door to water level

RESIDENTIAL BOATHOUSE MASONRY FRAME (RBB2)

- LOW COST:** Continuous wall foundation; concrete block walls; unfinished interior, single pitch roof with sheet metal or roll roofing; one side open
- AVERAGE:** Continuous wall foundation; concrete block walls; unfinished interior; double pitched roof with asphalt shingles on wood joist and decking; minimal electrical service; garage type door to water level
- GOOD:** Continuous wall foundation; concrete block with stucco exterior walls; painted interior with ceiling; double pitched roof with good quality asphalt or wood shingles on wood joist and decking; adequate electrical service; garage type door to water level

DECKS, PATIOS, STOOPS, AND GAZEBOS

There are eight types of construction specifications for Decks, Patios, and Stoops (RRT1 - RRT8). In addition, there is one code for a Gazebo (RRZ1). The pricing schedule for Decks, Patios, Stoops, and Gazebos (RRT1 - RRT8 and RRZ1) is provided below.

RESIDENTIAL DECKS, PATIOS, STOOPS, & GAZEBOS PRICING TABLE									
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)									
CAMA CODE:	RRT1	RRT2	RRT3	RRT4	RRT5	RRT6	RRT7	RRT8	RRZ1
AREA	WOOD DECK	CONC BLOCK/	STONE/TILE SAND BASE	STONE/TILE CONC BASE	BRICK DECK	MAS STOOP/ TERRACE	COVERED PATIO	WOOD POLYMER	GAZEBO
C1	\$683.715	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$30.825	\$0.000
C2	\$0.000	\$12.615	\$82.035	\$156.428	\$44.052	\$123.136	\$96.703	\$179.727	\$132.010
C3	\$7.064	\$3.415	\$6.389	\$7.773	\$5.471	\$5.044	\$6.544	\$1.508	\$18.888
30	\$896	\$172	\$641	\$1,090	\$405	\$826	\$726	\$1,060	\$1,290
50	\$1,037	\$260	\$900	\$1,495	\$585	\$1,123	\$1,011	\$1,377	\$1,878
70	\$1,178	\$345	\$1,134	\$1,853	\$752	\$1,383	\$1,267	\$1,640	\$2,427
100	\$1,390	\$468	\$1,459	\$2,342	\$988	\$1,736	\$1,621	\$1,979	\$3,209
150	\$1,743	\$667	\$1,963	\$3,082	\$1,360	\$2,265	\$2,166	\$2,458	\$4,450
200	\$2,097	\$861	\$2,438	\$3,767	\$1,717	\$2,750	\$2,676	\$2,874	\$5,645
300	\$2,803	\$1,243	\$3,338	\$5,041	\$2,404	\$3,646	\$3,638	\$3,596	\$7,953
500	\$4,216	\$1,990	\$5,029	\$7,384	\$3,721	\$5,275	\$5,434	\$4,804	\$12,396

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for Decks, Patios, Stoops, and Gazebos (RRT1, RRT2, RRT3, RRT4, RRT5, RRT6, RRT7, RRT8, and RRZ1) range from Low Cost to Good. The specifications for the Average grade deck, patio, and gazebo structures are detailed as follows:

RRT1 – Wood Deck:	Average quality redwood or pressure treated softwood, may include handrails and steps
RRT2 – Concrete Deck:	Non-reinforced concrete or precast two-inch thick concrete blocks
RRT3 – Stone/Tile Deck w/Sand Base:	Tile, flagstone, or slate on sand base
RRT4 – Stone/Tile Deck w/Concrete Base:	Tile, flagstone, or slate on concrete base
RRT5 – Brick Deck:	Brick on sand base, epoxy with stone, or concrete with stamped pattern finish
RRT6 – Masonry/Terrace Deck:	Raised concrete slab on continuous wall perimeter foundation with steps; no roof
RRT7 – Covered Patio:	Covered concrete or masonry patio
RRT8 – Wood Polymer Composition Deck:	Average quality redwood or pressure treated softwood; includes handrails and steps
RRTZ1 – Gazebo:	Average quality wood framing, wood deck, with rails and roof

BARBEQUES

Residential Barbecues (**RBQ1**) are a cost per item or cost formula R4: C1 x Quantity. The cost (C1) for a residential barbecue (**RBQ1**) is \$1,323.

RESIDENTIAL SWIMMING POOLS

There are four types of construction specifications for Residential Swimming Pools (RRP1 – RRP4). The pricing schedule for Residential Swimming Pools (RRP1 – RRP4) is provided below.

RESIDENTIAL SWIMMING POOLS PRICING TABLE				
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)				
CAMA CODE:	RRP1	RRP2	RRP3	RRP4
AREA	VINYL LINER	FIBERGLASS	CONCRETE	GUNITE
C1	\$11,731.094	\$12,348.502	\$17,032.291	\$17,624.847
C2	\$0.000	\$0.000	\$0.000	\$0.000
C3	\$16.546	\$22.789	\$33.660	\$32.836
30	\$12,227	\$13,032	\$18,042	\$18,610
50	\$12,558	\$13,488	\$18,715	\$19,267
70	\$12,889	\$13,944	\$19,388	\$19,923
100	\$13,386	\$14,627	\$20,398	\$20,908
150	\$14,213	\$15,767	\$22,081	\$22,550
200	\$15,040	\$16,906	\$23,764	\$24,192
300	\$16,695	\$19,185	\$27,130	\$27,476
500	\$20,004	\$23,743	\$33,862	\$34,043

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for residential pools (RRP1 – RRP4) range from Low Cost to Good. The average base cost includes the basic pool structure, filter and pump equipment, all plumbing, drains, and a minimum 3-foot perimeter concrete walkway. The specifications for the Average grade residential pools are provided below as a guideline.

- RRP1 – Vinyl:** Vinyl liner, sand hopper bottom, galvanized steel walls or equal material
- RRP2 – Fiberglass:** Quarter (1/4) inch rigid fiberglass self-supporting pool
- RRP3 – Concrete:** Good quality poured concrete walls and bottom
- RRP4 – Gunite:** Gunite sprayed steel walls and bottom

HOT TUB

Residential hot tubs (**RHT1**) are a cost per item or cost formula R4: C1 x Quantity. The cost (C1) for a residential hot tub (**RHT1**) is \$6,124.

SAUNA

Residential saunas (**RRSS**) are a cost per item or cost formula R4: C1 x Quantity. The cost (C1) for a residential sauna (**RRSS**) is \$6,027.

TENNIS COURTS

There are three types of construction specifications for Residential Tennis Courts (RTC1 – RTC3). The pricing schedule for Residential Tennis Courts (RTC1 – RTC3) is provided below.

RESIDENTIAL TENNIS COURTS PRICING TABLE			
Cost Formula R4: C1 x Quantity			
CAMA CODE:	RTC1	RTC2	RTC3
QUANTITY	ASPHALT COURT	CONCRETE COURT	CLAY COURT
C1	\$31,176.983	\$39,442.217	\$30,464.984
C2	\$0.000	\$0.000	\$0.000
C3	\$0.000	\$0.000	\$0.000
1	\$31,177	\$39,442	\$30,465
2	\$62,354	\$78,884	\$60,930
3	\$93,531	\$118,327	\$91,395

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

The average base cost includes the basic court equipment (posts, net, and stripping). The specifications for the average grade residential tennis court and the cost per court type are provided below as a guideline.

- RTC1 – Asphalt Court:** Cost includes the installation of a two to four inch asphalt court, posts, net, and stripping.
- RTC2 – Concrete Court:** Cost includes the installation of a concrete court, posts, net, and stripping.

RTC3 – Clay Court:

Cost includes the installation of a clay court, posts, net, and striping.

RESIDENTIAL AND AGRICULTURAL UTILITY BUILDINGS

There are three types of construction specifications for Utility Buildings (RRS1/AASF, RRS2/AASM, and RRS3/AASC) which are used for both residential and agricultural buildings. The pricing schedule for Residential and Agricultural Utility Buildings (RRS1/AASF, RRS2/AASM, and RRS3/AASC) is provided below.

RESIDENTIAL AND AGRICULTURAL UTILITY BUILDINGS PRICING TABLE			
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)			
CAMA CODE:	RRS1/AASF	RRS2/AASM	RRS3/AASC
AREA	FRAME	METAL	MASONRY
C1	\$169.405	\$165.035	\$284.218
C2	\$89.691	\$87.377	\$150.478
C3	\$7.117	\$6.935	\$11.941
30	\$874	\$852	\$1,467
50	\$1,159	\$1,130	\$1,945
70	\$1,418	\$1,382	\$2,379
100	\$1,778	\$1,732	\$2,983
150	\$2,335	\$2,275	\$3,918
200	\$2,861	\$2,788	\$4,800
300	\$3,858	\$3,759	\$6,473
500	\$5,733	\$5,586	\$9,620

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for residential and agricultural utility buildings or sheds (RRS1/AASC, RRS2/AASF, and RRS3/AASM) range from Cheap to Good. The grade specifications for Cheap, Low Cost, Average, and Good are provided below as guidelines for the difference in base specifications.

RESIDENTIAL AND AGRICULTURAL UTILITY BUILDINGS (RRS1/AASC, RRS2/AASF, and RRS3/AASM)

- CHEAP:** Cheap quality construction; used and mismatched materials; earth floor
- LOW COST:** Low quality construction; used materials; earth floor
- AVERAGE:** Average quality construction; 8 foot wall height; concrete or plank floor; unfinished interior
- GOOD:** Good quality construction; concrete footings; few windows; concrete floor; finished interior; electric lighting

AGRICULTURAL OTHER BUILDING AND YARD IMPROVEMENTS (OBYs)

GENERAL PURPOSE BARNs

There are three types of construction specifications for General Purpose Barns: Bank Barn (AAB1), Standard Barn (AAB2), and Horse Barn (AAD1). The pricing schedule for general purpose barns is provided in the table below.

AGRICULTURAL GENERAL PURPOSE BARN BUILDINGS PRICING TABLE			
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)			
CAMA CODE:	AAB1	AAB2	AAD1
AREA	BANK BARN	STANDARD BARN	HORSE BARN
C1	\$3,462.836	\$4,588.080	\$1,041.624
C2	\$0.000	\$0.000	\$294.624
C3	\$14.200	\$18.814	\$17.232
800	\$14,823	\$19,639	\$23,160
1000	\$17,663	\$23,402	\$27,590
1200	\$20,503	\$27,165	\$31,926
1400	\$23,343	\$30,928	\$36,190
1600	\$26,183	\$34,690	\$40,398
1800	\$29,023	\$38,453	\$44,559
2000	\$31,863	\$42,216	\$48,682
2200	\$34,703	\$45,979	\$52,771
2400	\$37,543	\$49,742	\$56,832
2600	\$40,383	\$53,504	\$60,868
2800	\$43,223	\$57,267	\$64,881
3000	\$46,063	\$61,030	\$68,875
3200	\$48,903	\$64,793	\$72,850
3400	\$51,743	\$68,556	\$76,810
3600	\$54,583	\$72,318	\$80,754
3800	\$57,423	\$76,081	\$84,685
4000	\$60,263	\$79,844	\$88,603
4500	\$67,363	\$89,251	\$98,350
5000	\$74,463	\$98,658	\$108,035
5500	\$81,563	\$108,065	\$117,668
6000	\$88,663	\$117,472	\$127,255
6500	\$95,763	\$126,879	\$136,803
7000	\$102,863	\$136,286	\$146,316
7500	\$109,963	\$145,693	\$155,797
8000	\$117,063	\$155,100	\$165,250
8500	\$124,163	\$164,507	\$174,677
9000	\$131,263	\$173,914	\$184,080
9500	\$138,363	\$183,321	\$193,462
10000	\$145,463	\$192,728	\$202,824

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for agricultural barn buildings (AAB1, AAB2, and AAD1) range from Cheap to Excellent. The grade specifications for Cheap, Low Cost, Average, Good, and Excellent are provided below as guidelines for the difference in base specifications.

Bank Barn (AAB1)

All grades include concrete wall construction on three walls. Other grade specifications include:

- CHEAP:** No wiring or lighting, earth floor, no stalls, no water, cheap or no foundation, cheap wood frame and siding, no heat
- LOW COST:** No wiring or lighting, earth floor, few stalls, no water, minimum foundation, light wood frame and siding, no heat
- AVERAGE:** Minimum electric outlets and lighting, average concrete foundation, earth floor with some wood or concrete area, few partitions and stalls, no water, wood frame, board and batten siding, few windows, no heat
- GOOD:** Adequate electric outlets and lighting, good concrete foundation, some wainscot, plank or concrete floors, partitions and stalls, feed room, lap siding, windows, heavy wood frame and roof structure, gambrel roof, water service, no heat
- EXCELLENT:** Good wiring and lighting, water service, rest room, concrete floor, good wainscot, good partitions and stalls, good concrete foundation, windows, best siding or brick veneer, heavy frame and roof structure, no heat

Standard Barn (AAB2)

- CHEAP:** No wiring or lighting, earth floor, no stalls, no water, cheap or no foundation, cheap wood frame and siding, no heat.
- LOW COST:** No wiring or lighting, earth floor, few stalls, no water, minimum foundation, light wood frame and siding, no heat.
- AVERAGE:** Minimum electric outlets and lighting, average concrete foundation, earth floor with some wood or concrete area, few partitions and stalls, no water, wood frame, board and batten siding, few windows, no heat.
- GOOD:** Adequate electric outlets and lighting, good concrete foundation, some wainscot, plank or concrete floors, partitions and stalls, feed room, lap siding, windows, heavy wood frame and roof structure, gambrel roof, water service, no heat.
- EXCELLENT:** Good wiring and lighting, water service, rest room, concrete floor, good wainscot, good partitions and stalls, good concrete foundation, windows, best siding or brick veneer, heavy frame and roof structure, no heat

Horse Barn (AAD1)

- CHEAP:** Cheap frame construction and siding, cheap or no foundation, earth floors, no stalls, no wiring or lighting, no heat, no water
- LOW COST:** Boards on post and beam frame, minimum foundation, earth floors, open stalls, no lighting or wiring, no water, no heat

- AVERAGE:** Stucco or wood siding, gable roof with good asphalt or metal, good stalls, adequate wiring, lighting and water supply, concrete floors in feed and tack rooms, rest room, and no heat
- GOOD:** Brick veneer and/or best siding, some windows, finished tack and feed rooms
- EXCELLENT:** Good wiring and lighting, water service, rest room, concrete floor, good wainscot, good partitions and stalls, good concrete foundation, windows, best siding or brick veneer, heavy frame and roof structure, no heat

ARENAS

There are four types of construction specifications for Agricultural Arenas: Frame (AAA1), Pole (AAA2), Lean-to Frame (AAA3), and Lean-to Pole (AAA4). The pricing schedule for Arenas is provided in the following table.

Permissible grades for agricultural arena buildings (AAA1 – AAA4) range from Cheap to Excellent. The grade specifications for Cheap, Low Cost, Average, Good, and Excellent are provided below as guidelines for the difference in base specifications.

- CHEAP:** Cheap frame construction and siding, cheap or no foundation, earth floors, no stalls, no wiring or lighting, no heat, no water
- LOW COST:** Boards on post and beam frame, minimum foundation, earth floors, open stalls, no lighting or wiring, no water, no heat
- AVERAGE:** Stucco or wood siding, gable roof with good asphalt or metal, good stalls, adequate wiring, lighting and water supply, concrete floors in feed and tack rooms, rest room, and no heat
- GOOD:** Brick veneer and/or best siding, some windows, finished tack and feed rooms
- EXCELLENT:** Good wiring and lighting, water service, restroom, concrete floor, good wainscot, good partitions and stalls, good concrete foundation, windows, best siding or brick veneer, heavy frame and roof structure, no heat

AGRICULTURAL ARENAS PRICING TABLE				
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)				
CAMA CODE:	AAA1	AAA2	AAA3	AAA4
AREA	FRAME	POLE	LEAN-TO FRAME	LEAN-TO POLE
C1	\$1,826.889	\$1,588.136	\$112.947	\$102.495
C2	\$125.939	\$109.480	\$113.655	\$103.137
C3	\$13.093	\$11.382	\$11.497	\$10.432
800	\$15,863	\$13,790	\$12,525	\$11,365
1000	\$18,902	\$16,432	\$15,204	\$13,796
1200	\$21,901	\$19,039	\$17,846	\$16,194
1400	\$24,869	\$21,619	\$20,461	\$18,566
1600	\$27,813	\$24,179	\$23,054	\$20,919
1800	\$30,737	\$26,721	\$25,630	\$23,256
2000	\$33,645	\$29,248	\$28,190	\$25,579
2200	\$36,539	\$31,764	\$30,737	\$27,890
2400	\$39,420	\$34,268	\$33,274	\$30,192
2600	\$42,290	\$36,764	\$35,800	\$32,485
2800	\$45,151	\$39,251	\$38,319	\$34,770
3000	\$48,004	\$41,731	\$40,829	\$37,048
3200	\$50,849	\$44,204	\$43,333	\$39,319
3400	\$53,687	\$46,671	\$45,830	\$41,585
3600	\$56,518	\$49,132	\$48,321	\$43,846
3800	\$59,344	\$51,589	\$50,808	\$46,102
4000	\$62,164	\$54,040	\$53,289	\$48,353
4500	\$69,194	\$60,151	\$59,474	\$53,965
5000	\$76,197	\$66,240	\$65,635	\$59,555
5500	\$83,178	\$72,308	\$71,775	\$65,127
6000	\$90,140	\$78,360	\$77,899	\$70,683
6500	\$97,085	\$84,398	\$84,007	\$76,226
7000	\$104,015	\$90,422	\$90,101	\$81,756
7500	\$110,931	\$96,434	\$96,183	\$87,274
8000	\$117,835	\$102,436	\$102,255	\$92,783
8500	\$124,728	\$108,429	\$108,316	\$98,283
9000	\$131,612	\$114,412	\$114,368	\$103,775
9500	\$138,485	\$120,388	\$120,412	\$109,259
10000	\$145,351	\$126,356	\$126,448	\$114,736
Costs are as of January 1, 2016.				
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).				

MILK HOUSES AND MILKING PARLORS

There are four types of construction specifications for Agricultural Milk Houses: Milk House Attached Frame (AAM1), Milk House Attached Concrete Block/Tile (AAM2), Milk House Detached Frame (AAM3), and Milk House Detached Concrete Block/Tile (AAM4). In addition, there are two types of construction specifications for Milking Parlors (AAM5 and AAM6). The pricing schedule for Milk Houses and Milking Parlors is detailed in the following table.

AGRICULTURAL MILK HOUSES AND MILKING PARLORS PRICING TABLE						
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)						
CAMA CODE:	AAM1	AAM2	AAM3	AAM4	AAM5	AAM6
AREA	MILK HOUSE ATTACHED FRAME	MILK HOUSE ATTACHED CB/TILE	MILK HOUSE DETACHED FRAME	MILK HOUSE DETACHED CB/TILE	MILKING PARLOR FRAME	MILKING PARLOR CB/TILE
C1	\$0.000	\$0.000	\$1,530.630	\$1,769.917	\$1,386.640	\$1,651.954
C2	\$244.409	\$283.236	\$309.474	\$357.855	\$280.361	\$334.005
C3	\$23.984	\$27.795	\$29.169	\$33.729	\$26.425	\$31.482
200	\$8,253	\$9,565	\$11,741	\$13,577	\$10,637	\$12,672
300	\$11,428	\$13,244	\$15,642	\$18,087	\$14,170	\$16,882
400	\$14,482	\$16,783	\$19,388	\$22,419	\$17,564	\$20,925
500	\$17,457	\$20,231	\$23,035	\$26,636	\$20,868	\$24,862
600	\$20,377	\$23,615	\$26,613	\$30,773	\$24,109	\$28,723
700	\$23,255	\$26,950	\$30,137	\$34,848	\$27,302	\$32,526
800	\$26,100	\$30,247	\$33,619	\$38,875	\$30,456	\$36,285
900	\$28,918	\$33,513	\$37,067	\$42,862	\$33,580	\$40,006
1000	\$31,713	\$36,752	\$40,486	\$46,815	\$36,677	\$43,696
1200	\$37,247	\$43,166	\$47,254	\$54,641	\$42,809	\$51,001
Costs are as of January 1, 2016.						
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).						

Milk houses are small buildings used for cooling and short-term storage of milk. The base cost includes concrete floor and foundation and typically have one wall in common with the milking barn. Also, base cost includes adequate heating or ventilation system.

Permissible grades for agricultural Milk House (AAM1 – AAM4) and Milk Parlors (AAM5 and AAM6) buildings (AAM1 – AAM4) range from Cheap to Excellent. The grade specifications for Cheap, Low Cost, Average, Good, and Excellent are provided below as guidelines for the difference in base specifications.

LOW COST

- Foundation: Concrete walls and footing
- Exterior Walls: Concrete blocks; wood or light steel siding; light wood or steel frame
- Interior: Minimal finish
- Floors: Concrete
- Roof: Double or single pitch with low cost asphalt shingles on wood decking; light wood or steel frame
- Other Features: Minimal electrical service and plumbing; wood stanchions, milk piping

AVERAGE

- Foundation: Concrete walls and footings
- Exterior Walls: Concrete block; wood or steel siding; wood or steel frame; wood or steel sash windows

Interior: Plaster wainscot

Floors: Concrete and drains

Roof: Double pitch with asphalt shingles on wood decking; wood or steel frame

Other Features: Adequate electrical service and plumbing; pipe stanchions, milk piping; exhaust fan; unit heater; water heater

GOOD

Foundation: Concrete walls and footings. Exterior Walls: Glazed tile or concrete block; good quality wood or steel frame; insulated; good quality wood or steel sash windows

Interior: plaster and ceiling; tile wainscot

Floors: Tile on concrete; drains

Roof: Double pitch with good quality asphalt shingles on wood decking; wood or steel frame; insulated

Other Features: Good electrical service with normal fixtures and outlets; good plumbing; pipe stanchions; milk piping; exhaust fans, unit heaters; water heaters

EXCELLENT

Foundation: Concrete walls and footings

Exterior Walls: Brick, glazed tile, or stucco on block; best quality steel siding on steel frame; insulated; numerous excellent quality wood or steel sash windows

Interior: Ceramic or epoxy finish; plaster ceilings

Floor: Tile on concrete; drains

Roof: Double pitch; best quality asphalt shingles on wood decking; wood or steel frame; insulated

Other Features: Good electrical service with numerous fixtures and outlets; good quality plumbing; cow wash; restroom and shower; pipe stanchions; milk piping; exhaust fans; unit heater; water heater

SWINE FARROWING BARN

There are three types of construction specifications for Agricultural Swine Barns: Swine Farrowing Barn (AAW1), Swine Finishing Barn (AAW2), and Swine Confinement (AAW3). The pricing schedule for Swine Barns is detailed in the following table.

AGRICULTURAL SWINE BARN PRICING TABLE			
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)			
CAMA CODE:	AAW1	AAW2	AAW3
AREA	SWINE FARROWING BARN	SWINE FINISHING BARN	SWINE CONFINEMENT BARN
C1	\$0.000	\$0.000	\$0.000
C2	\$397.832	\$306.595	\$301.501
C3	\$22.319	\$17.200	\$16.913
200	\$10,090	\$7,776	\$7,646
300	\$13,586	\$10,470	\$10,296
400	\$16,884	\$13,012	\$12,795
500	\$20,055	\$15,456	\$15,198
600	\$23,136	\$17,830	\$17,533
700	\$26,149	\$20,152	\$19,816
800	\$29,108	\$22,432	\$22,058
900	\$32,022	\$24,678	\$24,267
1000	\$34,900	\$26,895	\$26,447
2000	\$62,430	\$48,111	\$47,310
3000	\$88,747	\$68,393	\$67,253
4000	\$114,437	\$88,191	\$86,721
5000	\$139,726	\$107,680	\$105,884
6000	\$164,730	\$126,949	\$124,832
7000	\$189,518	\$146,052	\$143,616
8000	\$214,135	\$165,023	\$162,271
9000	\$238,613	\$183,886	\$180,820
10000	\$262,973	\$202,660	\$199,280
Costs are as of January 1, 2016.			
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).			

Permissible grades for agricultural Swine Barns (AAW1 – AAW3) range from Cheap to Excellent. The grade specifications for Cheap, Low Cost, Average, Good, and Excellent are provided below as guidelines for the difference in base specifications.

CHEAP

- Foundation: None
- Frame: Earth
- Exterior Walls: Low quality wood or sheet metal
- Interior: Unfinished
- Floor: Dirt
- Other Features: None

LOW COST

- Foundation: Piers
- Frame: Low quality wood
- Exterior Walls: Vertical boards or plywood, no insulation

Interior: Unfinished
Floor: Plank or plywood
Other Features: Minimum lighting and water service

AVERAGE

Foundation: Continuous wall
Frame: Concrete block or average quality wood
Exterior Walls: Concrete block, metal, stucco or wood siding, insulated, little ventilation
Interior: Insulated ceiling, plywood finish, some division of space.
Floor: Concrete
Other Features: Adequate lighting and water service

GOOD

Foundation: Continuous wall
Frame: Masonry, light steel or good quality wood
Exterior Walls: Block, structural tile, steel panels or good quality wood siding, fully insulated and adequate ventilation
Interior: Insulated ceiling, average sheathing, and adequate wood or steel stalls
Roof: Commercial weight sheet metal or asphalt shingles
Floor: Reinforced concrete
Other Features: Good lighting and water service

EXCELLENT

Foundation: Continuous wall
Frame: Masonry, steel or good quality wood
Exterior Walls: Brick, fully insulated steel panels or very good quality wood siding, draft free ventilation.
Interior: Insulated ceiling, sheathing, good quality grade wood or steel stalls
Roof: Surface treated metal or asphalt shingles on wood joists and decking
Floor: Reinforced concrete
Other Features: Good lighting, automated feeding and watering systems, temperature controlled environment

TANKS

There are six types of construction specifications for Agricultural Tanks: Underground Fuel Tanks (AAU1), Aboveground Fuel Tanks (AAU2), Horizontal Pressure Tanks, Less Than 4,000 Gallons (AAU3), Aboveground Fuel Tanks, Single Concrete Vault (AAU4), Aboveground Fuel Tanks, Double Concrete Vault (AAU5). The pricing schedule for Agricultural Tanks is detailed in the following table.

AGRICULTURAL TANKS PRICING TABLE						
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)						
CAMA CODE:	AAU1	AAU2	AAU3	AAU3A	AAU4	AAU5
CAPACITY (GALLONS)	FUEL UNDERGROUND	FUEL ABOVEGROUND	HORIZONTAL < 4,000 GALLONS	HORIZONTAL > 4,000 GALLONS	ABOVEGROUND SINGLE CONC VAULT	ABOVEGROUND DOUBLE CONC VAULT
C1	\$4,861.614	\$0.000	\$0.000	\$11,101.933	\$4,462.583	\$0.000
C2	\$69.860	\$328.646	\$43.191	\$29.798	\$210.310	\$431.178
C3	\$1.884	\$0.210	\$2.752	\$2.919	\$4.273	\$3.072
500	\$7,366	\$7,454	\$2,342	N/A	\$11,302	\$11,177
750	\$8,188	\$9,158	\$3,247	N/A	\$13,427	\$14,112
1000	\$8,955	\$10,603	\$4,118	N/A	\$15,386	\$16,707
1500	\$10,393	\$13,043	\$5,801	N/A	\$19,017	\$21,307
2000	\$11,754	\$15,117	\$7,436	N/A	\$22,414	\$25,427
3000	\$14,340	\$18,631	\$10,622	N/A	\$28,801	\$32,833
4000	\$16,816	\$21,625	\$13,740	\$24,663	\$34,856	\$39,558
5000	\$19,221	\$24,289	N/A	\$27,804	\$40,699	\$45,849
7500	\$25,042	\$30,037	N/A	\$35,575	\$54,723	\$60,381
10000	\$30,688	\$34,965	N/A	\$43,272	\$68,224	\$73,838
15000	\$41,678	\$43,401	N/A	\$58,536	\$94,315	\$98,888
20000	\$52,421	\$50,678	N/A	\$73,696	\$119,665	\$122,418
30000	\$73,482	\$63,223	N/A	\$103,833	\$169,079	\$166,842
50000	\$114,683	\$83,987	N/A	\$163,715	\$265,139	\$250,014

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for Agricultural Tanks (AAU1 – AAU3, AAU3A, AAU4, and AAU5) range from Low Cost to Good. The grade specifications for Average are provided below as a guideline for the base specifications.

Underground Fuel Tanks (AAU1)

Base costs are for completely installed tanks with excavation and backfill, fittings also included. Under current environmental standards, double wall fiber coated steel is the standard. Low-Cost grade tanks are single wall steel or fiberglass tanks; Average grade tanks are double wall, fiber coated steel tanks; and Good grade tanks have double wall, fiberglass tanks.

Above Ground Fuel Tanks (AAU2)

Costs are for completely installed steel tanks, including saddles or legs, fittings, on owner's foundation. The grade depends upon shell specifications, the heavier the gauge of steel; the higher the grade.

Horizontal Pressure Tanks (AAU3 and AAU3A)

Costs are for completed, standard horizontal tanks installed on legs or saddle pads, including normal fittings on tank but not pipe, valves, or foundation. Typically these tanks

are for the storage of propane, butane, or ammonia sulfate, etc. The grade depends upon the shell specifications; the heavier the gauge of steel, the higher the grade.

Above Ground Concrete Vault - Single Compartment (AAU4)

Costs are for a completely installed 6 -inch concrete vault and steel tank installed on a permanent foundation. The grade depends upon the thickness of the concrete and the gauge of steel for the tank.

Above Ground Concrete Vault - Double Compartment (AAU5)

Costs are for one completely installed 6" concrete vault with two compartments and two steel tanks installed on a permanent foundation. The grade depends upon the thickness of the concrete and the gauge of the steel for the tank.

SILOS

There are six types of construction specifications for Agricultural Tanks: Silo, Concrete Stave with Roof (AAS1), Silo, Concrete Stave without Roof (AAS2), Silo, Butler Low Moisture (AAS3), Silo, Porcelain (AAS4), Silo, Prefabricated Steel (AAS5), and Silo, Steel, High Moisture (AAS6). The pricing schedule for Agricultural Tanks is detailed in the following table.

AGRICULTURAL SILOS PRICING TABLE							
Cost Formula R3: C1 + (C2 x Diameter x Height) + (C3 x Diameter x Diameter)							
CAMA CODE:		AAS1	AAS2	AAS3	AAS4	AAS5	AAS6
DIAMETER (FEET)	HEIGHT (FEET)	CONCRETE STAVE W/ROOF	CONCRETE STAVE W/O ROOF	BUTLER LMS (LOW MOISTURE)	PORCELAIN	PREFABRICATED STEEL	STEEL HIGH MOISTURE
C1		\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$2,212.904
C2		\$24.858	\$24.532	\$74.270	\$47.946	\$31.166	\$54.762
C3		\$7.628	\$7.174	\$59.386	\$78.197	\$50.828	\$15.855
10	30	\$9,746	\$9,512	\$40,097	\$37,843	\$24,598	\$23,398
10	35	\$11,370	\$11,097	\$46,780	\$44,150	\$28,698	\$26,929
10	40	\$12,994	\$12,682	\$53,462	\$50,457	\$32,798	\$30,460
12	30	\$11,695	\$11,414	\$48,116	\$45,411	\$29,518	\$27,635
12	40	\$15,593	\$15,219	\$64,155	\$60,549	\$39,357	\$36,109
12	50	\$19,492	\$19,024	\$80,194	\$75,686	\$49,196	\$44,583
14	40	\$18,192	\$17,755	\$74,847	\$70,640	\$45,917	\$41,758
14	50	\$22,740	\$22,194	\$93,559	\$88,300	\$57,396	\$51,645
16	30	\$15,593	\$15,219	\$64,155	\$60,549	\$39,357	\$36,109
16	40	\$20,791	\$20,292	\$85,540	\$80,732	\$52,476	\$47,408
16	50	\$25,989	\$25,365	\$106,925	\$100,914	\$65,595	\$58,707
16	60	\$31,187	\$30,438	\$128,310	\$121,097	\$78,714	\$70,005
18	50	\$29,237	\$28,535	\$120,290	\$113,529	\$73,795	\$65,768
18	60	\$35,085	\$34,242	\$144,348	\$136,234	\$88,554	\$78,479
18	70	\$40,932	\$39,950	\$168,407	\$158,940	\$103,312	\$91,190
20	40	\$25,989	\$25,365	\$106,925	\$100,914	\$65,595	\$58,707
20	50	\$32,486	\$31,706	\$133,656	\$126,143	\$81,994	\$72,830
20	60	\$38,983	\$38,047	\$160,387	\$151,372	\$98,393	\$86,953
20	70	\$45,480	\$44,388	\$187,118	\$176,600	\$114,792	\$101,077
24	40	\$31,187	\$30,438	\$128,310	\$121,097	\$78,714	\$70,005
24	50	\$38,983	\$38,047	\$160,387	\$151,372	\$98,393	\$86,953
24	60	\$46,780	\$45,657	\$192,465	\$181,646	\$118,071	\$103,901
24	70	\$54,576	\$53,266	\$224,542	\$211,920	\$137,750	\$120,849

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for Agricultural Silos (AAS1 – AAS6) range from Low Cost to Good. The grade specifications for Average are provided below as a guideline for the base specifications.

Concrete Stave Silo (AAS1 and AAS2)

Average specifications include concrete foundation, hinged doors, steel chute and dormer, ladder, steel hoops, and filler pipe.

Butler Low Moisture Silo (AAS3)

Average specifications include concrete foundation, bolted or riveted smooth steel panels w/epoxy coating, filler distribution, and ladder and platform.

Porcelain Silo (AAS4)

Average specifications include concrete foundation, steel room sealed oxygen-free bolted glass-lined panel walls and roof, breather bag, and ladder and platform.

Prefabricated Steel Silo (AAS5 and AAS6)

Average specifications include concrete foundation, bolted or riveted galvanized sealed steel panel walls and roof, filler distribution, and ladder and platform.

TRENCH AND BUNKER SILOS

There are three types of construction specifications for Agricultural Trench and Bunker Silos: Trench, Concrete or Plank (AAT1), Trench Dirt (AAT2) and Silo Bunker (AAK1). The pricing schedule for Agricultural Trench and Bunker Silos is detailed in the following table.

AGRICULTURAL TRENCH AND BUNKER SILOS PRICING TABLE				
Cost Formula R5: (C1 x Length) + (C2 x Length x Height)				
CAMA CODE:		AAT1	AAT2	AAK1
TRENCH DEPTH/WALL HEIGHT (FEET)	TRENCH LENGTH (FEET)	TRENCH CONCRETE OR PLANK	TRENCH DIRT	SILO BUNKER
C1		\$10.870	\$3.312	\$8.747
C2		\$21.738	\$6.624	\$17.493
C3		\$0.000	\$0.000	\$0.000
8	40	\$7,391	\$2,252	\$42,770
10	60	\$13,695	\$19,024	\$80,194
12	80	\$21,738	\$30,438	\$128,310
16	100	\$35,868	\$50,730	\$213,850
20	120	\$53,476	\$76,094	\$320,774
25	140	\$77,605	\$110,971	\$467,796
30	160	\$106,082	\$152,189	\$641,549
Base pricing includes 30-foot wide trench				
Costs are as of January 1, 2016.				
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).				

Permissible grades for Agricultural Silos (AAT1, AAT2, and AAK1) range from Low Cost to Good. The grade specifications for Average are provided below as a guideline for the base specifications.

Trench Silos (AAT1 and AAT2)

Trench Silos are in-ground trenches designed for feed storage such as silage. Average Trench Concrete or Plank (AAT1) has wood walls and a concrete floor, while Trench Dirt (AAT2) is strictly a dirt trench with no floor and may have a plastic liner.

Bunker Silos (AAK1)

Bunker Silos are above ground feed storage units having sidewalls and a floor. Average quality grade bunker silos have a concrete floor with wood sides. If sides are constructed of concrete, the appraiser should consider using “good” grade.

POLE FRAME BUILDINGS AND SHEDS

There are six types of construction specifications for Agricultural Pole Frame Buildings and Sheds: 4-Sided, Metal, Pole Frame (AAP1), 4-Sided, Wood, Pole Frame (AAP2), 3-Sided, Metal, Pole Frame (AAP3), 3-Sided, Wood, Pole Frame (AAP4), Open (No Sides), Metal, Pole Frame (AAP5), and Open (No Sides), Wood, Pole Frame (AAP6). The pricing schedule for Agricultural Pole Frame Buildings and Sheds is detailed in the following table.

AGRICULTURAL POLE FRAME BUILDINGS AND SHEDS PRICING TABLE						
Cost Formula R1: $C1 + (C2 \times \text{SquareRoot}(\text{Area})) + (C3 \times \text{Area})$						
CAMA CODE:	AAP1	AAP2	AAP3	AAP4	AAP5	AAP6
AREA	4-SIDED, METAL, POLE FRAME	4-SIDED, WOOD, POLE FRAME	3-SIDED, METAL, POLE FRAME	3-SIDED, WOOD, POLE FRAME	OPEN (NO SIDES), METAL, POLE FRAME	OPEN (NO SIDES), WOOD, POLE FRAME
C1	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
C2	\$93.207	\$95.128	\$49.387	\$50.726	\$0.000	\$0.000
C3	\$6.388	\$6.521	\$4.860	\$4.990	\$3.853	\$3.280
600	\$6,116	\$6,243	\$4,126	\$4,237	\$2,312	\$1,968
1000	\$9,335	\$9,529	\$6,422	\$6,594	\$3,853	\$3,280
1400	\$12,431	\$12,689	\$8,652	\$8,884	\$5,394	\$4,592
2000	\$16,944	\$17,296	\$11,929	\$12,249	\$7,706	\$6,560
3000	\$24,269	\$24,773	\$17,285	\$17,748	\$11,559	\$9,840
4000	\$31,447	\$32,100	\$22,564	\$23,168	\$15,412	\$13,120

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for Agricultural Pole Frame Buildings (AAP1 – AAP3) range from Cheap to Excellent. The grade specifications for Cheap, Low Cost, Average, Good, and Excellent are provided below as guidelines for the difference in base specifications.

Pole Frame Buildings - Four Sides Closed, Metal (AAP1), One Side Open, Metal (AAP3) Four Sides Open, Metal (AAP5):

CHEAP

Cheap grade includes very light wood/pole frame construction, cheap metal siding and rood, minimum electrical, earth floor, and no heat.

LOW COST

Low Cost grade includes light wood/pole frame construction, metal siding and roof, minimum electrical, earth floor, and no heat.

AVERAGE

Average grade includes pole frame construction, metal siding and roof, earth floor, adequate wiring and lighting, earth floor, and no heat.

GOOD

Good grade includes pole frame construction, metal siding and roof, concrete floor, adequate wiring and lighting, floor, and no heat.

EXCELLENT

Excellent grade includes pole frame construction, best metal siding and roof, conc. floor, high-grade wiring and lighting, and no heat.

Pole Frame Buildings - Four Sides Closed, Wood (AAP2), One Side Open, Wood (AAP4) Four Sides Open, Wood (AAP6):**CHEAP**

Cheap grade includes very light wood/pole frame construction, cheap wood siding and roof, minimum electricity, earth floor, and no heat.

LOW COST

Low Cost grade includes light wood/pole frame construction, wood siding, and wood or asphalt shingled roof, minimum wiring, earth floor, and no heat.

AVERAGE

Average grade includes pole frame construction, wood siding, wood or asphalt shingled roof, adequate wiring, earth floor, and no heat.

GOOD

Good grade includes pole frame construction, wood siding, wood or asphalt shingled roof, adequate wiring, concrete floor, no heat.

EXCELLENT

Excellent grade includes pole frame construction, best wood siding and roof, concrete floor, high-grade wiring and lighting, and no heat.

GRANARY – AAR1

There is only one type of construction specification for Agricultural Granary (AAR1). The pricing schedule for Agricultural Granary is detailed in the following table.

AGRICULTURAL GRANARY PRICING TABLE	
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)	
CAMA CODE	AAR1
AREA	GRANARY
C1	\$924.687
C2	\$81.363
C3	\$9.521
400	\$6,360
500	\$7,505
600	\$8,630
700	\$9,742
800	\$10,843
900	\$11,934
1000	\$13,019
1200	\$15,168
1400	\$17,298
1600	\$19,413
1800	\$21,514
2000	\$23,605

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for the Agricultural Granary (AAR1) range from Low Cost to Good. The grade specifications for Low Cost, Average, and Good are provided below as guidelines for the difference in base specifications.

LOW COST

Low Cost grade includes a minimum foundation, gable roof with cheap wood or asphalt shingles, and no wiring. The walls are typically 2 x 4, light wood construction.

AVERAGE

Average grade includes concrete or masonry foundation, gable roof with wood or asphalt shingles, minimum electrical. The walls are usually 2 x 6 or better wood construction and may have external bracing.

GOOD

Good grade includes concrete or masonry foundation, gable roof with asphalt singles, concrete block wall construction, and adequate wiring.

QUONSET BUILDINGS AND IMPLEMENT SHEDS

There is one type of construction specification for Agricultural Quonset Buildings: Quonset Building (AAQ1). There are two types of construction specifications for Agricultural Implement Shed: Implement Shed Frame (AAI1) and Implement Shed Concrete Block (AAI2). The pricing schedule for the Agricultural Quonset Building and Implement sheds is detailed in the following table.

AGRICULTURAL QUONSET BUILDINGS AND IMPLEMENT SHEDS PRICING TABLE			
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)			
CAMA CODE:	AAQ1	AAI1	AAI2
AREA	QUONSET BUILDING	IMPLEMENT SHED FRAME	IMPLEMENT SHED CONCETE BLOCK
C1	\$497.661	\$0.000	\$0.000
C2	\$219.748	\$119.449	\$184.592
C3	\$14.399	\$8.399	\$12.981
200	\$6,485	\$3,369	\$5,207
300	\$8,624	\$4,589	\$7,092
400	\$10,652	\$5,749	\$8,884
500	\$12,611	\$6,870	\$10,618
600	\$14,520	\$7,965	\$12,310
700	\$16,391	\$9,040	\$13,971
800	\$18,232	\$10,098	\$15,606
900	\$20,049	\$11,143	\$17,221
1000	\$21,846	\$12,176	\$18,818
2000	\$39,123	\$22,140	\$34,217
3000	\$55,731	\$31,739	\$49,054
4000	\$71,992	\$41,151	\$63,599
5000	\$88,031	\$50,441	\$77,958
6000	\$103,913	\$59,646	\$92,184
7000	\$119,676	\$68,787	\$106,311
8000	\$135,345	\$77,876	\$120,358
9000	\$150,936	\$86,923	\$134,341
10000	\$166,462	\$95,935	\$148,269

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for Agricultural Quonset Buildings (AAQ1) and Implement Sheds (AAI1 and AAI2) range from Cheap to Good. The grade specifications for Cheap, Low Cost, Average, and Good are provided below as guidelines for the difference in base specifications.

CHEAP

Cheap Grade includes fabric covered, wood frame, concrete foundation, earth floor, and no electrical and lighting.

LOW COST

Low Cost includes light gauge corrugated steel, wood frame, concrete foundation, earth floor, and minimum electrical and lighting.

AVERAGE

Average grade includes medium gauge steel, engineered for 20# live load, minimum fenestration, concrete floor, sliding or overhead door and walk-in door, and adequate wiring and lighting.

GOOD

Good grade includes heavy gauge steel, engineered for 30# or more live load, adequate fenestration, concrete floor, sliding or overhead door and walk-in door, and high grade wiring and lighting.

POULTRY HOUSES AND BARNs

There are six types of construction specifications for Agricultural Poultry Houses: Poultry House, One Story, Frame (AAH1), Poultry House, Two Story, Frame (AAH2), Poultry House, Three Story, Frame (AAH3), Poultry House, One Story, Masonry (AAH4), Poultry House, Two Story, Masonry (AAH5), and Poultry House, Three Story, Masonry (AAH6). The pricing schedule for the Agricultural Poultry Houses is detailed in the following table.

AGRICULTURAL POULTRY HOUSES PRICING TABLE						
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)						
CAMA CODE:	AAH1	AAH2	AAH3	AAH4	AAH5	AAH6
AREA	POULTRY HOUSE, ONE STORY, FRAME	POULTRY HOUSE, TWO STORY, FRAME	POULTRY HOUSE, THREE STORY, FRAME	POULTRY HOUSE, ONE STORY, MASONRY	POULTRY HOUSE, TWO STORY, MASONRY	POULTRY HOUSE, THREE STORY, MASONRY
C1	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
C2	\$211.386	\$369.985	\$528.584	\$259.963	\$454.996	\$650.028
C3	\$14.865	\$26.018	\$37.170	\$18.280	\$31.995	\$45.711
200	\$5,962	\$10,436	\$14,909	\$7,332	\$12,834	\$18,335
400	\$10,174	\$17,807	\$25,440	\$12,511	\$21,898	\$31,285
600	\$14,097	\$24,674	\$35,250	\$17,336	\$30,342	\$43,349
800	\$17,871	\$31,279	\$44,687	\$21,977	\$38,465	\$54,954
1000	\$21,550	\$37,718	\$53,885	\$26,501	\$46,383	\$66,267
1200	\$25,161	\$44,038	\$62,915	\$30,941	\$54,156	\$77,371
1400	\$28,720	\$50,269	\$71,816	\$35,319	\$61,817	\$88,317
1600	\$32,239	\$56,428	\$80,615	\$39,647	\$69,392	\$99,139
1800	\$35,725	\$62,530	\$89,332	\$43,933	\$76,895	\$109,858
2000	\$39,183	\$68,582	\$97,979	\$48,186	\$84,338	\$120,492
2400	\$46,032	\$80,569	\$115,103	\$56,608	\$99,078	\$141,551
2800	\$52,807	\$92,428	\$132,046	\$64,940	\$113,662	\$162,387
3200	\$59,526	\$104,187	\$148,845	\$73,202	\$128,122	\$183,046
3600	\$66,197	\$115,864	\$165,527	\$81,406	\$142,482	\$203,561
4000	\$72,829	\$127,472	\$182,111	\$89,562	\$156,756	\$223,955
5000	\$89,272	\$156,252	\$223,227	\$109,782	\$192,148	\$274,519
7500	\$129,794	\$227,177	\$324,552	\$159,613	\$279,366	\$399,127
10000	\$169,789	\$297,179	\$424,558	\$208,796	\$365,450	\$522,113

Costs are as of January 1, 2016.
 NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for Agricultural Poultry Houses (AAH1 – AAH6) range from Cheap to Excellent. The grade specifications for Cheap, Low Cost, Average, Good, and Excellent are provided below as guidelines for the difference in base specifications.

Poultry Houses - One Story, Frame (AAH1), Two Story, Frame (AAH2), Three Story, Frame (AAP3):

LOW COST

Low Cost grade includes minimum concrete foundation, cheap concrete or wood floor, gable roof, cheap asphalt or wood shingles, light wood frame construction, and no heat.

AVERAGE

Average grade includes concrete foundation, concrete floor, gable roof, asphalt shingles, average frame construction, adequate electrical and water, plywood lining, some partitions, adequate fenestration and ventilation, and no heat.

GOOD

Good grade includes concrete foundation, concrete floor, gable roof, asphalt shingles, good frame construction, good siding, adequate electrical and water, plywood lining, painted, partitions, good fenestration and ventilation, and no heat.

EXCELLENT

Excellent grade includes concrete foundation, concrete floor, gable roof, asphalt shingles, heavy frame construction, best siding and/ or brick veneer, good electrical and water service, partitions, good fenestration, plywood lining, painted, and no heat.

Poultry Houses - One Story, Frame (AAH4), Two Story, Frame (AAH5), Three Story, Frame (AAP6): The quality grades for the Masonry Poultry House (AAH4, AAH5, AAH6) are the same as the Frame Poultry Houses (AAH1, AAH2, AAH3), except that exterior walls are concrete block construction.

*Small chicken coops should NOT be classed as poultry houses. They should be classed as utility buildings (sheds).

PREFABRICATED STEEL BUILDINGS

There are two types of construction specifications for Agricultural Prefabricated Steel Buildings: Prefabricated Steel Building with Vertical Walls (AAX1) and Prefabricated Steel Building with Slant Walls (AAX2). The pricing schedule for the Agricultural Prefabricated Steel Buildings is detailed in the following table.

Prefabricated steel buildings are multipurpose structures with steel I-beam construction with steel siding. Prefabricated steel buildings may be lined and used for feed, seed, or grain storage, or shops used for the maintenance and storage of equipment. Prefabricated steel buildings with steel I-beam construction should be coded as prefabricated Steel Buildings as opposed to the implement sheds.

Permissible grades for Agricultural Prefabricated Steel Buildings (AAX1 and AAX2) range from Low Cost to Good. The average construction specifications include concrete floor, lighting, and non-enameled steel siding. The grade depends on the quality of construction and gauge of steel used in the frame and walls; the better the construction and the heavier the gauge of steel, the higher the grade.

AGRICULTURAL PREFABRICATED STEEL BUILDINGS PRICING TABLE		
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)		
CAMA CODE:	AAX1	AAX2
AREA	PREFAB BLDG W/VERTICAL WALLS	PREFAB BLDG W/SLANT WALLS
C1	\$324.727	\$300.004
C2	\$227.085	\$209.796
C3	\$14.931	\$13.794
200	\$6,522	\$6,026
300	\$8,737	\$8,072
400	\$10,839	\$10,014
500	\$12,868	\$11,888
600	\$14,846	\$13,715
700	\$16,785	\$15,506
800	\$18,692	\$17,269
900	\$20,575	\$19,008
1000	\$22,437	\$20,728
2000	\$40,342	\$37,270
3000	\$57,556	\$53,173
4000	\$74,411	\$68,745
5000	\$91,037	\$84,105
6000	\$107,501	\$99,315
7000	\$123,841	\$114,411
8000	\$140,084	\$129,417
9000	\$156,247	\$144,349
10000	\$172,343	\$159,220

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

GRAIN AND STEEL HOPPER BINS

There are five types of construction specifications for Agricultural Grain and Steel Hopper Bins: Grain Bins, without Aerator, less than 60,000 bushels (AAG1), Grain Bins, with Aerator, less than 60,000 bushels (AAG2), Steel Hopper Bins (AAG3), Grain Bins, without Aerator, greater than 60,000 bushels (AAG4), Grain Bins, with Aerator, greater than 60,000 bushels (AAG5). The pricing schedule for the Agricultural Bins is detailed in the following table.

AGRICULTURAL BINS PRICING TABLE

Cost Formula R6: C1 + (C2 x Height x Diameter x Diameter) + (C3 x Diameter x Diameter)								
CAMA CODE:				AAG1	AAG2	AAG3	AAG4	AAG5
QUANTITY (BUSHELS)	CIRCUMFERENCE (FEET)	HEIGHT or DEPTH (FEET)	CUBIC FEET	GRAIN BINS, W/O AERATOR, <60,000 BUSHELS	GRAIN BINS, W/AERATOR, <60,000 BUSHELS	STEEL HOPPER BINS	GRAIN BINS, W/O AERATOR, >60,000 BUSHELS	GRAIN BINS, W/AERATOR, >60,000 BUSHELS
C1				\$2,836.449	\$3,824.343	\$1,703.670	\$0.000	\$0.000
C2				\$0.423	\$1.005	\$0.955	\$0.622	\$0.707
C3				\$4.670	-\$3.264	\$5.613	\$9.154	\$10.127
120	19	10	149	\$6,049	\$6,274	\$7,178	N/A	N/A
140	19	10	174	\$6,049	\$6,274	\$7,178	N/A	N/A
360	19	16	448	\$6,966	\$8,451	\$9,246	N/A	N/A
480	19	21	597	\$7,729	\$10,265	\$10,970	N/A	N/A
600	19	25	747	\$8,340	\$11,716	\$12,349	N/A	N/A
1000	47	7.3	1,244	\$19,974	\$12,820	\$29,503	N/A	N/A
1600	47	11	1,991	\$23,431	\$21,035	\$37,308	N/A	N/A
2100	47	14.7	2,613	\$26,888	\$29,249	\$45,114	N/A	N/A
2000	47	18.3	2,489	\$30,252	\$37,241	\$52,708	N/A	N/A
3000	57	14.7	3,733	\$38,212	\$41,219	\$65,551	N/A	N/A
3700	57	18.3	4,604	\$43,159	\$52,974	\$76,721	N/A	N/A
4500	57	22	5,600	\$48,244	\$65,055	\$88,202	N/A	N/A
5200	57	25.7	6,471	\$53,329	\$77,136	\$99,682	N/A	N/A
6700	57	33	8,338	\$63,362	\$100,973	\$122,333	N/A	N/A
8200	57	40.3	10,205	\$73,395	\$124,809	\$144,983	N/A	N/A
3100	66	11	3,858	\$43,447	\$37,762	\$71,914	N/A	N/A
4100	66	14.7	5,102	\$50,265	\$53,960	\$87,306	N/A	N/A
6100	66	22	7,591	\$63,716	\$85,918	\$117,673	N/A	N/A
7100	66	25.7	8,836	\$70,533	\$102,115	\$133,065	N/A	N/A
9200	66	33	11,449	\$83,984	\$134,073	\$163,433	N/A	N/A
13300	66	47.7	16,551	\$111,070	\$198,426	\$224,585	N/A	N/A
4000	75	11	4,978	\$55,278	\$47,649	\$92,367	N/A	N/A
5300	75	14.7	6,596	\$64,082	\$68,565	\$112,243	N/A	N/A
6700	75	18.3	8,338	\$72,648	\$88,917	\$131,582	N/A	N/A
8000	75	22	9,956	\$81,451	\$109,833	\$151,458	N/A	N/A
12000	75	33	14,933	\$107,625	\$172,017	\$210,549	N/A	N/A
15000	75	40.3	18,667	\$124,994	\$213,285	\$249,763	N/A	N/A
17000	75	47.7	21,156	\$142,601	\$255,118	\$289,515	N/A	N/A
5000	85	11	6,222	\$70,195	\$60,114	\$118,156	N/A	N/A
6700	85	14.7	8,338	\$81,503	\$86,980	\$143,686	N/A	N/A
8400	85	18.3	10,453	\$92,505	\$113,121	\$168,525	N/A	N/A
16100	85	22	20,036	\$103,813	\$139,987	\$194,055	N/A	N/A
11800	85	25.7	14,685	\$115,121	\$166,853	\$219,584	N/A	N/A
21900	85	47.7	27,254	\$182,357	\$326,598	\$371,382	N/A	N/A
8300	94	14.7	10,329	\$99,044	\$105,522	\$175,344	N/A	N/A
10400	94	18.3	12,942	\$112,499	\$137,491	\$205,722	N/A	N/A
12500	94	22	15,556	\$126,328	\$170,348	\$236,944	N/A	N/A
14600	94	25.7	18,169	\$140,158	\$203,204	\$268,167	N/A	N/A
18700	94	33	23,271	\$167,442	\$268,030	\$329,767	N/A	N/A
22900	94	40.3	28,498	\$194,727	\$332,855	\$391,367	N/A	N/A
27100	94	47.7	33,725	\$222,385	\$398,568	\$453,811	N/A	N/A
12000	113	14.7	14,933	\$141,867	\$150,789	\$252,634	N/A	N/A
15000	113	18.3	18,667	\$161,311	\$196,987	\$296,533	N/A	N/A
18000	113	22	22,400	\$181,296	\$244,469	\$341,653	N/A	N/A
21000	113	25.7	26,134	\$201,281	\$291,950	\$386,772	N/A	N/A
33000	113	40.3	41,067	\$280,140	\$479,310	\$564,810	N/A	N/A
48000	113	58.7	59,734	\$379,523	\$715,434	\$789,187	N/A	N/A
16300	132	14.7	20,285	\$192,551	\$204,366	\$344,111	N/A	N/A
20400	132	18.3	25,387	\$219,084	\$267,406	\$404,015	N/A	N/A
24500	132	22	30,489	\$246,354	\$332,197	\$465,583	N/A	N/A
28500	132	25.7	35,467	\$273,625	\$396,988	\$527,151	N/A	N/A
36700	132	33	45,672	\$327,428	\$524,819	\$648,622	N/A	N/A
44900	132	40.3	55,876	\$381,232	\$652,651	\$770,093	N/A	N/A
53000	151	47.7	65,956	\$569,375	\$1,022,448	\$1,168,351	N/A	N/A
21300	151	14.7	26,507	\$251,096	\$266,252	\$449,778	N/A	N/A
26600	151	18.3	33,103	\$285,817	\$348,746	\$528,167	N/A	N/A
32000	151	22	39,823	\$321,503	\$433,532	\$608,735	N/A	N/A
37300	151	25.7	46,418	\$357,189	\$518,318	\$689,302	N/A	N/A
48000	151	33	59,734	\$427,596	\$685,597	\$848,259	N/A	N/A
65300	132	58.7	81,263	N/A	N/A	\$1,076,268	\$795,674	\$899,565
69300	151	47.7	86,241	N/A	N/A	\$1,168,351	\$885,212	\$999,844
85000	151	58.7	105,779	N/A	N/A	\$1,407,876	\$1,041,217	\$1,177,168
92000	188	40.3	114,490	N/A	N/A	\$1,560,356	\$1,209,493	\$1,364,953
108000	188	47.7	134,401	N/A	N/A	\$1,810,132	\$1,372,174	\$1,549,866

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for Agricultural Bins (AAG1 – AAG5) range from Low Cost to Good. The grade specifications for Average are provided below as a guideline for the base specifications.

Grain Bins (AAG1, AAG2, AAG4 and AAG5)

Average or base cost specifications include average utility-type storage bins with metal sides and roof, manhole and crawl door, ladder but without a concrete floor. Height measurements for AAG1 and AAG2 should be from the ground to the eave, but should not include the cone. Grade is determined by the gauge of steel and by the bolt pattern, i.e., if there are 2 bolts included in the bolt pattern, the grade would be higher than if there were only 1 bolt in the pattern.

Steel Hopper Bins (AAG3)

Average or base cost specifications include typical farm hopper with roof, manhole, ladder and steel structural supports. Height is measured from the bottom of the cone on the tank to the top. Grade is determined by the gauge of steel and the bolt pattern, i.e., if there are 2 bolts included in the bolt pattern, the grade would be higher than if there were only 1 bolt in the pattern. Welded steel hoppers should be graded as good.

Grain Bin Grading Guide

The following is intended to be a “guide” to the grading of grain bins. The grade is determined by the gauge of steel and by the bolt pattern. Remember that some manufacturers make bins of different quality. For example: not all bins made by Butler may be a Good grade.

GOOD	AVERAGE	LOW
American	Armco	Buttrey
Behlen	BSB	Cenex
Butler	Circle	Chief
Chicago	Doerr	Co-op
Columbian	G.S.I	Grain King
Eaton	Gateway	Farmers grain exchange
Monarch	M.F.S.	Federal
Twister	P.V.	Haas
York	Reed	Husky
	Superior	Lindsay
	Westeel-Rosco	Red Top
	Sioux	
	Ward	
	Homemade Bins - (wood or metal)	

POTATO STORAGE BUILDINGS

There are two types of construction specifications for Agricultural Potato Buildings: Potato Storage, Underground (AAO1) and Potato Storage, Aboveground (AAO2). The pricing schedule for the Agricultural Potato Storage Buildings is detailed in the following table.

Permissible grades for Agricultural Potato Storage Buildings (AAO1 and AAO2) range from Low Cost to Good. The grade specifications for the Average Agricultural Potato Storage Buildings (below and aboveground) are provided below as guidelines for the base specifications.

Potato Storage Underground (AAO1)

The Average grade Potato Storage Building Underground (AAO1) includes an exterior with concrete block, may be below grade or heaped earth on three sides. The average interior includes partitions, bulkheads, plank floors raised over concrete, ducts, and no lighting, plumbing, and heat.

Potato Storage Building Aboveground (AAO2)

The Average grade Potato Storage Building Aboveground (AAO2) includes an exterior with plywood or siding on wood studs and is insulated. The average grade interior includes partitions, bulkheads, plank floors raised over concrete, ducts, and no lighting, plumbing, and heat.

AGRICULTURAL POTATO STORAGE BUILDINGS PRICING TABLE		
Cost Formula R1: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)		
CAMA CODE:	AAO1	AAO2
AREA	POTATO STORAGE, UNDERGROUND	POTATO STORAGE, ABOVEGROUND
C1	\$1,400.394	\$1,217.691
C2	\$301.797	\$262.422
C3	\$23.176	\$20.153
200	\$10,304	\$8,959
300	\$13,580	\$11,809
400	\$16,707	\$14,527
500	\$19,737	\$17,162
600	\$22,698	\$19,737
700	\$25,608	\$22,268
800	\$28,477	\$24,763
900	\$31,313	\$27,228
1000	\$34,120	\$29,669
2000	\$61,249	\$53,260
3000	\$87,458	\$76,050
4000	\$113,192	\$98,427
5000	\$138,621	\$120,539
6000	\$163,833	\$142,463
7000	\$188,883	\$164,244
8000	\$213,802	\$185,913
9000	\$238,615	\$207,490
10000	\$263,340	\$228,990

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

FEED AND FENCE BUNKS

There are four types of construction specifications for Agricultural Feed and Fence Bunks: Feed Bunk, Concrete (AAF1), Feed Bunk, Post and Plank (AAF2), Fence Bunk, Concrete (AAF3), and Fence Bunk, Post and Plank (AAF4). The pricing schedule for the Agricultural Feed and Fence Bunks is detailed in the following table.

AGRICULTURAL FEED AND FENCE BUNKS PRICING TABLE				
Cost Formula R5: (C1 x Length) + (C2 x Length x Height)				
CAMA CODE:	AAF1	AAF2	AAF3	AAF4
LENGTH (FEET)	FEED BUNK, CONCRETE	FEED BUNK, POST & PLANK	FENCE BUNK, CONCRETE	FENCE BUNK, POST & PLANK
C1	\$54.451	\$25.083	\$35.900	\$15.923
C2	\$0.000	\$0.000	\$0.000	\$0.000
C3	\$0.000	\$0.000	\$0.000	\$0.000
20	\$1,089	\$502	\$718	\$318
40	\$2,178	\$1,003	\$1,436	\$637
60	\$3,267	\$1,505	\$2,154	\$955
80	\$4,356	\$2,007	\$2,872	\$1,274
100	\$5,445	\$2,508	\$3,590	\$1,592
120	\$6,534	\$3,010	\$4,308	\$1,911
140	\$7,623	\$3,512	\$5,026	\$2,229
160	\$8,712	\$4,013	\$5,744	\$2,548
180	\$9,801	\$4,515	\$6,462	\$2,866
200	\$10,890	\$5,017	\$7,180	\$3,185

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

Permissible grades for Agricultural Feed and Fence Bunks (AAF1 – AAF4) range from Low Cost to Good; however, most should be coded as average.

GRAIN ANNEX BUILDINGS

There are three types of construction specifications for Agricultural Grain Annexes: Grain Annex, Wood Crib (AAN1), Grain Annex, Concrete, less than or equal to 200,000 bushels (AAN2), and Grain Annex, Concrete, greater than 200,000 bushels (AAN3). The pricing schedule for the Agricultural Grain Annex Buildings is detailed in the following table.

Permissible grades for Agricultural Grain Annex Buildings (AAN1 – AAN3) range from Low Cost to Excellent. The grade specifications for the Average Agricultural Annex Buildings are provided below as a guideline for the base specifications.

The Average grade Agricultural Annex Building (AAN1 – AAN3) is a vertical, grain storage facility. It is found in conjunction with elevators and typically uses the machinery involved with the elevator. Grain Annexes are either wood crib (AAN1) or concrete (AAN2 and AAN3). If an annex has a head house, it should be priced as an elevator with the total bushel capacity being the combined capacities of both elevator and annex.

AGRICULTURAL GRAIN ANNEX BUILDINGS PRICING TABLE			
Cost Formula RB1: C1 + (C2 x SquareRoot(Area)) + (C3 x Bushels)			
CAMA CODE:	AAN1	AAN2	AAN3
CAPACITY (BUSHEL)	ANNEX, WOOD CRIB	ANNEX, CONCRETE ≤ 200,000 BUSHEL	ANNEX, CONCRETE > 200,000 BUSHEL
C1	\$0.000	\$0.000	\$0.000
C2	\$957.918	\$813.665	\$1,598.682
C3	\$0.375	\$2.975	\$1.511
10000	\$99,542	\$111,117	N/A
15000	\$122,946	\$144,278	N/A
20000	\$142,970	\$174,570	N/A
25000	\$160,835	\$203,027	N/A
30000	\$177,166	\$230,181	N/A
40000	\$206,584	\$281,733	N/A
50000	\$232,947	\$330,691	N/A
60000	\$257,141	\$377,806	N/A
75000	\$290,462	\$445,956	N/A
100000	\$340,420	\$554,803	N/A
150000	\$427,250	\$761,381	N/A
200000	\$503,394	\$958,882	N/A
250000	\$572,709	N/A	\$1,177,091
300000	\$637,173	N/A	\$1,328,934
400000	\$755,841	N/A	\$1,615,495
500000	\$864,850	N/A	\$1,885,939
600000	\$967,000	N/A	\$2,144,934
750000	\$1,110,831	N/A	\$2,517,749
1000000	\$1,332,918	N/A	\$3,109,682
1500000	\$1,735,705	N/A	\$4,224,478
2000000	\$2,104,701	N/A	\$5,282,878

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

COMMERCIAL AND INDUSTRIAL OTHER BUILDING AND YARD IMPROVEMENTS (OBYs)

AIR CONDITIONING (CAC1 AND CAC2)

Central Air Conditioning (CAC1) is an air conditioning system, including ductwork, zone controls, power, and electrical connections. Unit Air Conditioning (CAC2) is an Individual “window”- type air conditioning unit. The Commercial Central Air Conditioning (CAC1) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL GRAIN ANNEX BUILDINGS (CAN1 – CAN3)

An annex is a vertical, grain storage facility. It is found in conjunction with elevators and typically uses the machinery involved with the elevator. They are either wood crib (CAN1) or concrete (CAN2 and CAN3). If an annex has a head-house, it should be priced as an elevator with the total bushel capacity being the combined capacities of both elevator and annex.

COMMERCIAL GRAIN ANNEX BUILDINGS PRICING TABLE			
Cost Formula BU: C1 + (C2 x SquareRoot(Area)) + (C3 x Bushels)			
CAMA CODE:	CAN1	CAN2	CAN3
CAPACITY (BUSHELS)	ANNEX, WOOD CRIB	ANNEX, CONCRETE ≤ 200,000 BUSHELS	ANNEX, CONCRETE > 200,000 BUSHELS
C1	\$0.000	\$0.000	\$0.000
C2	\$961.716	\$816.890	\$1,605.020
C3	\$0.376	\$2.988	\$1.517
10000	\$99,932	\$111,569	N/A
15000	\$123,426	\$144,868	N/A
20000	\$143,527	\$175,286	N/A
25000	\$161,461	\$203,862	N/A
30000	\$177,854	\$231,129	N/A
40000	\$207,383	\$282,898	N/A
50000	\$233,846	\$332,062	N/A
60000	\$258,131	\$379,376	N/A
75000	\$291,577	\$447,815	N/A
100000	\$341,721	\$557,123	N/A
150000	\$428,871	\$764,580	N/A
200000	\$505,292	\$962,924	N/A
250000	\$574,858	N/A	\$1,181,760
300000	\$639,554	N/A	\$1,334,206
400000	\$758,643	N/A	\$1,621,904
500000	\$868,036	N/A	\$1,893,421
600000	\$970,542	N/A	\$2,153,443
750000	\$1,114,870	N/A	\$2,527,738
1000000	\$1,337,716	N/A	\$3,122,020
1500000	\$1,741,857	N/A	\$4,241,240
2000000	\$2,112,072	N/A	\$5,303,841

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

BANK, DRIVE-IN CANOPY (CBC1)

The average grade Bank, Drive-In Canopy (CBC1) includes supporting frame, roof frame and cover, and wiring and light fixtures. The Commercial Bank, Drive-In Canopy (CBC1) costs are detailed at the end of this section in the OBYs Cost Table.

BANK, DRIVE-IN TELLER BOOTH (CBC2)

The average grade Bank, Drive-In Teller Booth (CBC2) is a small drive-up banking facility. Average grade includes vault, viewing windows, and electric baseboard heat. The Commercial Bank, Drive-In Teller Booth (CBC2) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL BOATHOUSES (CBB1 AND CBB2) AND BOAT DOCKS (CBD1, CBD2, AND CBD3)

There are two types of construction specifications for Commercial Boathouses (CBB1 and CBB2). CBB1 is constructed of wood frame, while CBB2 includes masonry frame. There are three types of Commercial Boat Docks (CBD1, CBD2, and CBD3). CBD1 is a floating

wood deck and may include light posts; CBD2 is a medium wood deck with wood girders; and CBD3 is a heavy wood deck with heavy pilings. The pricing schedule for Boathouses (CBB1 and CBB2) and Boat Docks (CBD1, CBD2, and CBD3) is provided in the following table.

COMMERCIAL BOATHOUSES AND DOCKS PRICING TABLE					
Cost Formula C2: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)					
CAMA CODE:	CBB1	CBB2	CBD1	CBD2	CBD3
AREA	WOOD FRAME	MASONRY FRAME	FLOATING WOOD DOCK	MEDIUM WOOD DOCK	HEAVY WOOD DECK
C1	\$810,571	\$1,219,383	\$0.000	\$0.000	\$0.000
C2	\$164,638	\$247,673	\$0.000	\$0.000	\$0.000
C3	\$14,610	\$21,978	\$23,978	\$39,963	\$45,825
50	\$2,742	\$4,125	\$1,215	\$2,025	\$2,322
100	\$3,971	\$5,974	\$2,431	\$4,051	\$4,645
200	\$6,143	\$9,242	\$4,861	\$8,101	\$9,290
300	\$8,154	\$12,268	\$7,292	\$12,152	\$13,935
400	\$10,082	\$15,168	\$9,722	\$16,203	\$18,580
500	\$11,957	\$17,988	\$12,153	\$20,254	\$23,225
600	\$13,794	\$20,752	\$14,583	\$24,304	\$27,869
700	\$15,602	\$23,473	\$17,014	\$28,355	\$32,514
800	\$17,388	\$26,159	\$19,444	\$32,406	\$37,159
900	\$19,155	\$28,817	\$21,875	\$36,456	\$41,804
1000	\$20,907	\$31,453	\$24,305	\$40,507	\$46,449
1100	\$22,645	\$34,068	\$26,736	\$44,558	\$51,094
1200	\$24,372	\$36,666	\$29,166	\$48,608	\$55,739
1300	\$26,089	\$39,249	\$31,597	\$52,659	\$60,384
1400	\$27,797	\$41,818	\$34,027	\$56,710	\$65,029
1500	\$29,497	\$44,376	\$36,458	\$60,761	\$69,674
1600	\$31,190	\$46,923	\$38,888	\$64,811	\$74,318
1700	\$32,876	\$49,459	\$41,319	\$68,862	\$78,963
1800	\$34,556	\$51,987	\$43,749	\$72,913	\$83,608
1900	\$36,231	\$54,507	\$46,180	\$76,963	\$88,253
2000	\$37,901	\$57,019	\$48,610	\$81,014	\$92,898

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

COMMERCIAL BOAT SLIPS (CBS1 – CBS3)

There are three types of construction specifications for Commercial Boat Slips (CBS1 – CBS3). The Commercial Boat Slip (CBS1) is the economy or low cost grade and includes low-quality ramps, anchor piers, lockers and utilities. The Commercial Boat Slip (CBS2) is the average grade and includes average-quality ramps, anchor piers, lockers and utilities. The Commercial Boat Slip (CBS3) is the good cost grade and includes good-quality ramps, anchor piers, lockers and utilities. The commercial boat slip costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL CANOPY ROOFS (CCP5 – CCP7)

There are three types of construction specifications for Commercial Canopy Roofs (CCP5 – CCP7). Commercial canopy roof costs include supporting frame, roof frame and cover, and wiring and light fixtures. The Commercial Canopy Roof (CCP5) is the low cost grade and includes light steel frame, low cost built-up roof covering, and lighting. The Commercial Canopy Roofs (CCP6) is the average grade and includes medium steel frame, medium grade built-up roof covering, and lighting. The Commercial Canopy Roof (CCP6) is the good cost grade and includes heavy steel frame, good grade built-up roof covering, and lighting. The Commercial Canopy Roofs (CCP5 – CCP7) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL DRIVE HOUSES (CDH0 – CDH5)

A drive house is a building attached to an elevator which covers the receiving pit. Trucks drive in one door, dump grain into the pit and then drive out the other door. There are six types of construction specifications for Commercial Drive Houses (CDH0 – CDH5). Drive House, Concrete, Low Cost (CDH0) is a low cost grade with concrete construction, Drive House, Wood/Metal, Good (CDH1) is a good grade with wood and/or metal construction, Drive House, Wood/Metal, Average (CDH2) is an average grade with wood and/or metal construction, Drive House, Concrete, Low Cost (CDH3) is a low cost grade with wood and/or metal construction, Drive House, Concrete, Good (CDH4) is a good grade with concrete construction, and Drive House, Concrete, Average (CDH5) is an average grade with concrete construction. The pricing schedule for Commercial Drive Houses (CDH0 – CDH5) is provided in the following table.

COMMERCIAL DRIVE HOUSE PRICING TABLE						
Cost Formula C1: C1 x Area						
CAMA CODE:	CDH0	CDH1	CDH2	CDH3	CDH4	CDH5
AREA	DRIVE HOUSE, CONCRETE, LOW COST	DRIVE HOUSE, WOOD/METAL, GOOD	DRIVE HOUSE, WOOD/METAL, AVERAGE	DRIVE HOUSE, WOOD/METAL, LOW COST	DRIVE HOUSE, CONCRETE, GOOD	DRIVE HOUSE, CONCRETE, AVERAGE
C1	\$38.117	\$65.933	\$56.924	\$47.389	\$84.476	\$74.174
C2	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
C3	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
50	\$1,906	\$3,297	\$2,846	\$2,369	\$4,224	\$3,709
100	\$3,812	\$6,593	\$5,692	\$4,739	\$8,448	\$7,417
200	\$7,623	\$13,187	\$11,385	\$9,478	\$16,895	\$14,835
300	\$11,435	\$19,780	\$17,077	\$14,217	\$25,343	\$22,252
400	\$15,247	\$26,373	\$22,770	\$18,956	\$33,790	\$29,670
500	\$19,059	\$32,967	\$28,462	\$23,695	\$42,238	\$37,087
600	\$22,870	\$39,560	\$34,154	\$28,433	\$50,686	\$44,504
700	\$26,682	\$46,153	\$39,847	\$33,172	\$59,133	\$51,922
800	\$30,494	\$52,746	\$45,539	\$37,911	\$67,581	\$59,339
900	\$34,305	\$59,340	\$51,232	\$42,650	\$76,028	\$66,757
1000	\$38,117	\$65,933	\$56,924	\$47,389	\$84,476	\$74,174
1100	\$41,929	\$72,526	\$62,616	\$52,128	\$92,924	\$81,591
1200	\$45,740	\$79,120	\$68,309	\$56,867	\$101,371	\$89,009
1300	\$49,552	\$85,713	\$74,001	\$61,606	\$109,819	\$96,426
1400	\$53,364	\$92,306	\$79,694	\$66,345	\$118,266	\$103,844
1500	\$57,176	\$98,900	\$85,386	\$71,084	\$126,714	\$111,261
1600	\$60,987	\$105,493	\$91,078	\$75,822	\$135,162	\$118,678
1700	\$64,799	\$112,086	\$96,771	\$80,561	\$143,609	\$126,096
1800	\$68,611	\$118,679	\$102,463	\$85,300	\$152,057	\$133,513
1900	\$72,422	\$125,273	\$108,156	\$90,039	\$160,504	\$140,931
2000	\$76,234	\$131,866	\$113,848	\$94,778	\$168,952	\$148,348

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

COMMERCIAL DRIVE-IN THEATER SCREEN (CDT1)

Drive-In Theater Screen (CDT1) has a screen structure which includes wood frame on poles set in concrete with timber bracing, screen cover and paint. The Commercial Drive-In Theater Screen (CDT1) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL ELEVATORS (CEL1 – CEL3)

Elevators are structures used for the storage of grain. Costs include the complete working house, tunnel, conveyor gallery, and storage tanks. There are three types of construction specifications for Commercial Elevators (CEL1 – CEL3). Elevators, Wood Crib (CEL1) is a good grade wood crib, Elevators Concrete, Less Than 200,000 Bushels (CEL2) is a good grade elevators of concrete construction with a capacity of less than 200,000 bushels, and Elevators, Concrete, Greater Than 200,000 Bushels (CEL3) is a good grade of concrete construction with a capacity of 200,000 Bushels. The Commercial Elevators (CEL1 – CEL3) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL FLAT STORAGE BUILDINGS (CFS1 – CFS3)

Commercial Flat Storage Buildings (CFS1 – CFS3) are grain storage facilities. The cost is for the structure only; it does not include any loading or unloading systems. There are three types of construction specifications for Commercial Elevators (CEL1 – CEL3). The Commercial Flat Storage Buildings (CFS1 – CFS3) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL FUEL STORAGE TANKS (CAU1 – CAU5)

Fuel Storage Tank (CAU1) is an underground fuel tank. The base costs are for completely installed tanks with excavation and backfill, fittings also included. Under current environmental standards, double wall fiber coated steel is typically the standard.

Fuel Storage Tank (CAU2) is an above ground fuel tank. The base costs are for completely installed steel tanks, including saddles or legs, and fittings.

Fuel Storage Tank (CAU3) is a horizontal pressure tank. The base costs are for completed, standard horizontal tanks installed on legs or saddle pads, including normal fittings on tank but not pipe, valves, or foundation. Typically these tanks are for the storage of propane, butane, ammonia sulfate, etc.

Fuel Storage Tank (CAU4) is an above ground concrete vault - single compartment tank. The base costs are for a completely installed 6-inch concrete vault and steel tank installed on a permanent foundation.

Fuel Storage Tank (CAU5) is an above ground concrete vault - double compartment tank. The base costs are for one completely installed 6-inch concrete vault with two compartments and - two steel tanks installed on a permanent foundation.

The Fuel Storage Tanks (CAU1 – CAU5) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL GARAGES ATTACHED (CAF1 – CAF6 AND CAM1 – CAM6) AND DETACHED (CGF1 – CGF6 AND CGM1 – CGM6)

There are 12 types of construction specifications for Attached Commercial Garages (frame and masonry) and 12 types of construction specifications for Detached Commercial Garages (frame and masonry). The pricing schedule for Commercial Garages, Attached (CAF1 – CAF6 and CAM1 – CAM6) and Detached (CGF1 – CGF6 and CGM1 – CGM6) are provided in the tables on the following pages.

COMMERCIAL GRAIN BINS (CAG1, CAG2, CAG4 AND CAG5)

Commercial Grain Bins (CAG1, CAG2, CAG4 and CAG5) costs include average utility-type storage bins with metal sides and roof, manhole and crawl door, ladder and concrete floor. Height measurements for Grain Bins (CAG1, CAG2, CAG4 and CAG5) should be from the ground to the eave, but should not include the cone. The Commercial Grain Bins (CAG1, CAG2, CAG4 and CAG5) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL STEEL HOPPER BINS (CAG3 AND CAG6)

Base costs include typical farm hopper with roof, manhole, ladder and steel structural supports. Height is measured from the bottom of the cone on the tank to the top. Corrugated steel hoppers are coded CAG3 and welded steel hoppers are coded CAG6. The Commercial Steel Hopper Bins (CAG3 and CAG6) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL GREENHOUSES (CGH1 – CGH3)

Greenhouses are constructed for the growing or maintaining of plant life. There are three types of construction specifications for Commercial Greenhouses (CGH1 – CGH3). The Commercial Greenhouses (CGH1 – CGH3) base specifications are detailed below.

Commercial Greenhouse, Economy or Low Cost (CGH1)

The Commercial Greenhouse, Economy or Low Cost (CGH1) are typically constructed of a light wood or pipe metal frame, polyethylene (clear plastic) cover, no floor, no heat, some ventilation and are dome shaped.

Commercial Greenhouse, Average (CGH2)

The Commercial Greenhouse, Average (CGH2) are typically constructed a medium wood or pipe metal frame, polyethylene (clear plastic cover, no floor, heating and ventilation, and can be either straight-walled/gable roof for straight-wall w/domed roof with a minimum foundation.

Commercial Greenhouse, Good (CGH3)

The Commercial Greenhouse, Good (CGH3) are typically constructed a steel frame, with a fiberglass or glass cover, no floor, heating and ventilation, and are straight walled with a good foundation.

The Commercial Greenhouses (CGH1 – CGH3) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL ATTACHED GARAGE PRICING TABLE

Cost Formula C2: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)

CAMA CODE:	CAF1	CAF2	CAF3	CAF4	CAF5	CAF6	CAM1	CAM2	CAM3	CAM4	CAM5	CAM6
AREA	FRAME, FINISHED, LOW COST	FRAME, FINISHED, AVERAGE	FRAME, FINISHED, GOOD	FRAME, UNFINISHED, LOW COST	FRAME, UNFINISHED, AVERAGE	FRAME, UNFINISHED, GOOD	MASONRY, FINISHED, LOW COST	MASONRY, FINISHED, AVERAGE	MASONRY, FINISHED, GOOD	MASONRY, UNFINISHED, LOW COST	MASONRY, UNFINISHED, AVERAGE	MASONRY, UNFINISHED, GOOD
C1	\$2,997.767	\$4,051.036	\$6,279.106	\$2,482.844	\$3,355.195	\$5,200.552	\$4,155.494	\$5,615.531	\$8,704.074	\$3,430.615	\$4,635.968	\$7,185.750
C2	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
C3	\$22.946	\$31.010	\$48.064	\$19.121	\$25.840	\$40.053	\$25.490	\$34.447	\$53.394	\$22.071	\$29.825	\$46.230
160	\$6,669	\$9,013	\$13,969	\$5,542	\$7,490	\$11,609	\$8,234	\$11,127	\$17,247	\$6,962	\$9,408	\$14,583
180	\$7,128	\$9,633	\$14,931	\$5,925	\$8,006	\$12,410	\$8,744	\$11,816	\$18,315	\$7,403	\$10,004	\$15,507
200	\$7,587	\$10,253	\$15,892	\$6,307	\$8,523	\$13,211	\$9,253	\$12,505	\$19,383	\$7,845	\$10,601	\$16,432
250	\$8,734	\$11,804	\$18,295	\$7,263	\$9,815	\$15,214	\$10,528	\$14,227	\$22,053	\$8,948	\$12,092	\$18,743
280	\$9,423	\$12,734	\$19,737	\$7,837	\$10,590	\$16,415	\$11,293	\$15,261	\$23,654	\$9,610	\$12,987	\$20,130
300	\$9,882	\$13,354	\$20,698	\$8,219	\$11,107	\$17,216	\$11,802	\$15,950	\$24,722	\$10,052	\$13,583	\$21,055
320	\$10,340	\$13,974	\$21,660	\$8,602	\$11,624	\$18,018	\$12,312	\$16,639	\$25,790	\$10,493	\$14,180	\$21,979
350	\$11,029	\$14,905	\$23,102	\$9,175	\$12,399	\$19,219	\$13,077	\$17,672	\$27,392	\$11,155	\$15,075	\$23,366
380	\$11,717	\$15,835	\$24,543	\$9,749	\$13,174	\$20,421	\$13,842	\$18,705	\$28,994	\$11,818	\$15,969	\$24,753
400	\$12,176	\$16,455	\$25,505	\$10,131	\$13,691	\$21,222	\$14,351	\$19,394	\$30,062	\$12,259	\$16,566	\$25,678
420	\$12,635	\$17,075	\$26,466	\$10,514	\$14,208	\$22,023	\$14,861	\$20,083	\$31,130	\$12,700	\$17,162	\$26,602
450	\$13,323	\$18,006	\$27,908	\$11,087	\$14,983	\$23,224	\$15,626	\$21,117	\$32,731	\$13,363	\$18,057	\$27,989
480	\$14,012	\$18,936	\$29,350	\$11,661	\$15,758	\$24,426	\$16,391	\$22,150	\$34,333	\$14,025	\$18,952	\$29,376
500	\$14,471	\$19,556	\$30,311	\$12,043	\$16,275	\$25,227	\$16,900	\$22,839	\$35,401	\$14,466	\$19,548	\$30,301
550	\$15,618	\$21,107	\$32,714	\$12,999	\$17,567	\$27,230	\$18,175	\$24,561	\$38,071	\$15,570	\$21,040	\$32,612
600	\$16,765	\$22,657	\$35,118	\$13,955	\$18,859	\$29,232	\$19,449	\$26,284	\$40,740	\$16,673	\$22,531	\$34,924
650	\$17,913	\$24,208	\$37,521	\$14,911	\$20,151	\$31,235	\$20,724	\$28,006	\$43,410	\$17,777	\$24,022	\$37,235
700	\$19,060	\$25,758	\$39,924	\$15,868	\$21,443	\$33,238	\$21,998	\$29,728	\$46,080	\$18,880	\$25,513	\$39,547
900	\$23,649	\$31,960	\$49,537	\$19,692	\$26,611	\$41,248	\$27,096	\$36,618	\$56,759	\$23,295	\$31,478	\$48,793
1000	\$25,944	\$35,061	\$54,343	\$21,604	\$29,195	\$45,254	\$29,645	\$40,063	\$62,098	\$25,502	\$34,461	\$53,416
1200	\$30,533	\$41,263	\$63,956	\$25,428	\$34,363	\$53,264	\$34,743	\$46,952	\$72,777	\$29,916	\$40,426	\$62,662

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

COMMERCIAL DETACHED GARAGE PRICING TABLE

Cost Formula C2: C1 + (C2 x SquareRoot(Area)) + (C3 x Area)

CAMA CODE:	CGF1	CGF2	CGF3	CGF4	CGF5	CGF6	CGM1	CGM2	CGM3	CGM4	CGM5	CGM6
AREA	FRAME, FINISHED, LOW COST	FRAME, FINISHED, AVERAGE	FRAME, FINISHED, GOOD	FRAME, UNFINISHED, LOW COST	FRAME, UNFINISHED, AVERAGE	FRAME, UNFINISHED, GOOD	MASONRY, FINISHED, LOW COST	MASONRY, FINISHED, AVERAGE	MASONRY, FINISHED, GOOD	MASONRY, UNFINISHED, LOW COST	MASONRY, UNFINISHED, AVERAGE	MASONRY, UNFINISHED, GOOD
C1	\$4,927.701	\$6,659.056	\$10,321.534	\$4,293.770	\$5,802.390	\$8,993.706	\$5,649.494	\$7,634.451	\$11,833.399	\$6,197.895	\$8,375.534	\$12,982.077
C2	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
C3	\$24.560	\$33.191	\$51.443	\$19.845	\$26.819	\$41.570	\$31.460	\$42.515	\$65.899	\$23.447	\$31.685	\$49.112
160	\$8,857	\$11,970	\$18,552	\$7,469	\$10,093	\$15,645	\$10,683	\$14,437	\$22,377	\$9,949	\$13,445	\$20,840
180	\$9,349	\$12,633	\$19,581	\$7,866	\$10,630	\$16,476	\$11,312	\$15,287	\$23,695	\$10,418	\$14,079	\$21,822
200	\$9,840	\$13,297	\$20,610	\$8,263	\$11,166	\$17,308	\$11,941	\$16,137	\$25,013	\$10,887	\$14,713	\$22,804
250	\$11,068	\$14,957	\$23,182	\$9,255	\$12,507	\$19,386	\$13,514	\$18,263	\$28,308	\$12,060	\$16,297	\$25,260
280	\$11,805	\$15,953	\$24,726	\$9,850	\$13,312	\$20,633	\$14,458	\$19,539	\$30,285	\$12,763	\$17,247	\$26,733
300	\$12,296	\$16,616	\$25,754	\$10,247	\$13,848	\$21,465	\$15,087	\$20,389	\$31,603	\$13,232	\$17,881	\$27,716
320	\$12,787	\$17,280	\$26,783	\$10,644	\$14,384	\$22,296	\$15,717	\$21,239	\$32,921	\$13,701	\$18,515	\$28,698
350	\$13,524	\$18,276	\$28,327	\$11,240	\$15,189	\$23,543	\$16,660	\$22,515	\$34,898	\$14,404	\$19,465	\$30,171
380	\$14,261	\$19,272	\$29,870	\$11,835	\$15,994	\$24,790	\$17,604	\$23,790	\$36,875	\$15,108	\$20,416	\$31,645
400	\$14,752	\$19,935	\$30,899	\$12,232	\$16,530	\$25,622	\$18,233	\$24,640	\$38,193	\$15,577	\$21,050	\$32,627
420	\$15,243	\$20,599	\$31,928	\$12,629	\$17,066	\$26,453	\$18,863	\$25,491	\$39,511	\$16,046	\$21,683	\$33,609
450	\$15,980	\$21,595	\$33,471	\$13,224	\$17,871	\$27,700	\$19,806	\$26,766	\$41,488	\$16,749	\$22,634	\$35,082
480	\$16,717	\$22,591	\$35,014	\$13,819	\$18,676	\$28,947	\$20,750	\$28,042	\$43,465	\$17,452	\$23,584	\$36,556
500	\$17,208	\$23,255	\$36,043	\$14,216	\$19,212	\$29,779	\$21,379	\$28,892	\$44,783	\$17,921	\$24,218	\$37,538
550	\$18,436	\$24,914	\$38,615	\$15,209	\$20,553	\$31,857	\$22,952	\$31,018	\$48,078	\$19,094	\$25,802	\$39,994
600	\$19,664	\$26,574	\$41,187	\$16,201	\$21,894	\$33,936	\$24,525	\$33,143	\$51,373	\$20,266	\$27,387	\$42,449
650	\$20,892	\$28,233	\$43,759	\$17,193	\$23,235	\$36,014	\$26,098	\$35,269	\$54,668	\$21,438	\$28,971	\$44,905
700	\$22,120	\$29,893	\$46,332	\$18,185	\$24,576	\$38,093	\$27,671	\$37,395	\$57,963	\$22,611	\$30,555	\$47,360
900	\$27,032	\$36,531	\$56,620	\$22,154	\$29,939	\$46,407	\$33,963	\$45,898	\$71,142	\$27,300	\$36,892	\$57,183
1000	\$29,488	\$39,850	\$61,765	\$24,139	\$32,621	\$50,564	\$37,109	\$50,149	\$77,732	\$29,645	\$40,061	\$62,094
1200	\$34,400	\$46,488	\$72,053	\$28,108	\$37,985	\$58,878	\$43,401	\$58,652	\$90,912	\$34,334	\$46,398	\$71,916

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

COMMERCIAL KIOSK (CKF1)

The Commercial Kiosk (CKF1) is a booth-style structure that is typically found in the parking lot of a shopping center selling coffee, juice, snacks, etc. Cost includes framing, siding, roof and cover, interior finish, electrical and lighting. The Commercial Kiosk (CKF1) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL LIGHTING (CLT1 – CLT5)

There are five types of construction specifications for Commercial Lighting (CLT1 – CLT5). The construction specifications for Commercial Lighting (CLT1 – CLT5) are detailed below.

Mercury Light (CLT1):	Wall-mounted mercury light fixture and bracket
Incandescent Light (CLT2):	Wall-mounted incandescent light fixture and bracket
Florescent Light (CLT3):	Florescent light fixture, pole and bracket
Incandescent Light (CLT4):	Incandescent light fixture, pole and bracket
Mercury Light (CLT5):	Mercury light fixture, pole and bracket

The Commercial Lighting (CLT1 – CLT5) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL LOADING DOCKS (CLD1, CLD2, CLD4, AND CLD5)

The Commercial Loading Dock (CLD1, CLD2, CLD4, and CLD5) structures are elevated platforms at the proper height to facilitate the unloading and loading of trucks, ships, or boats. The construction specifications for Commercial Loading Dock (CLD1, CLD2, CLD4, and CLD5) are detailed below.

Steel/Concrete (CLD1):	Dock constructed of steel or concrete piers, heavy slab floor, and has a steel bumper.
Wood Loading Dock (CLD2):	Dock constructed of light wood piers and girders, and has a plank floor.
Truck Train Well (CLD4):	Excavated well with concrete retaining walls and a paved ramp, and wood or steel bumper.
Dock Leveler (CLD5):	Dock which moves up or down to accommodate differences in heights of unloading/loading vehicles

The Commercial Loading Dock (CLD1 – CLD5) costs are detailed at the end of this section in the OBYs Cost Table. The Commercial Lighting (CLT1 – CLT5) costs are detailed at the end of this section in the OBY Cost Table.

COMMERCIAL MACHINERY AND EQUIPMENT (M&E)

Commercial Machinery and Equipment is located in the elevator and is used in the movement of grain. Costs include the complete installation of the machinery and

equipment. There are eight construction specifications (CMEL, CMEL2, CMEA, CMEA2, CMEG, and CMEG2).

M&E, Low Cost, less than 200,001 bushels (CMEL) is the Low Cost grade and should be used in Low Cost grade storage facilities.

M&E, Low Cost, greater than 200,000 bushels (CMEL2) is the Low Cost grade and should be used in Low Cost grade storage facilities.

M&E, Average, less than 200,001 bushels (CMEA) is the Average grade and should be used in Average grade storage facilities.

M&E, Average, greater than 200,000 bushels (CMEA2) is the Average grade and should be used in Average grade storage facilities.

M&E, Good, less than 200,001 bushels (CMEG) is the Good grade and should be used in Good grade storage facilities.

M&E, Good, greater than 200,000 bushels (CMEG2) is the Good grade and should be used in Good grade storage facilities.

M&E, Excellent, less than 200,001 bushels (CMEE) is the Excellent grade and should be used in Excellent grade storage facilities.

M&E, Excellent, greater than 200,000 bushels (CMEE2) is the Excellent grade and should be used in Excellent grade storage facilities.

When entering the bushels for these codes, consider the total bushel capacity of the facility. The Commercial Machinery and Equipment (CMEL – CMEE2) costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL PAVING

Costs include the complete installation of the various types of paving. There are three construction specifications for Commercial Paving (CPA1 - Asphalt (4"), CPA2 - 4" concrete, and CPA3 - 5-6" concrete). The Commercial Paving costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL SCALES

Costs for **CCA3** (cattle) scales include wood floor, pit housing and installation. Costs for **CCA1** (platform) and **CCA2** (truck) scales include reinforced concrete pit, platform and installation. The Commercial Scales costs are detailed at the end of this section in the OBYs Cost Table.

SERVICE STATION ATTENDANT BOOTH

The Service Station Attendant Booth structure is typically found in a self-service type service station. Cost includes framing, siding, roof and cover, interior finish, floor, electrical and lighting. The service station attendant booth can be either masonry framed (**CGS1**) or wood-framed (**CGS2**). The Commercial Service Station Attendant Booth costs are detailed at the end of this section in the OBYs Cost Table.

COMMERCIAL SHEDS

These structures are usually lighter than typical industrial or warehouse buildings. They are typically used for material storage.

Machinery Sheds (CSH1) are designed for the maintenance and storage of equipment; wood frame, wood siding, electricity, concrete floor and space heaters.

Aluminum Sheds (CSH2) are designed for the maintenance and storage of equipment; metal frame, metal siding, electricity, concrete floor and space heaters.

Finished Metal Sheds (CSH3) are designed for the maintenance and storage of equipment; pre-engineered metal frame, metal siding, electricity, concrete floor and space heaters.

Quonset Sheds (CSH4) are designed for the maintenance and storage of equipment; pre-engineered arched, metal frame, metal siding, electricity, concrete floor and space heaters.

Lumber Sheds (CSH5) are three-sided sheds designed for lumber storage, pole frame, metal siding, and minimum electrical service.

Lumber Sheds (CSH6) are sheds open on 4 sides designed for lumber storage, pole frame, minimum electrical service.

The Commercial Shed (CSH1 – CSH6) costs are detailed at the end of this section in the OBYs Cost Table.

SPRINKLER SYSTEMS

There are two construction specifications for commercial sprinkler systems. Wet Sprinkler System (CSS1) is a system in which the pipes are always filled with water so that a head can be immediately discharged when needed. Dry Sprinkler System (CSS2) is a system in which the pipes are filled with air under pressure, with water flowing into the pipes with a drop in air pressure when the head is opened. The Commercial Sprinkler System costs are detailed at the end of this section in the OBY Cost Table.

COMMERCIAL TANKS

There are three construction specifications for Commercial Tanks (CTA1, CTA4, CTA6, and CTA8). The Commercial Tank costs are detailed at the end of this section in the OBYs Cost Table. The construction specifications for each of the Commercial Tanks are detailed below:

Tanks, Wooden (CTA1) are wood tanks which consist of 1" x 6" horizontal boards on vertical 2" x 4" (6") studs (usually both interior and exterior) in a circular design topped with a shed-like roof that is shingled or covered with tar paper to prevent leakage.

Tanks, Welded Steel (CTA4) is a vertical steel welded tank and the cost includes foundations, fittings, and roof.

Tanks, Bolted Steel (CTA6) is 10 or 12 gauge bolted steel tank and cost includes foundations, fittings, and roof.

Tanks, Vertical, Poly/Fiberglass (CTA8) is a vertical poly/plastic/fiberglass tank and costs include erection on foundation, fittings, and roof (add for sand & gravel retaining rings or concrete slab foundations).

COMMERCIAL TUNNEL, GRAIN ELEVATOR

Grain elevator tunnels are usually concrete, about 4' x 6' in size, through which augers pull grain from under the tanks to the elevator leg where the grain is lifted to its destination. The Commercial Tunnel (Grain Elevator) costs are detailed at the end of this section in the OBYS Cost Table.

COMMERCIAL UTILITY BUILDING

A multipurpose structure that is used for general storage; it has minimum electrical service but no heat. They can be wood framed (**CRS1**), metal framed (**CRS2**), or concrete block framed (**CRS3**).

OTHER BUILDING AND YARD IMPROVEMENTS (OBYS) CALCULATION FORMULAS AND COSTS

The first step to the valuation of OBYS is to determine the unit of measurement to be used, i.e., square foot, cubic foot, bushel, per unit, etc. The next step is to determine the Calculation Type for the particular OBYS, i.e., BU, C1-C7, C7C, CLF, GB, R1-R6, and RB1. The Calculation Type for each OBYS is detailed in the OBYS Cost Table. The Calculation Type identifies the formula to be used to value the OBYS. The OBYS Calculation Formulas are detailed in the table on the top of the following page.

OBY CALCULATION FORMULAS	
CALCULATION TYPE	FORMULA
BU	$C1 + (C2 \times \text{SquareRoot}(\text{Area})) + (C3 \times \text{Bushels})$
C1	$C1 \times \text{Area}$
C2	$C1 + (C2 \times \text{SquareRoot}(\text{Area})) + (C3 \times \text{Area})$
C3	$C1 + (C2 \times \text{SquareRoot}(\text{Area})) + (C3 \times \text{Bushels})$
C4	$C1 \times \text{Quantity}$
C5	$(C1 \times \text{Length}) + (C2 \times \text{Length} \times \text{Height})$
C7	$C1 + (C2 \times \text{Width} \times \text{Height}) + (C3 \times \text{Width})$
C7C	$C1 + (C2 \times \text{Diameter} \times \text{Height}) + (C3 \times \text{Diameter} \times \text{Diameter})$
CLF	$C1 \times \text{Lineal Feet}$
GB	$C1 + (C2 \times \text{Height} \times \text{Diameter} \times \text{Diameter}) + (C3 \times \text{Diameter} \times \text{Diameter})$
R1	$C1 + (C2 \times \text{SquareRoot}(\text{Area})) + (C3 \times \text{Area})$
R2	$C1 \times \text{Area}$
R3	$C1 + (C2 \times \text{Diameter} \times \text{Height}) + (C3 \times \text{Diameter} \times \text{Diameter})$
R4	$C1 \times \text{Quantity}$
R5	$(C1 \times \text{Length}) + (C2 \times \text{Length} \times \text{Height})$
R6	$C1 + (C2 \times \text{Height} \times \text{Diameter} \times \text{Diameter}) + (C3 \times \text{Diameter} \times \text{Diameter})$
RB1	$C1 + (C2 \times \text{SquareRoot}(\text{Area})) + (C3 \times \text{Bushels})$

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs) COST TABLE

OBY CODE	OBY CODE DESCRIPTION	CALCULATION TYPE	COST FACTORS			DEPRECIATION TABLE	APPLY ECF
			C1	C2	C3		
AAA1	Arena, Frame	R1	\$1,826.889	\$125.939	\$13.093	R30	N
AAA2	Arena, Pole	R1	\$1,588.136	\$109.480	\$11.382	R30	N
AAA3	Arena Lean-To, Frame	R1	\$112.947	\$113.655	\$11.497	R30	N
AAA4	Arena Lean-To, Pole	R1	\$102.495	\$103.137	\$10.432	R30	N
AAB1	Bank Barn	R1	\$3,462.836	\$0.000	\$14.200	R50B	N
AAB2	Standard Barn	R1	\$4,588.080	\$0.000	\$18.814	R50B	N
AAD1	Horse Barn & Stable	R1	\$1,041.624	\$294.624	\$17.232	R50B	N
AAE1	Elevator, farm, wood crib	RB1	\$0.000	\$1,544.590	\$1.029	R50A	N
AAE2	Elevator, farm, concrete	RB1	\$0.000	\$1,296.844	\$4.515	R50A	N
AAE3	Drive House, farm, concrete, low cost	R2	\$34.504	\$0.000	\$0.000	R50A	N
AAE4	Drive House, farm, wood/metal, good	R2	\$59.500	\$0.000	\$0.000	R35	N
AAE5	Drive House, farm, wood/metal, average	R2	\$51.328	\$0.000	\$0.000	R35	N
AAE6	Drive House, farm, wood/metal, low cost	R2	\$42.677	\$0.000	\$0.000	R35	N
AAE7	Drive House, farm, concrete, good	R2	\$76.919	\$0.000	\$0.000	R50A	N
AAE8	Drive House, farm, concrete, average	R2	\$68.505	\$0.000	\$0.000	R50A	N
AAE9	Concrete Grain Elevator - 200,001 and greater bushel	RB1	\$0.000	\$2,470.535	\$2.343	R50A	N
AAF1	Feed Bunk, concrete	R5	\$54.451	\$0.000	\$0.000	R30	N
AAF2	Feed Bunk, post & plank	R5	\$25.083	\$0.000	\$0.000	R30	N
AAF3	Fence Bunk, concrete	R5	\$35.900	\$0.000	\$0.000	R30	N
AAF4	Fence Bunk, Post & Plank	R5	\$15.923	\$0.000	\$0.000	R30	N
AAG1	Grain Bins w/o aerator < 60,000 BU	R6	\$2,836.449	\$0.423	\$1.670	R25	N
AAG2	Grain Bins w/aerator < 60,000 BU	R6	\$3,824.343	\$1.005	-\$3.264	R25	N
AAG3	Steel hopper bins	R6	\$1,703.670	\$0.955	\$5.613	R25	N
AAG4	Grain Bins w/o aerator > 60,000 BU	R6	\$0.000	\$0.622	\$9.154	R25	N
AAG5	Grain Bins w/aerator > 60,000 BU	R6	\$0.000	\$0.707	\$10.127	R25	N
AAH1	Poultry House, 1 story, frame or metal	R1	\$0.000	\$211.386	\$14.865	R50B	N
AAH2	Poultry House, 2 story, frame or metal	R1	\$0.000	\$369.985	\$26.018	R50B	N
AAH3	Poultry House, 3 story, frame or metal	R1	\$0.000	\$528.584	\$37.170	R50B	N
AAH4	Poultry House, 1 story, masonry	R1	\$0.000	\$259.963	\$18.280	R50B	N
AAH5	Poultry House, 2 story, masonry	R1	\$0.000	\$454.996	\$31.995	R50B	N
AAH6	Poultry House, 3 story, masonry	R1	\$0.000	\$650.028	\$45.711	R50B	N
AAI1	Implement Shed, frame	R1	\$0.000	\$119.449	\$8.399	R25	N
AAI2	Implement Shed, concrete block	R1	\$0.000	\$184.592	\$12.981	R30	N
AAK1	Silo, bunker	R5	\$8.747	\$17.493	\$0.000	R25	N
AAL1	Lean-to, 1 story, pole frame	R1	\$0.000	\$32.690	\$3.078	R30	N
AAL2	Lean-to, 1 story, metal frame	R1	\$0.000	\$40.104	\$3.777	R30	N
AAM1	Milk House, attached, frame	R1	\$0.000	\$244.409	\$23.984	R50B	N
AAM2	Milk House, attached, CB/Tile	R1	\$0.000	\$283.236	\$27.795	R50B	N
AAM3	Milk House, detached, frame	R1	\$1,530.630	\$309.474	\$29.169	R50B	N
AAM4	Milk House, detached, CB/tile	R1	\$1,769.917	\$357.855	\$33.729	R50B	N
AAM5	Milking Parlor, frame	R1	\$1,386.640	\$280.361	\$26.425	R50B	N
AAM6	Milking Parlor, CB/tile	R1	\$1,651.954	\$334.005	\$31.482	R50B	N
AAMA	M&E, farm grain facilities, average, under 200,001 bu.	RB1	\$0.000	\$152.847	\$1.002	R15	N
AAMA2	M&E farm grain facilities, average, over 200,000 bu.	RB1	\$0.000	\$343.893	\$0.640	R15	N
AAME	M&E, farm grain facilities, excellent, under 200,001 bu.	RB1	\$0.000	\$208.013	\$1.604	R15	N
AAME2	M&E, farm grain facilities, excellent, over 200,000 bu	RB1	\$0.000	\$482.375	\$1.069	R15	N
AAMG	M&E, farm grain facilities, good, under 200,001 bu.	RB1	\$0.000	\$180.246	\$1.263	R15	N
AAMG2	M&E, farm grain facilities, good, over 200,000 bu.	RB1	\$0.000	\$389.819	\$0.846	R15	N
AAML	M&E, farm grain facilities, low cost, under 200,001 bu.	RB1	\$0.000	\$127.739	\$0.810	R15	N
AAML2	M&E, farm grain facilities, low cost, over 200,000 bu.	RB1	\$0.000	\$268.709	\$0.521	R15	N
AAN1	Annex, farm, wood crib	RB1	\$0.000	\$957.918	\$0.375	R30	N
AAN2	Annex, farm, concrete, up to 200,000 Bushels	RB1	\$0.000	\$813.665	\$2.975	R50B	N
AAN3	Concrete Grain Annex, 200,001+ Bushels	RB1	\$0.000	\$1,598.682	\$1.511	R50B	N
AAO1	Potato Storage, Underground	R1	\$1,400.394	\$301.797	\$23.176	R50B	N
AAO2	Potato Storage, Aboveground	R1	\$1,217.691	\$262.422	\$20.153	R50B	N
AAP1	Pole Frame Bldg, 4 sides closed, metal	R1	\$0.000	\$93.207	\$6.388	R30	N
AAP2	Pole Frame Bldg, 4 sides closed, wood	R1	\$0.000	\$95.128	\$6.521	R30	N
AAP3	Pole Frame Bldg, 1 side open, metal	R1	\$0.000	\$49.387	\$4.860	R30	N
AAP4	Pole Frame Bldg, 1 side open, wood	R1	\$0.000	\$50.726	\$4.990	R30	N
AAP5	Pole Frame Bldg, 4 sides open, metal	R1	\$0.000	\$0.000	\$3.853	R30	N
AAP6	Pole Frame Bldg, 4 sides open, wood	R1	\$0.000	\$0.000	\$3.280	R30	N
AAQ1	Quonset	R1	\$497.661	\$219.748	\$14.399	R30	N
AAR1	Granary	R1	\$924.687	\$81.363	\$9.521	R50B	N
AAS1	Silo, Concrete stave with roof	R3	\$0.000	\$24.858	\$7.628	R50B	N
AAS2	Silo, Concrete stave, w/o roof	R3	\$0.000	\$24.532	\$7.174	R50B	N
AAS3	Silo, Butler LMS (low moisture)	R3	\$0.000	\$74.270	\$59.386	R50B	N
AAS4	Silo, Porcelain	R3	\$0.000	\$47.946	\$78.197	R50B	N
AAS5	Silo, prefabricated steel	R3	\$0.000	\$31.166	\$50.828	R50B	N
AAS6	Silo, steel, high moisture	R3	\$2,212.904	\$54.762	\$15.855	R50B	N
AASC	Shed, agricultural, concrete	R1	\$265.217	\$140.418	\$11.143	R30	N
AASF	Shed, agricultural, frame	R1	\$152.682	\$80.836	\$6.416	R30	N
AASM	Shed, agricultural, metal	R1	\$147.680	\$78.190	\$6.204	R30	N
AAT1	Trench, concrete or plank	R5	\$10.870	\$21.738	\$0.000	R25	N
AAT2	Trench, dirt	R5	\$3.312	\$6.624	\$0.000	R25	N

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs) COST TABLE							
OBY CODE	OBY CODE DESCRIPTION	CALCULATION TYPE	COST FACTORS			DEPRECIATION TABLE	APPLY ECFY
			C1	C2	C3		
AAU1	Tanks, fuel, underground	R1	\$4,861.614	\$69.860	\$1.884	R15	N
AAU2	Tanks, fuel, aboveground	R1	\$0.000	\$328.646	\$0.210	R30	N
AAU3	Tanks, horizontal pressure, 4,000 gallon and under	R1	\$0.000	\$43.191	\$2.752	R30	N
AAU3A	Tanks, horizontal pressure, over 4,000 gallons	R1	\$11,101.933	\$29.798	\$2.919	R30	N
AAU4	Tanks, fuel, aboveground, single concrete vault	R1	\$4,462.583	\$210.310	\$4.273	R15	N
AAU5	Tanks, fuel, aboveground, double concrete vault	R1	\$0.000	\$431.178	\$3.072	R30	N
AAW1	Swine Farrowing Barn	R1	\$0.000	\$397.832	\$22.319	R30	N
AAW2	Swine Finishing Barn	R1	\$0.000	\$306.595	\$17.200	R30	N
AAW3	Swine Confinement Barn	R1	\$0.000	\$301.501	\$16.913	R30	N
AAX1	Prefab building w/vertical walls	R1	\$324.727	\$227.085	\$14.931	R30	N
AAX2	Prefab building w/slant walls	R1	\$300.004	\$209.796	\$13.794	R30	N
AAZ1	Slurry, circular system	R1	\$17,727.193	\$51.051	\$0.105	R50B	N
AAZ2	Slurry, rectangular system	R1	\$1,472.875	\$0.000	\$0.213	R50B	N
ACA1	Scales, farm, platform	R1	\$0.000	\$93.928	\$0.654	R25	N
ACA2	Scales, farm, truck	R1	\$0.000	\$126.034	\$0.075	R25	N
ACA3	Scales, farm, cattle	R1	\$0.000	\$91.822	\$0.197	R25	N
ACF1	Agricultural Cooler 32-60 degree, built-in	R1	\$0.000	\$1,699.856	\$2.308	R20	N
ACF2	Agricultural Chiller - 5 to 31 degrees, built-in	R1	\$1,963.369	\$1,479.366	\$16.174	R20	N
ACF3	Agricultural Freezer - -15 to 5 degrees, built-in	R1	\$0.000	\$1,991.378	\$4.315	R20	N
ACF4	Agricultural Sharp Freezer - -45 to -15, built-in	R1	\$0.000	\$2,047.180	\$4.588	R20	N
CAA1	Arena, Steel Frame, Commercial	C2	\$3,172.167	\$218.677	\$22.734	C30	Y
CAA2	Arena, Pole, Commercial	C2	\$2,770.280	\$190.973	\$19.853	C30	Y
CAA3	Arena, Lean-To, Frame, Commercial	C2	\$113.394	\$114.106	\$11.541	C30	Y
CAA4	Arena, Lean-To, Pole, Commercial	C2	\$102.901	\$103.546	\$10.474	C30	Y
CAC1	Air Conditioning, central	C2	\$0.000	\$71.080	\$7.987	C15	Y
CAC2	Air Conditioning, unit	C2	\$0.000	\$28.966	\$4.962	C15	Y
CAD1	Commercial Stables	C2	\$1,032.333	\$291.997	\$17.078	C25	Y
CAF1	Garage, attached, frame, finished, low cost	C2	\$2,997.767	\$0.000	\$22.946	C50	Y
CAF2	Garage, attached, frame, finished, average	C2	\$4,051.036	\$0.000	\$31.010	C50	Y
CAF3	Garage, attached, frame, finished, good	C2	\$6,279.106	\$0.000	\$48.064	C50	Y
CAF4	Garage, attached, frame, unfinished, low cost	C2	\$2,482.844	\$0.000	\$19.121	C50	Y
CAF5	Garage, attached, frame, unfinished, average	C2	\$3,355.195	\$0.000	\$25.840	C50	Y
CAF6	Garage, attached, frame, unfinished, good	C2	\$5,200.552	\$0.000	\$40.053	C50	Y
CAG1	Grain Bin w/o aerator < 60,000 BU	GB	\$4,188.184	\$0.626	\$4.255	C25	Y
CAG2	Grain Bin w/aerator < 60,000 BU	GB	\$5,540.437	\$1.458	-\$2.835	C25	Y
CAG3	Steel Hopper Bin < 5,000 BU	GB	\$2,409.047	\$1.350	\$7.937	C25	Y
CAG4	Grain Bin w/o aerator > 60,000 BU	GB	\$0.000	\$0.624	\$9.190	C25	Y
CAG5	Grain Bin w/aerator > 60,000 BU	GB	\$0.000	\$0.709	\$10.168	C25	Y
CAG6	Steel Hopper Bin > 5,000 BU	GB	\$3,323.985	\$1.914	\$5.669	C25	Y
CAM1	Garage, attached, masonry, finished - low cost	C2	\$4,155.494	\$0.000	\$25.490	C50	Y
CAM2	Garage, attached, masonry, finished - average	C2	\$5,615.531	\$0.000	\$34.447	C50	Y
CAM3	Garage, attached, masonry, finished - good	C2	\$8,704.074	\$0.000	\$53.394	C50	Y
CAM4	Garage, attached, masonry, unfinished - low cost	C2	\$3,430.615	\$0.000	\$22.071	C50	Y
CAM5	Garage, attached, masonry, unfinished - average	C2	\$4,635.968	\$0.000	\$29.825	C50	Y
CAM6	Garage, attached, masonry, unfinished - good	C2	\$7,185.750	\$0.000	\$46.230	C50	Y
CAN1	Annex, wood crib	BU	\$0.000	\$961.716	\$0.376	C30	Y
CAN2	Annex, concrete, under 200,001 bu.	BU	\$0.000	\$816.890	\$2.988	C50	Y
CAN3	Annex, concrete, over 200,000 bu.	BU	\$0.000	\$1,605.020	\$1.517	C50	Y
CATM	ATM Permanently Affixed (Real Property)	C4	\$40,270.720	\$0.000	\$0.000	C10	Y
CAU1	Fuel Storage Tank, underground, Steel	C2	\$4,880.886	\$70.136	\$1.891	C15	Y
CAU2	Fuel Storage Tank, aboveground, Steel	C2	\$0.000	\$329.950	\$0.210	C30	Y
CAU3	Fuel Storage Tank, horizontal pressure, under 4,001 gal	C2	\$0.000	\$43.361	\$2.762	C25	Y
CAU3A	Fuel Storage tank, horizontal pressure, over 4,000 gal	C2	\$11,145.944	\$29.916	\$2.930	C25	Y
CAU4	Fuel Storage Tank, aboveground, sgl concrete vault	C2	\$4,480.275	\$211.145	\$4.290	C25	Y
CAU5	Fuel Storage Tank, aboveground, dbl concrete vault	C2	\$0.000	\$432.888	\$3.085	C25	Y
CAU6	Fuel Storage Tank, underground, fiberglass	C2	\$7,359.294	-\$58.603	\$1.847	C25	Y
CAU7	Fuel Storage Tank, underground, steel, cathode	C2	\$5,051.716	\$72.593	\$1.957	C25	Y
CAU8	Fuel Stor. tank, Above Ground, conc vlt, sgl comp, dbl wa	C2	\$5,486.516	\$271.622	\$5.664	C25	Y
CAU9	Fuel Stor. tank, Above Ground, conc vlt, dbl comp, dbl wa	C2	\$0.000	\$552.658	\$4.139	C25	Y
CBB1	Boat House, frame	C2	\$810.571	\$164.638	\$14.610	C20	Y
CBB2	Boat House, masonry	C2	\$1,219.383	\$247.673	\$21.978	C30	Y
CBC1	Bank, Drive-in, canopy	C1	\$35.085	\$0.000	\$0.000	C40	Y
CBC2	Bank, Drive-in, teller booth	C1	\$254.494	\$0.000	\$0.000	C15	Y
CBD1	Boat Dock, light wood	C1	\$23.978	\$0.000	\$0.000	C15	Y
CBD2	Boat Dock, medium wood	C1	\$39.963	\$0.000	\$0.000	C20	Y
CBD3	Boat Dock, heavy wood	C1	\$45.825	\$0.000	\$0.000	C20	Y
CBS1	Boat Slip, economy	C4	\$5,594.885	\$0.000	\$0.000	C20	Y
CBS2	Boat Slip, average	C4	\$8,006.546	\$0.000	\$0.000	C20	Y
CBS3	Boat Slip, good	C4	\$10,417.142	\$0.000	\$0.000	C20	Y
CCA1	Scale, platform	C2	\$0.000	\$94.301	\$0.658	C30	N
CCA2	Scale, truck	C2	\$0.000	\$126.534	\$0.075	C30	N
CCA3	Scale, cattle	C2	\$0.000	\$92.186	\$0.197	C30	N
CCF1	Commercial Cooler 32-60 degree, built-in	C2	\$0.000	\$1,706.595	\$2.317	C20	Y
CCF2	Commercial Chiller - 5 to 31 degrees, built-in	C2	\$1,971.152	\$1,485.227	\$16.233	C20	Y

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs) COST TABLE							
OBY CODE	OBY CODE DESCRIPTION	CALCULATION TYPE	COST FACTORS			DEPRECIATION TABLE	APPLY ECFY
			C1	C2	C3		
CCF3	Commercial Freezer - -15 to 5 degrees, built-in	C2	\$0.000	\$1,999.270	\$4.333	C20	Y
CCF4	Commercial Sharp Freezer - -45 to -15, built-in	C2	\$0.000	\$2,055.295	\$4.612	C20	Y
CCP5	Canopy Roof, low cost	C1	\$21.040	\$0.000	\$0.000	C20	Y
CCP6	Canopy Roof, average	C1	\$27.168	\$0.000	\$0.000	C20	Y
CCP7	Canopy Roof, good	C1	\$34.460	\$0.000	\$0.000	C20	Y
CDH0	Drive House, concrete, low cost	C1	\$38.117	\$0.000	\$0.000	C50	Y
CDH1	Drive House, wood/metal, good	C1	\$65.933	\$0.000	\$0.000	C35	Y
CDH2	Drive House, wood/metal, average	C1	\$56.924	\$0.000	\$0.000	C35	Y
CDH3	Drive House, wood/metal, low cost	C1	\$47.389	\$0.000	\$0.000	C35	Y
CDH4	Drive House, concrete, good	C1	\$84.476	\$0.000	\$0.000	C50	Y
CDH5	Drive House, concrete, average	C1	\$74.174	\$0.000	\$0.000	C50	Y
CDT1	Drive-in Theater Screen	C1	\$24.245	\$0.000	\$0.000	C20	Y
CEL1	Elevators, wood crib	BU	\$0.000	\$1,550.714	\$1.034	C40	Y
CEL2	Elevators, concrete, under 200,001 bushels	BU	\$0.000	\$1,301.985	\$4.532	C50	Y
CEL3	Elevators, concrete, over 200,000 bushels	BU	\$0.000	\$2,480.329	\$2.353	C50	Y
CFS1	Flat Storage, wood	BU	\$0.000	\$276.476	\$0.715	C30	Y
CFS2	Flat Storage, metal	BU	\$0.000	\$297.379	\$0.873	C30	Y
CFS3	Flat Storage, Concrete	BU	\$0.000	\$365.133	\$1.064	C50	Y
CGF1	Garage, detached, frame, finished - low cost	C2	\$4,927.701	\$0.000	\$24.560	C50	Y
CGF2	Garage, detached, frame, finished - average	C2	\$6,659.056	\$0.000	\$33.191	C50	Y
CGF3	Garage, detached, frame, finished - good	C2	\$10,321.534	\$0.000	\$51.443	C50	Y
CGF4	Garage, detached, frame, unfinished - low cost	C2	\$4,293.770	\$0.000	\$19.845	C50	Y
CGF5	Garage, detached, frame, unfinished - average	C2	\$5,802.390	\$0.000	\$26.819	C50	Y
CGF6	Garage, detached, frame, unfinished - good	C2	\$8,993.706	\$0.000	\$41.570	C50	Y
CGH1	Greenhouse, economy	C2	\$1,257.408	\$52.825	\$4.847	C20	Y
CGH2	Greenhouse, average	C2	\$1,928.773	\$81.030	\$7.436	C20	Y
CGH3	Greenhouse, good	C2	\$4,007.986	\$168.380	\$15.450	C20	Y
CGM1	Garage, detached, masonry, finished - low cost	C2	\$5,649.494	\$0.000	\$31.460	C50	Y
CGM2	Garage, detached, masonry, finished - average	C2	\$7,634.451	\$0.000	\$42.515	C50	Y
CGM3	Garage, detached, masonry, finished - good	C2	\$11,833.399	\$0.000	\$65.899	C50	Y
CGM4	Garage, detached, masonry, unfinished - low cost	C2	\$6,197.895	\$0.000	\$23.447	C50	Y
CGM5	Garage, detached, masonry, unfinished - average	C2	\$8,375.534	\$0.000	\$31.685	C50	Y
CGM6	Garage, detached, masonry, unfinished - good	C2	\$12,982.077	\$0.000	\$49.112	C50	Y
CGS1	Service Station Attend. booth, stl/glass on masonry	C2	\$0.000	\$956.627	\$24.577	C20	Y
CGS2	Service Station Attend. booth, stucco/glass on frame	C2	\$0.000	\$854.113	\$21.061	C20	Y
CKF1	Kiosk	C2	\$10,110.424	\$0.000	\$83.419	C20	Y
CLD1	Loading Dock, steel/concrete	C1	\$20.648	\$0.000	\$0.000	C30	Y
CLD2	Loading Dock, wood	C1	\$11.302	\$0.000	\$0.000	C20	Y
CLD4	Loading Dock, truck/train wells	C1	\$12.907	\$0.000	\$0.000	C30	Y
CLD5	Dock Levelers	C4	\$8,043.112	\$0.000	\$0.000	C15	Y
CLT1	Light, mercury vapor, wall mounted	C4	\$1,124.787	\$0.000	\$0.000	C20	Y
CLT2	Light, incandescent, wall mounted	C4	\$489.737	\$0.000	\$0.000	C20	Y
CLT3	Light, fluorescent, pole & bracket	C4	\$3,304.390	\$0.000	\$0.000	C20	Y
CLT4	Light, incandescent, pole & bracket	C4	\$2,873.851	\$0.000	\$0.000	C20	Y
CLT5	Light, mercury vapor, pole & bracket	C4	\$3,508.901	\$0.000	\$0.000	C20	Y
CMEA	M&E, average cost, under 200,001 bushels	BU	\$0.000	\$153.454	\$1.006	C20	N
CME2	M&E, Average Cost, over 200,000 bushels	BU	\$0.000	\$345.255	\$0.642	C20	N
CME3	M&E, excellent cost, under 200,001 bushels	BU	\$0.000	\$208.838	\$1.610	C20	N
CME4	M&E, excellent cost, over 200,000 bushels	BU	\$0.000	\$484.287	\$1.074	C20	N
CME5	M&E, good cost, under 200,001 bushels	BU	\$0.000	\$180.961	\$1.267	C20	N
CME6	M&E, good cost, over 200,000 bushels	BU	\$0.000	\$391.364	\$0.849	C20	N
CME7	M&E, low cost, under 200,001 bushels	BU	\$0.000	\$128.246	\$0.813	C20	N
CME8	M&E, low cost, over 200,000 bushels	BU	\$0.000	\$269.775	\$0.524	C20	N
CMS1	Miscellaneous Structure	C4	\$0.000	\$0.000	\$0.000	C20	Y
CPA1	Paving, asphalt	C2	\$82.228	\$10.831	\$2.338	C15	Y
CPA2	Paving, concrete, 4"	C2	\$146.915	\$19.352	\$4.176	C15	Y
CPA3	Paving, concrete, 5-6"	C2	\$186.109	\$24.515	\$5.291	C15	Y
CPA4	Paving, concrete, 8"	C2	\$209.681	\$27.618	\$5.961	C15	Y
CPA5	Paving, concrete, 12"	C2	\$256.826	\$33.829	\$7.302	C15	Y
CPB1	Plumbing Fixture	C4	\$1,111.803	\$0.000	\$0.000	C20	Y
CPB2	Pole Barn, closed 4 sides, metal - low cost	C2	\$0.000	\$66.439	\$4.554	C30	Y
CPB3	Pole Barn, closed 4 sides, metal, average	C2	\$0.000	\$93.577	\$6.414	C30	Y
CPB4	Pole Barn, closed 4 sides, metal - good	C2	\$0.000	\$131.006	\$8.980	C30	Y
CPC1	Pet Crematory Retort (Small)	C4	\$7,562.977	\$0.000	\$0.000	C15	Y
CPC2	Pet Crematory Retort (Medium)	C4	\$26,241.238	\$0.000	\$0.000	C15	Y
CPC3	Pet Crematory Retort (Large)	C4	\$44,919.500	\$0.000	\$0.000	C15	Y
CRC1	Carport	C1	\$13.742	\$0.000	\$0.000	C20	Y
CRF0	Fence, pipe/post (commercial)	C5	\$14.205	\$0.000	\$0.000	C20	Y
CRF1	Fence, chain link (commercial)	C5	\$0.764	\$2.420	\$0.000	C20	Y
CRF2	Fence, picket (commercial)	C5	\$5.464	\$4.144	\$0.000	C20	Y
CRF3	Fence, stockade (commercial)	C5	\$0.000	\$3.416	\$0.000	C20	Y
CRF4	Fence, post/rail (commercial)	C5	\$7.598	\$1.724	\$0.000	C20	Y
CRF5	Fence, basketweave (commercial)	C5	\$19.171	\$1.244	\$0.000	C20	Y
CRF6	Fence, brick/masonry (commercial)	C5	\$1.904	\$7.097	\$0.000	C30	Y

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs) COST TABLE							
OBY CODE	OBY CODE DESCRIPTION	CALCULATION TYPE	COST FACTORS			DEPRECIATION TABLE	APPLY ECFY
			C1	C2	C3		
CRF7	Fence, ornamental iron (commercial)	C5	\$2,952	\$10,237	\$0,000	C30	Y
CRF8	Fence, barbed wire, 4 strand (commercial)	C5	\$3,753	\$0,000	\$0,000	C20	Y
CRF9	Fence, stockyard corrals (commercial)	C5	\$11,538	\$0,000	\$0,000	C20	Y
CRFC	Fence, chain link w/barbed wire (commercial)	C5	\$2,400	\$2,583	\$0,000	C20	Y
CRFV	Fence, vinyl (commercial)	C5	\$21,697	\$1,620	\$0,000	C20	Y
CRP5	Swimming pool, outdoor, commercial	C2	\$6,104,239	\$0,000	\$54,463	C20	Y
CRS1	Utility Building, frame	C2	\$210,669	\$111,537	\$8,851	C20	Y
CRS2	Utility Building, metal	C2	\$208,585	\$110,435	\$8,764	C20	Y
CRS3	Utility Building, brick/stone	C2	\$324,848	\$171,990	\$13,649	C20	Y
CRW1	Retaining Wall	C2	\$0,000	\$177,180	\$8,255	C15	Y
CSB1	Steel Building, vertical sides - low cost	C2	\$0,000	\$474,778	\$13,365	C30	Y
CSB2	Steel Building, vertical sides - average	C2	\$0,000	\$527,533	\$16,486	C30	Y
CSB3	Steel Building, vertical sides - good	C2	\$0,000	\$580,285	\$20,477	C30	Y
CSB4	Steel Building, slant sides - low cost	C2	\$0,000	\$427,302	\$12,584	C30	Y
CSB5	Steel Building, slant sides - average	C2	\$0,000	\$474,778	\$15,619	C30	Y
CSB6	Steel Building, slant sides - good	C2	\$0,000	\$522,257	\$19,522	C30	Y
CSH1	Shed, machinery	C2	\$2,127,176	\$168,180	\$16,598	C30	Y
CSH2	Shed, aluminum	C2	\$2,160,717	\$170,831	\$16,861	C30	Y
CSH4	Shed, Quonset	C2	\$0,000	\$496,796	\$15,249	C30	Y
CSH5	Shed, lumber, 1 side open	C2	\$0,000	\$147,702	\$14,549	C20	Y
CSH6	Shed, lumber, 4 sides open	C1	\$6,945	\$0,000	\$0,000	C20	Y
CSK1	Skate Rink, outdoor, ice	C1	\$26,422	\$0,000	\$0,000	C20	Y
CSS1	Sprinkler System, wet	C1	\$2,958	\$0,000	\$0,000	C20	Y
CSS2	Sprinkler System dry	C1	\$3,720	\$0,000	\$0,000	C20	Y
CSU1	Sauna/Steam Room, < 25 sqft	C4	\$5,946,562	\$0,000	\$0,000	C15	Y
CSU2	Sauna/Steam Room, 25-60 sqft	C4	\$8,477,581	\$0,000	\$0,000	C15	Y
CSU3	Sauna/Steam Room, > 60 sqft	C4	\$10,080,382	\$0,000	\$0,000	C15	Y
CTA1	Tanks, wooden	C7C	\$0,000	\$91,305	\$37,619	C20	Y
CTA4	Tanks, welded steel	C7C	\$557,956	\$8,370	\$111,602	C30	Y
CTA6	Tanks, bolted steel	C7C	\$2,325,058	\$68,822	\$19,531	C30	Y
CTA8	Tanks, vertical, poly/fiberglass	C2	\$425,549	\$0,000	\$1,451	C30	Y
CTC1	Tennis Court, asphalt (commercial)	C4	\$30,758,399	\$0,000	\$0,000	C15	Y
CTC2	Tennis Court, concrete (commercial)	C4	\$38,912,662	\$0,000	\$0,000	C15	Y
CTC3	Tennis Court, clay (commercial)	C4	\$30,055,958	\$0,000	\$0,000	C15	Y
CTR1	Restroom, frame, average	C2	\$16,488,943	\$332,522	\$114,173	C30	Y
CTR2	Restroom, concrete, average	C2	\$17,718,456	\$357,318	\$122,688	C40	Y
CTR3	Restroom, frame, low cost	C2	\$12,189,777	\$245,823	\$84,406	C30	Y
CTR4	Restroom, concrete, low cost	C2	\$12,979,783	\$261,756	\$89,876	C40	Y
CTU1	Tunnel, grain elevator	CLF	\$391,642	\$0,000	\$0,000	C20	Y
CWH1	Whirlpool/Hot Tub, < 5 persons	C4	\$9,964,795	\$0,000	\$0,000	C15	Y
CWH2	Whirlpool/Hot Tub, 5-8 persons	C4	\$14,234,439	\$0,000	\$0,000	C15	Y
CWH3	Whirlpool/Hot Tub, > 8 persons	C4	\$16,939,922	\$0,000	\$0,000	C15	Y
I01A	Pipe Pressure, buried utility, copper 1"	CLF	\$13,601	\$0,000	\$0,000	C30	Y
I01C	Pipe Pressure, ductile iron (plastic) lined 1"	CLF	\$35,643	\$0,000	\$0,000	C30	Y
I01D	Pipe Pressure, buried utility, steel 1"	CLF	\$3,737	\$0,000	\$0,000	C30	Y
I01E	Pipe Pressure, buried, red brass 1"	CLF	\$9,817	\$0,000	\$0,000	C30	Y
I01F	Pipe Pressure, buried utility, plastic 1"	CLF	\$10,529	\$0,000	\$0,000	C30	Y
I01H	Pipe Pressure, buried utility, stainless steel, 1"	CLF	\$9,282	\$0,000	\$0,000	C40	Y
I01K	Pipe Pressure, b. utility, fbrgls, reinf resin, 1"	CLF	\$8,019	\$0,000	\$0,000	C30	Y
I02A	Pipe Pressure, buried utility, copper 2"	CLF	\$28,172	\$0,000	\$0,000	C30	Y
I02C	Pipe Pressure, ductile iron (plastic) lined 2"	CLF	\$41,592	\$0,000	\$0,000	C30	Y
I02D	Pipe Pressure, buried utility, steel 2"	CLF	\$6,636	\$0,000	\$0,000	C30	Y
I02E	Pipe Pressure, buried, red brass 2"	CLF	\$20,584	\$0,000	\$0,000	C30	Y
I02F	Pipe Pressure, buried utility, plastic 2"	CLF	\$15,292	\$0,000	\$0,000	C30	Y
I02H	Pipe Pressure, buried utility, stainless steel, 2"	CLF	\$17,210	\$0,000	\$0,000	C40	Y
I02K	Pipe Pressure, b. utility, fbrgls, reinf resin, 2"	CLF	\$7,817	\$0,000	\$0,000	C30	Y
I02M	Pipe Conveyance, buried utility, cast iron, 2"	CLF	\$19,656	\$0,000	\$0,000	C30	Y
I02P	Pipe Conveyance, b utility, plastic tubing, 2"	CLF	\$4,370	\$0,000	\$0,000	C35	Y
I03A	Pipe Pressure, buried utility, copper 3"	CLF	\$51,752	\$0,000	\$0,000	C30	Y
I03C	Pipe Pressure, ductile iron (plastic) lined 3"	CLF	\$68,761	\$0,000	\$0,000	C30	Y
I03D	Pipe Pressure, buried utility, steel 3"	CLF	\$11,878	\$0,000	\$0,000	C30	Y
I03E	Pipe Pressure, buried, red brass 3"	CLF	\$41,824	\$0,000	\$0,000	C30	Y
I03F	Pipe Pressure, buried utility, plastic 3"	CLF	\$21,326	\$0,000	\$0,000	C30	Y
I03G	Pipe Pressure, b. utility, cast iron, cem. lined, 3"	CLF	\$24,341	\$0,000	\$0,000	C30	Y
I03H	Pipe Pressure, buried utility, stainless steel, 3"	CLF	\$33,128	\$0,000	\$0,000	C40	Y
I03K	Pipe Pressure, b. utility, fbrgls, reinf resin, 3"	CLF	\$10,858	\$0,000	\$0,000	C30	Y
I03M	Pipe Conveyance, buried utility, cast iron, 3"	CLF	\$24,012	\$0,000	\$0,000	C30	Y
I03N	Pipe Conveyance, b utility, corr. plastic tube, 3"	CLF	\$12,963	\$0,000	\$0,000	C35	Y
I03P	Pipe Conveyance, b utility, plastic tubing, 3"	CLF	\$5,307	\$0,000	\$0,000	C35	Y
I04A	Pipe Pressure, buried utility, copper 4"	CLF	\$88,343	\$0,000	\$0,000	C30	Y
I04B	Pipe Pressure, buried utility, ductile iron 4"	CLF	\$28,068	\$0,000	\$0,000	C30	Y
I04C	Pipe Pressure, ductile iron (plastic) lined 4"	CLF	\$88,102	\$0,000	\$0,000	C30	Y
I04D	Pipe Pressure, buried utility, steel 4"	CLF	\$15,749	\$0,000	\$0,000	C30	Y
I04E	Pipe Pressure, buried, red brass 4"	CLF	\$62,671	\$0,000	\$0,000	C30	Y

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs) COST TABLE							
OBY CODE	OBY CODE DESCRIPTION	CALCULATION TYPE	COST FACTORS			DEPRECIATION TABLE	APPLY ECFY
			C1	C2	C3		
I04F	Pipe Pressure, buried utility, plastic 4"	CLF	\$25.294	\$0.000	\$0.000	C30	Y
I04G	Pipe Pressure, b. utility, cast iron, cem. lined, 4"	CLF	\$25.179	\$0.000	\$0.000	C30	Y
I04H	Pipe Pressure, buried utility, stainless steel, 4"	CLF	\$46.925	\$0.000	\$0.000	C40	Y
I04K	Pipe Pressure, b. utility, fbrgls, reinf resin, 4"	CLF	\$13.534	\$0.000	\$0.000	C30	Y
I04M	Pipe Conveyance, buried utility, cast iron, 4"	CLF	\$28.520	\$0.000	\$0.000	C30	Y
I04N	Pipe Conveyance, b utility, corr. plastic tube, 4"	CLF	\$13.189	\$0.000	\$0.000	C35	Y
I04P	Pipe Conveyance, b utility, plastic tubing, 4"	CLF	\$6.243	\$0.000	\$0.000	C35	Y
I04R	Pipe Conveyance, buried utility, reinf conc, 4"	CLF	\$13.933	\$0.000	\$0.000	C25	Y
I04T	Pipe Conveyance, buried utility, vit. clay, 4"	CLF	\$16.303	\$0.000	\$0.000	C35	Y
I06A	Pipe Pressure, buried utility, copper 6"	CLF	\$171.806	\$0.000	\$0.000	C30	Y
I06B	Pipe Pressure, buried utility, ductile iron 6"	CLF	\$31.848	\$0.000	\$0.000	C30	Y
I06C	Pipe Pressure, ductile iron (plastic) lined 6"	CLF	\$148.904	\$0.000	\$0.000	C30	Y
I06D	Pipe Pressure, buried utility, steel 6"	CLF	\$18.203	\$0.000	\$0.000	C30	Y
I06F	Pipe Pressure, buried utility, plastic 6"	CLF	\$38.568	\$0.000	\$0.000	C30	Y
I06G	Pipe Pressure, b. utility, cast iron, cem. lined, 6"	CLF	\$34.128	\$0.000	\$0.000	C30	Y
I06H	Pipe Pressure, buried utility, stainless steel, 6"	CLF	\$81.457	\$0.000	\$0.000	C40	Y
I06K	Pipe Pressure, b. utility, fbrgls, reinf resin, 6"	CLF	\$20.240	\$0.000	\$0.000	C30	Y
I06M	Pipe Conveyance, buried utility, cast iron, 6"	CLF	\$40.705	\$0.000	\$0.000	C30	Y
I06N	Pipe Conveyance, b utility, corr. plastic tube, 6"	CLF	\$8.861	\$0.000	\$0.000	C35	Y
I06P	Pipe Conveyance, b utility, plastic tubing, 6"	CLF	\$8.861	\$0.000	\$0.000	C35	Y
I06Q	Pipe Conveyance, b utility, non-reinf conc, 6"	CLF	\$17.337	\$0.000	\$0.000	C25	Y
I06R	Pipe Conveyance, buried utility, reinf conc, 6"	CLF	\$16.585	\$0.000	\$0.000	C25	Y
I06S	Pipe Conveyance, buried utility, corr. metal, 6"	CLF	\$11.401	\$0.000	\$0.000	C35	Y
I06T	Pipe Conveyance, buried utility, vit. clay, 6"	CLF	\$22.943	\$0.000	\$0.000	C35	Y
I08A	Pipe Pressure, buried utility, copper 8"	CLF	\$294.179	\$0.000	\$0.000	C30	Y
I08B	Pipe Pressure, buried utility, ductile iron 8"	CLF	\$43.514	\$0.000	\$0.000	C30	Y
I08D	Pipe Pressure, buried utility, steel 8"	CLF	\$23.371	\$0.000	\$0.000	C30	Y
I08F	Pipe Pressure, buried utility, plastic 8"	CLF	\$36.778	\$0.000	\$0.000	C30	Y
I08G	Pipe Pressure, b. utility, cast iron, cem. lined, 8"	CLF	\$45.066	\$0.000	\$0.000	C30	Y
I08H	Pipe Pressure, buried utility, stainless steel, 8"	CLF	\$123.210	\$0.000	\$0.000	C40	Y
I08K	Pipe Pressure, b. utility, fbrgls, reinf resin, 8"	CLF	\$32.340	\$0.000	\$0.000	C30	Y
I08N	Pipe Conveyance, b utility, corr. plastic tube, 8"	CLF	\$17.567	\$0.000	\$0.000	C35	Y
I08P	Pipe Conveyance, b utility, plastic tubing, 8"	CLF	\$13.559	\$0.000	\$0.000	C35	Y
I08Q	Pipe Conveyance, b utility, non-reinf conc, 8"	CLF	\$21.280	\$0.000	\$0.000	C25	Y
I08R	Pipe Conveyance, buried utility, reinf conc, 8"	CLF	\$19.326	\$0.000	\$0.000	C25	Y
I08S	Pipe Conveyance, buried utility, corr. metal, 8"	CLF	\$19.475	\$0.000	\$0.000	C35	Y
I08T	Pipe Conveyance, buried utility, vit. clay, 8"	CLF	\$27.416	\$0.000	\$0.000	C35	Y
I10B	Pipe Pressure, buried utility, ductile iron 10"	CLF	\$55.152	\$0.000	\$0.000	C30	Y
I10D	Pipe Pressure, buried utility, steel 10"	CLF	\$30.338	\$0.000	\$0.000	C30	Y
I10F	Pipe Pressure, buried utility, plastic 10"	CLF	\$54.616	\$0.000	\$0.000	C30	Y
I10G	Pipe Pressure, b. utility, cast iron, cem. lined, 1"	CLF	\$58.509	\$0.000	\$0.000	C30	Y
I10H	Pipe Pressure, buried utility, stainless steel, 10"	CLF	\$194.970	\$0.000	\$0.000	C40	Y
I10K	Pipe Pressure, b. utility, fbrgls, reinf resin, 10"	CLF	\$47.308	\$0.000	\$0.000	C30	Y
I10P	Pipe Conveyance, b utility, plastic tubing, 10"	CLF	\$19.436	\$0.000	\$0.000	C35	Y
I10Q	Pipe Conveyance, b utility, non-reinf conc, 10"	CLF	\$24.538	\$0.000	\$0.000	C25	Y
I10R	Pipe Conveyance, buried utility, reinf conc, 10"	CLF	\$20.225	\$0.000	\$0.000	C25	Y
I10S	Pipe Conveyance, buried utility, corr. metal, 10"	CLF	\$28.811	\$0.000	\$0.000	C35	Y
I10T	Pipe Conveyance, buried utility, vit. clay, 10"	CLF	\$42.579	\$0.000	\$0.000	C35	Y
I12B	Pipe Pressure, buried utility, ductile iron 12"	CLF	\$63.108	\$0.000	\$0.000	C30	Y
I12D	Pipe Pressure, buried utility, steel 12"	CLF	\$35.282	\$0.000	\$0.000	C30	Y
I12F	Pipe Pressure, buried utility, plastic 12"	CLF	\$74.878	\$0.000	\$0.000	C30	Y
I12G	Pipe Pressure, b. utility, cast iron, cem. lined, 12"	CLF	\$82.901	\$0.000	\$0.000	C30	Y
I12H	Pipe Pressure, buried utility, stainless steel, 12"	CLF	\$236.704	\$0.000	\$0.000	C40	Y
I12K	Pipe Pressure, b. utility, fbrgls, reinf resin, 12"	CLF	\$61.570	\$0.000	\$0.000	C30	Y
I12P	Pipe Conveyance, b utility, plastic tubing, 12"	CLF	\$23.258	\$0.000	\$0.000	C35	Y
I12Q	Pipe Conveyance, b utility, non-reinf conc, 12"	CLF	\$28.086	\$0.000	\$0.000	C25	Y
I12R	Pipe Conveyance, buried utility, reinf conc, 12"	CLF	\$32.575	\$0.000	\$0.000	C25	Y
I12S	Pipe Conveyance, buried utility, corr. metal, 12"	CLF	\$37.334	\$0.000	\$0.000	C35	Y
I12T	Pipe Conveyance, buried utility, vit. clay, 12"	CLF	\$50.220	\$0.000	\$0.000	C35	Y
I15P	Pipe Conveyance, b utility, plastic tubing, 15"	CLF	\$30.834	\$0.000	\$0.000	C35	Y
I15R	Pipe Conveyance, buried utility, reinf conc, 15"	CLF	\$32.015	\$0.000	\$0.000	C25	Y
I15T	Pipe Conveyance, buried utility, vit. clay, 15"	CLF	\$64.794	\$0.000	\$0.000	C35	Y
I16B	Pipe Pressure, buried utility, ductile iron 16"	CLF	\$92.291	\$0.000	\$0.000	C30	Y
I16D	Pipe Pressure, buried utility, steel 16"	CLF	\$52.136	\$0.000	\$0.000	C30	Y
I16G	Pipe Pressure, b. utility, cast iron, cem. lined, 16"	CLF	\$130.431	\$0.000	\$0.000	C30	Y
I16J	Pipe Pressure, buried utility, concrete, 16"	CLF	\$38.146	\$0.000	\$0.000	C30	Y
I16K	Pipe Pressure, b. utility, fbrgls, reinf resin, 16"	CLF	\$77.942	\$0.000	\$0.000	C30	Y
I16Q	Pipe Conveyance, b utility, non-reinf conc, 16"	CLF	\$31.756	\$0.000	\$0.000	C25	Y
I16S	Pipe Conveyance, buried utility, corr. metal, 16"	CLF	\$37.334	\$0.000	\$0.000	C35	Y
I24B	Pipe Pressure, buried utility, ductile iron 24"	CLF	\$170.791	\$0.000	\$0.000	C30	Y
I24D	Pipe Pressure, buried utility, steel 24"	CLF	\$85.396	\$0.000	\$0.000	C30	Y
I24J	Pipe Pressure, buried utility, concrete, 24"	CLF	\$64.524	\$0.000	\$0.000	C30	Y
I24Q	Pipe Conveyance, b utility, non-reinf conc, 24"	CLF	\$56.982	\$0.000	\$0.000	C25	Y
I24R	Pipe Conveyance, buried utility, reinf conc, 24"	CLF	\$60.019	\$0.000	\$0.000	C25	Y

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs) COST TABLE							
OBY CODE	OBY CODE DESCRIPTION	CALCULATION TYPE	COST FACTORS			DEPRECIATION TABLE	APPLY ECFY
			C1	C2	C3		
I24S	Pipe Conveyance, buried utility, corr. metal, 24"	CLF	\$49,316	\$0.000	\$0.000	C35	Y
I24T	Pipe Conveyance, buried utility, vit. clay, 24"	CLF	\$121,882	\$0.000	\$0.000	C35	Y
I48J	Pipe Pressure, buried utility, concrete, 48"	CLF	\$195,657	\$0.000	\$0.000	C30	Y
I48R	Pipe Conveyance, buried utility, reinf conc, 48"	CLF	\$168,760	\$0.000	\$0.000	C25	Y
IBA1	Barrier Post, concrete	C4	\$435,926	\$0.000	\$0.000	C30	Y
IBF1	Bunker, concrete, fuel containment	C1	\$13,039	\$0.000	\$0.000	C30	Y
ICB1	Chip Bin Storage (25 Ton)	C1	\$995,456	\$0.000	\$0.000	C30	Y
ICB2	Chip Bin Storage (50 Ton)	C1	\$791,840	\$0.000	\$0.000	C30	Y
ICB3	Chip Bin Storage (100 Ton)	C1	\$589,032	\$0.000	\$0.000	C30	Y
ICE1	Elevated Conveyor Enclosure (LIN FT) Good	CLF	\$3,004,750	\$0.000	\$0.000	C30	Y
ICE2	Elevated Conveyor Enclosure (LIN FT) Average	CLF	\$2,253,563	\$0.000	\$0.000	C30	Y
ICE3	Elevated Conveyor Enclosure (LIN FT) Low	CLF	\$1,502,375	\$0.000	\$0.000	C30	Y
IDE1	Dike, refinery containment, asphalt sealed	C1	\$1,778	\$0.000	\$0.000	C15	Y
IDE2	Dike, refinery containment, bentonite sealed	C1	\$2,414	\$0.000	\$0.000	C30	Y
IDE3	Dike, refinery earthen (not lined)	C1	\$0,343	\$0.000	\$0.000	C30	Y
IDE4	Dike, refinery containment, membrane lined	C1	\$4,484	\$0.000	\$0.000	C10	Y
IDW1	Dirt work, fill	C1	\$4,949	\$0.000	\$0.000	C50	Y
IDW2	Dirt work, excavate	C1	\$3,909	\$0.000	\$0.000	C50	Y
IDW3	Dirt work, haul/fill	C1	\$4,495	\$0.000	\$0.000	C50	Y
IGR1	Guard Rail (Industrial)	CLF	\$101,000	\$0.000	\$0.000	C30	Y
IPL1	Ponds, lined - neoprene	C1	\$4,282	\$0.000	\$0.000	C15	Y
IPL2	Geotextile liner (felt like material)	C1	\$1,273	\$0.000	\$0.000	C10	Y
IPL3	Ponds, lined - polyethylene (20 MIL)	C1	\$2,414	\$0.000	\$0.000	C30	Y
IPL4	Ponds, lined - bentonite	C1	\$1,465	\$0.000	\$0.000	C30	Y
IPL5	Ponds, lined - polyethylene (40 MIL)	C1	\$1,869	\$0.000	\$0.000	C30	Y
IPL6	Ponds, lined - polyethylene (60 MIL)	C1	\$2,434	\$0.000	\$0.000	C30	Y
IPL7	Ponds, lined - polyethylene (80 MIL)	C1	\$2,586	\$0.000	\$0.000	C30	Y
IPL8	Ponds, lined - polyethylene (100 MIL)	C1	\$2,969	\$0.000	\$0.000	C30	Y
IPL9	Ponds, lined - polyethylene (120 MIL)	C1	\$2,818	\$0.000	\$0.000	C30	Y
IPL10	Ponds, lined - hypalon (36 MIL)	C1	\$2,485	\$0.000	\$0.000	C30	Y
IRE1	Retaining Wall, metal (alum) bin 16' x 8' deep	C1	\$41,501	\$0.000	\$0.000	C40	Y
IRE2	Retaining Wall, concrete (1 ft. thick)	C1	\$16,837	\$0.000	\$0.000	C40	Y
IRE4	Retaining Wall, Gabions-Stone	C1	\$46,319	\$0.000	\$0.000	C40	Y
IRM1	Road, Mine Haul - smooth terrain	C4	\$739,320,000	\$0.000	\$0.000	C10	Y
IRM2	Road, Mine Haul - moderate terrain	C4	\$944,350,000	\$0.000	\$0.000	C10	Y
IRM3	Road, Mine Haul - rough terrain	C4	\$1,744,270,000	\$0.000	\$0.000	C10	Y
IRRS	Railroad Scale	C2	\$0.000	\$38,936	\$0.227	C30	Y
IRR1	Railroad Trackage, spurs, 40#	CLF	\$76,356	\$0.000	\$0.000	C20	Y
IRR2	Railroad Trackage, spurs, 60#	CLF	\$95,990	\$0.000	\$0.000	C20	Y
IRR3	Railroad Trackage, spurs, 70#	CLF	\$97,314	\$0.000	\$0.000	C20	Y
IRR4	Railroad Trackage, spurs, 80#	CLF	\$98,637	\$0.000	\$0.000	C20	Y
IRR5	Railroad Trackage, spurs, 90#	CLF	\$95,950	\$0.000	\$0.000	C20	Y
IRR6	Railroad Trackage, spurs, 100#	CLF	\$115,090	\$0.000	\$0.000	C20	Y
IRR7	Railroad Trackage, spurs, 115#	CLF	\$122,564	\$0.000	\$0.000	C20	Y
IRR8	Railroad Trackage, spurs, 130#	CLF	\$149,985	\$0.000	\$0.000	C20	Y
IRT1	Tank RCR 503-1350 BBL	C1	\$185,032	\$0.000	\$0.000	C30	Y
IRT2	Tank RCR 1351-4000 BBL	C1	\$78,921	\$0.000	\$0.000	C30	Y
IRT3	Tank RCR 4001-9000 BBL	C1	\$42,612	\$0.000	\$0.000	C30	Y
IRT4	Tank RCR 9001-17000 BBL	C1	\$28,139	\$0.000	\$0.000	C30	Y
IRT5	Tank RCR 33000-55000 BBL	C1	\$16,716	\$0.000	\$0.000	C30	Y
IRT6	Tank RCR 55001-100000 BBL	C1	\$13,049	\$0.000	\$0.000	C30	Y
IRT7	Tank RCR 100001-175000 BBL	C1	\$12,140	\$0.000	\$0.000	C30	Y
IRT8	Tank RCR 1750001-268500 BBL	C1	\$11,514	\$0.000	\$0.000	C30	Y
IRY1	Road, dirt (grader only 40 ft. wide)	CLF	\$20,745	\$0.000	\$0.000	C10	Y
IRY2	Road, paved (40 ft. wide)	CLF	\$90,334	\$0.000	\$0.000	C20	Y
IRY4	Road, paved - w/ curbs & gutters (40 ft. wide)	CLF	\$109,393	\$0.000	\$0.000	C30	Y
ISA1	Railroad Spur Accessories - bumpers	C4	\$5,935,265	\$0.000	\$0.000	C35	Y
ISA2	Railroad Spur Accessories - wheel stops	C4	\$989,295	\$0.000	\$0.000	C35	Y
ISA3	Railroad Spur Accessories - crossing signals	C4	\$17,780,040	\$0.000	\$0.000	C35	Y
ISA5	Railroad Spur Accessories - crossing timbers	C4	\$403,596	\$0.000	\$0.000	C35	Y
ISA6	RR Spur Dr Switch & Turnout	C4	\$38,178,000	\$0.000	\$0.000	C35	Y
ISB1	Spill Retention Berm (Geomembrane) Small	C4	\$1,919,000	\$0.000	\$0.000	C30	Y
ISB2	Spill Retention Berm (Geomembrane) Medium	C4	\$5,731,750	\$0.000	\$0.000	C30	Y
ISB3	Spill Retention Berm (Geomembrane) Large	C4	\$11,918,000	\$0.000	\$0.000	C30	Y
ISD1	RR Spur, raised roadbed, cut/compacted fill	C1	\$5,353	\$0.000	\$0.000	C35	Y
ISD2	RR Spur, raised roadbed, haul/compacted fill	C1	\$4,697	\$0.000	\$0.000	C35	Y
ISP1	Structural Pad, concrete	C1	\$4,888	\$0.000	\$0.000	C25	Y
IST1	Industrial Septic Tank	C2	\$0.000	\$0.000	\$1,996	C30	Y
ISW1	Railroad Spur Switch, 80#	C4	\$37,305,360	\$0.000	\$0.000	C35	Y
ISW2	Railroad Spur Switch, 90#	C4	\$39,377,880	\$0.000	\$0.000	C35	Y
ISW3	Railroad Spur Switch, 100#	C4	\$41,450,400	\$0.000	\$0.000	C35	Y
ISW4	Railroad Spur Switch, 110#	C4	\$43,850,160	\$0.000	\$0.000	C35	Y
ISW5	Railroad Spur Switch, 115#	C4	\$44,995,500	\$0.000	\$0.000	C35	Y
ISW6	Railroad Spur Switch, 130#	C4	\$48,431,520	\$0.000	\$0.000	C35	Y

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs) COST TABLE							
OBY CODE	OBY CODE DESCRIPTION	CALCULATION TYPE	COST FACTORS			DEPRECIATION TABLE	APPLY ECFY
			C1	C2	C3		
ISWK	Sidewalk, concrete	C1	\$4.080	\$0.000	\$0.000	C20	Y
ITB1	Tanks, Bolted Steel (9000 Gal)	C1	\$3.283	\$0.000	\$0.000	C30	Y
ITB2	Tanks, Bolted Steel (17000 Gal)	C1	\$2.535	\$0.000	\$0.000	C30	Y
ITB3	Tanks, Bolted Steel (20800 Gal)	C1	\$2.343	\$0.000	\$0.000	C30	Y
ITB4	Tanks, Bolted Steel (43000 Gal)	C1	\$1.636	\$0.000	\$0.000	C30	Y
ITB5	Tanks, Bolted Steel (54400 Gal)	C1	\$1.454	\$0.000	\$0.000	C30	Y
ITB6	Tanks, Bolted Steel (98000 Gal)	C1	\$1.131	\$0.000	\$0.000	C30	Y
ITB7	Tanks, Bolted Steel (163500 Gal)	C1	\$0.929	\$0.000	\$0.000	C30	Y
ITB8	Tanks, Bolted Steel (290300 Gal)	C1	\$0.737	\$0.000	\$0.000	C30	Y
ITD1	Tank, Dewar-Cryogenic (to 500 Gal)	C1	\$104.030	\$0.000	\$0.000	C30	Y
ITD2	Tank, Dewar-Cryogenic (500-999 Gal)	C1	\$69.700	\$0.000	\$0.000	C30	Y
ITD3	Tank, Dewar-Cryogenic (1000-2999 Gal)	C1	\$32.249	\$0.000	\$0.000	C30	Y
ITD4	Tank, Dewar-Cryogenic (3,000-5,999 Gal)	C1	\$22.887	\$0.000	\$0.000	C30	Y
ITD5	Tank, Dewar-Cryogenic (6,000-8999 Gal)	C1	\$21.503	\$0.000	\$0.000	C30	Y
ITD6	Tank, Dewar-Cryogenic (9000-12000 Gal)	C1	\$19.069	\$0.000	\$0.000	C30	Y
ITF1	Tank Refinery Floating Roof (up to 2500 BBL)	C1	\$118.261	\$0.000	\$0.000	C30	Y
ITF2	Tank Refinery Floating Roof (2501-5000 BBL)	C1	\$50.894	\$0.000	\$0.000	C30	Y
ITF3	Tank Refinery Floating Roof (5001-10000 BBL)	C1	\$43.693	\$0.000	\$0.000	C30	Y
ITF4	Tank Refinery Floating Roof (10001-30000 BBL)	C1	\$30.906	\$0.000	\$0.000	C30	Y
ITF5	Tank Refinery Floating Roof (30001-50000 BBL)	C1	\$22.432	\$0.000	\$0.000	C30	Y
ITF6	Tank Refinery Floating Roof (50001-100000 BBL)	C1	\$18.402	\$0.000	\$0.000	C30	Y
ITF7	Tank Refinery Floating Roof (100001-200000 BBL)	C1	\$14.736	\$0.000	\$0.000	C30	Y
ITF8	Tank Refinery Floating Roof (200001-250000 BBL)	C1	\$13.989	\$0.000	\$0.000	C30	Y
IT11	Tank Insulation, fiberglass 3" w/alum jacket	C1	\$21.897	\$0.000	\$0.000	C30	Y
IT12	Tank Insulation, foamglass 3" w/alum jacket	C1	\$19.463	\$0.000	\$0.000	C30	Y
IT13	Tank Insulation, koolphen 3" w/alum jacket	C1	\$22.442	\$0.000	\$0.000	C30	Y
IT14	Tank Insulation, polyurethane 3" w/alum jacket	C1	\$22.493	\$0.000	\$0.000	C30	Y
ITP1	Tanks, Horiz Pressure w/Saddle (1300 Gal)	C1	\$13.443	\$0.000	\$0.000	C30	Y
ITP2	Tanks, Horiz Pressure w/Saddle (2800 Gal)	C1	\$11.110	\$0.000	\$0.000	C30	Y
ITP3	Tanks, Horiz Pressure w/Saddle (6000 Gal)	C1	\$8.444	\$0.000	\$0.000	C30	Y
ITP4	Tanks, Horiz Pressure w/Saddle (10000 Gal)	C1	\$7.211	\$0.000	\$0.000	C30	Y
ITP5	Tanks, Horiz Pressure w/Saddle (22500 Gal)	C1	\$5.484	\$0.000	\$0.000	C30	Y
ITP6	Tanks, Horiz Pressure w/Saddle (33000 Gal)	C1	\$5.383	\$0.000	\$0.000	C30	Y
ITP7	Tanks, Horiz Pressure w/Saddle (47000 Gal)	C1	\$4.757	\$0.000	\$0.000	C30	Y
ITP8	Tanks, Horiz Pressure w/Saddle (67500 Gal)	C1	\$4.343	\$0.000	\$0.000	C30	Y
ITU1	Utility Tunnel (CU Feet)	C1	\$37.865	\$0.000	\$0.000	C30	Y
ITW1	Tanks, Wooden on FDN (5000 Gal)	C1	\$2.666	\$0.000	\$0.000	C30	Y
ITW2	Tanks, Wooden on FDN (10000 Gal)	C1	\$2.060	\$0.000	\$0.000	C30	Y
ITW3	Tanks, Wooden on FDN (150000 Gal)	C1	\$1.959	\$0.000	\$0.000	C30	Y
ITW4	Tanks, Wooden on FDN (20000 Gal)	C1	\$1.818	\$0.000	\$0.000	C30	Y
ITW5	Tanks, Wooden on FDN (30000 Gal)	C1	\$1.576	\$0.000	\$0.000	C30	Y
ITW6	Tanks, Wooden on FDN (50000 Gal)	C1	\$1.313	\$0.000	\$0.000	C30	Y
ITW7	Tanks, Wooden on FDN (75000 Gal)	C1	\$1.111	\$0.000	\$0.000	C30	Y
ITW8	Tanks, Wooden on FDN (100000 Gal)	C1	\$1.010	\$0.000	\$0.000	C30	Y
IWF1	Warehouse Solid Fertilizer (Wood Frame - Average)	C1	\$39.491	\$0.000	\$0.000	C30	Y
IWF2	Warehouse Solid Fertilizer (Concrete - Average)	C1	\$41.834	\$0.000	\$0.000	C30	Y
IWF3	Warehouse Solid Fertilizer (Steel Frame - Average)	C1	\$38.279	\$0.000	\$0.000	C30	Y
IWT1	Tanks, Welded Steel Water (10000 Gal)	C1	\$5.050	\$0.000	\$0.000	C30	Y
IWT2	Tanks, Welded Steel Water (250000 Gal)	C1	\$4.040	\$0.000	\$0.000	C30	Y
IWT3	Tanks, Welded Steel Water (300000 Gal)	C1	\$3.535	\$0.000	\$0.000	C30	Y
IWT4	Tanks, Welded Steel Water (400000 Gal)	C1	\$2.889	\$0.000	\$0.000	C30	Y
IWT5	Tanks, Welded Steel Water (500000 Gal)	C1	\$2.505	\$0.000	\$0.000	C30	Y
IWT6	Tanks, Welded Steel Water (750000 Gal)	C1	\$2.293	\$0.000	\$0.000	C30	Y
IWT7	Tanks, Welded Steel Water (1000000 Gal)	C1	\$1.980	\$0.000	\$0.000	C30	Y
IWT8	Tanks, Welded Steel Water (1500000 Gal)	C1	\$1.778	\$0.000	\$0.000	C30	Y
IWT9	Tanks, Welded Steel Water (20000 Gal)	C1	\$1.515	\$0.000	\$0.000	C30	Y
IWT10	Tanks, Welded Steel Water (30000 Gal)	C1	\$1.364	\$0.000	\$0.000	C30	Y
IWT11	Tanks, Welded Steel Water (50000 Gal)	C1	\$1.263	\$0.000	\$0.000	C30	Y
IWT12	Tanks, Welded Steel Water (75000 Gal)	C1	\$1.182	\$0.000	\$0.000	C30	Y
IWT13	Tanks, Welded Steel Water (100000 Gal)	C1	\$1.111	\$0.000	\$0.000	C30	Y
IWT14	Tanks, Welded Steel Water (125000 Gal)	C1	\$0.949	\$0.000	\$0.000	C30	Y
IWT15	Tanks, Welded Steel Water (150000 Gal)	C1	\$0.818	\$0.000	\$0.000	C30	Y
IWT16	Tanks, Welded Steel Water (200000 Gal)	C1	\$0.768	\$0.000	\$0.000	C30	Y
IWW1	Water Well, 8" Pump, 5 HP	CLF	\$141.137	\$0.000	\$0.000	C20	Y
IWW2	Water Well, 16-18" Pump, 20 HP	CLF	\$253.429	\$0.000	\$0.000	C20	Y
IWW3	Water Well, 24" Pump, 25 HP	CLF	\$349.238	\$0.000	\$0.000	C20	Y
RBB1	Boat House, Frame or Concrete Block	R1	\$821.602	\$166.878	\$14.808	R30	Y
RBB2	Boat House, Masonry	R1	\$1,235.976	\$251.044	\$22.278	R30	Y
RBD1	Dock, floating wood deck, light posts	R1	\$0.000	\$0.000	\$24.305	R15	Y
RBD2	Dock, medium wood deck, wood girders	R1	\$0.000	\$0.000	\$40.507	R20	Y
RBD3	Dock, heavy wood deck, heavy pilings	R1	\$0.000	\$0.000	\$46.449	R25	Y
RBQ1	Barbecue, outdoor, brick/stone	R4	\$1,323.274	\$0.000	\$0.000	R25	Y
RCF1	Residential Cooler 32-60 degree, built-in	R1	\$0.000	\$1,729.820	\$2.348	R20	Y
RCF2	Residential Chiller - 5 to 31 degrees, built-in	R1	\$1,997.978	\$1,505.443	\$16.459	R20	Y

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs) COST TABLE							
OBY CODE	OBY CODE DESCRIPTION	CALCULATION TYPE	COST FACTORS			DEPRECIATION TABLE	APPLY ECF
			C1	C2	C3		
RCF3	Residential Freezer - -15 to 5 degrees, built-in	R1	\$0.000	\$2,026.481	\$4.390	R20	Y
RCF4	Residential Sharp Freezer - -45 to -15, built-in	R1	\$0.000	\$2,086.751	\$4.669	R20	Y
RGH1	Greenhouse - wd/mtl fr, domes, plstc cov, <1,000 sqft	R1	\$0.000	\$109.608	\$7.018	R25	Y
RGH2	Greenhouse - wd/mtl fr/3'sdwl, plstc cov, <1,000 sqft	R1	\$0.000	\$137.079	\$8.772	R25	Y
RGH3	Greenhouse, pipe/stl fr, fbrglass walls, <1,000 sqft	R1	\$0.000	\$405.807	\$25.384	R25	Y
RGH4	Greenhouse - wd/mtl fr, domed, plstc cov, >1,000 sqft	R1	\$1,274.520	\$53.544	\$4.914	R25	Y
RGH5	Greenhouse - w/mtl fr/3' sdwl, plstc cov, >1,000 sqft	R1	\$1,955.022	\$82.133	\$7.537	R25	Y
RGH6	Greenhouse - pipe/stl fr, fbrglass walls, >1,000 sqft	R1	\$4,062.530	\$170.672	\$15.660	R25	Y
RHT1	Hot Tub	R4	\$6,123.766	\$0.000	\$0.000	R15	Y
RLA1	Living Area (Sqft)	R1	\$0.000	\$959.128	\$2.415	R50B	Y
RPA1	Asphalt	R1	\$83.347	\$10.979	\$2.369	R15	Y
RPA2	Concrete	R1	\$148.765	\$19.614	\$4.234	R15	Y
RRA1	Garage, frame, attached, finished	R1	\$4,106.166	\$0.000	\$31.431	R50B	Y
RRA2	Garage, masonry, attached, finished	R1	\$5,691.952	\$0.000	\$34.916	R50B	Y
RRA3	Garage, frame, attached, unfinished	R1	\$3,400.855	\$0.000	\$26.192	R50B	Y
RRA4	Garage, masonry, attached, unfinished	R1	\$4,699.057	\$0.000	\$30.231	R50B	Y
RRC1	Carport	R1	\$0.000	\$0.000	\$13.929	R30	Y
RRC2	Canopy	R1	\$0.000	\$0.000	\$13.929	R30	Y
RRF1	Fence, chain link	R5	\$0.774	\$2.453	\$0.000	R20	Y
RRF3	Fence, stockade	R5	\$0.000	\$3.462	\$0.000	R20	Y
RRF4	Fence, post & rail	R5	\$7.702	\$1.747	\$0.000	R20	Y
RRF6	Fence, brick or masonry	R5	\$1.929	\$7.193	\$0.000	R30	Y
RRF7	Fence, ornamental iron	R5	\$2.994	\$10.377	\$0.000	R30	Y
RRF8	Fence, barbard wire - 4 strand	CLF	\$3.804	\$0.000	\$0.000	R20	Y
RRG1	Garage, frame, detached, finished	R1	\$6,749.677	\$0.000	\$33.642	R50B	Y
RRG2	Garage masonry, detached, finished	R1	\$7,738.346	\$0.000	\$43.094	R50B	Y
RRG3	Garage, frame, detached, unfinished	R1	\$5,881.354	\$0.000	\$27.184	R50B	Y
RRG4	Garage, masonry, detached, unfinished	R1	\$8,489.515	\$0.000	\$32.117	R50B	Y
RRP1	Pool, vinyl, residential	R1	\$11,731.094	\$0.000	\$16.546	R15	Y
RRP2	Pool, fiberglass, residential	R1	\$12,348.502	\$0.000	\$22.789	R15	Y
RRP3	Pool, concrete, residential	R1	\$17,032.291	\$0.000	\$33.660	R15	Y
RRP4	Pool, gunite, residential	R1	\$17,801.095	\$0.000	\$32.836	R15	Y
RRS1	Shed, Frame	R1	\$169.405	\$89.691	\$7.117	R30	Y
RRS2	Shed, residential, metal	R1	\$165.035	\$87.377	\$6.935	R30	Y
RRS3	Shed, residential, masonry	R1	\$284.218	\$150.478	\$11.941	R30	Y
RRSS	Sauna	R4	\$6,027.488	\$0.000	\$0.000	R15	Y
RRT1	Deck, wood	R1	\$683.715	\$0.000	\$7.064	R15	Y
RRT2	Deck, concrete	R1	\$0.000	\$12.615	\$3.415	R15	Y
RRT3	Deck, stone/tile w/sand base	R1	\$0.000	\$82.035	\$6.389	R30	Y
RRT4	Deck, stone/tile w/concrete base	R1	\$0.000	\$156.428	\$7.773	R30	Y
RRT5	Deck, brick	R1	\$0.000	\$44.052	\$5.471	R30	Y
RRT6	Deck, masonry stoop/terrace	R1	\$0.000	\$123.136	\$5.044	R30	Y
RRT7	Deck, covered patio	R1	\$0.000	\$96.703	\$6.544	R30	Y
RRT8	Wood Polymer Composition Deck	R1	\$30.825	\$179.727	\$1.508	R15	Y
RRZ1	Gazebo	R1	\$0.000	\$132.010	\$18.888	R15	Y
RSA1	Garage, attached, finish	R1	\$0.000	\$58.575	\$2.663	R50B	Y
RSA2	Garage, attached, finish - FLAT VALUE ONLY	R1	\$0.000	\$0.000	\$0.000	R50B	Y
RSG1	Garage, detached, finish	R1	\$0.000	\$57.050	\$3.384	R50B	Y
RSG2	Garage, detached, finish - FLAT VALUE ONLY	R1	\$0.000	\$0.000	\$0.000	R50B	Y
RTC1	Tennis Court, asphalt, residential	R4	\$31,176.983	\$0.000	\$0.000	R15	Y
RTC2	Tennis Court, concrete, residential	R4	\$39,442.217	\$0.000	\$0.000	R15	Y
RTC3	Tennis Court, clay, residential	R4	\$30,464.984	\$0.000	\$0.000	R15	Y
RYRT	RYRT - Yurt	R1	\$4,553.670	\$0.000	\$22.153	R15	Y

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

OBY MODIFICATION CODES

If codes for modifications have been entered, use the rate shown for the modification and add it to the cost determined in Step 4. If the modification cost is applied on a per-unit of area or volume basis, multiply the rate by the number of units found in Step 3, and add to the cost determined in Step 4.

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAA1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAA1	1	R - Multiply Rate Times OBY Area	No lighting	-\$1.28
AAA1	2	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAA1	3	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAA1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.296
AAA1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.594
AAA1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.890
AAA1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.296
AAA1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.594
AAA1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.890
AAA1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.187
AAA1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.781
AAA1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.375
AAA1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.967
AAA1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$3.561
AAA1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$4.155
AAA1	P	R - Multiply Rate Times OBY Area	No water service	-\$0.480
AAA1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAA2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAA2	1	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAA2	2	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAA2	3	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAA2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.263
AAA2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.525
AAA2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.788
AAA2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.263
AAA2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.525
AAA2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.788
AAA2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.049
AAA2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.575
AAA2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.101
AAA2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.626
AAA2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$3.150
AAA2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$3.675
AAA2	P	R - Multiply Rate Times OBY Area	No water service	-\$0.480
AAA2	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAA3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAA3	1	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAA3	2	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAA3	3	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAA3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.251
AAA3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.502
AAA3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.753
AAA3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.251
AAA3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.502
AAA3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.753
AAA3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.005
AAA3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.507
AAA3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.009
AAA3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.511
AAA3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$3.014
AAA3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$3.516
AAA3	P	R - Multiply Rate Times OBY Area	No water service	-\$0.480
AAA3	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAA4				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAA4	1	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAA4	2	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAA4	3	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAA4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.228
AAA4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.457
AAA4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.685
AAA4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.228
AAA4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.457
AAA4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.685
AAA4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.913
AAA4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.370
AAA4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$1.826
AAA4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.283
AAA4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$2.740
AAA4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$3.196
AAA4	P	R - Multiply Rate Times OBY Area	No water service	-\$0.480
AAA4	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAB1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAB1	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
AAB1	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAB1	3	R - Multiply Rate Times OBY Area	Stalls/Partitions	\$1.746
AAB1	4	R - Multiply Rate Times OBY Area	Wood Loft Floor	\$7.431
AAB1	5	R - Multiply Rate Times OBY Area	Gambrel Roof	\$0.742
AAB1	6	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AAB1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.308
AAB1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.616
AAB1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.924
AAB1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.308
AAB1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.616
AAB1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.924
AAB1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.233
AAB1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.849
AAB1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.464
AAB1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$3.082
AAB1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$3.698
AAB1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$4.315
AAB1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAB2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAB2	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.067
AAB2	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAB2	3	R - Multiply Rate Times OBY Area	Stalls/Partitions	\$1.746
AAB2	4	R - Multiply Rate Times OBY Area	Wood Loft Floor	\$7.431
AAB2	5	R - Multiply Rate Times OBY Area	Gambrel Roof	\$0.742
AAB2	6	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AAB2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.411
AAB2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.821
AAB2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.233
AAB2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.411
AAB2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.821
AAB2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.233
AAB2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.643
AAB2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.464
AAB2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$3.288
AAB2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$4.109
AAB2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$4.931
AAB2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$5.752
AAB2	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAD1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAD1	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
AAD1	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAD1	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAD1	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAD1	5	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AAD1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.469
AAD1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.935
AAD1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.404
AAD1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.469
AAD1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.935
AAD1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.404
AAD1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.873
AAD1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.808
AAD1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$3.744
AAD1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$4.679
AAD1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$5.616
AAD1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$6.552
AAD1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAF1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAF1	FF1	R - Multiply Rate Times OBY Area	Roof - 10' wide	\$42.175
AAF1	FF2	R - Multiply Rate Times OBY Area	Mech. Feeder - automatic	\$138.666
AAF1	FF3	R - Multiply Rate Times OBY Area	Mech. Feeder - manual	\$102.576
AAF1	FF4	R - Multiply Rate Times OBY Area	Concrete Apron - 10' wide	\$34.356
AAF1	FF5	F - Flat Value Addition	Stock Waterer - cattle	\$692.624
AAF1	FF6	F - Flat Value Addition	Stock Waterer - hog	\$315.797

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAF2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAF2	FF1	R - Multiply Rate Times OBY Area	Roof - 10' wide	\$42.175
AAF2	FF2	R - Multiply Rate Times OBY Area	Mech. Feeder - automatic	\$138.666
AAF2	FF3	R - Multiply Rate Times OBY Area	Mech. Feeder - manual	\$102.576
AAF2	FF4	R - Multiply Rate Times OBY Area	Concrete Apron - 10' wide	\$34.356
AAF2	FF5	F - Flat Value Addition	Stock Waterer - cattle	\$692.624
AAF2	FF6	F - Flat Value Addition	Stock Waterer - hog	\$315.797

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAF3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAF3	FF1	R - Multiply Rate Times OBY Area	Roof - 10' wide	\$42.175
AAF3	FF2	R - Multiply Rate Times OBY Area	Mech. Feeder - automatic	\$138.666
AAF3	FF3	R - Multiply Rate Times OBY Area	Mech. Feeder - manual	\$102.576
AAF3	FF4	R - Multiply Rate Times OBY Area	Concrete Apron - 10' wide	\$34.356
AAF3	FF5	F - Flat Value Addition	Stock Waterer - cattle	\$692.624
AAF3	FF6	F - Flat Value Addition	Stock Waterer - hog	\$315.797

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAF4				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAF4	FF1	R - Multiply Rate Times OBY Area	Roof - 10' wide	\$42.175
AAF4	FF2	R - Multiply Rate Times OBY Area	Mech. Feeder - automatic	\$138.666
AAF4	FF3	R - Multiply Rate Times OBY Area	Mech. Feeder - manual	\$102.576
AAF4	FF4	R - Multiply Rate Times OBY Area	Concrete Apron - 10' wide	\$34.356
AAF4	FF5	F - Flat Value Addition	Stock Waterer - cattle	\$692.624
AAF4	FF6	F - Flat Value Addition	Stock Waterer - hog	\$315.797

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAG1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAG1	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAG1	2	R - Multiply Rate Times OBY Area	Steel Floor	\$1.792

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAG2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAG2	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAG2	2	R - Multiply Rate Times OBY Area	Steel Floor	\$1.792

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAH1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAH1	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
AAH1	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAH1	3	R - Multiply Rate Times OBY Area	Wood Floor	-\$1.599
AAH1	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAH1	6	R - Multiply Rate Times OBY Area	Insulation - 1st floor	\$0.696
AAH1	7	R - Multiply Rate Times OBY Area	Insulation - 2nd floor	\$0.530
AAH1	8	R - Multiply Rate Times OBY Area	Insulation - 3rd floor	\$0.530
AAH1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.355
AAH1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.708
AAH1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.062
AAH1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.355
AAH1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.708
AAH1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.062
AAH1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.415
AAH1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.123
AAH1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.830
AAH1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$3.538
AAH1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$4.245
AAH1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$4.953
AAH1	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAH2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAH2	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
AAH2	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAH2	3	R - Multiply Rate Times OBY Area	Wood Floor	-\$1.599
AAH2	4	R - Multiply Rate Times OBY Area	Heating	\$1.618
AAH2	6	R - Multiply Rate Times OBY Area	Insulation - 1st floor	\$0.696
AAH2	7	R - Multiply Rate Times OBY Area	Insulation - 2nd floor	\$0.530
AAH2	8	R - Multiply Rate Times OBY Area	Insulation - 3rd floor	\$0.530
AAH2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.355
AAH2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.708
AAH2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.062
AAH2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.355
AAH2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.708
AAH2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.062
AAH2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.415
AAH2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.123
AAH2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.830
AAH2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$3.538
AAH2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$4.245
AAH2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$4.953
AAH2	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAH3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAH3	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
AAH3	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAH3	3	R - Multiply Rate Times OBY Area	Wood Floor	-\$1.599
AAH3	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAH3	6	R - Multiply Rate Times OBY Area	Insulation - 1st floor	\$0.696
AAH3	7	R - Multiply Rate Times OBY Area	Insulation - 2nd floor	\$0.530
AAH3	8	R - Multiply Rate Times OBY Area	Insulation - 3rd floor	\$0.530
AAH3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.355
AAH3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.708
AAH3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.062
AAH3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.355
AAH3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.708
AAH3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.947
AAH3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.415
AAH3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.123
AAH3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.830
AAH3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$3.538
AAH3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$4.245
AAH3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$4.953
AAH3	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAH4				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAH4	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
AAH4	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAH4	3	R - Multiply Rate Times OBY Area	Wood Floor	-\$1.599
AAH4	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAH4	6	R - Multiply Rate Times OBY Area	Insulation - 1st floor	\$0.696
AAH4	7	R - Multiply Rate Times OBY Area	Insulation - 2nd floor	\$0.530
AAH4	8	R - Multiply Rate Times OBY Area	Insulation - 3rd floor	\$0.530
AAH4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.433
AAH4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.868
AAH4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.301
AAH4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.433
AAH4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.868
AAH4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.301
AAH4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.735
AAH4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.603
AAH4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$3.469
AAH4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$4.337
AAH4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$5.205
AAH4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$6.072
AAH4	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAH5				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAH5	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
AAH5	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAH5	3	R - Multiply Rate Times OBY Area	Wood Floor	-\$1.599
AAH5	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAH5	6	R - Multiply Rate Times OBY Area	Insulation - 1st floor	\$0.696
AAH5	7	R - Multiply Rate Times OBY Area	Insulation - 2nd floor	\$0.530
AAH5	8	R - Multiply Rate Times OBY Area	Insulation - 3rd floor	\$0.530
AAH5	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.433
AAH5	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.868
AAH5	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.301
AAH5	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.433
AAH5	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.868
AAH5	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.301
AAH5	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.735
AAH5	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.603
AAH5	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$3.469
AAH5	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$4.337
AAH5	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$5.205
AAH5	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$6.072
AAH5	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAH6				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAH6	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
AAH6	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAH6	3	R - Multiply Rate Times OBY Area	Wood Floor	-\$1.599
AAH6	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAH6	6	R - Multiply Rate Times OBY Area	Insulation - 1st floor	\$0.696
AAH6	7	R - Multiply Rate Times OBY Area	Insulation - 2nd floor	\$0.530
AAH6	8	R - Multiply Rate Times OBY Area	Insulation - 3rd floor	\$0.530
AAH6	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.433
AAH6	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.868
AAH6	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.301
AAH6	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.433
AAH6	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.868
AAH6	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.301
AAH6	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.735
AAH6	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.603
AAH6	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$3.469
AAH6	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$4.337
AAH6	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$5.205
AAH6	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$6.072
AAH6	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - AA11				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AA11	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AA11	2	R - Multiply Rate Times OBY Area	No electricity	-\$1.279
AA11	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AA11	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AA11	5	R - Multiply Rate Times OBY Area	Enameled Steel	\$2.785
AA11	6	R - Multiply Rate Times OBY Area	Lining	\$1.632
AA11	7	R - Multiply Rate Times OBY Area	Loft	\$7.431
AA11	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.206
AA11	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.411
AA11	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.616
AA11	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.206
AA11	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.411
AA11	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.616
AA11	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.821
AA11	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.233
AA11	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$1.643
AA11	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.054
AA11	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$2.464
AA11	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$2.876
AA11	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AA11	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAI2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAI2	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAI2	2	R - Multiply Rate Times OBY Area	No electricity	-\$1.279
AAI2	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAI2	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAI2	5	R - Multiply Rate Times OBY Area	Enameled Steel	\$2.785
AAI2	6	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAI2	7	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAI2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.308
AAI2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.616
AAI2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.924
AAI2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.308
AAI2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.616
AAI2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.924
AAI2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.233
AAI2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.849
AAI2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.464
AAI2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$3.082
AAI2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$3.698
AAI2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$4.315
AAI2	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AAI2	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAK1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAK1	1	R - Multiply Rate Times OBY Area	20' wide	-\$32.906
AAK1	2	R - Multiply Rate Times OBY Area	40' wide	\$25.476
AAK1	3	R - Multiply Rate Times OBY Area	50' wide	\$48.828
AAK1	4	R - Multiply Rate Times OBY Area	60' wide	\$68.996
AAK1	5	R - Multiply Rate Times OBY Area	80' wide	\$102.964
AAK1	6	R - Multiply Rate Times OBY Area	100' wide	\$132.686

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAL1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAL1	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAL1	2	R - Multiply Rate Times OBY Area	Lighting	\$1.279
AAL1	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAL1	4	R - Multiply Rate Times OBY Area	Wood Siding	\$0.171
AAL1	5	R - Multiply Rate Times OBY Area	Enameled Steel	\$2.785
AAL1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.081
AAL1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.160
AAL1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.239
AAL1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.081
AAL1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.160
AAL1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.239
AAL1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.320
AAL1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$0.480
AAL1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$0.639
AAL1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$0.799
AAL1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$0.960
AAL1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$1.119
AAL1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAL2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAL2	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAL2	2	R - Multiply Rate Times OBY Area	Lighting	\$1.279
AAL2	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAL2	4	R - Multiply Rate Times OBY Area	Wood Siding	\$0.171
AAL2	5	R - Multiply Rate Times OBY Area	Enameled Steel	\$2.785
AAL2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.103
AAL2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.206
AAL2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.308
AAL2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.103
AAL2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.206
AAL2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.308
AAL2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.411
AAL2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$0.616
AAL2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$0.821
AAL2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$1.027
AAL2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$1.233
AAL2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$1.438
AAL2	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAM1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAM1	1	R - Multiply Rate Times OBY Area	Metal Roof	\$0.594
AAM1	2	R - Multiply Rate Times OBY Area	Wood Shingles	\$1.575
AAM1	3	R - Multiply Rate Times OBY Area	Composition Roof	-\$0.913
AAM1	4	R - Multiply Rate Times OBY Area	No heat	-\$1.073
AAM1	5	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAM1	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAM1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.583
AAM1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.164
AAM1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.746
AAM1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.583
AAM1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.164
AAM1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.746
AAM1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$2.328
AAM1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$3.494
AAM1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$4.657
AAM1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$5.822
AAM1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$6.985
AAM1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$8.149
AAM1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAM2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAM2	1	R - Multiply Rate Times OBY Area	Metal Roof	\$0.594
AAM2	2	R - Multiply Rate Times OBY Area	Wood Shingles	\$1.575
AAM2	3	R - Multiply Rate Times OBY Area	Composition Roof	-\$0.913
AAM2	4	R - Multiply Rate Times OBY Area	No heat	-\$1.073
AAM2	5	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAM2	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAM2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.685
AAM2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.370
AAM2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$2.054
AAM2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.685
AAM2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.370
AAM2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$2.054
AAM2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$2.740
AAM2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$4.109
AAM2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$5.478
AAM2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$6.848
AAM2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$8.218
AAM2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$9.588
AAM2	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAM3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAM3	1	R - Multiply Rate Times OBY Area	Metal Roof	\$0.594
AAM3	2	R - Multiply Rate Times OBY Area	Wood Shingles	\$1.575
AAM3	3	R - Multiply Rate Times OBY Area	Composition Roof	-\$0.913
AAM3	4	R - Multiply Rate Times OBY Area	No heat	-\$1.073
AAM3	5	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAM3	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAM3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.753
AAM3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.507
AAM3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$2.260
AAM3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.753
AAM3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.507
AAM3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$2.260
AAM3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$3.014
AAM3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$4.521
AAM3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$6.027
AAM3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$7.533
AAM3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$9.040
AAM3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$10.546
AAM3	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAM4				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAM4	1	R - Multiply Rate Times OBY Area	Metal Roof	\$0.594
AAM4	2	R - Multiply Rate Times OBY Area	Wood Shingles	\$1.575
AAM4	3	R - Multiply Rate Times OBY Area	Composition Roof	-\$0.913
AAM4	4	R - Multiply Rate Times OBY Area	No heat	-\$1.073
AAM4	5	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAM4	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAM4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.868
AAM4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.735
AAM4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$2.603
AAM4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.868
AAM4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.735
AAM4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$2.603
AAM4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$3.469
AAM4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$5.205
AAM4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$6.940
AAM4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$8.674
AAM4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$10.409
AAM4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$12.144
AAM4	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAM6				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAM6	1	R - Multiply Rate Times OBY Area	Metal Roof	\$0.594
AAM6	2	R - Multiply Rate Times OBY Area	Wood Shingles	\$1.575
AAM6	3	R - Multiply Rate Times OBY Area	Composition Roof	-\$0.913
AAM6	4	R - Multiply Rate Times OBY Area	No Heat	-\$1.073
AAM6	5	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAM6	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAM6	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.810
AAM6	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.621
AAM6	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$2.431
AAM6	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.810
AAM6	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.621
AAM6	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$2.431
AAM6	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$3.242
AAM6	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$4.862
AAM6	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$6.483
AAM6	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$8.104
AAM6	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$9.725
AAM6	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$11.344
AAM6	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAO1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAO1	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAO1	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAO1	3	R - Multiply Rate Times OBY Area	Pole Frame	-\$2.978
AAO1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.536
AAO1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.073
AAO1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.610
AAO1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.536
AAO1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.073
AAO1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.610
AAO1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$2.146
AAO1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$3.218
AAO1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$4.291
AAO1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$5.364
AAO1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$6.438
AAO1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$7.510
AAO1	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAO2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAO2	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAO2	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAO2	3	R - Multiply Rate Times OBY Area	Pole Frame	-\$2.978
AAO2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.469
AAO2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.935
AAO2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.404
AAO2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.469
AAO2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.935
AAO2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.404
AAO2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.873
AAO2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.808
AAO2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$3.744
AAO2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$4.679
AAO2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$5.616
AAO2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$6.552
AAO2	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAP1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAP1	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAP1	2	R - Multiply Rate Times OBY Area	No electricity	-\$1.279
AAP1	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAP1	4	R - Multiply Rate Times OBY Area	Wood Lining	\$1.632
AAP1	6	R - Multiply Rate Times OBY Area	Enameled Steel	\$2.785
AAP1	7	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAP1	8	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAP1	9	R - Multiply Rate Times OBY Area	Heat	\$1.073
AAP1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.148
AAP1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.296
AAP1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.445
AAP1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.148
AAP1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.296
AAP1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.445
AAP1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.594
AAP1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$0.890
AAP1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$1.187
AAP1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$1.484
AAP1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$1.781
AAP1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$2.077
AAP1	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AAP1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAP2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAP2	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAP2	2	R - Multiply Rate Times OBY Area	No electricity	-\$1.279
AAP2	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAP2	4	R - Multiply Rate Times OBY Area	Wood Lining	\$1.632
AAP2	6	R - Multiply Rate Times OBY Area	Enameled Steel	\$2.785
AAP2	7	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAP2	8	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAP2	9	R - Multiply Rate Times OBY Area	Heat	\$1.073
AAP2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.160
AAP2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.320
AAP2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.480
AAP2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.160
AAP2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.320
AAP2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.480
AAP2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.639
AAP2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$0.960
AAP2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$1.279
AAP2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$1.599
AAP2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$1.917
AAP2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$2.237
AAP2	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AAP2	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAP3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAP3	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAP3	2	R - Multiply Rate Times OBY Area	No electricity	-\$1.279
AAP3	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAP3	4	R - Multiply Rate Times OBY Area	Wood Lining	\$1.632
AAP3	6	R - Multiply Rate Times OBY Area	Enameled Steel	\$2.785
AAP3	7	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAP3	8	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAP3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.114
AAP3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.228
AAP3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.342
AAP3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.114
AAP3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.228
AAP3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.342
AAP3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.457
AAP3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$0.685
AAP3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$0.913
AAP3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$1.141
AAP3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$1.370
AAP3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$1.599
AAP3	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAP4				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAP4	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAP4	2	R - Multiply Rate Times OBY Area	No electricity	-\$1.279
AAP4	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAP4	4	R - Multiply Rate Times OBY Area	Wood Lining	\$1.632
AAP4	6	R - Multiply Rate Times OBY Area	Enameled Steel	\$2.785
AAP4	7	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAP4	8	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAP4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.114
AAP4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.228
AAP4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.342
AAP4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.114
AAP4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.228
AAP4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.342
AAP4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.457
AAP4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$0.694
AAP4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$0.913
AAP4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$1.141
AAP4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$1.370
AAP4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$1.599
AAP4	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAP5				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAP5	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAP5	2	R - Multiply Rate Times OBY Area	No electricity	-\$1.279
AAP5	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAP5	4	R - Multiply Rate Times OBY Area	Wood Lining	\$1.632
AAP5	6	R - Multiply Rate Times OBY Area	Enameled Steel	\$2.785
AAP5	7	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAP5	8	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAP5	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.069
AAP5	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.137
AAP5	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.206
AAP5	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.069
AAP5	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.137
AAP5	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.206
AAP5	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.274
AAP5	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$0.411
AAP5	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$0.547
AAP5	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$0.694
AAP5	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$0.821
AAP5	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$0.960

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAP6				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAP6	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
AAP6	2	R - Multiply Rate Times OBY Area	No electricity	-\$1.279
AAP6	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAP6	4	R - Multiply Rate Times OBY Area	Wood Lining	\$1.632
AAP6	6	R - Multiply Rate Times OBY Area	Enameled Steel	\$2.785
AAP6	7	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAP6	8	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAP6	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.057
AAP6	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.114
AAP6	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.171
AAP6	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.057
AAP6	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.114
AAP6	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.171
AAP6	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.228
AAP6	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$0.342
AAP6	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$0.457
AAP6	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$0.572
AAP6	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$0.694
AAP6	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$0.799

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAQ1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAQ1	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
AAQ1	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAQ1	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAQ1	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAQ1	5	R - Multiply Rate Times OBY Area	Grain Package	\$2.408
AAQ1	6	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAQ1	7	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAQ1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.366
AAQ1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.731
AAQ1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.096
AAQ1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.366
AAQ1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.731
AAQ1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.096
AAQ1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.461
AAQ1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.191
AAQ1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.922
AAQ1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$3.652
AAQ1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$4.383
AAQ1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$5.113
AAQ1	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AAQ1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAR1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAR1	2	R - Multiply Rate Times OBY Area	Metal Wall	-\$0.182
AAR1	5	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAR1	6	R - Multiply Rate Times OBY Area	Pier Foundation	-\$1.518
AAR1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.228
AAR1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.457
AAR1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.685
AAR1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.228
AAR1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.457
AAR1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.685
AAR1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.913
AAR1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.370
AAR1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$1.826
AAR1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.283
AAR1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$2.740
AAR1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$3.196

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAS1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAS1	1	F - Flat Value Addition	17' Auto Unloader	\$9,307.960
AAS1	2	F - Flat Value Addition	20' Auto Unloader	\$10,250.740
AAS1	3	F - Flat Value Addition	25' Auto Unloader	\$11,236.894
AAS1	4	F - Flat Value Addition	18' Auto Unloader	\$9,557.923
AAS1	5	F - Flat Value Addition	22' Auto Unloader	\$10,522.390
AAS1	6	F - Flat Value Addition	26' Auto Unloader	\$11,443.484

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAS2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAS2	1	F - Flat Value Addition	17' Auto Unloader	\$9,307.960
AAS2	2	F - Flat Value Addition	20' Auto Unloader	\$10,250.740
AAS2	3	F - Flat Value Addition	25' Auto Unloader	\$11,236.894
AAS2	4	F - Flat Value Addition	18' Auto Unloader	\$9,557.923
AAS2	5	F - Flat Value Addition	22' Auto Unloader	\$10,522.390
AAS2	6	F - Flat Value Addition	26' Auto Unloader	\$11,443.484

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAS3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAS3	1	F - Flat Value Addition	17' Auto Unloader	\$9,307.960
AAS3	2	F - Flat Value Addition	20' Auto Unloader	\$10,250.740
AAS3	3	F - Flat Value Addition	25' Auto Unloader	\$11,236.894
AAS3	4	F - Flat Value Addition	18' Auto Unloader	\$9,557.923
AAS3	5	F - Flat Value Addition	22' Auto Unloader	\$10,522.390
AAS3	6	F - Flat Value Addition	26' Auto Unloader	\$11,443.484

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAS4				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAS4	1	F - Flat Value Addition	17' Auto Unloader	\$9,307.960
AAS4	2	F - Flat Value Addition	20' Auto Unloader	\$10,250.740
AAS4	3	F - Flat Value Addition	25' Auto Unloader	\$11,236.894
AAS4	4	F - Flat Value Addition	18' Auto Unloader	\$9,557.923
AAS4	5	F - Flat Value Addition	22' Auto Unloader	\$10,522.390
AAS4	6	F - Flat Value Addition	26' Auto Unloader	\$11,443.484

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAS5				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAS5	1	F - Flat Value Addition	17' Auto Unloader	\$9,307.960
AAS5	2	F - Flat Value Addition	20' Auto Unloader	\$10,250.740
AAS5	3	F - Flat Value Addition	25' Auto Unloader	\$11,236.894
AAS5	4	F - Flat Value Addition	18' Auto Unloader	\$9,557.923
AAS5	5	F - Flat Value Addition	22' Auto Unloader	\$10,522.390
AAS5	6	F - Flat Value Addition	26' Auto Unloader	\$11,443.484

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAS6				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAS6	1	F - Flat Value Addition	17' Auto Unloader	\$9,307.960
AAS6	2	F - Flat Value Addition	20' Auto Unloader	\$10,250.740
AAS6	3	F - Flat Value Addition	25' Auto Unloader	\$11,236.894
AAS6	4	F - Flat Value Addition	18' Auto Unloader	\$9,557.923
AAS6	5	F - Flat Value Addition	22' Auto Unloader	\$10,522.390
AAS6	6	F - Flat Value Addition	26' Auto Unloader	\$11,443.484

OBY MODIFICATION CODES BY STRUCTURE TYPE - AASC				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AASC	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$1.632
AASC	2	R - Multiply Rate Times OBY Area	Concrete Floor	\$1.803
AASC	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AASC	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AASC	5	R - Multiply Rate Times OBY Area	Electricity	\$1.279
AASC	6	R - Multiply Rate Times OBY Area	Lining	\$1.632
AASC	7	R - Multiply Rate Times OBY Area	Loft	\$7.431
AASC	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.388
AASC	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.776
AASC	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.164
AASC	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.388
AASC	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.776
AASC	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.164
AASC	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.552
AASC	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.328
AASC	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$3.104
AASC	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$3.881
AASC	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$4.657
AASC	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$5.433
AASC	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AASC	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AASF				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AASF	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$1.632
AASF	2	R - Multiply Rate Times OBY Area	Concrete Floor	\$1.803
AASF	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AASF	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AASF	5	R - Multiply Rate Times OBY Area	Electricity	\$1.279
AASF	6	R - Multiply Rate Times OBY Area	Lining	\$1.632
AASF	7	R - Multiply Rate Times OBY Area	Loft	\$7.431
AASF	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.228
AASF	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.457
AASF	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.685
AASF	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.228
AASF	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.457
AASF	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.685
AASF	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.913
AASF	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.370
AASF	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$1.826
AASF	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.283
AASF	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$2.740
AASF	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$3.196
AASF	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AASF	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AASM				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AASM	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$1.632
AASM	2	R - Multiply Rate Times OBY Area	Concrete Floor	\$1.803
AASM	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AASM	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AASM	5	R - Multiply Rate Times OBY Area	Electricity	\$1.279
AASM	6	R - Multiply Rate Times OBY Area	Lining	\$1.632
AASM	7	R - Multiply Rate Times OBY Area	Loft	\$7.431
AASM	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.217
AASM	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.433
AASM	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.650
AASM	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.217
AASM	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.433
AASM	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.650
AASM	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.868
AASM	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.301
AASM	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$1.735
AASM	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.168
AASM	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$2.603
AASM	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$3.036
AASM	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AASM	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAT1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAT1	1	R - Multiply Rate Times OBY Area	20' Wide	-\$58.381
AAT1	2	R - Multiply Rate Times OBY Area	40' Wide	\$49.889
AAT1	3	R - Multiply Rate Times OBY Area	50' Wide	\$96.595
AAT1	4	R - Multiply Rate Times OBY Area	60' Wide	\$136.932
AAT1	5	R - Multiply Rate Times OBY Area	80' Wide	\$232.465
AAT1	6	R - Multiply Rate Times OBY Area	100' Wide	\$283.416

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAT2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAT2	1	R - Multiply Rate Times OBY Area	20' Wide	-\$25.476
AAT2	2	R - Multiply Rate Times OBY Area	40' Wide	\$24.415
AAT2	3	R - Multiply Rate Times OBY Area	50' Wide	\$48.828
AAT2	4	R - Multiply Rate Times OBY Area	60' Wide	\$72.181
AAT2	5	R - Multiply Rate Times OBY Area	80' Wide	\$118.886
AAT2	6	R - Multiply Rate Times OBY Area	100' Wide	\$168.776

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAW1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAW1	1	R - Multiply Rate Times OBY Area	25% Conc. Pit Area	\$3.505
AAW1	2	R - Multiply Rate Times OBY Area	100% Conc. Pit Area	\$14.039
AAW1	3	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAW1	4	R - Multiply Rate Times OBY Area	Conc Slab Floor	\$3.435
AAW1	5	R - Multiply Rate Times OBY Area	No slotted floor	-\$4.885
AAW1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.536
AAW1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.073
AAW1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.610
AAW1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.536
AAW1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.073
AAW1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.610
AAW1	FW1	R - Multiply Rate Times OBY Area	Wood Pens	\$16.639
AAW1	FW2	R - Multiply Rate Times OBY Area	Steel Pens	\$46.991
AAW1	FW4	F - Flat Value Addition	Waterers	\$196.374
AAW1	FW5	R - Multiply Rate Times OBY Area	Feeders	\$49.490
AAW1	FW6	F - Flat Value Addition	Stalls	\$307.830
AAW1	FW7	R - Multiply Rate Times OBY Area	Pressure Washers	\$3.344
AAW1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$2.146
AAW1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$3.218
AAW1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$4.291
AAW1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$5.364
AAW1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$6.438
AAW1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$7.510
AAW1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAW2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAW2	1	R - Multiply Rate Times OBY Area	25% Conc. Pit Area	\$3.505
AAW2	2	R - Multiply Rate Times OBY Area	100% Conc. Pit Area	\$14.039
AAW2	3	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAW2	4	R - Multiply Rate Times OBY Area	Conc Slab Floor	\$3.435
AAW2	5	R - Multiply Rate Times OBY Area	No slotted floor	-\$4.885
AAW2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.411
AAW2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.821
AAW2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.233
AAW2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1	\$0.411
AAW2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.821
AAW2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.233
AAW2	FW1	R - Multiply Rate Times OBY Area	Wood Pens	\$16.914
AAW2	FW2	R - Multiply Rate Times OBY Area	Steel Pens	\$46.991
AAW2	FW4	F - Flat Value Addition	Waterers	\$196.374
AAW2	FW5	R - Multiply Rate Times OBY Area	Feeders	\$49.490
AAW2	FW6	F - Flat Value Addition	Stalls	\$307.830
AAW2	FW7	R - Multiply Rate Times OBY Area	Pressure Washers	\$3.344
AAW2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.643
AAW2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.464
AAW2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$3.288
AAW2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$4.109
AAW2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$4.931
AAW2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$5.752
AAW2	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAW3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAW3	1	R - Multiply Rate Times OBY Area	25% Conc. Pit Area	\$3.505
AAW3	2	R - Multiply Rate Times OBY Area	100% Conc. Pit Area	\$14.039
AAW3	3	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAW3	4	R - Multiply Rate Times OBY Area	Conc Slab Floor	\$3.435
AAW3	5	R - Multiply Rate Times OBY Area	No slotted floor	-\$4.885
AAW3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.411
AAW3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.821
AAW3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.233
AAW3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.411
AAW3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.821
AAW3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.233
AAW3	FW1	R - Multiply Rate Times OBY Area	Wood Pens	\$16.914
AAW3	FW2	R - Multiply Rate Times OBY Area	Steel Pens	\$46.991
AAW3	FW4	F - Flat Value Addition	Waterers	\$196.374
AAW3	FW5	R - Multiply Rate Times OBY Area	Feeders	\$49.490
AAW3	FW6	F - Flat Value Addition	Stalls	\$307.830
AAW3	FW7	R - Multiply Rate Times OBY Area	Pressure Washers	\$3.344
AAW3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.643
AAW3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.464
AAW3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$3.288
AAW3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$4.109
AAW3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$4.931
AAW3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$5.752
AAW3	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAX1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAX1	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
AAX1	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAX1	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAX1	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAX1	5	R - Multiply Rate Times OBY Area	Grain Package	\$2.408
AAX1	6	R - Multiply Rate Times OBY Area	Enameled Steel	\$2.785
AAX1	7	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAX1	8	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAX1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.377
AAX1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.753
AAX1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.130
AAX1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.377
AAX1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.753
AAX1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.130
AAX1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.507
AAX1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.260
AAX1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$3.014
AAX1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$3.767
AAX1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$4.521
AAX1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$5.273
AAX1	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AAX1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - AAX2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
AAX2	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
AAX2	2	R - Multiply Rate Times OBY Area	No lighting	-\$1.279
AAX2	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
AAX2	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
AAX2	5	R - Multiply Rate Times OBY Area	Grain Package	\$2.408
AAX2	6	R - Multiply Rate Times OBY Area	Enameled Steel	\$2.785
AAX2	7	R - Multiply Rate Times OBY Area	Lining	\$1.632
AAX2	8	R - Multiply Rate Times OBY Area	Loft	\$7.431
AAX2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.342
AAX2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.685
AAX2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.027
AAX2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.342
AAX2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.685
AAX2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.027
AAX2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.370
AAX2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.054
AAX2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.740
AAX2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$3.424
AAX2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$4.109
AAX2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$4.794
AAX2	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
AAX2	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RGH1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RGH1	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
RGH1	2	R - Multiply Rate Times OBY Area	Heating	\$1.073
RGH1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.267
RGH1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.534
RGH1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.801
RGH1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.267
RGH1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.534
RGH1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.801
RGH1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.069
RGH1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.603
RGH1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.137
RGH1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.671
RGH1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$3.206
RGH1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$3.740
RGH1	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - RGH2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RGH2	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
RGH2	2	R - Multiply Rate Times OBY Area	Heating	\$1.073
RGH2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.336
RGH2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.674
RGH2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.010
RGH2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.336
RGH2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.674
RGH2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.010
RGH2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.347
RGH2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.021
RGH2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.695
RGH2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$3.368
RGH2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$4.042
RGH2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$4.716
RGH2	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - RGH3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RGH3	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
RGH3	2	R - Multiply Rate Times OBY Area	Heating	\$1.073
RGH3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.976
RGH3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.951
RGH3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$2.927
RGH3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.976
RGH3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.951
RGH3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$2.927
RGH3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$3.903
RGH3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$5.854
RGH3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$7.805
RGH3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$9.757
RGH3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$11.708
RGH3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$13.659
RGH3	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - RGH4				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RGH4	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
RGH4	2	R - Multiply Rate Times OBY Area	Heating	\$1.073
RGH4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.105
RGH4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.209
RGH4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.313
RGH4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.105
RGH4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.209
RGH4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.313
RGH4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.418
RGH4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$0.627
RGH4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$0.836
RGH4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$1.045
RGH4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$1.254
RGH4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$1.463
RGH4	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - RGH5				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RGH5	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
RGH5	2	R - Multiply Rate Times OBY Area	Heating	\$1.073
RGH5	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.163
RGH5	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.325
RGH5	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.488
RGH5	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.163
RGH5	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.325
RGH5	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.488
RGH5	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.650
RGH5	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$0.976
RGH5	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$1.301
RGH5	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$1.626
RGH5	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$1.951
RGH5	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$2.277
RGH5	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - RGH6				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RGH6	1	R - Multiply Rate Times OBY Area	Concrete Floor	\$3.435
RGH6	2	R - Multiply Rate Times OBY Area	Heating	\$1.073
RGH6	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.348
RGH6	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.697
RGH6	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.045
RGH6	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.348
RGH6	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.697
RGH6	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.045
RGH6	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.394
RGH6	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.091
RGH6	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.788
RGH6	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$3.485
RGH6	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$4.181
RGH6	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$4.878
RGH6	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480

OBY MODIFICATION CODES BY STRUCTURE TYPE - RLA1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RLA1	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RLA1	2	R - Multiply Rate Times OBY Area	No Electricity	-\$3.472
RLA1	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RLA1	4	R - Multiply Rate Times OBY Area	Heating	-\$3.461
RLA1	5	F - Flat Value Addition	Garage Door Opener	\$500.000
RLA1	P	R - Multiply Rate Times OBY Area	No plumbing	-\$2.369
RLA1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RPA1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RPA1	1	R - Multiply Rate Times OBY Area	Heating for Asphalt Paving	\$12.904

OBY MODIFICATION CODES BY STRUCTURE TYPE - RPA2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RPA2	1	R - Multiply Rate Times OBY Area	Heating for Concrete	\$12.904

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRA1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRA1	1	R - Multiply Rate Times OBY Area	Heating	\$1.073
RRA1	2	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RRA1	3	R - Multiply Rate Times OBY Area	No Electricity	-\$3.472
RRA1	4	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RRA1	5	F - Flat Value Addition	Electric Door Opener	\$500.000
RRA1	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
RRA1	7	R - Multiply Rate Times OBY Area	Attic (finished)	\$22.556
RRA1	8	R - Multiply Rate Times OBY Area	1/2 Story	\$41.151
RRA1	9	R - Multiply Rate Times OBY Area	Full Story	\$43.951
RRA1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.778
RRA1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.556
RRA1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$2.334
RRA1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.778
RRA1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.556
RRA1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$2.334
RRA1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$3.113
RRA1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$4.669
RRA1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$6.226
RRA1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$7.782
RRA1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$9.338
RRA1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$10.895
RRA1	P	R - Multiply Rate Times OBY Area	Plumbing (water service)	\$2.369
RRA1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRA2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRA2	1	R - Multiply Rate Times OBY Area	Heating	\$1.073
RRA2	2	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RRA2	3	R - Multiply Rate Times OBY Area	No Electricity	-\$3.472
RRA2	4	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RRA2	5	F - Flat Value Addition	Electric Door Opener	\$500.000
RRA2	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
RRA2	7	R - Multiply Rate Times OBY Area	Attic (finished)	\$22.556
RRA2	8	R - Multiply Rate Times OBY Area	1/2 Story	\$41.151
RRA2	9	R - Multiply Rate Times OBY Area	Full Story	\$43.951
RRA2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.906
RRA2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.812
RRA2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$2.718
RRA2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.906
RRA2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.812
RRA2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$2.718
RRA2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$3.624
RRA2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$5.436
RRA2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$7.248
RRA2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$9.060
RRA2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$10.872
RRA2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$12.684
RRA2	P	R - Multiply Rate Times OBY Area	Plumbing (water service)	\$2.369
RRA2	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE -RRA3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRA3	1	R - Multiply Rate Times OBY Area	Heating	\$1.073
RRA3	2	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RRA3	3	R - Multiply Rate Times OBY Area	No Electricity	-\$3.472
RRA3	4	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RRA3	5	F - Flat Value Addition	Electric Door Opener	\$500.000
RRA3	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
RRA3	7	R - Multiply Rate Times OBY Area	Attic (finished)	\$22.556
RRA3	8	R - Multiply Rate Times OBY Area	1/2 Story	\$41.151
RRA3	9	R - Multiply Rate Times OBY Area	Full Story	\$43.951
RRA3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.638
RRA3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.278
RRA3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.916
RRA3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.638
RRA3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.278
RRA3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.916
RRA3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$2.555
RRA3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$3.833
RRA3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$5.111
RRA3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$6.388
RRA3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$7.666
RRA3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$8.944
RRA3	P	R - Multiply Rate Times OBY Area	Plumbing (water service)	\$2.369
RRA3	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRA4				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRA4	1	R - Multiply Rate Times OBY Area	Heating	\$1.073
RRA4	2	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RRA4	3	R - Multiply Rate Times OBY Area	No Electricity	-\$3.472
RRA4	4	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RRA4	5	F - Flat Value Addition	Electric Door Opener	\$500.000
RRA4	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
RRA4	7	R - Multiply Rate Times OBY Area	Attic (finished)	\$22.553
RRA4	8	R - Multiply Rate Times OBY Area	1/2 Story	\$41.151
RRA4	9	R - Multiply Rate Times OBY Area	Full Story	\$43.951
RRA4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.778
RRA4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.556
RRA4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$2.334
RRA4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.778
RRA4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.556
RRA4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$2.334
RRA4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$3.113
RRA4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$4.669
RRA4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$6.226
RRA4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$7.782
RRA4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$9.338
RRA4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$10.895
RRA4	P	R - Multiply Rate Times OBY Area	Plumbing (water service)	\$2.369
RRA4	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRC1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRC1	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RRC1	2	R - Multiply Rate Times OBY Area	Electricity	\$3.472
RRC1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.267
RRC1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.534
RRC1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.801
RRC1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.267
RRC1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.534
RRC1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.801
RRC1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.069
RRC1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.603
RRC1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.137
RRC1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.671
RRC1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$3.206
RRC1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$3.740

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRC2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRC2	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RRC2	2	R - Multiply Rate Times OBY Area	Electricity	\$3.472
RRC2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.267
RRC2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.534
RRC2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.801
RRC2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.267
RRC2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.534
RRC2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.801
RRC2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.069
RRC2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.603
RRC2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$2.137
RRC2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.671
RRC2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$3.206
RRC2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$3.740

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRG1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRG1	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RRG1	2	R - Multiply Rate Times OBY Area	No Electricity	-\$3.472
RRG1	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RRG1	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
RRG1	5	F - Flat Value Addition	Electric Door Opener	\$500.000
RRG1	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
RRG1	7	R - Multiply Rate Times OBY Area	Attic (finished)	\$22.556
RRG1	8	R - Multiply Rate Times OBY Area	1/2 Story	\$41.151
RRG1	9	R - Multiply Rate Times OBY Area	Full Story	\$43.951
RRG1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.929
RRG1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.858
RRG1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$2.788
RRG1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.929
RRG1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.858
RRG1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$2.788
RRG1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$3.717
RRG1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$5.575
RRG1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$7.434
RRG1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$9.292
RRG1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$11.150
RRG1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$13.009
RRG1	P	R - Multiply Rate Times OBY Area	Plumbing (water service)	\$2.369
RRG1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRG2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRG2	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RRG2	2	R - Multiply Rate Times OBY Area	No Electricity	-\$3.472
RRG2	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RRG2	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
RRG2	5	F - Flat Value Addition	Electric Door Opener	\$500.000
RRG2	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
RRG2	7	R - Multiply Rate Times OBY Area	Attic (finished)	\$22.556
RRG2	8	R - Multiply Rate Times OBY Area	1/2 Story	\$41.151
RRG2	9	R - Multiply Rate Times OBY Area	Full Story	\$43.951
RRG2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$1.162
RRG2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$2.323
RRG2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$3.485
RRG2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$1.162
RRG2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$2.323
RRG2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$3.485
RRG2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$4.646
RRG2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$6.969
RRG2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$9.292
RRG2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$11.615
RRG2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$13.938
RRG2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$16.261
RRG2	P	R - Multiply Rate Times OBY Area	Plumbing (water service)	\$2.369
RRG2	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRG3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRG3	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RRG3	2	R - Multiply Rate Times OBY Area	No Electricity	-\$3.472
RRG3	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RRG3	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
RRG3	5	F - Flat Value Addition	Electric Door Opener	\$500.000
RRG3	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
RRG3	7	R - Multiply Rate Times OBY Area	Attic (finished)	\$22.556
RRG3	8	R - Multiply Rate Times OBY Area	1/2 Story	\$41.151
RRG3	9	R - Multiply Rate Times OBY Area	Full Story	\$43.951
RRG3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.767
RRG3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.533
RRG3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$2.300
RRG3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.767
RRG3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.533
RRG3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$2.300
RRG3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$3.066
RRG3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$4.600
RRG3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$6.133
RRG3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$7.666
RRG3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$9.199
RRG3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$10.732
RRG3	P	R - Multiply Rate Times OBY Area	Plumbing (water service)	\$2.369
RRG3	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRG4				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRG4	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RRG4	2	R - Multiply Rate Times OBY Area	No Electricity	-\$3.472
RRG4	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RRG4	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
RRG4	5	F - Flat Value Addition	Electric Door Opener	\$500.000
RRG4	6	R - Multiply Rate Times OBY Area	Loft	\$7.431
RRG4	7	R - Multiply Rate Times OBY Area	Attic (finished)	\$22.556
RRG4	8	R - Multiply Rate Times OBY Area	1/2 Story	\$41.151
RRG4	9	R - Multiply Rate Times OBY Area	Full Story	\$43.951
RRG4	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.976
RRG4	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$1.951
RRG4	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$2.927
RRG4	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.976
RRG4	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$1.951
RRG4	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$2.927
RRG4	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$3.903
RRG4	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$5.854
RRG4	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$7.805
RRG4	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$9.757
RRG4	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$11.708
RRG4	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$13.659
RRG4	P	R - Multiply Rate Times OBY Area	Plumbing (water service)	\$2.369
RRG4	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRP1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRP1	1	F - Flat Value Addition	No Filter	-\$848.708
RRP1	2	F - Flat Value Addition	Gas/Propane Heater	\$2,079.376
RRP1	3	F - Flat Value Addition	Electric Heater	\$2,484.449
RRP1	4	R - Multiply Rate Times OBY Area	Solar Heating	\$4.448
RRP1	5	F - Flat Value Addition	Diving Board	\$851.194
RRP1	7	F - Flat Value Addition	Underwater Lighting	\$707.261

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRP2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRP2	1	F - Flat Value Addition	No Filter	-\$848.708
RRP2	2	F - Flat Value Addition	Gas/Propane Heater	\$2,079.376
RRP2	3	F - Flat Value Addition	Electric Heater	\$2,484.449
RRP2	4	R - Multiply Rate Times OBY Area	Solar Heating	\$4.448
RRP2	5	F - Flat Value Addition	Diving Board	\$851.194
RRP2	7	F - Flat Value Addition	Underwater Lighting	\$707.261

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRP3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRP3	1	F - Flat Value Addition	No Filter	-\$848.708
RRP3	2	F - Flat Value Addition	Gas/Propane Heater	\$2,079.376
RRP3	3	F - Flat Value Addition	Electric Heater	\$2,484.449
RRP3	4	R - Multiply Rate Times OBY Area	Solar Heating	\$4.448
RRP3	5	F - Flat Value Addition	Diving Board	\$851.194
RRP3	6	R - Multiply Rate Times OBY Area	Lining	\$1.632
RRP3	7	F - Flat Value Addition	Underwater Lighting	\$707.261

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRP4				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRP4	1	F - Flat Value Addition	No Filter	-\$848.708
RRP4	2	F - Flat Value Addition	Gas/Propane Heater	\$2,079.376
RRP4	3	F - Flat Value Addition	Electric Heater	\$2,484.449
RRP4	4	R - Multiply Rate Times OBY Area	Solar Heating	\$4.448
RRP4	5	F - Flat Value Addition	Diving Board	\$851.194
RRP4	6	R - Multiply Rate Times OBY Area	Lining	\$1.632
RRP4	7	F - Flat Value Addition	Underwater Lighting	\$707.261

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRS1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRS1	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$1.632
RRS1	2	R - Multiply Rate Times OBY Area	Concrete Floor	\$1.803
RRS1	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RRS1	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
RRS1	5	R - Multiply Rate Times OBY Area	Electricity	\$1.279
RRS1	6	R - Multiply Rate Times OBY Area	Lining	\$1.632
RRS1	7	R - Multiply Rate Times OBY Area	Loft	\$7.431
RRS1	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.243
RRS1	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.488
RRS1	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.731
RRS1	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.243
RRS1	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.488
RRS1	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.731
RRS1	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.976
RRS1	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.463
RRS1	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$1.951
RRS1	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.439
RRS1	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$2.927
RRS1	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$3.415
RRS1	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
RRS1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRS2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRS2	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$1.632
RRS2	2	R - Multiply Rate Times OBY Area	Concrete Floor	\$1.803
RRS2	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RRS2	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
RRS2	5	R - Multiply Rate Times OBY Area	Electricity	\$1.279
RRS2	6	R - Multiply Rate Times OBY Area	Lining	\$1.632
RRS2	7	R - Multiply Rate Times OBY Area	Loft	\$7.431
RRS2	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.243
RRS2	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.488
RRS2	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$0.731
RRS2	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.243
RRS2	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.488
RRS2	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$0.731
RRS2	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$0.976
RRS2	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$1.463
RRS2	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$1.951
RRS2	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$2.439
RRS2	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$2.927
RRS2	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$3.415
RRS2	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
RRS2	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRS3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRS3	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$1.632
RRS3	2	R - Multiply Rate Times OBY Area	Concrete Floor	\$1.803
RRS3	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RRS3	4	R - Multiply Rate Times OBY Area	Heating	\$1.073
RRS3	5	R - Multiply Rate Times OBY Area	Electricity	\$1.279
RRS3	6	R - Multiply Rate Times OBY Area	Lining	\$1.632
RRS3	7	R - Multiply Rate Times OBY Area	Loft	\$7.431
RRS3	A	R - Multiply Rate Times OBY Area	Hgt Adj. -1'	-\$0.418
RRS3	B	R - Multiply Rate Times OBY Area	Hgt Adj. -2'	-\$0.836
RRS3	C	R - Multiply Rate Times OBY Area	Hgt Adj. -3'	-\$1.254
RRS3	D	R - Multiply Rate Times OBY Area	Hgt Adj. +1'	\$0.418
RRS3	E	R - Multiply Rate Times OBY Area	Hgt Adj. +2'	\$0.836
RRS3	F	R - Multiply Rate Times OBY Area	Hgt Adj. +3'	\$1.254
RRS3	G	R - Multiply Rate Times OBY Area	Hgt Adj. +4'	\$1.673
RRS3	H	R - Multiply Rate Times OBY Area	Hgt Adj. +6'	\$2.509
RRS3	I	R - Multiply Rate Times OBY Area	Hgt Adj. +8'	\$3.345
RRS3	J	R - Multiply Rate Times OBY Area	Hgt Adj. +10'	\$4.181
RRS3	K	R - Multiply Rate Times OBY Area	Hgt Adj. +12'	\$5.018
RRS3	L	R - Multiply Rate Times OBY Area	Hgt Adj. +14'	\$5.854
RRS3	P	R - Multiply Rate Times OBY Area	Water Service	\$0.480
RRS3	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RRZ1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RRZ1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RSA1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RSA1	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RSA1	2	R - Multiply Rate Times OBY Area	No Electricity	-\$3.472
RSA1	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RSA1	4	R - Multiply Rate Times OBY Area	Heating	\$3.461
RSA1	5	F - Flat Value Addition	Electric Door Opener	\$500.000
RSA1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RSG1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RSG1	1	R - Multiply Rate Times OBY Area	Earth Floor	-\$3.435
RSG1	2	R - Multiply Rate Times OBY Area	No Electricity	-\$3.472
RSG1	3	R - Multiply Rate Times OBY Area	Insulation	\$0.696
RSG1	4	R - Multiply Rate Times OBY Area	Heating	\$3.461
RSG1	5	F - Flat Value Addition	Electric Door Opener	\$500.000
RSG1	PF	F - Flat Value Addition	Plumbing Fixture	\$1,150.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RCT1				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RTC1	1	F - Flat Value Addition	Lighting	\$11,900.000
RTC1	2	F - Flat Value Addition	Fencing	\$10,600.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RTC2				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RTC2	1	F - Flat Value Addition	Lighting	\$11,900.000
RTC2	2	F - Flat Value Addition	Fencing	\$10,600.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RTC3				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RTC3	1	F - Flat Value Addition	Lighting	\$11,900.000
RTC3	2	F - Flat Value Addition	Fencing	\$10,600.000

OBY MODIFICATION CODES BY STRUCTURE TYPE - RYRT				
OBY CODE	MOD CODE	CALCULATION TYPE	MOD CODE DESCRIPTION	ADJUSTMENT
RYRT	1	R - Multiply Rate Times OBY Area	Electricity	\$3.472
RYRT	3	F - Flat Value Addition	Wood Stove	\$1,750.000

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs) COST CALCULATIONS EXAMPLE

OTHER BUILDING AND YARD IMPROVEMENTS (OBYs) COST CALCULATIONS	
RRG3 - Garage, Frame, Detached, Unfinished; 676 Sq.Ft.; 1993 Year Built; Grade 4	
OBY Cost Calculation: Base Cost + (Sq.Ft. x Per Sq.Ft. Cost)	
Base Cost = \$5,881.354 + (\$27.184 x Sq.Ft.)	
Base Cost = \$5,881.354 + (\$27.184 x 676) =	\$24,258
Subtotal - RRG3 Residential Garage:	\$24,258
Grade Factor - Grade 4:	0.85
Replacement Cost New (RCN):	\$20,619
Less Depreciation (61% Good):	0.61
Replacement Cost New Less Depreciation (RCNLD):	\$12,578
Local Cost Index:	0.97
Economic Condition Factor:	1.22
Adjusted Replacement Cost New Less Depreciation (Adjusted RCNLD):	\$14,884
Rounded to Nearest \$10	\$14,880
RPA2 - Concrete; 494 Sq.Ft.; 1995 Year Built; Grade - Average	
OBY Cost Calculation: C1 + (C2 x SquareRoot (Sq.Ft.)) + C3 x Sq.Ft.	
Base Cost = \$148.765 + ((Sq.Rt.(Area) x \$19.614) + (\$4.234 per Sq.Ft.)	
Base Cost = \$148.765 + ((Sq.Rt.(494)) x \$19.614) + (\$4.234 x 494) =	\$2,676
Subtotal - RPA2 - Concrete:	\$2,676
Grade Factor - Average:	1.00
Replacement Cost New (RCN):	\$2,676
Less Depreciation (20% Good):	0.20
Replacement Cost New Less Depreciation (RCNLD):	\$535
Local Cost Index:	0.97
Economic Condition Factor:	1.22
Adjusted Replacement Cost New Less Depreciation (Adjusted RCNLD):	\$633
Rounded to Nearest \$10	\$630
Total Adjusted Replacement Cost New Less Depreciation (Adjusted RCNLD):	\$15,510

COMMERCIAL BUILDINGS

COMMERCIAL/INDUSTRIAL VALUATION OVERVIEW

The Commercial/Industrial system provides for both the cost and income approaches to value. The cost approach is a model approach with adjustments to the component level. The income approach utilizes income models which do not require income and expense data on each individual property, but which permit income adjustment or override parameters on the exceptional properties. Limited applications of the market approach are available for multifamily type properties.

COST APPROACH

Pricing schedules and related cost tables are included in this section to assist the appraiser in arriving at accurate estimates of Replacement Cost New. They have been developed by applying segregated cost to all components. The application of the schedules involves the computer pricing of all components from the data collection form.

Costs have been developed for all basic structure types, interior and mechanical costs, and exterior wall costs; and are computed to develop an overall Replacement Cost New.

Since various construction types are necessary for different uses, several costs were developed for basic structures. High rise office buildings require different cost ranges than properties such as one story warehouses, commercial buildings, and service stations. Interior finish, heating, plumbing, air conditioning and lighting requirements are varied for different uses, requiring cost ranges. Certain use types, such as Fast or Franchised Food Restaurants and Service Stations, begin with a specified cost, and then are modified by grade. Building Other Features, attached improvements, and Other Building and Yard Improvements are set up on a more simplified cost system requiring in most cases only minor modifications.

SELECTING THE PROPER QUALITY GRADE

The quality grade of materials and workmanship is one of the most significant adjustments to be made in the cost approach. Many buildings with similar square feet areas and uses can vary significantly in cost. This is due to quality of materials and workmanship. A better quality building is expected to have a longer economic life and requires less maintenance. The appraiser must analyze these characteristics in order to arrive at an estimate of quality grade. Most properties will be computer priced at an average or typical building grade and will require no quality grade percent modification. The generated value for replacement less normal condition/utility factor will be accurate. It becomes the appraiser's responsibility to analyze the generated values.

QUALITY GRADES AND FACTORS

The commercial system uses an alphabetic grading scale with "A" as average quality of construction, with a range of grades from a low of "L" (low cost construction) to a high of "E" (excellent construction). A plus adjustment is allowed within each category. The relative value ranges are indicated by the following table.

Grade	Value
L (Low Cost)	74%
F (Fair)	84%
A (Average)	100%
G (Good)	133%
V (Very Good)	167%
E (Excellent)	185%

COMMERCIAL/INDUSTRIAL COST SCHEDULES

The Commercial/Industrial Costs were derived in the following manner. Numerous Structure Type Codes were created and combined into ten Basic Structure Types, which include the following:

FRAMING COST

The Frame Cost Rate (dollars per square foot of floor area excluding basement area) as a function of Construction Class and Basic Structure Type.

ROOFING COSTS

The cost rates for the roof framing and roofing materials (dollars per square foot of floor area covered) as a function of basic structure type. Insulation costs have been included in the roofing materials.

FLOOR STRUCTURE COST

The Structural Floor Cost (dollars per square foot of the floor area) as a function of the basic structure type.

EXTERIOR WALL MATERIAL COST

The Exterior Wall Material Cost (dollars per square foot of wall area) as a function of material type code and the basic structure type. All wall material costs include insulation, normal openings, and appropriate back-up materials when required.

CEILING AND FLOOR FINISH COST

The Ceiling and Floor Finish Cost (dollars per square foot of floor area) is a function of the Basic Structure Type or multiuse type code.

BASEMENT COST

The Basement Wall Cost Rate (dollars per square foot of wall area) as a function of the Construction Class and Basic Structure Type. The cost of waterproofing has been added. Use Type Codes were developed which equate to the type of interior utilization of the structure being described. Costs were developed for the specific use types, which include the following:

INTERIOR PARTITION COST

The Interior Partition Cost (dollars per square foot of floor area) as a function of use type code and quality or extent of occurrence code.

HEATING COST

The Heating Cost (dollars per square foot of floor area) as a function of the heating system type and the use type code.

AIR CONDITIONING COST

The Air Conditioning Cost (dollars per square foot of floor area) as a function of the air conditioning system type and the use type code.

PLUMBING COST

The Plumbing Cost (dollars per square foot of floor area) as a function of use type code and quality or extent of occurrence code.

LIGHTING COST

The Lighting Cost (dollars per square foot of floor area) as a function of use type code. Lighting costs are assumed to be 100% in all use type codes

MANUAL PRICING INSTRUCTIONS

Although the Commercial/Industrial CAMA System has computer pricing capability, it is sometimes desirable to manually price improvements. The following is the correct procedure for manually pricing OBYs utilizing the cost tables. As an aid to manually pricing commercial/industrial improvements, a manual pricing worksheet of the commercial/industrial cost calculations has been provided at the end of the Building Other Features (BOFs) Calculation Formulas and Costs section. Each of the Interior Exterior Lines is individually priced according to the following procedure.

1. Determine the Basic Structure Code by utilizing the Building Construction Type Cost Schedule and the Structure Type Code.

Example:

Structure Type 321 (Restaurant) has a Basic Structure Code of 03

2. Determine the Construction Class (Framing) and Floor Level of the Interior Exterior Lines.
3. Determine the Building Base Rate by using the Building Construction Type Cost Schedule - based on the Basic Structure Code, Construction Type, and Floor Level.
4. Determine the Exterior Wall Rate by utilizing the Exterior Wall Material Cost Schedule - based on the Exterior Wall Type Code and the Basic Structure Code
5. Determine the Perimeter Area Ratio (PAR) which is expressed to the nearest ten thousandth by dividing the perimeter of the building by the area.

6. Multiply the Exterior Wall Rate times the PAR times the Wall Height to determine the Adjusted Wall Rate. This rate will be used to adjust the Building Base Rate for the cost of the exterior walls.
7. Add the Building Base Rate (Step 3) and the Adjusted Wall Rate (Step 6).
8. Based on the Use Code determine the Interior Base Rate by utilizing the Interior Cost Schedule.
9. The Interior Base Rate must be adjusted because of any difference between the actual interior of an area and what is included in the Base Rate. The first adjustment is for interior finish. Calculate the percent of unfinished and multiply by the Interior Finish Rate.

Example:

Use Code 034 (Retail Store) has an Interior Finish Rate = -\$10.27

Interior Finish coded as 80% finished. - \$10.27 * 20% unfinished = -\$2.054

10. Determine any necessary adjustments to the Interior Base Rate because of partitioning. Use the rates in the Interior Costs and Adjustments Schedule appropriate for the Use Type and Partition code.
11. Determine any necessary adjustments to the Interior Base Rate for Heating and Air Conditioning. Use the rates in the Interior Costs and Adjustments Schedule appropriate for Use, Heating and Air Conditioning codes.
12. NOTE: Central air conditioning may or may not be included in the base rate based on the Use Code.
13. Determine any necessary adjustments to the Interior Base Rate for Plumbing. Use the adjustment appropriate for the Use Type and Plumbing code.
14. Determine the Total Interior Rate of the Interior Exterior Lines by adding the Interior Base Rate and any adjustments for Interior Finish, Partitions, Heating, Air Conditioning, and Plumbing.
15. Add the Total Exterior Rate (Step 7) and the Total Interior Rate (Step 13) to determine the Total Square Foot Rate.
16. Multiply the Total Square Foot Rate by the area of the Interior Exterior Lines to determine the Unadjusted Value of the Interior Exterior Lines.
17. Determine the Cost of Building Other Features/Attached Improvements (BOF) by utilizing the Building Other Features/ Attached Improvements Cost Schedule - based on the BOF Type Code, unit of measure, and rate per unit. Select the rate per unit based on the BOF code, and multiply the rate times the appropriate measurement to determine the value of the BOF (rounded to the nearest \$10).
18. Add the BOF value(s) from Step 16 which belong with the Interior Exterior Lines to the Unadjusted Value of the Interior Exterior Lines to determine the Unadjusted Replacement Cost New (RCN) (rounded to the nearest \$10).
19. Calculate a Percent Good for the Interior Exterior Lines. Follow the instructions to calculate a Percent Good.

20. Multiply the Unadjusted RCN of the Interior Exterior Lines times the Percent Good to determine the Base Replacement Cost New Less Depreciation (RCNLD) (rounded to the nearest \$10).
21. Add all the Base RCNLD Interior Exterior Line values to determine a Sub-total of Base RCNLD.
22. Multiply the Sub-total Base RCNLD times the Grade Factor (rounded to the nearest \$10) to determine the Building RCNLD.
23. Multiply the RCNLD for a single building times the Number of Identical Units.
24. Multiply the RCNLD for all main buildings on the record times the Economic Condition Factor and County Cost Multiplier rounding the result to the nearest \$10.
25. If extending this value to determine the taxpayer's base value, multiply this adjusted RCNLD by the Percent Ownership rounding this final result to the nearest \$10.
26. Calculate any Other Building and Yard Improvements (OBY) RCNLD Value using the Commercial Other Buildings and Yard Improvements Pricing Table.
27. Calculate the Adjusted Total Other Improvement Value by multiplying the Total Improvement Value by the Percent Complete and Percent of Ownership (rounded to the nearest \$10).
28. Add the Building RCNLD, Total OBY Value, and Adjusted Total Other Improvement Value to calculate the TOTAL VALUE of the Commercial record.

COMMERCIAL STRUCTURE TYPE PHOTOGRAPHS

The following photographs represent the major commercial building construction classes and grades. The photographs are not meant to be exact specifications.

Structure Type: Garden Apartment

Structure Type Code: 211

Grade: L – Low Cost

Construction Class: 1



Structure Type: Garden Apartment

Structure Type Code: 211

Grade: F – Fair

Construction Class: 1



Structure Type: Garden Apartment
Structure Type Code: 211
Grade: A – Average
Construction Class: 1



Structure Type: Garden Apartment
Structure Type Code: 211
Grade: A – Average
Construction Class: 1



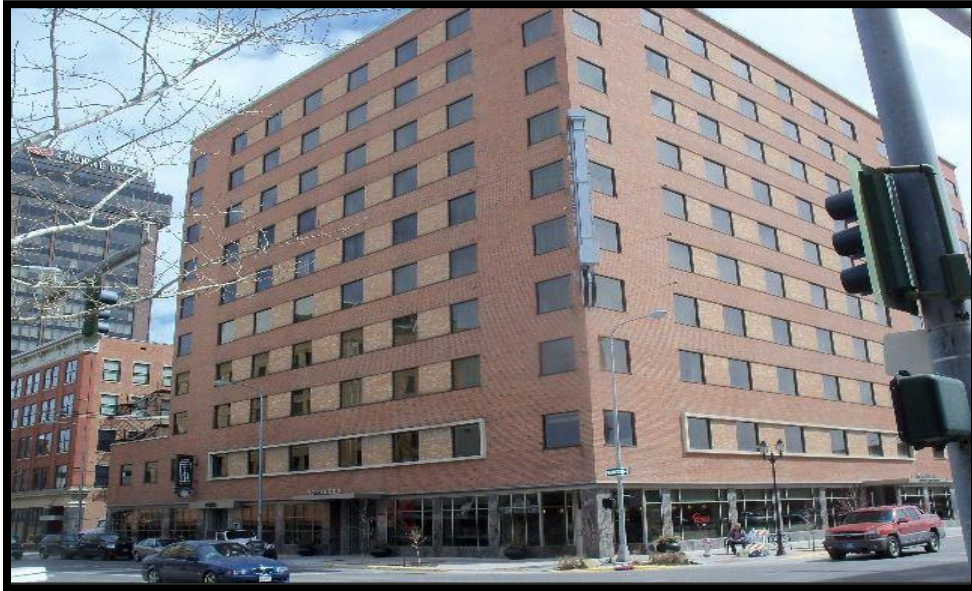
Structure Type: Garden Apartment
Structure Type Code: 211
Grade: G – Good
Construction Class: 1



Structure Type: High Rise Apartment
Structure Type Code: 212
Grade: G – Good
Construction Class: 3



Structure Type: Hotel/Motel, High Rise
Structure Type Code: 314
Grade: G – Good
Construction Class: 2



Structure Type: Hotel/Motel, High Rise
Structure Type Code: 314
Grade: G – Good
Construction Class: 1



Structure Type: Hotel/Motel, High Rise
Structure Type Code: 314
Grade: G – Good
Construction Class: 1



Structure Type: Hotel/Motel, Low Rise
Structure Type Code: 315
Grade: F – Fair
Construction Class: 1



Structure Type: Hotel/Motel, Low Rise
Structure Type Code: 315
Grade: A – Average
Construction Class: 1



Structure Type: Restaurant
Structure Type Code: 321
Grade: F – Fair
Construction Class: 1



Structure Type: Restaurant
Structure Type Code: 321
Grade: A – Average
Construction Class: 1



Structure Type: Restaurant
Structure Type Code: 321
Grade: G – Good
Construction Class: 1



Structure Type: Fast Food
Structure Type Code: 325
Grade: F – Fair
Construction Class: 1



Structure Type: Fast Food
Structure Type Code: 325
Grade: A – Average
Construction Class: 1



Structure Type: Fast Food
Structure Type Code: 325
Grade: A – Average
Construction Class: 1



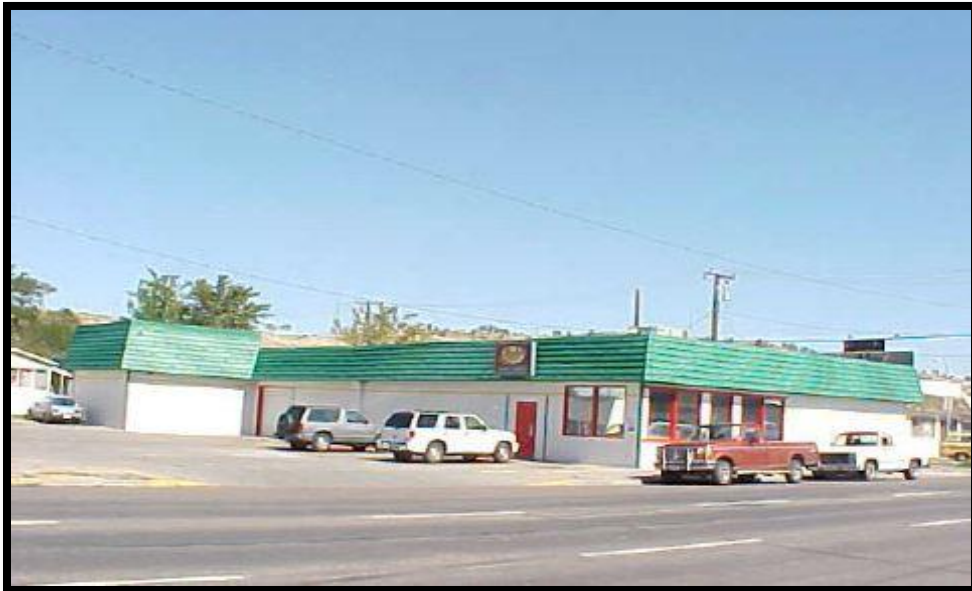
Structure Type: Fast Food
Structure Type Code: 325
Grade: G – Good
Construction Class: 1



Structure Type: Bar/Lounge
Structure Type Code: 327
Grade: F – Fair
Construction Class: 1



Structure Type: Bar/Lounge
Structure Type Code: 327
Grade: A – Average
Construction Class: 1



Structure Type: Bar/Lounge
Structure Type Code: 327
Grade: G – Good
Construction Class: 1



Structure Type: Auto Dealer, Full Service
Structure Type Code: 331
Grade: A - Average
Construction Class: 1



Structure Type: Auto Dealer, Full Service
Structure Type Code: 331
Grade: A – Average
Construction Class: 1



Structure Type: Auto Dealer, Full Service
Structure Type Code: 331
Grade: E – Excellent
Construction Class: 4



Structure Type: Auto/Equipment Service Garage
Structure Type Code: 332
Grade: F – Fair
Construction Class: 1



Structure Type: Auto/Equipment Service Garage
Structure Type Code: 332
Grade: A – Average
Construction Class: 1 and 2



Structure Type: Auto/Equipment Service Garage
Structure Type Code: 332
Grade: G – Good
Construction Class: 1



Structure Type: Service Station (full service)
Structure Type Code: 333
Grade: F – Fair
Construction Class: 1
OBY Type: Canopy (Average)
OBY Code: CP6



Structure Type: Service Station (full service)
Structure Type Code: 333
Grade: A – Average
Construction Class: 1



Structure Type: Service Station (full service)
Structure Type Code: 333
Grade: A – Average
Construction Class: 1
OBY Type: Canopy (Low Cost)
OBY Code: CCP5



Structure Type: Car Wash (manual)
Structure Code: 336
Grade: A – Average
Construction Class: 1



Structure Type: Car Wash (automatic)
Structure Code: 337
Grade: G – Good
Construction Class: 1



Structure Type: Car Wash (automatic)
Structure Code: 337
Grade: G – Good
Construction Class: 1



Structure Type: Parking Garage/Deck
Structure Code: 338
Grade: A – Average
Construction Class: 2



Structure Type: Parking Garage/Deck
Structure Code: 338
Grade: A – Average
Construction Class: 2



Structure Type: Regional Shopping Mall
Structure Code: 341
Grade: G – Good
Construction Class: 1



Structure Type: Community Shopping Center
Structure Code: 342
Grade: G – Good
Construction Class: 2



Structure Type: Neighborhood Shopping Center
Structure Code: 343
Grade: V – Very Good
Construction Class: 2



Structure Type: Strip Shopping Center
Structure Code: 344
Grade: F – Fair
Construction Class: 1



Structure Type: Strip Shopping Center
Structure Code: 344
Grade: A – Average
Construction Class: 1



Structure Type: Strip Shopping Center
Structure Code: 344
Grade: G – Good
Construction Class: 1



Structure Type: Strip Shopping Center
Structure Code: 344
Grade: G – Good
Construction Class: 1



Structure Type: Discount Department Store
Structure Code: 345
Grade: L – Low Cost
Construction Class: 1



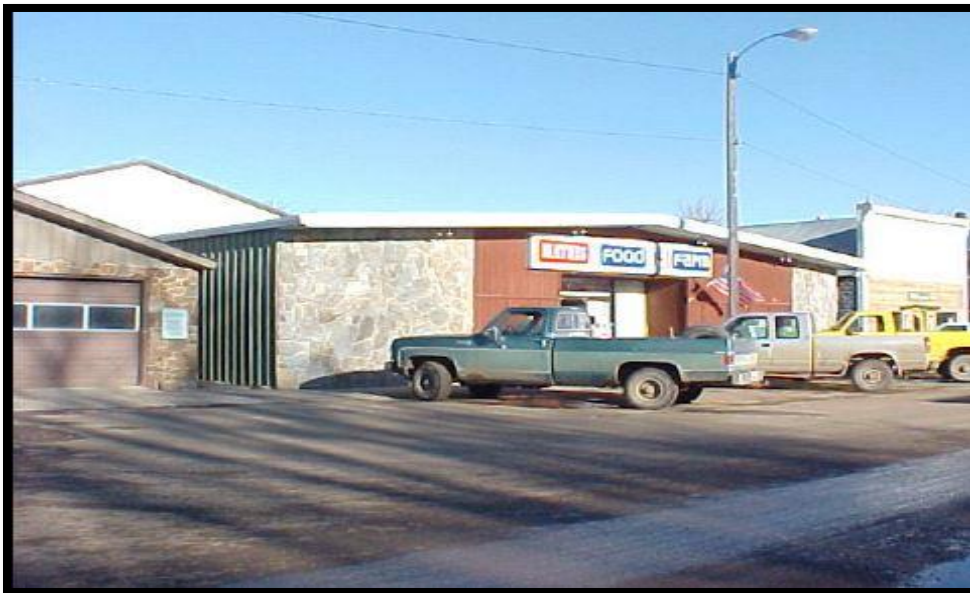
Structure Type: Discount Department Store
Structure Code: 345
Grade: A – Average
Construction Class: 2



Structure Type: Discount Department Store
Structure Code: 346
Grade: A – Average
Construction Class: 4



Structure Type: Supermarket
Structure Code: 347
Grade: F – Fair
Construction Class: 1



Structure Type: Supermarket
Structure Code: 347
Grade: A – Average
Construction Class: 1



Structure Type: Convenience Food Market
Structure Code: 348
Grade: F – Fair
Construction Class: 1



Structure Type: Convenience Store
Structure Code: 348
Grade: A – Average
Construction Class: 1



Structure Type: Convenience Food Market
Structure Code: 348
Grade: V – Very Good
Construction Class: 1



Structure Type: Medical Office Building
Structure Code: 349
Grade: A – Average
Construction Class: 1



Structure Type: Bank
Structure Code: 351
Grade: A – Average
Construction Class: 1



Structure Type: Bank
Structure Code: 351
Grade: G – Good
Construction Class: 3



Structure Type: Savings Institution
Structure Code: 352
Grade: F – Fair
Construction Class: 1



Structure Type: Savings Institution
Structure Code: 352
Grade: F – Fair
Construction Class: 1



Structure Type: Savings Institution
Structure Code: 352
Grade: G – Good
Construction Class: 2



Structure Type: Office Building, Low rise
Structure Code: 353
Grade: A – Average
Construction Class: 1



Structure Type: Office Building, Low rise
Structure Code: 353
Grade: A – Average
Construction Class: 2



Structure Type: Office Building, Low rise
Structure Code: 353
Grade: G – Good
Construction Class: 4



Structure Type: Office Building, High Rise
Structure Code: 354
Grade: A – Average
Construction Class: 2



Structure Type: Office Building, High Rise
Structure Code: 354
Grade: A – Average
Construction Class: 2



Structure Type: Office Building, High Rise
Structure Code: 354
Grade: E – Excellent
Construction Class: 2



Structure Type: Cinema/Theater
Structure Code: 365
Grade: A – Average
Construction Class: 2



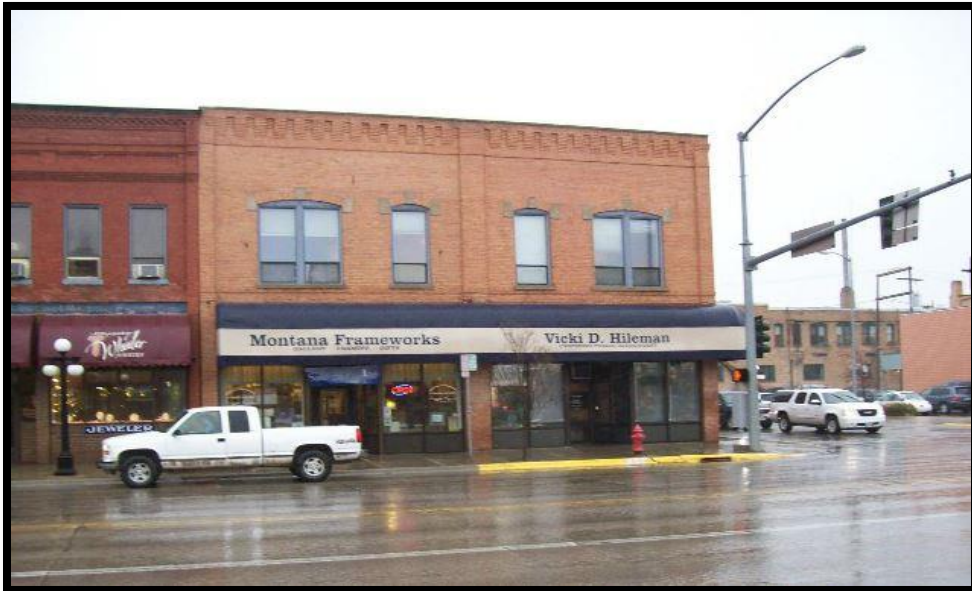
Structure Type: Motion Picture Theater
Structure Code: 364
Grade: G – Good
Construction Class: 2



Structure Type: Hangar
Structure Code: 368
Grade: A – Average
Construction Class: 4



Structure Type: Downtown Row Type
Structure Code: 371
Grade: A – Average
Construction Class: 1



Structure Type: Downtown Row Type
Structure Code: 371
Grade: G – Good
Construction Class: 1



Structure Type: Downtown Row Type
Structure Code: 371
Grade: G – Good
Construction Class: 1



Structure Type: Retail- Single Occupancy
Structure Code: 373
Grade: F – Fair
Construction Class: 1



Structure Type: Retail- Single Occupancy
Structure Code: 373
Grade: A – Average
Construction Class: 1



Structure Type: Retail- Single Occupancy
Structure Code: 373
Grade: G – Good
Construction Class: 1



Structure Type: Retail- Multi Occupancy
Structure Code: 374
Grade: A – Average
Construction Class: 1



Structure Type: Retail- Multi Occupancy
Structure Code: 374
Grade: G – Good
Construction Class: 1



Structure Type: Bowling Alley
Structure Code: 381
Grade: A – Average
Construction Class: 1



Structure Type: Cold Storage Facility
Structure Code: 391
Grade: A – Average
Construction Class: 1



Structure Type: Truck Terminal
Structure Code: 395
Grade: A – Average
Construction Class: 1



Structure Type: Mini Warehouse
Structure Code: 396
Grade: A – Average
Construction Class: 1



Structure Type: Warehouse
Structure Code: 398
Grade: A – Average
Construction Class: 4



Structure Type: Warehouse
Structure Code: 398
Grade: A – Average
Construction Class: 2



Structure Type: Warehouse
Structure Code: 398
Grade: G – Good
Construction Class: 4



Structure Type: Manufacturing/Processing
Structure Code: 401
Grade: F – Fair
Construction Class: 2



Structure Type: Manufacturing/Processing
Structure Code: 401
Grade: A – Average
Construction Class: 4



Structure Type: Manufacturing/Processing
Structure Code: 401
Grade: G – Good
Construction Class: 1



COMMERCIAL BASE COST BY FLOOR															
BASE STRUCTURE	BASEMENT CONSTRUCTION TYPE					FIRST FLOOR CONSTRUCTION TYPE					SECOND AND ADDITIONAL FLOORS CONSTRUCTION TYPE				
	0	1	2	3	4	0	1	2	3	4	0	1	2	3	4
1	\$0.000	43.230	52.800	45.920	0.000	\$0.000	33.930	52.800	57.730	0.000	\$0.000	23.410	33.260	39.260	0.000
2	\$0.000	21.970	38.740	33.350	0.000	\$0.000	25.680	43.710	47.580	0.000	\$0.000	18.490	22.730	31.880	0.000
3	\$0.000	34.160	42.830	38.130	33.150	\$0.000	33.420	46.930	43.050	44.400	\$0.000	28.410	18.920	28.340	32.110
4	\$0.000	33.420	46.930	43.050	44.400	\$0.000	30.810	50.370	54.650	35.890	\$0.000	22.490	31.730	36.070	26.200
5	\$0.000	28.500	42.230	38.760	35.020	\$0.000	34.380	51.020	55.140	36.740	\$0.000	24.070	29.080	36.940	23.880
6	\$0.000	33.310	44.300	38.460	36.950	\$0.000	32.750	55.860	59.550	37.560	\$0.000	22.270	32.960	39.900	24.410
7	\$0.000	25.250	38.220	27.630	19.620	\$0.000	22.970	35.550	31.850	18.340	\$0.000	18.340	16.540	20.970	21.340
8	\$0.000	32.380	39.550	35.530	0.000	\$0.000	29.740	52.150	56.010	0.000	\$0.000	22.310	31.290	39.210	0.000
9	\$0.000	0.000	0.000	0.000	0.000	\$0.000	0.000	0.000	0.000	0.000	\$0.000	0.000	0.000	0.000	0.000
10	\$0.000	8.590	15.380	0.000	0.000	\$0.000	19.120	33.960	0.000	0.000	\$0.000	13.770	16.640	0.000	0.000

Costs are as of January 1, 2016.
NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

COMMERCIAL STRUCTURE CODE BASE STRUCTURE ASSIGNMENTS

STRUCTURE TYPE CODE	STRUCTURE TYPE DESCRIPTION	BASE STRUCTURE CODE
101	101 - Residential, 1-family	10
102	102 - Residential, 2-family	10
103	103 - Residential, 3-family	10
104	104 - Residential, 4-family	10
105	105 - Mixed Res/Com (built as Res)	10
106	106 - Condominium (common element)	10
107	107 - Condominium (fee simple)	10
108	108 - Condominium (time share)	10
211	211 - Apartments, Garden (3 story & less)	2
212	212 - Apartments, High Rise	1
213	213 - Townhouse/Rowhouse	10
214	214 - Assisted Living Facility	2
314	314 - Hotel/Motel, High Rise (5 stories & up)	1
315	315 - Hotel/Motel, Low Rise (1 to 4 stories)	2
316	316 - Nursing Home	2
318	318 - Boarding/Rooming House	10
319	319 - Mixed Res/Com (build as com)	3
321	321 - Restaurant	3
325	325 - Fast Food	9
327	327 - Bar/Lounge	3
328	328 - Night Club/Dinner Theater	3
331	331 - Auto Dealer, full service	4
332	332 - Auto Equipment Service Garage	4
333	333 - Service Station, full service	3
334	334 - Service Station, self service	3
335	335 - Truck Stop	4
336	336 - Car Wash, Manual	7
337	337 - Car Wash, Automatic	4
338	338 - Parking Garage/Deck	4
340	340 - Super Regional Shopping Mall	3
341	341 - Regional Shopping Mall	3
342	342 - Community Shopping Center	3
343	343 - Neighborhood Shopping Center	3
344	344 - Strip Shopping Center	3
345	345 - Discount Department Store	3
346	346 - Department Store	3
347	347 - Supermarket	3
348	348 - Convenience Food Market	3
349	349 - Medical Office Building	8
350	350 - Bank, Drive-up	5
351	351 - Bank	5
352	352 - Savings Institution	5
353	353 - Office Building, Low Rise (1 to 4 stories)	5
354	354 - Office Building, High Rise (5 stories & up)	8
355	355 - Office Condominium	5
356	356 - Retail Condominium	5
361	361 - Funeral Home	2
362	362 - Veterinary Clinic	3
363	363 - Legitimate Theater	6
364	364 - Motion Picture Theater	6

COMMERCIAL STRUCTURE CODE BASE STRUCTURE ASSIGNMENTS

STRUCTURE TYPE CODE	STRUCTURE TYPE DESCRIPTION	BASE STRUCTURE CODE
365	365 - Cinema/Theater	6
367	367 - Social/Fraternal Hall	3
368	368 - Hangar	4
369	369 - Day Care Center	3
371	371 - Multi-purpose, Downtown Row Type	3
373	373 - Multi-purpose, Retail, single occupancy	3
374	374 - Multi-purpose, Retail, multi-occupancy	3
375	375 - Multi-purpose, Retail, drive-up	3
381	381 - Bowling Alley	4
382	382 - Skating Rink	4
383	383 - Health Spa	5
384	384 - Swimming Pool, indoor	4
385	385 - Tennis Club, indoor	4
386	386 - Racquet Club, indoor	3
387	387 - Country Club	5
388	388 - Club House	3
389	389 - Country Club w/Golf Course	5
391	391 - Cold Storage Facility	4
392	392 - Lumber Storage	7
393	393 - Distribution Warehouse	4
395	395 - Truck Terminal	4
396	396 - Mini Warehouse	4
397	397 - Flex Warehouse	4
398	398 - Warehouse	4
399	399 - Warehouse - Prefab	7
401	401 - Industrial, Manufacturing & Processing	4
405	405 - Industrial, Research & Development	5
610	610 - Library	5
611	611 - School	5
612	612 - College/University	5
613	613 - Dormitory	1
614	614 - Church	5
620	620 - Auditorium	6
640	640 - Hospital	5
650	650 - Post Office	5
660	660 - Police or Fire Station	5
670	670 - Correctional Facility	5
680	680 - Cultural Facility	5
690	690 - Rail/Bus/Air Terminal	5
701	701 - Mobile Home Park, < 10 spaces	9
702	702 - Mobile Home Park, 10-50 spaces	9
703	703 - Mobile Home Park, > 50 spaces	9
704	704 - Garage, Office/Service	4
705	705 - Truck/Heavy Equipment Service	4
706	706 - Hangar, Office	4
707	707 - Livestock Center / Feedlot	9
710	710 - Telephone Equipment Building	4
715	715 - Telephone Service Garage	4
720	720 - Radio/TV Transmitter Building	4
725	725 - Radio/TV/Motion Picture Studio	4

COMMERCIAL BASE COST BY STRUCTURE TYPE													
STRUCTURE TYPE DESCRIPTION	STRUCTURE CODE	BASEMENT				FIRST FLOOR				UPPER FLOOR			
		WOOD JOIST	FIRE RES.	FIRE PROOF	PREFAB STEEL	WOOD JOIST	FIRE RES.	FIRE PROOF	PREFAB STEEL	WOOD JOIST	FIRE RES.	FIRE PROOF	PREFAB STEEL
101 - Residential, 1-family	10	\$8.590	\$15.380	\$0.000	\$0.000	\$19.120	\$33.960	\$0.000	\$0.000	\$13.770	\$16.640	\$0.000	\$0.000
102 - Residential, 2-family	10	\$8.590	\$15.380	\$0.000	\$0.000	\$19.120	\$33.960	\$0.000	\$0.000	\$13.770	\$16.640	\$0.000	\$0.000
103 - Residential, 3-family	10	\$8.590	\$15.380	\$0.000	\$0.000	\$19.120	\$33.960	\$0.000	\$0.000	\$13.770	\$16.640	\$0.000	\$0.000
104 - Residential, 4-family	10	\$8.590	\$15.380	\$0.000	\$0.000	\$19.120	\$33.960	\$0.000	\$0.000	\$13.770	\$16.640	\$0.000	\$0.000
105 - Mixed Res/Com (built as Res)	10	\$8.590	\$15.380	\$0.000	\$0.000	\$19.120	\$33.960	\$0.000	\$0.000	\$13.770	\$16.640	\$0.000	\$0.000
106 - Condominium (common element)	10	\$8.590	\$15.380	\$0.000	\$0.000	\$19.120	\$33.960	\$0.000	\$0.000	\$13.770	\$16.640	\$0.000	\$0.000
107 - Condominium (fee simple)	10	\$8.590	\$15.380	\$0.000	\$0.000	\$19.120	\$33.960	\$0.000	\$0.000	\$13.770	\$16.640	\$0.000	\$0.000
108 - Condominium (time share)	10	\$8.590	\$15.380	\$0.000	\$0.000	\$19.120	\$33.960	\$0.000	\$0.000	\$13.770	\$16.640	\$0.000	\$0.000
211 - Apartments, Garden (3 story & less)	2	\$21.970	\$38.740	\$33.350	\$0.000	\$25.680	\$43.710	\$47.580	\$0.000	\$18.490	\$22.730	\$31.880	\$0.000
212 - Apartments, High Rise	1	\$43.230	\$52.800	\$45.920	\$0.000	\$33.930	\$52.800	\$57.730	\$0.000	\$23.410	\$33.260	\$39.260	\$0.000
213 - Townhouse/Rowhouse	10	\$8.590	\$15.380	\$0.000	\$0.000	\$19.120	\$33.960	\$0.000	\$0.000	\$13.770	\$16.640	\$0.000	\$0.000
214 - Assisted living Facility	2	\$21.970	\$38.740	\$33.350	\$0.000	\$25.680	\$43.710	\$47.580	\$0.000	\$18.490	\$22.730	\$31.880	\$0.000
314 - Hotel/Motel, High Rise (5 stories & up)	1	\$43.230	\$52.800	\$45.920	\$0.000	\$33.930	\$52.800	\$57.730	\$0.000	\$23.410	\$33.260	\$39.260	\$0.000
315 - Hotel/Motel, Low Rise (1 to 4 stories)	2	\$21.970	\$38.740	\$33.350	\$0.000	\$25.680	\$43.710	\$47.580	\$0.000	\$18.490	\$22.730	\$31.880	\$0.000
316 - Nursing Home	2	\$21.970	\$38.740	\$33.350	\$0.000	\$25.680	\$43.710	\$47.580	\$0.000	\$18.490	\$22.730	\$31.880	\$0.000
318 - Boarding/Rooming House	10	\$8.590	\$15.380	\$0.000	\$0.000	\$19.120	\$33.960	\$0.000	\$0.000	\$13.770	\$16.640	\$0.000	\$0.000
319 - Mixed Res/Com (build as com)	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
321 - Restaurant	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
325 - Fast Food	9	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
327 - Bar/Lounge	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
328 - Night Club/Dinner Theater	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
331 - Auto Dealer, full service	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
332 - Auto Equipment Service Garage	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
333 - Service Station, full service	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
334 - Service Station, self service	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
335 - Truck Stop	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
336 - Car Wash, Manual	7	\$25.250	\$38.220	\$27.630	\$19.620	\$22.970	\$35.550	\$31.850	\$18.340	\$16.540	\$20.970	\$21.340	\$13.020
337 - Car Wash, Automatic	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
338 - Parking Garage/Deck	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
340 - Super Regional Shopping Mall	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
341 - Regional Shopping Mall	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
342 - Community Shopping Center	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
343 - Neighborhood Shopping Center	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
344 - Strip Shopping Center	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
345 - Discount Department Store	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
346 - Department Store	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
347 - Supermarket	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
348 - Convenience Store	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
349 - Medical Office Building	8	\$32.380	\$39.550	\$35.530	\$0.000	\$29.740	\$52.150	\$56.010	\$0.000	\$22.310	\$31.290	\$39.210	\$0.000
350 - Bank, Drive-up	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
351 - Bank	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
352 - Savings Institution	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
353 - Office Building, Low Rise (1 to 4 stories)	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
354 - Office Building, High Rise (5 stories & up)	8	\$32.380	\$39.550	\$35.530	\$0.000	\$29.740	\$52.150	\$56.010	\$0.000	\$22.310	\$31.290	\$39.210	\$0.000
355 - Office Condominium	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
356 - Retail Condominium	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
361 - Funeral Home	2	\$21.970	\$38.740	\$33.350	\$0.000	\$25.680	\$43.710	\$47.580	\$0.000	\$18.490	\$22.730	\$31.880	\$0.000
362 - Veterinary Clinic	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
363 - Legitimate Theater	6	\$33.310	\$44.300	\$38.460	\$36.950	\$32.750	\$55.860	\$59.550	\$37.560	\$22.270	\$32.960	\$39.900	\$24.410
364 - Motion Picture Theater	6	\$33.310	\$44.300	\$38.460	\$36.950	\$32.750	\$55.860	\$59.550	\$37.560	\$22.270	\$32.960	\$39.900	\$24.410

COMMERCIAL BASE COST BY STRUCTURE TYPE													
STRUCTURE TYPE DESCRIPTION	STRUCTURE CODE	BASEMENT				FIRST FLOOR				UPPER FLOOR			
		WOOD JOIST	FIRE RES.	FIRE PROOF	PREFAB STEEL	WOOD JOIST	FIRE RES.	FIRE PROOF	PREFAB STEEL	WOOD JOIST	FIRE RES.	FIRE PROOF	PREFAB STEEL
365 - Cinema/Theater	6	\$33.310	\$44.300	\$38.460	\$36.950	\$32.750	\$55.860	\$59.550	\$37.560	\$22.270	\$32.960	\$39.900	\$24.410
367 - Social/Fraternal Hall	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
368 - Hangar	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
369 - Day Care Center	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
371 - Multi-purpose, Downtown Row Type	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
373 - Multi-purpose, Retail, single occupancy	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
374 - Multi-purpose, Retail, multi-occupancy	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
375 - Multi-purpose, Retail, drive-up	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
381 - Bowling Alley	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
382 - Skating Rink	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
383 - Health Spa	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
384 - Swimming Pool, indoor	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
385 - Tennis Club, indoor	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
386 - Racquet Club, indoor	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
387 - Country Club	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
388 - Club House	3	\$34.160	\$42.830	\$38.130	\$33.150	\$27.420	\$44.980	\$47.930	\$28.410	\$18.920	\$28.340	\$32.110	\$21.020
389 - Country Club w/Golf Course	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
391 - Cold Storage Facility	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
392 - Lumber Storage	7	\$25.250	\$38.220	\$27.630	\$19.620	\$22.970	\$35.550	\$31.850	\$18.340	\$16.540	\$20.970	\$21.340	\$13.020
393 - Distribution Warehouse	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
395 - Truck Terminal	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
396 - Mini Warehouse	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
397 - Flex Warehouse	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
398 - Warehouse	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
399 - Warehouse - Prefab	7	\$25.250	\$38.220	\$27.630	\$19.620	\$22.970	\$35.550	\$31.850	\$18.340	\$16.540	\$20.970	\$21.340	\$13.020
401 - Industrial, Manufacturing & Processing	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
405 - Industrial, Research & Development	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
610 - Library	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
611 - School	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
612 - College/University	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
613 - Dormitory	1	\$43.230	\$52.800	\$45.920	\$0.000	\$33.930	\$52.800	\$57.730	\$0.000	\$23.410	\$33.260	\$39.260	\$0.000
614 - Church	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
620 - Auditorium	6	\$33.310	\$44.300	\$38.460	\$36.950	\$32.750	\$55.860	\$59.550	\$37.560	\$22.270	\$32.960	\$39.900	\$24.410
640 - Hospital	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
650 - Post Office	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
660 - Police or Fire Station	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
670 - Correctional Facility	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
680 - Cultural Facility	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
690 - Rail/Bus/Air Terminal	5	\$28.500	\$42.230	\$38.760	\$35.020	\$34.380	\$51.020	\$55.140	\$36.740	\$24.070	\$29.080	\$36.940	\$23.880
701 - Mobile Home Park, < 10 spaces	9	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
702 - Mobile Home Park, 10-50 spaces	9	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
703 - Mobile Home Park, > 50 spaces	9	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
704 - Garage, Office/Service	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
705 - Truck/Heavy Equipment Service	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
706 - Hangar, Office	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
707 - Livestock Center / Feedlot	9	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
710 - Telephone Equipment Building	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
715 - Telephone Service Garage	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
720 - Radio/TV Transmitter Building	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200
725 - Radio/TV/Motion Picture Studio	4	\$33.420	\$46.930	\$43.050	\$44.400	\$30.810	\$50.370	\$54.650	\$35.890	\$22.490	\$31.730	\$36.070	\$26.200

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

COMMERCIAL EXTERIOR WALL MATERIAL COST SCHEDULE										
EXTERIOR WALL CODE AND DESCRIPTION	BASE STRUCTURE									
	01	02	03	04	05	06	07	08	09	10
00 - None	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
01 - Brick or Stone	\$32.740	\$28.600	\$28.540	\$26.230	\$31.490	\$30.260	\$21.270	\$35.480	\$0.000	\$25.680
02 - Frame	\$19.600	\$17.480	\$17.840	\$16.180	\$19.570	\$24.400	\$12.470	\$22.710	\$0.000	\$14.840
03 - Concrete Block	\$26.750	\$23.280	\$23.230	\$21.420	\$25.510	\$24.430	\$17.280	\$29.000	\$0.000	\$20.860
04 - Brick & Concrete Block	\$32.790	\$28.550	\$28.590	\$26.170	\$31.410	\$30.030	\$21.170	\$35.640	\$0.000	\$25.650
05 - Tile	\$28.900	\$25.050	\$24.910	\$22.900	\$27.490	\$26.270	\$0.000	\$31.710	\$0.000	\$22.320
06 - Masonry & Frame	\$25.480	\$22.220	\$25.490	\$20.740	\$25.460	\$24.400	\$15.530	\$29.680	\$0.000	\$19.100
07 - Metal, light	\$0.000	\$0.000	\$9.570	\$8.390	\$10.240	\$9.630	\$5.110	\$12.390	\$0.000	\$0.000
08 - Metal, sandwich	\$0.000	\$0.000	\$20.640	\$19.310	\$22.990	\$21.420	\$15.580	\$26.150	\$0.000	\$0.000
09 - Concrete, Load Bearing	\$29.020	\$25.320	\$25.300	\$23.360	\$27.780	\$26.650	\$18.930	\$31.470	\$0.000	\$22.700
10 - Concrete, Non-Load Bearing	\$25.510	\$0.000	\$22.340	\$20.690	\$24.720	\$23.600	\$16.870	\$27.910	\$0.000	\$0.000
11 - Glass	\$46.070	\$38.330	\$37.210	\$36.610	\$40.760	\$39.150	\$29.380	\$48.730	\$0.000	\$32.440
12 - Glass & Masonry	\$40.380	\$34.060	\$33.820	\$32.940	\$36.290	\$34.880	\$0.000	\$42.600	\$0.000	\$29.360
13 - Enclosure	\$0.000	\$0.000	\$0.000	\$7.120	\$0.000	\$0.000	\$5.440	\$0.000	\$0.000	\$0.000
14 - Concrete Tilt-up	\$0.000	\$0.000	\$21.900	\$19.940	\$24.170	\$23.040	\$15.770	\$27.800	\$0.000	\$0.000
15 - Solar Glass	\$59.580	\$54.680	\$56.110	\$57.200	\$64.560	\$56.970	\$0.000	\$60.510	\$0.000	\$49.740
16 - Asbestos Corrugated Rigid	\$23.180	\$20.410	\$20.400	\$18.550	\$23.200	\$22.280	\$13.580	\$27.060	\$0.000	\$17.050
17 - Native Stone	\$26.780	\$26.310	\$26.160	\$25.000	\$31.570	\$30.630	\$24.460	\$31.570	\$0.000	\$26.310
18 - Log	\$0.000	\$23.170	\$23.080	\$21.130	\$24.880	\$23.470	\$0.000	\$32.340	\$0.000	\$17.920

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

COMMERCIAL INTERIOR COSTS																
USE CODE	USE DESCRIPTION	BASE RATE	NO INTERIOR FINISH	PARTITIONS NONE	PARTITIONS BELOW NORM	PARTITIONS ABOVE NORM	HEAT NONE	HEAT HOT AIR	HEAT HOT WATER	HEAT UNITS	AC NONE	AC CENTRAL	AC UNIT	PLUMBING NONE	PLUMBING BELOW NORM	PLUMBING ABOVE NORM
000	000 - None	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
011	011 - Apartment	\$48.310	-\$9.470	-\$18.390	-\$1.850	\$2.000	-\$4.110	\$0.000	\$0.000	-\$2.640	-\$5.120	\$0.000	-\$1.670	-\$6.720	-\$1.560	\$1.820
012	012 - Hotel	\$77.470	-\$9.870	-\$31.310	-\$3.650	\$4.380	-\$7.510	\$0.000	\$0.000	-\$5.420	-\$9.120	\$0.000	-\$3.990	-\$13.320	-\$3.380	\$4.280
013	013 - Motel	\$66.850	-\$8.840	-\$27.760	-\$3.490	\$4.200	-\$5.410	\$0.000	\$0.000	-\$3.650	-\$6.150	\$0.000	-\$1.820	-\$12.170	-\$3.150	\$4.210
014	014 - Assisted Living	\$72.280	-\$8.880	-\$28.540	-\$3.290	\$3.830	-\$4.110	\$0.000	\$0.000	-\$2.350	-\$7.450	\$0.000	-\$3.120	-\$11.760	-\$3.090	\$4.210
021	021 - Dormitory	\$65.290	-\$8.020	-\$25.780	-\$2.970	\$3.460	-\$4.110	\$0.000	\$0.000	-\$2.430	-\$8.290	\$0.000	-\$4.100	-\$10.120	-\$2.660	\$3.620
024	024 - Dwelling, Conversion - Multiple	\$40.090	-\$6.910	-\$15.070	-\$3.330	\$3.290	-\$3.120	\$0.000	\$0.000	-\$1.900	-\$4.240	\$0.000	-\$1.490	-\$4.160	-\$1.230	\$1.790
025	025 - Dwelling, Conversion - Office	\$40.090	-\$6.910	-\$15.070	-\$2.610	\$3.290	-\$3.120	\$0.000	\$0.000	-\$1.900	-\$4.240	\$0.000	-\$1.490	-\$4.160	-\$1.230	\$1.790
026	026 - Dwelling, Conversion - Sales	\$40.090	-\$6.910	-\$15.070	-\$2.610	\$3.290	-\$3.120	\$0.000	\$0.000	-\$1.900	-\$4.240	\$0.000	-\$1.490	-\$4.160	-\$1.230	\$1.790
027	027 - Dwelling	\$40.090	-\$6.910	-\$15.070	-\$2.610	\$3.290	-\$3.120	\$0.000	\$0.000	-\$1.900	-\$4.240	\$0.000	-\$1.490	-\$4.160	-\$1.230	\$1.790
030	030 - Laundromat/Dry Cleaners	\$50.250	-\$12.980	-\$5.630	-\$1.930	\$2.250	-\$5.950	\$0.000	\$0.000	-\$4.060	-\$8.310	\$0.000	-\$3.400	-\$11.110	-\$4.820	\$6.760
031	031 - Restaurant	\$82.170	-\$13.780	-\$18.750	-\$6.560	\$13.140	-\$5.950	\$0.000	\$0.000	-\$4.060	-\$8.310	\$0.000	-\$3.400	-\$13.650	-\$4.550	\$6.710
032	032 - Department Store	\$57.820	-\$11.590	-\$11.140	-\$2.430	\$3.280	-\$5.950	\$0.000	\$0.000	-\$4.060	-\$8.310	\$0.000	-\$3.400	-\$3.940	-\$3.440	\$1.290
033	033 - Discount Store/Market	\$35.150	-\$10.130	-\$3.390	-\$0.370	\$0.630	-\$4.610	\$0.000	\$0.000	-\$3.020	-\$6.710	\$0.000	-\$2.750	-\$1.930	-\$0.490	\$1.930
034	034 - Retail Store	\$36.160	-\$10.270	-\$4.430	-\$1.530	\$1.780	-\$4.610	\$0.000	\$0.000	-\$3.020	-\$6.710	\$0.000	-\$2.750	-\$3.240	-\$1.440	\$1.970
035	035 - Tavern/Bar	\$64.020	-\$11.010	-\$15.760	-\$5.320	\$8.540	-\$5.950	\$0.000	\$0.000	-\$4.060	-\$8.310	\$0.000	-\$3.400	-\$13.380	-\$4.460	\$6.580
036	036 - Lounge	\$67.350	-\$11.580	-\$16.580	-\$5.590	\$8.980	-\$5.950	\$0.000	\$0.000	-\$4.060	-\$8.310	\$0.000	-\$3.400	-\$14.390	-\$4.790	\$7.080
037	037 - Cafeteria	\$68.680	-\$8.840	-\$8.140	-\$2.960	\$4.410	-\$5.950	\$0.000	\$0.000	-\$4.060	-\$8.310	\$0.000	-\$3.400	-\$9.820	-\$3.420	\$4.890
038	038 - Convenience Store	\$46.440	-\$13.200	-\$5.700	-\$1.950	\$2.280	-\$3.580	\$0.000	\$0.000	-\$2.240	-\$5.270	\$0.000	-\$2.070	-\$14.890	-\$5.830	\$9.070
039	039 - Dairy Sales	\$40.890	-\$11.590	-\$4.550	-\$1.570	\$1.810	-\$4.610	\$0.000	\$0.000	-\$3.020	-\$6.610	\$0.000	-\$2.640	-\$7.160	-\$2.790	\$4.340
040	040 - Barber/Beauty Shop	\$40.950	-\$9.310	-\$4.040	-\$1.390	\$1.630	-\$4.610	\$0.000	\$0.000	-\$3.020	-\$6.610	\$0.000	-\$2.640	-\$5.440	-\$2.380	\$3.310
041	041 - Mini Warehouse	\$10.530	-\$1.490	-\$1.410	-\$1.100	\$1.410	-\$3.720	\$0.000	\$0.000	-\$3.520	\$0.000	\$4.730	\$3.350	-\$0.310	-\$0.270	\$0.290
042	042 - Hangar	\$8.810	-\$1.210	-\$0.890	-\$0.260	\$0.430	-\$3.720	\$0.000	\$0.000	-\$3.520	\$0.000	\$4.730	\$3.350	-\$0.560	-\$0.480	\$0.520
043	043 - Manufacturing	\$23.170	-\$2.730	-\$3.090	-\$1.180	\$2.550	-\$4.900	\$0.000	\$0.000	-\$3.520	\$0.000	\$4.730	\$4.220	-\$4.200	-\$1.500	\$2.510
044	044 - Light Manufacturing	\$17.200	-\$2.020	-\$2.290	-\$0.880	\$1.900	-\$4.900	\$0.000	\$0.000	-\$3.220	\$0.000	\$6.090	\$4.220	-\$2.300	-\$0.820	\$1.380
045	045 - Warehouse	\$12.070	-\$1.720	-\$1.610	-\$1.260	\$1.610	-\$4.900	\$0.000	\$0.000	-\$3.220	\$0.000	\$6.090	\$4.220	-\$2.370	-\$2.120	\$2.260
046	046 - Auto Showroom/Office	\$41.350	-\$9.470	-\$6.990	-\$1.810	\$2.700	-\$4.900	\$0.000	\$0.000	-\$3.220	-\$7.580	\$0.000	-\$3.360	-\$3.860	-\$1.240	\$1.450
047	047 - Auto Parts/Service	\$25.980	-\$2.160	-\$2.450	-\$0.940	\$1.570	-\$4.900	\$0.000	\$0.000	-\$3.220	-\$7.580	\$0.000	-\$3.360	-\$3.250	-\$1.580	\$2.170
048	048 - Tennis Club	\$36.970	-\$2.000	-\$7.690	-\$0.870	\$1.460	-\$5.010	\$0.000	\$0.000	-\$2.910	-\$11.770	\$0.000	-\$6.450	-\$2.860	-\$0.790	\$1.080
049	049 - Racquetball Court	\$60.790	-\$3.700	-\$33.410	-\$3.330	\$9.720	-\$5.010	\$0.000	\$0.000	-\$2.910	-\$11.770	\$0.000	-\$6.450	-\$4.090	-\$1.050	\$4.090
050	050 - Skating Rink (Ice or Roller)	\$52.020	-\$8.260	-\$7.560	-\$2.680	\$3.100	-\$5.010	\$0.000	\$0.000	-\$2.910	-\$11.770	\$0.000	-\$6.450	-\$4.620	-\$2.050	\$2.810
051	051 - Bank/Savings Institution	\$121.640	-\$22.030	-\$47.190	-\$7.280	\$8.400	-\$10.270	\$0.000	\$0.000	-\$7.580	-\$13.120	\$0.000	-\$6.450	-\$11.120	-\$4.070	\$6.020
052	052 - Medical Center	\$82.250	-\$14.820	-\$33.990	-\$4.990	\$5.750	-\$7.210	\$0.000	\$0.000	-\$5.040	-\$10.030	\$0.000	-\$5.010	-\$10.700	-\$3.930	\$5.510
053	053 - Office Building	\$69.460	-\$16.000	-\$26.790	-\$5.870	\$7.590	-\$7.210	\$0.000	\$0.000	-\$5.040	-\$10.030	\$0.000	-\$5.010	-\$4.840	-\$0.780	\$6.120
054	054 - Nursing Home	\$104.760	-\$21.240	-\$37.110	-\$5.960	\$7.190	-\$10.270	\$0.000	\$0.000	-\$7.580	-\$13.120	\$0.000	-\$6.450	-\$17.500	-\$5.050	\$6.830
055	055 - School	\$89.590	-\$20.070	-\$33.610	-\$1.470	\$5.640	-\$10.760	\$0.000	\$0.000	-\$8.110	-\$11.410	\$0.000	-\$4.430	-\$12.170	-\$4.130	\$5.790
056	056 - Hospital	\$158.680	-\$20.770	-\$65.910	-\$5.960	\$6.580	-\$10.270	\$0.000	\$0.000	-\$7.580	-\$13.120	\$0.000	-\$6.450	-\$29.090	-\$18.180	\$24.830
057	057 - Library	\$79.800	-\$16.570	-\$27.740	-\$3.590	\$4.160	-\$10.760	\$0.000	\$0.000	-\$8.110	-\$11.410	\$0.000	-\$4.430	-\$9.760	-\$3.760	\$5.440
058	058 - Funeral Home	\$66.100	-\$9.770	-\$25.820	-\$6.310	\$8.150	-\$5.350	\$0.000	\$0.000	-\$3.670	-\$7.040	\$0.000	-\$3.160	-\$4.990	-\$1.920	\$3.060
059	059 - Post Office	\$65.430	-\$13.590	-\$22.750	-\$2.940	\$3.420	-\$4.900	\$0.000	\$0.000	-\$3.220	-\$7.580	\$0.000	-\$3.580	-\$4.680	-\$1.590	\$2.230
061	061 - Auditorium/Theater	\$72.370	-\$9.620	-\$26.350	-\$4.890	\$7.230	-\$9.330	\$0.000	\$0.000	-\$6.720	-\$13.170	\$0.000	-\$9.290	-\$8.210	-\$1.900	\$2.650
062	062 - Cinema	\$63.890	-\$8.810	-\$24.280	-\$5.630	\$7.150	-\$9.330	\$0.000	\$0.000	-\$6.720	-\$13.170	\$0.000	-\$9.290	-\$8.210	-\$2.090	\$2.430

COMMERCIAL INTERIOR COSTS																
USE CODE	USE DESCRIPTION	BASE RATE	NO INTERIOR FINISH	PARTITIONS NONE	PARTITIONS BELOW NORM	PARTITIONS ABOVE NORM	HEAT NONE	HEAT HOT AIR	HEAT HOT WATER	HEAT UNITS	AC NONE	AC CENTRAL	AC UNIT	PLUMBING NONE	PLUMBING BELOW NORM	PLUMBING ABOVE NORM
063	063 - Religious Institution	\$70.560	-\$9.520	-\$27.490	-\$6.350	\$8.400	-\$6.840	\$0.000	\$0.000	-\$4.730	-\$9.950	\$0.000	-\$6.060	-\$6.010	-\$2.040	\$3.250
064	064 - Social/Fraternal Hall	\$54.340	-\$7.860	-\$19.590	-\$3.740	\$4.330	-\$4.610	\$0.000	\$0.000	-\$3.020	-\$6.610	\$0.000	-\$2.640	-\$9.610	-\$3.710	\$5.360
070	070 - Service Station with Bays	\$51.460	-\$2.500	-\$21.260	-\$2.500	\$2.840	-\$4.900	\$0.000	\$0.000	-\$3.220	\$0.000	\$6.090	\$4.220	-\$8.020	-\$2.700	\$1.480
071	071 - Service Station, Conversion Retail	\$35.030	-\$1.610	-\$13.710	-\$1.610	\$1.830	-\$4.900	\$0.000	\$0.000	-\$3.220	\$0.000	\$6.090	\$4.220	-\$8.020	-\$2.700	\$1.480
072	072 - Service Station, Conversion Storage	\$25.490	-\$1.230	-\$10.530	-\$1.230	\$1.410	-\$4.900	\$0.000	\$0.000	-\$3.220	\$0.000	\$6.090	\$4.220	-\$8.020	-\$2.700	\$1.480
073	073 - Service Station without Bays	\$63.910	-\$2.050	-\$17.480	-\$2.050	\$2.340	-\$4.900	\$0.000	\$0.000	-\$3.220	\$0.000	\$6.090	\$4.220	-\$8.020	-\$4.100	\$1.520
074	074 - Car Wash, Manual	\$15.820	-\$3.990	-\$1.850	-\$0.650	\$0.810	-\$4.900	\$0.000	\$0.000	-\$3.220	\$0.000	\$6.090	\$4.220	-\$3.250	-\$1.140	\$1.410
075	075 - Car Wash, Automatic	\$25.550	-\$6.460	-\$2.990	-\$1.070	\$1.310	-\$4.900	\$0.000	\$0.000	-\$3.220	\$0.000	\$6.090	\$4.220	-\$12.990	-\$4.630	\$5.680
077	077 - Truck Terminal	\$15.530	-\$2.210	-\$2.070	-\$1.610	\$2.070	-\$4.900	\$0.000	\$0.000	-\$3.220	\$0.000	\$6.090	\$4.220	-\$6.390	-\$5.560	\$5.920
078	078 - Distribution Warehouse	\$11.980	-\$1.710	-\$1.610	-\$1.250	\$1.610	-\$4.900	\$0.000	\$0.000	-\$3.220	\$0.000	\$6.090	\$4.220	-\$2.160	-\$1.880	\$2.000
079	079 - Cold Storage Warehouse	\$19.360	-\$2.760	-\$2.590	-\$2.020	\$2.590	-\$10.690	\$0.000	\$0.000	-\$9.010	\$0.000	\$6.090	\$4.220	-\$1.870	-\$1.630	\$1.740
080	080 - Flex Warehouse	\$11.270	-\$1.600	-\$1.510	-\$1.170	\$1.510	-\$4.900	\$0.000	\$0.000	-\$3.220	\$0.000	\$6.090	\$4.220	-\$1.510	-\$1.320	\$1.390
081	081 - Multi-Use Apartment	\$49.440	-\$7.740	-\$19.660	-\$1.920	\$2.220	-\$4.110	\$0.000	\$0.000	-\$2.980	-\$5.120	\$0.000	-\$1.670	-\$6.720	-\$1.980	\$2.120
082	082 - Multi-Use Office	\$44.780	-\$6.620	-\$17.500	-\$4.250	\$5.510	-\$5.070	\$0.000	\$0.000	-\$3.330	-\$7.630	\$0.000	-\$3.850	-\$2.720	-\$1.050	\$1.670
083	083 - Multi-Use Sales	\$32.040	-\$5.090	-\$4.310	-\$1.650	\$1.910	-\$5.460	\$0.000	\$0.000	-\$3.960	-\$5.760	\$0.000	-\$1.800	-\$3.240	-\$1.440	\$1.960
084	084 - Multi-Use Storage	\$11.370	-\$3.490	-\$1.620	-\$0.580	\$0.690	-\$3.720	\$0.000	\$0.000	-\$2.340	\$0.000	\$4.730	\$3.230	-\$1.280	-\$0.460	\$0.550
085	085 - Enclosure	\$26.050	-\$5.110	-\$9.440	-\$1.630	\$2.060	-\$3.580	\$0.000	\$0.000	-\$2.240	-\$5.270	\$0.000	-\$2.070	-\$1.710	-\$0.500	\$0.740
086	086 - Support Area	\$19.580	-\$4.960	-\$2.300	-\$0.820	\$1.010	-\$3.580	\$0.000	\$0.000	-\$2.240	\$0.000	\$4.690	\$3.320	-\$1.710	-\$0.610	\$0.750
088	088 - Restroom/Locker Facility	\$23.120	-\$5.850	-\$2.710	-\$0.970	\$1.180	-\$5.990	\$0.000	\$0.000	-\$4.170	\$0.000	\$6.210	\$4.620	-\$4.210	-\$1.500	\$1.840
090	090 - Parking Garage	\$3.950	\$0.000	-\$1.430	-\$1.120	\$1.430	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$4.220	-\$1.130	\$0.000	\$0.000
091	091 - Basement, Residential, unfinished	\$8.820	-\$3.000	-\$1.400	-\$0.490	\$0.700	\$0.000	\$3.130	\$3.130	\$1.470	\$0.000	\$4.960	\$3.640	-\$4.160	-\$1.470	\$2.080
095	095 - Covered / Enclosed Mall	\$36.350	-\$11.150	-\$1.920	-\$0.680	\$0.840	-\$4.610	\$0.000	\$0.000	-\$3.160	-\$6.610	\$0.000	-\$2.640	\$0.000	\$0.000	\$0.000
100	100 - Franchise Restaurant	\$149.740	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
199	199 - Local Fast Food	\$115.480	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
990	990 - Parking, Upper Deck	\$0.710	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000

Costs are as of January 1, 2016.

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

DESCRIPTIONS OF COMMERCIAL BUILDING OTHER FEATURES (BOFs)

Air Conditioning (CAC1): Central A/C - air conditioning system, including ductwork, zone controls, power and electrical connections.

Air Conditioning, Unit (CAC2): Unit A/C - individual "window"- type air conditioning unit.

Aerial Walkway (CAW1): This structure connects the upper stories of two buildings. It is an enclosed walkway and cost includes structural framing, exterior and interior finish, heating and lighting.

Atrium, Cover Only (CAT1): An atrium cover is found over an interior courtyard. It typically has a metal frame and glazing and provides a greenhouse-like effect on the inside.

Balcony (CBA1): A railed platform which projects from the exterior of a building, above ground level with an entrance from the building's interior.

BANKS

Drive-In Canopy (CBC1): The average grade Bank, Drive-In Canopy (CBC1) includes supporting frame, roof frame and cover, and wiring and light fixtures.

Drive-In Window (CBC3): The large window located on the exterior of a drive thru bank at which a teller is stationed.

Pneumatic Tubes (CBE0): This is a conveying system used in drive-thru banks. It transfers bank transactions via a system of tube-like structures. The number of pneumatic tube stations should be entered and not the number of lineal feet.

VAULTS

These are the areas located in banks where money and other valuables are stored. The costs include the vault, alarm system, ventilation and interior finish. No doors are included in the cost. There are two types: Money vaults (CBE1), which are more secure, and record vaults (CBE2).

VAULT DOORS

The vault doors are not included in the bank vault cost. There are three types: circular doors (CBE3), rectangular doors (CBE4) and records vault door (CBE5).

Deposit Chute (CBE6): This is a system which carries transactions into the bank from a "night deposit" area.

Service Window (CBE8): The large window located on the exterior of a drive thru to service customers.

Basement Top (CBT1): This is an area over a basement which has no aboveground structure. Cost includes structural steel beams covered with concrete.

Coolers/Freezers

These are built-in, walk-in refrigeration units. Costs include metal clad framing, floors, doors, and refrigeration equipment. There are four different temperature ranges available.

Cooler (CCF1):	32° to 60° F
Chiller (CCF2):	5° to 31° F
Freezer (CCF3):	-15° to 5° F
Sharp Freeze (CCR4):	-45° to -15° F

Covered Mall (CM1): This is a canopy roof structure that connects 2 or more strip malls. Cost includes supporting frame, roof frame and roof cover.

CANOPIES

Structure costs include supporting frame, roof frame and cover, wiring and light fixtures.

Canopy Roof, Low Cost (CCP5): Low Cost Light steel frame, low cost built-up roof covering, lighting

Canopy Roof, Average (CCP6): Average Medium Steel frame, medium grade built-up roof covering, lighting

Canopy Roof, Good (CCP7): Good Heavy Steel frame, good grade built-up roof covering, lighting

COMPUTER ROOMS

Computer rooms require special floors, heating and cooling and fire control.

Computer Room Floor (CCR1): Floor Computer Room floors are raised to allow for the electrical work necessary for their operation.

Computer Room Air Control (CCR2): Air Control proper room temperature and humidity are important factors for computer systems and separate systems are required to maintain the specifications.

Computer Room Fire Suppression Equipment (CCR3): This is a carbon dioxide fire suppressant system, since water will not effectively fight an electrical fire.

CRANE RAIL

Metal frames used for supporting cranes that are attached to buildings.

- **Crane Rail, Light (CCN1)**
- **Crane Rail, Medium (CCN2)**
- **Crane Rail, Heavy (CCN3)**
- **Crane Way (CCW1)**

DECKS

Patio, Wood (CRT1): Wood Patio - cost includes complete installation of a softwood deck w/ steps & rails

Patio, Concrete (CRT2): Concrete Patio - cost includes complete installation of a 4" unreinforced concrete slab

Patio, Stone/Tile w/Sand Base (CRT3): Stone/Tile Patio - cost includes complete installation of a stone or tile patio with a sand base

Patio, Stone/Tile w/Concrete Base (CRT4): Cost includes complete installation of stone or tile patio with a concrete base

Patio, Brick (CRT5): Brick Patio - cost includes complete installation of a brick patio with a concrete base

Patio, Masonry (CRT6): Masonry Stoop - cost includes complete installation of poured concrete steps.

DOCKS

Loading Dock, Steel and Concrete (CLD1): This is a steel and concrete loading dock to accommodate loading/ unloading.

Loading Dock, Wood (CLD2): This is a steel and concrete loading dock to accommodate loading/ unloading.

Truck and Train Wells (CLD4): This is a steel and concrete loading dock to accommodate loading/ unloading.

Docks Levelers (CLD5): This is a dock that has a floor area that moves up or down to accommodate different unloading/loading.

Dock Level Floor (CDH1): This is a floor which moves up or down to accommodate different loading/ unloading.

Enclosed Entry (CEE1): This is a glass enclosed entry on a commercial structure. Cost includes an aluminum frame, door, auto opener, glazing and hardware.

COMMERCIAL ELEVATORS

Elevators move passengers and/or freight between levels of a multi-story structure. There are four types available:

CEL1: This is an electric freight elevator

CEL2: This is an electric passenger elevator

CEL3: This is a hydraulic freight elevator

CEL4: This is a hydraulic passenger elevator

It will be necessary for you to enter the elevator's speed and the number of "stops" (floors) it must make in order to generate the proper cost.

COMMERCIAL ESCALATORS

Escalators are moving stairways. There are two types of escalators can be either 32" wide (CEL5) or 48" wide (CEL6). Escalators should be measured by the amount of rise, in feet, from the bottom to the top.

COMMERCIAL GREENHOUSES

Greenhouse, Economy (CGH1): Wood or light metal frame, plastic covered dome (same specifications as CGH2 except the walls are plastic.)

Greenhouse, Average (CGH2): Continuous wall foundation; average quality wood or light metal frame with end wall doors; gravel or earth floor; adequate ventilation, electrical and water service.

Greenhouse, Good (CGH3): Continuous wall foundation; average steel frame with end wall doors; gravel or earth floor; adequate ventilation, electrical and water service.

HOISTS

Hoists are hydraulic, in-ground lifts used for raising vehicles into the air. There are several different codes that cover several different weights.

- **Hoist, Single Plunger, 8,000 lbs. (CHS1)**
- **Hoist, Double Plunger, 8,000 lbs. (CHS2)**
- **Hoist, Double Plunger, 11,000 lbs. (CHS3)**
- **Hoist, Double Plunger, 16,500 lbs. (CHS4)**
- **Hoist, Double Plunger, 19,500 lbs. (CHS5)**
- **Hoist, Double Plunger, 24,000 lbs. (CHS6)**
- **Hoist, Double Plunger, 36,000 lbs. (CHS7)**

ROOFS

Roof, Monitor only for floor level 01 to 01 (CMR1): A narrow gable or shed roofed structure built onto the roof of a building with the function of providing light and ventilation through its sides.

Roof, High Bay (CMR2): A raised roof area necessary to accommodate a use which needs extra height.

OPEN AREAS

These are open areas within a structure. Cost allows for the cost of the additional wall/floor supports needed to reinforce the non-open areas.

- **Open Area, High Rise Apartments/Hotels (COA1)**
- **Open Area, Garden Apartments/Motels/Dwellings (COA2)**
- **Open Area, Stores and Restaurants (COA3)**
- **Open Area, Industrial and Warehouses (COA4)**
- **Open Area, Banks and Low Rise Office Buildings (COA5)**
- **Open Area, Theaters and Auditoriums (COA6)**

- **Open Area, Light Metal Buildings (COA7)**
- **Open Area, High Rise Office (COA8)**

OVERHEAD DOORS

These doors are found on service stations, warehouses, hangars, etc. The typical amount overhead doors are included in the base costs; however, if there are significantly more overhead doors included in the subject property, the appraiser may consider adding overhead doors as a BOF. There are four types of construction specifications for overhead doors, which are detailed below.

Overhead Door, Wood/Metal (COD1): Wood or metal sectional overhead door; cost includes door, installation and hardware.

Overhead Door, Rolling Steel (COD2): Steel rollup doors; cost includes door, installation and hardware.

Overhead Door, Wood/Metal w/ motor and Operator (COD3): Wood or metal sectional overhead door w/mechanical operator; cost includes door installation, operator and hardware.

Overhead Door, Rolling Steel w/Motor and Operator (COD4): Steel rollup doors w/mechanical operator; cost includes door, installation, operator and hardware.

STORE FRONT

These codes will typically be used in a mall situation to address the storefronts. Costs include glazed areas, entrances, ornamentation and bulkheads. There are three choices available: Wood frame (CSF1), average metal (CSF2), and elaborate (CSF3).

UTILITY BUILDINGS

A multipurpose structure that is used for general storage; it has minimum electrical service and no heat. They can be wood framed (CRS1), metal framed (CRS2), or concrete block framed (CRS3).

BUILDING OTHER FEATURES (BOFs) CALCULATION FORMULAS AND COSTS

The first step to the valuation of BOFs is to determine the unit of measurement to be used, i.e., square foot, height, length, width, per unit or quantity, etc. The next step is to determine the Calculation Type for the particular BOF, i.e., 1 through 8. The Calculation Type for each BOF is detailed in the Commercial Building Other Features (BOFs) cost table provided on the following page. The Calculation Type identifies the formula to be used to value the BOF. The BOFs Calculation Formulas are detailed in the following table.

BOF CALCULATION FORMULAS	
CALCULATION TYPE	FORMULA
1	C1 x Area
2	C1 x Length + C2 x Sq.Rt.(Area) + C3
4	C1 x Quantity
5	C1 + C2 x Sq.Rt.(Area) + C3 x Area
6	C1 x Height x Length
7	Flat Value (User Override)
8	C1 x Height x Width

COMMERCIAL BUILDING OTHER FEATURES (BOFs)					
BOF CODE	BOF DESCRIPTION	CALC TYPE	C1	C2	C3
CAC1	AC1 - Air Conditioning, Central	5	\$0.000	\$63.464	\$7.132
CAC2	AC2 - Air Conditioning, Unit	5	\$0.000	\$25.862	\$4.431
CAT1	AT1 - Atrium, Cover Only	1	\$36.178	\$0.000	\$0.000
CAW1	AW1 - Aerial Walkway	1	\$381.015	\$0.000	\$0.000
CBA1	BA1 - Balcony	1	\$19.427	\$0.000	\$0.000
CBC1	BC1 - Bank, Drive-in Canopy	1	\$31.326	\$0.000	\$0.000
CBC3	BC3 - Bank, drive-in window	4	\$12,147.664	\$0.000	\$0.000
CBE0	BE0 - Bank, Pneumatic Tubes	4	\$21,510.756	\$0.000	\$0.000
CBE1	BE1 - Bank Vault, money, no door	1	\$180.288	\$0.000	\$0.000
CBE2	BE2 - Bank Vault, record storage, no door	1	\$65.379	\$0.000	\$0.000
CBE3	BE3 - Bank Vault Door, money, circ. shaped	4	\$127,786.256	\$0.000	\$0.000
CBE4	BE4 - Bank Vault Door, money, rect. shaped	4	\$29,816.894	\$0.000	\$0.000
CBE5	BE5 - Bank Vault Door, record storage only	4	\$4,346.727	\$0.000	\$0.000
CBE6	BE6 - Bank, Night Deposit Chute	4	\$14,809.388	\$0.000	\$0.000
CBE8	BE8 - Bank, Service Window	4	\$12,147.664	\$0.000	\$0.000
CBT1	BT1 - Basement Top	1	\$13.987	\$0.000	\$0.000
CCF1	CF1 - Cooler, cooler, 32 to 60 degrees	5	\$0.000	\$1,523.746	\$2.068
CCF2	CF2 - Cooler, chiller, 5 to 31 degrees	5	\$1,759.957	\$1,326.100	\$14.498
CCF3	CF3 - Cooler, freezer, -15 to 5 degrees	5	\$0.000	\$1,785.065	\$3.867
CCF4	CF4 - Cooler, sharp freeze, -45 to -15 degrees	5	\$0.000	\$1,835.086	\$4.113
CCK1	CK1 - Catwalk	2	\$123.473	\$0.000	\$0.000
CCL1	CL1 - Clean Room, Class 100	1	\$1,990.508	\$0.000	\$0.000
CCL2	CL2 - Clean Room, Class 1,000	1	\$641.794	\$0.000	\$0.000
CCL3	CL3 - Clean Room, Class 10,000	1	\$257.348	\$0.000	\$0.000
CCL4	CL4 - Clean Room, Class 100,000	1	\$317.500	\$0.000	\$0.000
CCM1	CM1 - Covered Mall	1	\$34.346	\$0.000	\$0.000
CCN1	CN1 - Crane Rail, light	2	\$160.671	\$0.000	\$0.000
CCN2	CN2 - Crane Rail, medium	2	\$229.523	\$0.000	\$0.000
CCN3	CN3 - Crane Rail, heavy	2	\$283.083	\$0.000	\$0.000
CCP5	CP5 - Canopy Roof, Low Cost	1	\$18.786	\$0.000	\$0.000
CCP6	CP6 - Canopy Roof, Average	1	\$24.257	\$0.000	\$0.000
CCP7	CP7 - Canopy Roof, Good	1	\$30.768	\$0.000	\$0.000
CCR1	CR1 - Computer Room Floor	1	\$20.585	\$0.000	\$0.000
CCR2	CR2 - Computer Room Air Control	1	\$30.971	\$0.000	\$0.000
CCR3	CR3 - Computer Room Fire Suppression Equipment	2	\$0.000	\$536.850	\$6.772
CCW1	CW1 - Craneway	2	\$46.558	\$0.000	\$0.000
CDF1	DF1 - Drinking Fountain	4	\$906.930	\$0.000	\$0.000
CDH1	DH1 - Dock Level Floor	5	\$0.000	\$373.587	\$0.491
CEE1	EE1 - Enclosed Entry	1	\$76.683	\$0.000	\$0.000
CEW1	EW1 - Emergency, eye wash	4	\$675.932	\$0.000	\$0.000
CEW2	EW2 - Emergency, shower	4	\$1,031.856	\$0.000	\$0.000
CEW3	EW3 - Emergency, eye wash & shower	4	\$1,572.671	\$0.000	\$0.000
CFI1	FI1 - Fireplace, 1 opening	4	\$4,181.706	\$0.000	\$0.000
CFI2	FI2 - Fireplace, 2 openings	4	\$5,376.476	\$0.000	\$0.000
CFI3	FI3 - Fireplace, 3 openings	4	\$7,324.055	\$0.000	\$0.000
CGH1	GH1 - Greenhouse, economy	5	\$943.362	\$21.255	\$4.401
CGH2	GH2 - Greenhouse, average	5	\$1,447.051	\$32.605	\$6.751
CGH3	GH3 - Greenhouse, good	5	\$3,006.970	\$67.753	\$14.028

COMMERCIAL BUILDING OTHER FEATURES (BOFs)					
BOF CODE	BOF DESCRIPTION	CALC TYPE	C1	C2	C3
CHC1	HC1 - Human Crematory Retort	4	\$51,813.000	\$0.000	\$0.000
CHD1	HD1 - Hangar Door, 20-40'	1	\$39.308	\$0.000	\$0.000
CHD2	HD2 - Hangar Door, over 40'	1	\$57.654	\$0.000	\$0.000
CHD3	HD3 - Hangar Door, up to 20'	1	\$20.964	\$0.000	\$0.000
CHR1	HR1 - Hand Rails, 1.5" pipe, 4' high	2	\$26.382	\$0.000	\$0.000
CHR2	HR2 - Hand Rails, 2" angle iron	2	\$24.591	\$0.000	\$0.000
CHR3	HR3 - Rail Kick Plate	2	\$4.423	\$0.000	\$0.000
CHS1	HS1 - Hoist, single plunger, 8,000#	4	\$7,692.414	\$0.000	\$0.000
CHS2	HS2 - Hoist, double plunger, 8,000#	4	\$9,972.468	\$0.000	\$0.000
CHS3	HS3 - Hoist, double plunger, 11,000#	4	\$10,601.448	\$0.000	\$0.000
CHS4	HS4 - Hoist, double plunger, 16,500#	4	\$13,798.760	\$0.000	\$0.000
CHS5	HS5 - Hoist, double plunger, 19,500#	4	\$14,623.771	\$0.000	\$0.000
CHS6	HS6 - Hoist, double plunger, 24,000#	4	\$17,179.519	\$0.000	\$0.000
CHS7	HS7 - Hoist, double plunger, 36,000#	4	\$21,189.268	\$0.000	\$0.000
CLA1	LA1 - Ladder, without cages	2	\$63.115	\$0.000	\$0.000
CLA2	LA2 - Ladder, with cages	2	\$116.776	\$0.000	\$0.000
CLD1	LD1 - Loading Dock, steel or concrete	1	\$18.437	\$0.000	\$0.000
CLD2	LD2 - Loading Dock, wood	1	\$10.091	\$0.000	\$0.000
CLD4	LD4 - Truck & Train Wells	1	\$11.524	\$0.000	\$0.000
CLD5	LD5 - Dock Levelers	4	\$7,181.349	\$0.000	\$0.000
CLE1	LE1 - Lights, explosion proof, florescent	4	\$3,026.122	\$0.000	\$0.000
CLE2	LE2 - Lights, explosion proof, incandescent	4	\$913.525	\$0.000	\$0.000
CLE3	LE3 - Lights, explosion proof, mercury	4	\$801.435	\$0.000	\$0.000
CLE4	LE4 - Lights, explosion proof, sodium vapor	4	\$983.740	\$0.000	\$0.000
CLTM	LTM - Lean-to, metal	5	\$0.000	\$35.950	\$3.386
CLTW	LTW - Lean-to, wood	5	\$0.000	\$29.302	\$2.759
CLX1	LX1 - Lights, wall mounted, incandescent	4	\$116.817	\$0.000	\$0.000
CLX2	LX2 - Lights, wall mounted, mercury vapor	4	\$592.365	\$0.000	\$0.000
CLX3	LX3 - Lights, wall mounted, sodium, high pressure	4	\$881.397	\$0.000	\$0.000
CLX4	LX4 - Lights, wall mounted, sodium, low pressure	4	\$689.052	\$0.000	\$0.000
CMR1	MR1 - Roof, monitor (only for floor levels 01 to 01)	6	\$7.321	\$0.000	\$0.000
CMR2	MR2 - Roof, high bay	6	\$7.321	\$0.000	\$0.000
CMS1	MS1 - Miscellaneous Structure	7	\$0.000	\$0.000	\$0.000
COA1	OA1 - Open Area, high rise apts/hotels	1	\$14.150	\$0.000	\$0.000
COA2	OA2 - Open Area, garden apts/motels/dwellings	1	\$12.384	\$0.000	\$0.000
COA3	OA3 - Open Area, stores & restaurants	1	\$13.940	\$0.000	\$0.000
COA4	OA4 - Open Area, industrial & warehouses	1	\$13.882	\$0.000	\$0.000
COA5	OA5 - Open Area, banks & low rise office bldgs	1	\$18.089	\$0.000	\$0.000
COA6	OA6 - Open Area, theaters & auditoriums	1	\$17.933	\$0.000	\$0.000
COA7	OA7 - Open Area, light metal buildings	1	\$7.240	\$0.000	\$0.000
COA8	OA8 - Open Area, high rise office	1	\$15.876	\$0.000	\$0.000
COD1	OD1 - Overhead Door, wood/metal	8	\$14.467	\$0.000	\$0.000
COD2	OD2 - Overhead Door, rolling steel	8	\$20.596	\$0.000	\$0.000
COD3	OD3 - Overhead Door, wood/metal with motor & operator	5	\$748.931	\$0.000	\$14.469
COD4	OD4 - Overhead Door, rolling steel with motor & operator	5	\$748.931	\$0.000	\$20.601
CPC1	PC1 - Pet Crematory Retort (small)	4	\$6,752.658	\$0.000	\$0.000
CPC2	PC2 - Pet Crematory Retort (medium)	4	\$23,429.677	\$0.000	\$0.000
CPC3	PC3 - Pet Crematory Retort (large)	4	\$40,106.696	\$0.000	\$0.000

COMMERCIAL BUILDING OTHER FEATURES (BOFs)					
BOF CODE	BOF DESCRIPTION	CALC TYPE	C1	C2	C3
CPP1	PP1 - Porch, open	1	\$21.609	\$0.000	\$0.000
CPP2	PP2 - Porch, screened	1	\$30.121	\$0.000	\$0.000
CPP4	PP4 - Porch, enclosed	1	\$42.142	\$0.000	\$0.000
CPP5	PP5 - Porch, upper deck	1	\$17.720	\$0.000	\$0.000
CPP6	PP6 - Porch, upper deck, screened	1	\$24.699	\$0.000	\$0.000
CPP8	PP8 - Porch, upper deck, enclosed	1	\$34.561	\$0.000	\$0.000
CRA1	RA1 - Garage, attached, frame, finished	5	\$3,616.997	\$0.000	\$27.687
CRA2	RA2 - Garage, attached, masonry finished	5	\$5,013.867	\$0.000	\$30.757
CRA3	RA3 - Garage, attached, frame, unfinished	5	\$2,995.709	\$0.000	\$23.071
CRA4	RA4 - Garage, attached, masonry, unfinished	5	\$4,139.257	\$0.000	\$26.630
CRC1	RC1 - Carport	1	\$12.269	\$0.000	\$0.000
CRP5	RP5 - Swimming Pool, indoor	5	\$5,450.214	\$0.000	\$48.627
CRS1	RS1 - Utility Building, frame	5	\$0.000	\$78.801	\$7.727
CRS2	RS2 - Utility Building, metal	5	\$0.000	\$78.021	\$7.650
CRS3	RS3 - Utility Building, brick/stone	5	\$0.000	\$121.510	\$11.914
CRT1	RT1 - Patio, wood	5	\$602.571	\$0.000	\$6.223
CRT2	RT2 - Patio, concrete	5	\$0.000	\$11.112	\$3.008
CRT3	RT3 - Patio, stone/tile w/sand base	5	\$0.000	\$72.262	\$5.629
CRT4	RT4 - Patio, stone/tile w/concrete base	5	\$0.000	\$137.792	\$6.847
CRT5	RT5 - Patio, brick	5	\$0.000	\$38.804	\$4.819
CSC1	SC1 - Steel Checker Plate, bolted	1	\$46.592	\$0.000	\$0.000
CSC2	SC2 - Steel Checker Plate, welded	1	\$46.264	\$0.000	\$0.000
CSCR	SCR - Self-contained Room	2	\$39.602	\$0.000	\$0.000
CSF1	SF1 - Store Front, wood frame	2	\$156.414	\$0.000	\$0.000
CSF2	SF2 - Store Front, average metal frame	2	\$453.702	\$0.000	\$0.000
CSF3	SF3 - Store Front, elaborate	2	\$814.210	\$0.000	\$0.000
CSG1	SG1 - Steel Grating, on grade	1	\$18.544	\$0.000	\$0.000
CSG2	SG2 - Steel Grating, elevated	1	\$20.998	\$0.000	\$0.000
CSI1	SI1 - Sink, Industrial, Full	4	\$4,017.780	\$0.000	\$0.000
CSI2	SI2 - Sink, Industrial, Half	4	\$1,994.477	\$0.000	\$0.000
CSK1	SK1 - Skating Rink, indoor, ice	1	\$23.591	\$0.000	\$0.000
CSS1	SS1 - Sprinkler System - wet pipe	1	\$2.641	\$0.000	\$0.000
CSS2	SS2 - Sprinkler System, dry pipe	1	\$3.321	\$0.000	\$0.000
CST1	ST1 - Stairs, metal w/pipe rails, 3.6' wide	4	\$236.860	\$0.000	\$0.000
CST2	ST2 - Stairs, metal w/pipe rails, 4' wide	4	\$306.297	\$0.000	\$0.000
CST3	ST3 - Stairs, concrete w/pipe rails, 3.6' wide	4	\$284.197	\$0.000	\$0.000
CST4	ST4 - Stairs, concrete w/pipe rails, 4' wide	4	\$341.300	\$0.000	\$0.000
CST5	ST5 - Stairs, concrete kick plate hand rail	4	\$194.383	\$0.000	\$0.000
CST6	ST6 - Stairs, steel kick plate hand rail	4	\$308.618	\$0.000	\$0.000
CST7	ST7 - Stairs, wood kick plate hand rail	4	\$105.841	\$0.000	\$0.000
CST8	ST8 - Stairs, Metal Grate	4	\$367.590	\$0.000	\$0.000
CSU1	SU1 - Sauna/Steam Room, < 25 sqft	4	\$5,309.022	\$0.000	\$0.000
CSU2	SU2 - Sauna/Steam Room, 26-60 sqft	4	\$7,569.116	\$0.000	\$0.000
CSU3	SU3 - Sauna/Steam Room, > 60 sqft	4	\$9,000.475	\$0.000	\$0.000
CTU1	TU1 - Tunnel, grain elevator	4	\$349.680	\$0.000	\$0.000
CWH1	WH1 - Whirlpool/hot tub, < 5 persons	4	\$8,897.138	\$0.000	\$0.000
CWH2	WH2 - Whirlpool/hot tub, 6-8 persons	4	\$12,709.321	\$0.000	\$0.000
CWH3	WH3 - Whirlpool/hot tub, > 8 persons	4	\$15,124.931	\$0.000	\$0.000

Costs are as of January 1, 2016

NOTE: Costs DO NOT include Local Cost Index or Economic Condition Factor (ECF).

COMMERCIAL COST CALCULATIONS

STRUCTURE TYPE 348 - CONVENIENCE STORE; USE TYPES 038 - CONVENIENCE STORE (4,634 SQ.FT.), 036 - LOUNGE (1,086 SQ.FT.), AND 086 - SUPPORT AREA (840 SQ.FT.)

Building First Floor Line 1: Use Type 038 - Convenience Store

Exterior Wall Cost	
Building Base Rate (1 - Wood Frame/Joist/Beam)	\$27.420
Exterior Wall Rate (04 - Brick & Concrete)	\$28.590
Perimeter Area Ratio (286 Ft/4,634 Sq.Ft.)	0.0617
Wall Height (10 Feet)	10
Adjusted Wall Rate (Exterior Wall Rate x Perimeter Ratio x Wall Height)	\$17.640
Total Exterior Wall Cost	\$45.060
Interior Wall Cost	
Interior Base Rate (038 - Convenience Store)	\$46.440
Interior Finish % (100%)	\$0.000
Partitions (2 - Normal)	\$0.000
Heat Type (1 - Hot Air)	\$0.000
AC Type (2 - Unit)	-\$2.070
Plumbing (2 - Normal)	\$0.000
Total Interior Rate	\$44.370
Total Square Foot Rate	\$89.430
x 4,634 Square Feet	4,634
Total Exterior and Interior Wall Cost	\$414,419
+ Building Other Features (BOFs) CFI - Cooler 32 to 60 Degrees	\$44,752
Total Building Cost	\$459,171
x Grade Factor	1.00
Replacement Cost New	\$459,170 (Rounded)

Building First Floor Line 2: Use Type 036 - Lounge

Exterior Wall Cost	
Building Base Rate (1 - Wood Frame/Joist/Beam)	\$27.420
Exterior Wall Rate (04 - Brick & Concrete)	\$28.590
Perimeter Area Ratio (105 Ft/1,068 Sq.Ft.)	0.0983
Wall Height (10 Feet)	10
Adjusted Wall Rate (Exterior Wall Rate x Perimeter Ratio x Wall Height)	\$28.104
Total Exterior Wall Cost	\$55.524
Interior Wall Cost	
Interior Base Rate (036 - Lounge)	\$67.350
Interior Finish % (100%)	\$0.000
Partitions (2 - Normal)	\$0.000
Heat Type (1 - Hot Air)	\$0.000
AC Type (2 - Unit)	-\$3.400
Plumbing (2 - Normal)	\$0.000
Total Interior Rate	\$63.950
Total Square Foot Rate	\$119.474
x 1,068 Square Feet	1,068
Total Exterior and Interior Wall Cost	\$127,598
+ Building Other Features (BOFs) EE1 - Enclosed Entry - 56 Sq.Ft.	\$4,292
Total Building Cost	\$131,890
x Grade Factor	1.00
Replacement Cost New	\$131,890 (Rounded)

Building First Floor Line 3: Use Type 086 - Support Area

Exterior Wall Cost	
Building Base Rate (1 - Wood Frame/Joist/Beam)	\$27.420
Exterior Wall Rate (04 - Brick & Concrete)	\$28.590
Perimeter Area Ratio (286 Ft/4,634 Sq.Ft.)	0.0726
Wall Height (10 Feet)	10
Adjusted Wall Rate (Exterior Wall Rate x Perimeter Ratio x Wall Height)	\$20.756
Total Exterior Wall Cost	\$48.176
Interior Wall Cost	
Interior Base Rate (086 - Support Area)	\$19.580
Interior Finish % (100%)	\$0.000
Partitions (2 - Normal)	\$0.000
Heat Type (1 - Hot Air)	\$0.000
AC Type (2 - Unit)	\$3.320
Plumbing (2 - Normal)	\$0.000
Total Interior Rate	\$22.900
Total Square Foot Rate	\$71.076
x 840 Square Feet	840
Total Exterior and Interior Wall Cost	\$59,704
+ Building Other Features (BOFs)	\$0
Total Building Cost	\$59,704
x Grade Factor	1.00
Replacement Cost New	\$59,700 (Rounded)

Floor	Line	Replacement Cost New (RCN) from Above Multiplied by Percent Good	Unadjusted RCNLD	Multiplied by the County Index (0.97) and ECF (0.97)	Totals
1	1	\$459,170 X 0.51 =	\$234,177	X 0.97 =	\$220,337
1	2	\$131,890 X 0.51 =	\$67,264	X 0.97 =	\$63,289
1	3	\$59,700 X 0.51 =	\$30,447	X 0.97 =	\$28,648
Total Adjusted RCNLD (Rounded):					\$312,270
OBY RCNLD:					\$0
Total Improvement RCNLD (Rounded):					\$312,270
Land from CALP:					\$92,225
Total Cost Approach Value:					\$404,495

DEPRECIATION

The CAMAS provides depreciation tables for appraisers to help establish consistency in the rating of properties as to physical condition, functional utility, desirability, etc. as it relates to the property's estimated value. The depreciation tables provide a means to use sales information to establish benchmark ratings for properties in a neighborhood.

The desirability of property can change over time. Sometimes this happens on a global basis, i.e. the value levels of all property move up or down on a fairly consistent basis; or it can occur with respect to certain groups of property. When this happens, adjustments may be needed in the depreciation schedules or formulas. (We will explain more about how the schedules are generated from the underlying formulas later in this section.)

There are, however, several issues that need to be addressed in conjunction with using or setting the depreciation tables.

COST LEVELS

The Appraisal Guide has been produced with one set of cost tables. It is recognized that these cost figures represent average value levels in the state. These figures will need to be adjusted to reflect local construction costs for locales throughout the state. This is done through the application of the county index. The county index can vary substantially across the state due to a number of reasons including: economic climate, availability of skilled labor pool, prevalent use of union or non-union labor, cost of shipping construction materials, etc.

Cost levels may be established through analysis of local new construction costs in your county or region. This can include a comparison of nationally published cost manual values against actual new construction figures, or where insufficient figures are available, a comparison of labor and materials costs for your area with areas in which this data and a well-established index are available.

The cost index should be established before you start to make adjustments to depreciation tables.

ECONOMIC CONDITION FACTOR

The final step in the cost approach is ensuring that estimated values are consistent with the market. This is extremely important since the cost approach includes individual estimates of value for land and buildings. The land values are estimated through use of comparable sales. Building values are estimated through use of replacement cost less depreciation. However, replacement cost will only reflect the supply side of the market and therefore a market adjustment or economic condition factor is necessary to account for the demand side of the market.

The application of the Economic Condition Factor (ECF) or market adjustment is acknowledged by the International Association of Assessing Offices (IAAO) in their mass appraisal book, "Property Appraisal and Assessment Administration." Quoting from page

230, “Cost models, like other valuation models, should be specified and calibrated using local market information so that they reflect accurately the operation of local real estate markets.” And quoting from page 311 of the paragraph titled Market Adjustment Factors: “Market adjustment factors are often required to adjust values obtained from the cost approach to the market. These adjustments should be applied by type of property and area based on sales ratio studies or other market analyses. Accurate cost schedules, condition ratings, and depreciation schedules will minimize the need for market adjustment factors.” Further, the Montana Supreme Court upheld the use of Economic Condition Factors (ECF) by the Department in Supreme Court Case No. 96-704, Raymond and M.A. Albright, et al versus State of Montana.

The economic condition factor is a component of depreciation/appreciation or market adjustment that is uniformly applied across all properties in a given market area. Typically, economic condition factors will be at or below 100% for properties in economically depressed areas and greater than 100% in high growth areas.

The use of market adjustments is extremely important in the Montana Ad Valorem appraisal process. The Department of Revenue constructs a standardized depreciation table, using stabilized market and cost data. The economic condition factor is used to correlate the cost approach to the market approach across the vastly different economic areas in Montana.

Because the economic condition factor is developed using a population of localized market data in a given area, it is unique to that market area and should never be adjusted on an individual basis.

The formula for calculation of the Economic Condition Factor (ECF) is as follows: In each given market area, the ECF is the ratio determined by dividing the average sales price by the average cost value, from valid sales that occurred during that reappraisal cycle.

UNDERSTANDING DEPRECIATION SCHEDULES

The CAMAS contains depreciation tables for your use. When you begin the process of establishing effective years through benchmarking, you should have already established your baseline cost index and the grade level and design features for your basic dwelling structure, to arrive at a proper RCN (Replacement Cost New).

Depreciation reflects a composite of physical depreciation due to age and condition, as well as functional and economic obsolescence that can be related to age, location, and economic conditions. For Residential property, these are reflected in CDU (condition, desirability, and utility) rating.

If you use a standard benchmark CDU table as a guideline in establishing your local benchmark CDU's early in the appraisal process, and then use the local benchmark CDU's on a consistent basis (uniform within a neighborhood), you can apply the Cost Approach reasonably with only minor adjustments to the depreciation tables to reflect changes in market condition that occur during the reappraisal project.

Several analysis capabilities are available to assist in the process of adjusting the CDU tables and the depreciation tables. These include Sales Ratio Analysis and Market Modeling for Depreciation.

Adjustment of the CDU table cannot correct problems due to underlying inconsistency in CDU's on individual properties.

DEPRECIATION PROCEDURES

It is often advisable to develop schedules and tables to be used as a guide for the appraiser to determine value. The use of such tables is especially applicable in mass appraisals for tax equalization purposes where it is essential to establish and maintain uniformity. However, Percent Good tables, based on actual age alone are impractical. Remodeling, for instance, has the effect of prolonging the remaining life of a building, thus making its effective age considerably different than its actual age. Consideration must be given to all the factors operating to influence the overall condition, desirability, and degree of usefulness of each structure.

RESIDENTIAL DWELLING CDU

UNDERSTANDING CDU RATING SYSTEM

Condition, Desirability and Utility (CDU) Definition - A composite rating of the overall condition, desirability, and utility of a structure; used as a simple, direct and uniform method of estimating accrued depreciation (physical, functional and economic obsolescence). Each component of the CDU rating must be examined on an individual basis. Each component is associated with different forms of depreciation.

CONDITION: Relates to Physical Deterioration or Physical Depreciation.

DESIRABILITY: Must be examined as two separate measurements of depreciation.

1. How desirable is the location of the property or Economic Obsolescence or Economic Depreciation.
2. How desirable is the subject property itself, regardless of the location.

UTILITY: Relates to the functional utility or the amount of functional obsolescence associated with the subject property. This has nothing to do with location or physical deterioration.

CONDITION

The condition of the improvement refers to the extent of physical deterioration or structural damage in the property. Overall wear and tear and the level of maintenance dictate a buildings condition. An appraiser generally distinguishes between items that must be repaired immediately and those that may be repaired or replaced at a later time. Condition examples needing immediate repair are detail below.

Items Needing Immediate Repair:

- Touching up exterior paint
- Fixing plumbing leaks
- Repairing holes in screens, broken windows, etc.
- Eliminating fire and safety hazards
- Re-hanging loose gutters, etc.

Items Considered Deferred Maintenance:

- Interior and Exterior Paint
- Roof coverings
- Electrical wiring
- AC equipment
- Furnace
- Plumbing Fixtures
- Well pump
- Carpeting

UTILITY

The functional utility of a property refers to the ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design, and layout, traffic patterns, and the size of rooms. To be functional an item must work and be useful.

The definition of functional utility is subject to changing expectations and standards. Optimal functional utility implies that the design and engineering of a building are considered to best meet perceived needs at a given time. Therefore, functional inutility is an impairment of the functional capacity of a property or building according to market tastes and standards. It becomes equivalent to functional obsolescence. As objectives of building design, functional utility and aesthetics are sometimes in conflict; market standards generally reflect a compromise between the two. Extremely utilitarian housing designs that omitted basements, entrance halls, and dining rooms were eventually rejected by much of the market and replaced with more flexible designs.

General standards of functional utility include the following:

- Suitability or Appropriateness
- Comfort
- Efficiency
- Safety and Security
- Accessibility
- Ease and Cost of Maintenance
- Attractiveness
- Profitability

In determining functional utility and appropriateness of an architectural style, appraisers must consider compatibility or conformity. Compatibility or conformity means that a building is in harmony with its use or uses and its environment. A building design that is typical in an area has less influence on value than a design that is atypical, so the impact of nonconformity must be considered carefully.

Marketability is the ultimate test of functional utility. Generally, a building is functional if it successfully serves the purpose for which it was designed or adapted.

DESIRABILITY

Desirability must be split into two separate, yet equally important factors:

1. Desirability of the location or the specific influence of the neighborhood (location or neighborhood).
2. Desirability of the subject property to fulfill a specific human need (desire).

Location or Neighborhood would best be defined as a group of complementary land uses; a congruous grouping of inhabitants, buildings or business enterprises. Every property is an integral part of its neighborhood and its community. The market value of a particular property is substantially affected by the neighborhood in which it is located. Therefore, the primary purpose of neighborhood analysis is to identify the geographic area, which is subject to the same influences as the property being appraised. Prices paid for comparable properties in the defined area theoretically reflect the positive and negative influences of that particular neighborhood. Clearly differing neighborhoods are going to have vast differences on market value; this is a key component in the determination of this portion of the CDU calculation.

Desire is also a buyer's wish for an item to satisfy human needs. (i.e., shelter, clothing, food, companionship) or individual wants beyond the essentials required to support life. This portion of the CDU calculation is specific to the buyer's desire and the attractiveness of the subject property, irrespective of the location of the property.

CALCULATION OF CDU

The CDU rating for each component shown below has the following numerical value:

Excellent	= 10
Very Good	= 9
Good	= 8
Average	= 7
Fair	= 6
Poor	= 5
Very Poor	= 3
Unsound	= 1

Numerical assignment of specific values to the descriptive information is nonlinear. Therefore, it is necessary to weight the contribution of each component in the calculation;

this means a property with a CDU of excellent (10) is not necessarily twice as valuable as a property with a CDU of average (5).

Each component's numerical value should be multiplied by its weight and the total divided by 4. The resulting numerical number should be converted to the CDU rating for the subject.

CDU Example:

Our subject property is 50 years old with an effective age of 20 years. It is utilitarian bungalow house, with small closets, limited hallway space, no dining room, 4 bedrooms, 1 bathroom (bathtub), and 1,008 square feet. The home is generally well kept, located in a very affordable, low crime neighborhood, close to schools, shopping, parks, and churches.

Determining factors:

- The condition of the home as determined by the effective age and the fact it is well kept is good.
- The desirability in terms of location is very good, low crime neighborhood, located in close proximity to basic services, i.e., schools, churches, parks, shopping, etc.
- The desirability of the home itself is average, although affordable and well kept, it is too small for today's standards and would have a desire rating of fair.
- The utility of the home is average. The home is not compatible to present utility factors such as larger closets, multiple bath rooms with showers, more open space rather than every square inch used for bedrooms.

Applying the weighting to each component:

Condition (Good)	=8 x 1 = 8
Desirability (Very Good)	=9 x 1 = 9
Desirability (Average)	=7 x 1 = 7
<u>Utility (Average)</u>	<u>=7 x 1 = 7</u>
Total	= 31

31 ÷ 4 = 7.75 or an overall CDU of GOOD

CDU is one of the most important components of the appraisal process. Since CDU is the culmination of all three forms of depreciation, it is imperative the appraiser pay special attention to the assignment of the rating of each component of CDU for each property. Given this, it is vitally important that appraisers do a good job of benchmarking their neighborhoods for CDU ranges.

CDU RATING GUIDE

CDU RATING OF DWELLING DEFINITIONS

Condition

- Unsound:** The residential dwelling is definitely unsound and unfit for use. All major structural elements require replacement. The exterior and interior are in a dilapidated condition. The structure is not suitable for use.
- Very Poor:** The residential dwelling is in very poor condition and practically unusable. Most structural elements require replacement. The exterior and interior are in a dilapidated condition and not suitable for use.
- Poor:** The residential dwelling has definite obvious deterioration and barely usable. Structural elements may require replacement. The exterior and interior are in a poor condition and appears barely suitable for use.
- Fair:** The residential dwelling has some deterioration, but definitely usable. The exterior and interior show wear and deterioration but the property is suitable for use. The structure could be characterized as “needing work”.
- Average:** The residential dwelling exhibits normal “wear and tear.” There are few indications of deferred maintenance and no significant repairs or replacements are necessary
- Good:** The residential dwelling has little to no “wear and tear” and the structure is slightly more attractive and desirable than average.
- Very Good:** The residential dwelling is in new or “like new” condition. There are no deficiencies in material or construction and no signs of deferred maintenance.
- Excellent:** The residential dwelling is in perfect condition; very attractive and highly desirable. There are no deficiencies in material or construction and no signs of deferred maintenance.

Utility (Functional)

- Unsound:** The residential dwelling adds nothing to the utility of the property to perform the function for which it is intended. The improvements have no functional utility.
- Very Poor:** The residential dwelling provides little to no utility as it was intended. Significant renovation and redesign of the improvements are necessary to allow the residential dwelling to make an adequate contribution.

- Poor:** The residential dwelling adds little to the utility of the property to perform the function for which it is intended. Major renovation is necessary to allow the residential dwelling to make an adequate contribution.
- Fair:** The residential dwelling adds to the utility of the property to perform the function for which it is intended, but the effect is minimal. Renovation is necessary to allow the residential dwelling to make an adequate contribution.
- Average:** The residential dwelling is adequately functional and performs the function for which it is intended.
- Good:** The residential dwelling has minor functional utility deficiencies exist for the residential structure and the residential structure is well suited to aid the utility of the property to perform the function for which it is intended.
- Very Good:** The residential dwelling is very functional with only minor utility deficiencies exist for the residential structure and the structure is well suited to aid the utility of the property to perform the function for which it is intended.
- Excellent:** The residential dwelling's functional utility is excellent and no utility deficiencies exist.

Property Desirability

- Unsound:** The residential dwelling has no appeal or desirability.
- Very Poor:** The residential dwelling has little to no appeal or desirability.
- Poor:** The residential dwelling has very little appeal and desirability.
- Fair:** The residential dwelling adds a fair amount of desirability to the property, but the effect is minimal.
- Average:** The residential dwelling adds an adequate or typical amount to the desirability of the property.
- Good:** The residential dwelling is attractive and desirable.
- Very Good:** The residential dwelling is very attractive and desirable.
- Excellent:** The residential dwelling is excellent and no property desirability deficiencies exist.

Location Desirability

- Unsound:** The location adds nothing to the desirability of the property.
- Very Poor:** The location provides little to no desirability of the property.
- Poor:** The location adds poorly to the desirability of the property.
- Fair:** The location adds a fair amount of desirability to the property, but the effect is minimal.

Average:	The location adds an adequate or typical amount to the desirability of the property.
Good:	The location is attractive and desirable.
Very Good:	The location is very attractive and desirable.
Excellent:	The location is excellent and no locational deficiencies exist.

SELECTION OF A PERCENT GOOD

There are only two steps to determine the Percent Good of a dwelling.

Step 1: Rate the dwelling in terms of its overall condition, desirability, and usefulness (CDU).

Step 2: From the residential depreciation table in CAMAS, select the corresponding percent good based on the dwelling's observed age, either actual age or a calculated effective age, and the established CDU rating.

MOBILE HOME/MANUFACTURED HOUSING CDU

The depreciation procedures to be followed for mobile homes are the same as for dwellings with one exception, there is a separate Percent Good Table for Mobile Homes. There are only two steps to determine The Percent Good of a mobile home.

Step 1: Rate the mobile home/manufactured housing in terms of its overall condition, desirability, and usefulness (CDU).

Step 2: From the mobile home/manufactured housing depreciation table in CAMAS, select the corresponding percent good based on the mobile home's observed age, either actual age or a calculated effective age, and the established CDU.

RESIDENTIAL AND AGRICULTURAL OTHER BUILDING AND YARD IMPROVEMENTS (OBYs) CDU

The appraisal of Other Building and Yard Improvements for both residential and agricultural properties is a difficult task. Other Building and Yard Improvements are rarely purchased or sold separately from the balance of the property. The cost of construction of a swimming pool, which is built for the convenience and comfort of a property owner, will rarely add an equivalent amount to the market value of the property. The cost of construction of a farm outbuilding that can be justified by its contribution to the farming operation will again seldom add an equivalent amount to the market value of the property.

In effect, Other Building and Yard Improvements have value in direct proportion to their degree of utility or usefulness. This is an extension of the principle of contribution, which affirms that the value of any factor in production is dependent upon the amount that it contributes to the overall net return, irrespective of the cost of its construction. Any effective approach to the valuation of Other Building and Yard Improvements must reflect the action of investors. Informed farm owners and operators would not invest in buildings

that could not pay for themselves by either maintaining or adding to the required level of productivity. Homeowners would not invest in swimming pools, detached garages, etc., which would not supply the degree of conformity and/or convenience they desire.

The physical condition of an Other Building or Yard Improvement bears a direct relationship on the desirability and usefulness of that improvement, and is, therefore, possible to apply the CDU Rating System explained in the previous Residential Dwelling CDU section to generate a Percent Good estimate for different types of improvements of varying ages, based on condition, desirability, and usefulness.

OBY PERCENT GOOD GUIDELINES

The CDU Rating System has been modified to assist the appraiser in developing applicable depreciation guidelines based upon the condition, desirability and usefulness of various Other Building and Yard Improvements. For the appraisal of Other Building and Yard Improvements, the term CDU Rating is modified to become Condition Rating. The term Condition Rating will still give the same consideration to all factors that influence the overall condition, desirability, and degree of usefulness of each structure. The eight Condition Ratings have been simplified to six Condition Ratings for Residential OBYs. These ratings are again intended to fit the normal impressions of an appraiser as the improvement is examined.

OBY CONDITION RATING GUIDE

Condition Ratings, with their accompanying definitions are as follows:

Residential Condition Ratings

Res Unsound:	Residential OBY structure is definitely unsound and practically unfit for use.
Res Poor:	Residential OBY structure has definite deterioration which is obvious; definitely undesirable and barely usable.
Res Fair:	Residential OBY structure has marked deterioration, but quite usable; rather unattractive and undesirable.
Res Average:	Residential OBY structure exhibits normal "wear and tear;" average attractiveness and desirability.
Res Good:	Residential OBY structure has minor deterioration that is visible; slightly more attractive and desirable, but useful.
Res Excellent:	Residential OBY structure is in perfect condition; very attractive and highly desirable.

ECONOMIC LIFE

The economic life of an improvement is part of the calculation to derive the Percent Good of the improvement. The following OBY Depreciation Assignment table details the depreciation table in CAMAS assigned to each OBY's economic life.

OBY DEPRECIATION TABLE ASSIGNMENTS		
OBY CODE	OBY CODE DESCRIPTION	DEPRECIATION TABLE
AAA1	Arena, Frame	R30
AAA2	Arena, Pole	R30
AAA3	Arena Lean-To, Frame	R30
AAA4	Arena Lean-To, Pole	R30
AAB1	Bank Barn	R50B
AAB2	Standard Barn	R50B
AAD1	Horse Barn & Stable	R50B
AAE1	Elevator, farm, wood crib	R50A
AAE2	Elevator, farm, concrete	R50A
AAE3	Drive House, farm, concrete, low cost	R50A
AAE4	Drive House, farm, wood/metal, good	R35
AAE5	Drive House, farm, wood/metal, average	R35
AAE6	Drive House, farm, wood/metal, low cost	R35
AAE7	Drive House, farm, concrete, good	R50A
AAE8	Drive House, farm, concrete, average	R50A
AAE9	Concrete Grain Elevator - 200,001 and greater bushel	R50A
AAF1	Feed Bunk, concrete	R30
AAF2	Feed Bunk, post & plank	R30
AAF3	Fence Bunk, concrete	R30
AAF4	Fence Bunk, Post & Plank	R30
AAG1	Grain Bins w/o aerator < 60,000 BU	R25
AAG2	Grain Bins w/aerator < 60,000 BU	R25
AAG3	Steel hopper bins	R25
AAG4	Grain Bins w/o aerator > 60,000 BU	R25
AAG5	Grain Bins w/aerator > 60,000 BU	R25
AAH1	Poultry House, 1 story, frame or metal	R50B
AAH2	Poultry House, 2 story, frame or metal	R50B
AAH3	Poultry House, 3 story, frame or metal	R50B
AAH4	Poultry House, 1 story, masonry	R50B
AAH5	Poultry House, 2 story, masonry	R50B
AAH6	Poultry House, 3 story, masonry	R50B
AAI1	Implement Shed, frame	R25
AAI2	Implement Shed, concrete block	R30
AAK1	Silo, bunker	R25
AAL1	Lean-to, 1 story, pole frame	R30
AAL2	Lean-to, 1 story, metal frame	R30
AAM1	Milk House, attached, frame	R50B
AAM2	Milk House, attached, CB/Tile	R50B
AAM3	Milk House, detached, frame	R50B
AAM4	Milk House, detached, CB/tile	R50B
AAM5	Milking Parlor, frame	R50B
AAM6	Milking Parlor, CB/tile	R50B
AAMA	M&E, farm grain facilities, average, under 200,001 bu.	R15
AAMA2	M&E farm grain facilities, average, over 200,000 bu.	R15
AAME	M&E, farm grain facilities, excellent, under 200,001 bu.	R15
AAME2	M&E, farm grain facilities, excellent, over 200,000 bu	R15
AAMG	M&E, farm grain facilities, good, under 200,001 bu.	R15
AAMG2	M&E, farm grain facilities, good, over 200,000 bu.	R15
AAML	M&E, farm grain facilities, low cost, under 200,001 bu.	R15
AAML2	M&E, farm grain facilities, low cost, over 200,000 bu.	R15
AAN1	Annex, farm, wood crib	R30
AAN2	Annex, farm, concrete, up to 200,000 Bushels	R50B
AAN3	Concrete Grain Annex, 200,001+ Bushels	R50B
AAO1	Potato Storage, Underground	R50B
AAO2	Potato Storage, Aboveground	R50B
AAP1	Pole Frame Bldg, 4 sides closed, metal	R30
AAP2	Pole Frame Bldg, 4 sides closed, wood	R30
AAP3	Pole Frame Bldg, 1 side open, metal	R30
AAP4	Pole Frame Bldg, 1 side open, wood	R30
AAP5	Pole Frame Bldg, 4 sides open, metal	R30
AAP6	Pole Frame Bldg, 4 sides open, wood	R30
AAQ1	Quonset	R30
AAR1	Granary	R50B
AAS1	Silo, Concrete stave with roof	R50B
AAS2	Silo, Concrete stave, w/o roof	R50B
AAS3	Silo, Butler LMS (low moisture)	R50B
AAS4	Silo, Porcelain	R50B
AAS5	Silo, prefabricated steel	R50B
AAS6	Silo, steel, high moisture	R50B
AASC	Shed, agricultural, concrete	R30
AASF	Shed, agricultural, frame	R30
AASM	Shed, agricultural, metal	R30
AAT1	Trench, concrete or plank	R25
AAT2	Trench, dirt	R25

OBY DEPRECIATION TABLE ASSIGNMENTS		
OBY CODE	OBY CODE DESCRIPTION	DEPRECIATION TABLE
AAU1	Tanks, fuel, underground	R15
AAU2	Tanks, fuel, aboveground	R30
AAU3	Tanks, horizontal pressure, 4,000 gallon and under	R30
AAU3A	Tanks, horizontal pressure, over 4,000 gallons	R30
AAU4	Tanks, fuel, aboveground, single concrete vault	R15
AAU5	Tanks, fuel, aboveground, double concrete vault	R30
AAW1	Swine Farrowing Barn	R30
AAW2	Swine Finishing Barn	R30
AAW3	Swine Confinement Barn	R30
AAX1	Prefab building w/vertical walls	R30
AAX2	Prefab building w/slant walls	R30
AAZ1	Slurry, circular system	R50B
AAZ2	Slurry, rectangular system	R50B
ACA1	Scales, farm, platform	R25
ACA2	Scales, farm, truck	R25
ACA3	Scales, farm, cattle	R25
ACF1	Agricultural Cooler 32-60 degree, built-in	R20
ACF2	Agricultural Chiller - 5 to 31 degrees, built-in	R20
ACF3	Agricultural Freezer - -15 to 5 degrees,built-in	R20
ACF4	Agricultural Sharp Freezer - -45 to -15, built-in	R20
CAA1	Arena, Steel Frame, Commercial	C30
CAA2	Arena, Pole, Commercial	C30
CAA3	Arena, Lean-To, Frame, Commercial	C30
CAA4	Arena, Lean-To, Pole, Commercial	C30
CAC1	Air Conditioning, central	C15
CAC2	Air Conditioning, unit	C15
CAD1	Commercial Stables	C25
CAF1	Garage, attached, frame, finished, low cost	C50
CAF2	Garage, attached, frame, finished, average	C50
CAF3	Garage, attached, frame, finished, good	C50
CAF4	Garage, attached, frame, unfinished, low cost	C50
CAF5	Garage, attached, frame, unfinished, average	C50
CAF6	Garage, attached, frame, unfinished, good	C50
CAG1	Grain Bin w/o aerator < 60,000 BU	C25
CAG2	Grain Bin w/aerator < 60,000 BU	C25
CAG3	Steel Hopper Bin < 5,000 BU	C25
CAG4	Grain Bin w/o aerator > 60,000 BU	C25
CAG5	Grain Bin w/aerator > 60,000 BU	C25
CAG6	Steel Hopper Bin > 5,000 BU	C25
CAM1	Garage, attached, masonry, finished - low cost	C50
CAM2	Garage, attached, masonry, finished - average	C50
CAM3	Garage, attached, masonry, finished - good	C50
CAM4	Garage, attached, masonry, unfinished - low cost	C50
CAM5	Garage, attached, masonry, unfinished - average	C50
CAM6	Garage, attached, masonry, unfinished - good	C50
CAN1	Annex, wood crib	C30
CAN2	Annex, concrete, under 200,001 bu.	C50
CAN3	Annex, concrete, over 200,000 bu.	C50
CATM	ATM Permanently Affixed (Real Property)	C10
CAU1	Fuel Storage Tank, underground, Steel	C15
CAU2	Fuel Storage Tank, aboveground, Steel	C30
CAU3	Fuel Storage Tank, horizontal pressure, under 4,001 gal	C25
CAU3A	Fuel Storage tank, horizontal pressure, over 4,000 gal	C25
CAU4	Fuel Storage Tank, aboveground, sgl concrete vault	C25
CAU5	Fuel Storage Tank, aboveground, dbl concrete vault	C25
CAU6	Fuel Storage Tank, underground, fiberglass	C25
CAU7	Fuel Storage Tank, underground, steel, cathode	C25
CAU8	Fuel Stor. tank,Above Ground,conc vlt,sgl comp,dbl wa	C25
CAU9	Fuel Stor. tank,Above Ground,conc vlt,dbl comp,dbl wa	C25
CBB1	Boat House, frame	C20
CBB2	Boat House, masonry	C30
CBC1	Bank, Drive-in, canopy	C40
CBC2	Bank, Drive-in, teller booth	C15
CBD1	Boat Dock, light wood	C15
CBD2	Boat Dock, medium wood	C20
CBD3	Boat Dock, heavy wood	C20
CBS1	Boat Slip, economy	C20
CBS2	Boat Slip, average	C20
CBS3	Boat Slip, good	C20
CCA1	Scale, platform	C30
CCA2	Scale, truck	C30
CCA3	Scale, cattle	C30
CCF1	Commercial Cooler 32-60 degree, built-in	C20
CCF2	Commercial Chiller - 5 to 31 degrees, built-in	C20

OBY DEPRECIATION TABLE ASSIGNMENTS		
OBY CODE	OBY CODE DESCRIPTION	DEPRECIATION TABLE
CCF3	Commercial Freezer - -15 to 5 degrees, built-in	C20
CCF4	Commercial Sharp Freezer - -45 to -15, built-in	C20
CCP5	Canopy Roof, low cost	C20
CCP6	Canopy Roof, average	C20
CCP7	Canopy Roof, good	C20
CDH0	Drive House, concrete, low cost	C50
CDH1	Drive House, wood/metal, good	C35
CDH2	Drive House, wood/metal, average	C35
CDH3	Drive House, wood/metal, low cost	C35
CDH4	Drive House, concrete, good	C50
CDH5	Drive House, concrete, average	C50
CDT1	Drive-in Theater Screen	C20
CEL1	Elevators, wood crib	C40
CEL2	Elevators, concrete, under 200,001 bushels	C50
CEL3	Elevators, concrete, over 200,000 bushels	C50
CFS1	Flat Storage, wood	C30
CFS2	Flat Storage, metal	C30
CFS3	Flat Storage, Concrete	C50
CGF1	Garage, detached, frame, finished - low cost	C50
CGF2	Garage, detached, frame, finished - average	C50
CGF3	Garage, detached, frame, finished - good	C50
CGF4	Garage, detached, frame, unfinished - low cost	C50
CGF5	Garage, detached, frame, unfinished - average	C50
CGF6	Garage, detached, frame, unfinished - good	C50
CGH1	Greenhouse, economy	C20
CGH2	Greenhouse, average	C20
CGH3	Greenhouse, good	C20
CGM1	Garage, detached, masonry, finished - low cost	C50
CGM2	Garage, detached, masonry, finished - average	C50
CGM3	Garage, detached, masonry, finished - good	C50
CGM4	Garage, detached, masonry, unfinished - low cost	C50
CGM5	Garage, detached, masonry, unfinished - average	C50
CGM6	Garage, detached, masonry, unfinished - good	C50
CGS1	Service Station Attend. booth, stl/glass on masonry	C20
CGS2	Service Station Attend. booth, stucco/glass on frame	C20
CKF1	Kiosk	C20
CLD1	Loading Dock, steel/concrete	C30
CLD2	Loading Dock, wood	C20
CLD4	Loading Dock, truck/train wells	C30
CLD5	Dock Levelers	C15
CLT1	Light, mercury vapor, wall mounted	C20
CLT2	Light, incandescent, wall mounted	C20
CLT3	Light, fluorescent, pole & bracket	C20
CLT4	Light, incandescent, pole & bracket	C20
CLT5	Light, mercury vapor, pole & bracket	C20
CMEA	M&E, average cost, under 200,001 bushels	C20
CMEA2	M&E, Average Cost, over 200,000 bushels	C20
CMEE	M&E, excellent cost, under 200,001 bushels	C20
CMEE2	M&E, excellent cost, over 200,000 bushels	C20
CMEG	M&E, good cost, under 200,001 bushels	C20
CMEG2	M&E, good cost, over 200,000 bushels	C20
CMEL	M&E, low cost, under 200,001 bushels	C20
CMEL2	M&E, low cost, over 200,000 bushels	C20
CMS1	Miscellaneous Structure	C20
CPA1	Paving, asphalt	C15
CPA2	Paving, concrete, 4"	C15
CPA3	Paving, concrete, 5-6"	C15
CPA4	Paving, concrete, 8"	C15
CPA5	Paving, concrete, 12"	C15
CPB1	Plumbing Fixture	C20
CPB2	Pole Barn, closed 4 sides, metal - low cost	C30
CPB3	Pole Barn, closed 4 sides, metal, average	C30
CPB4	Pole Barn, closed 4 sides, metal - good	C30
CPC1	Pet Crematory Retort (Small)	C15
CPC2	Pet Crematory Retort (Medium)	C15
CPC3	Pet Crematory Retort (Large)	C15
CRC1	Carport	C20
CRF0	Fence, pipe/post (commercial)	C20
CRF1	Fence, chain link (commercial)	C20
CRF2	Fence, picket (commercial)	C20
CRF3	Fence, stockade (commercial)	C20
CRF4	Fence, post/rail (commercial)	C20
CRF5	Fence, basketweave (commercial)	C20
CRF6	Fence, brick/masonry (commercial)	C30

OBY DEPRECIATION TABLE ASSIGNMENTS		
OBY CODE	OBY CODE DESCRIPTION	DEPRECIATION TABLE
CRF7	Fence, ornamental iron (commercial)	C30
CRF8	Fence, barbed wire, 4 strand (commercial)	C20
CRF9	Fence, stockyard corrals (commercial)	C20
CRFC	Fence, chain link w/barbed wire (commercial)	C20
CRFV	Fence, vinyl (commercial)	C20
CRP5	Swimming pool, outdoor, commercial	C20
CRS1	Utility Building, frame	C20
CRS2	Utility Building, metal	C20
CRS3	Utility Building, brick/stone	C20
CRW1	Retaining Wall	C15
CSB1	Steel Building, vertical sides - low cost	C30
CSB2	Steel Building, vertical sides - average	C30
CSB3	Steel Building, vertical sides - good	C30
CSB4	Steel Building, slant sides - low cost	C30
CSB5	Steel Building, slant sides - average	C30
CSB6	Steel Building, slant sides - good	C30
CSH1	Shed, machinery	C30
CSH2	Shed, aluminum	C30
CSH4	Shed, Quonset	C30
CSH5	Shed, lumber, 1 side open	C20
CSH6	Shed, lumber, 4 sides open	C20
CSK1	Skate Rink, outdoor, ice	C20
CSS1	Sprinkler System, wet	C20
CSS2	Sprinkler System dry	C20
CSU1	Sauna/Steam Room, < 25 sqft	C15
CSU2	Sauna/Steam Room, 25-60 sqft	C15
CSU3	Sauna/Steam Room, > 60 sqft	C15
CTA1	Tanks, wooden	C20
CTA4	Tanks, welded steel	C30
CTA6	Tanks, bolted steel	C30
CTA8	Tanks, vertical, poly/fiberglass	C30
CTC1	Tennis Court, asphalt (commercial)	C15
CTC2	Tennis Court, concrete (commercial)	C15
CTC3	Tennis Court, clay (commercial)	C15
CTR1	Restroom, frame, average	C30
CTR2	Restroom, concrete, average	C40
CTR3	Restroom, frame, low cost	C30
CTR4	Restroom, concrete, low cost	C40
CTU1	Tunnel, grain elevator	C20
CWH1	Whirlpool/Hot Tub, < 5 persons	C15
CWH2	Whirlpool/Hot Tub, 5-8 persons	C15
CWH3	Whirlpool/Hot Tub, > 8 persons	C15
I01A	Pipe Pressure, buried utility, copper 1"	C30
I01C	Pipe Pressure, ductile iron (plastic) lined 1"	C30
I01D	Pipe Pressure, buried utility, steel 1"	C30
I01E	Pipe Pressure, buried, red brass 1"	C30
I01F	Pipe Pressure, buried utility, plastic 1"	C30
I01H	Pipe Pressure, buried utility, stainless steel, 1"	C40
I01K	Pipe Pressure, b. utility, fbrgls, reinf resin, 1"	C30
I02A	Pipe Pressure, buried utility, copper 2"	C30
I02C	Pipe Pressure, ductile iron (plastic) lined 2"	C30
I02D	Pipe Pressure, buried utility, steel 2"	C30
I02E	Pipe Pressure, buried, red brass 2"	C30
I02F	Pipe Pressure, buried utility, plastic 2"	C30
I02H	Pipe Pressure, buried utility, stainless steel, 2"	C40
I02K	Pipe Pressure, b. utility, fbrgls, reinf resin, 2"	C30
I02M	Pipe Conveyance, buried utility, cast iron, 2"	C30
I02P	Pipe Conveyance, b utility, plastic tubing, 2"	C35
I03A	Pipe Pressure, buried utility, copper 3"	C30
I03C	Pipe Pressure, ductile iron (plastic) lined 3"	C30
I03D	Pipe Pressure, buried utility, steel 3"	C30
I03E	Pipe Pressure, buried, red brass 3"	C30
I03F	Pipe Pressure, buried utility, plastic 3"	C30
I03G	Pipe Pressure, b. utility, cast iron, cem. lined, 3"	C30
I03H	Pipe Pressure, buried utility, stainless steel, 3"	C40
I03K	Pipe Pressure, b. utility, fbrgls, reinf resin, 3"	C30
I03M	Pipe Conveyance, buried utility, cast iron, 3"	C30
I03N	Pipe Conveyance, b utility, corr. plastic tube, 3"	C35
I03P	Pipe Conveyance, b utility, plastic tubing, 3"	C35
I04A	Pipe Pressure, buried utility, copper 4"	C30
I04B	Pipe Pressure, buried utility, ductile iron 4"	C30
I04C	Pipe Pressure, ductile iron (plastic) lined 4"	C30
I04D	Pipe Pressure, buried utility, steel 4"	C30
I04E	Pipe Pressure, buried, red brass 4"	C30

OBY DEPRECIATION TABLE ASSIGNMENTS		
OBY CODE	OBY CODE DESCRIPTION	DEPRECIATION TABLE
I04F	Pipe Pressure, buried utility, plastic 4"	C30
I04G	Pipe Pressure, b. utility, cast iron, cem. lined, 4"	C30
I04H	Pipe Pressure, buried utility, stainless steel, 4"	C40
I04K	Pipe Pressure, b. utility, fbrgls, reinf resin, 4"	C30
I04M	Pipe Conveyance, buried utility, cast iron, 4"	C30
I04N	Pipe Conveyance, b utility, corr. plastic tube, 4"	C35
I04P	Pipe Conveyance, b utility, plastic tubing, 4"	C35
I04R	Pipe Conveyance, buried utility, reinf conc, 4"	C25
I04T	Pipe Conveyance, buried utility, vit. clay, 4"	C35
I06A	Pipe Pressure, buried utility, copper 6"	C30
I06B	Pipe Pressure, buried utility, ductile iron 6"	C30
I06C	Pipe Pressure, ductile iron (plastic) lined 6"	C30
I06D	Pipe Pressure, buried utility, steel 6"	C30
I06F	Pipe Pressure, buried utility, plastic 6"	C30
I06G	Pipe Pressure, b. utility, cast iron, cem. lined, 6"	C30
I06H	Pipe Pressure, buried utility, stainless steel, 6"	C40
I06K	Pipe Pressure, b. utility, fbrgls, reinf resin, 6"	C30
I06M	Pipe Conveyance, buried utility, cast iron, 6"	C30
I06N	Pipe Conveyance, b utility, corr. plastic tube, 6"	C35
I06P	Pipe Conveyance, b utility, plastic tubing, 6"	C35
I06Q	Pipe Conveyance, b utility, non-reinf conc, 6"	C25
I06R	Pipe Conveyance, buried utility, reinf conc, 6"	C25
I06S	Pipe Conveyance, buried utility, corr. metal, 6"	C35
I06T	Pipe Conveyance, buried utility, vit. clay, 6"	C35
I08A	Pipe Pressure, buried utility, copper 8"	C30
I08B	Pipe Pressure, buried utility, ductile iron 8"	C30
I08D	Pipe Pressure, buried utility, steel 8"	C30
I08F	Pipe Pressure, buried utility, plastic 8"	C30
I08G	Pipe Pressure, b. utility, cast iron, cem. lined, 8"	C30
I08H	Pipe Pressure, buried utility, stainless steel, 8"	C40
I08K	Pipe Pressure, b. utility, fbrgls, reinf resin, 8"	C30
I08N	Pipe Conveyance, b utility, corr. plastic tube, 8"	C35
I08P	Pipe Conveyance, b utility, plastic tubing, 8"	C35
I08Q	Pipe Conveyance, b utility, non-reinf conc, 8"	C25
I08R	Pipe Conveyance, buried utility, reinf conc, 8"	C25
I08S	Pipe Conveyance, buried utility, corr. metal, 8"	C35
I08T	Pipe Conveyance, buried utility, vit. clay, 8"	C35
I10B	Pipe Pressure, buried utility, ductile iron 10"	C30
I10D	Pipe Pressure, buried utility, steel 10"	C30
I10F	Pipe Pressure, buried utility, plastic 10"	C30
I10G	Pipe Pressure, b. utility, cast iron, cem. lined, 10"	C30
I10H	Pipe Pressure, buried utility, stainless steel, 10"	C40
I10K	Pipe Pressure, b. utility, fbrgls, reinf resin, 10"	C30
I10P	Pipe Conveyance, b utility, plastic tubing, 10"	C35
I10Q	Pipe Conveyance, b utility, non-reinf conc, 10"	C25
I10R	Pipe Conveyance, buried utility, reinf conc, 10"	C25
I10S	Pipe Conveyance, buried utility, corr. metal, 10"	C35
I10T	Pipe Conveyance, buried utility, vit. clay, 10"	C35
I12B	Pipe Pressure, buried utility, ductile iron 12"	C30
I12D	Pipe Pressure, buried utility, steel 12"	C30
I12F	Pipe Pressure, buried utility, plastic 12"	C30
I12G	Pipe Pressure, b. utility, cast iron, cem. lined, 12"	C30
I12H	Pipe Pressure, buried utility, stainless steel, 12"	C40
I12K	Pipe Pressure, b. utility, fbrgls, reinf resin, 12"	C30
I12P	Pipe Conveyance, b utility, plastic tubing, 12"	C35
I12Q	Pipe Conveyance, b utility, non-reinf conc, 12"	C25
I12R	Pipe Conveyance, buried utility, reinf conc, 12"	C25
I12S	Pipe Conveyance, buried utility, corr. metal, 12"	C35
I12T	Pipe Conveyance, buried utility, vit. clay, 12"	C35
I15P	Pipe Conveyance, b utility, plastic tubing, 15"	C35
I15R	Pipe Conveyance, buried utility, reinf conc, 15"	C25
I15T	Pipe Conveyance, buried utility, vit. clay, 15"	C35
I16B	Pipe Pressure, buried utility, ductile iron 16"	C30
I16D	Pipe Pressure, buried utility, steel 16"	C30
I16G	Pipe Pressure, b. utility, cast iron, cem. lined, 16"	C30
I16J	Pipe Pressure, buried utility, concrete, 16"	C30
I16K	Pipe Pressure, b. utility, fbrgls, reinf resin, 16"	C30
I16Q	Pipe Conveyance, b utility, non-reinf conc, 16"	C25
I16S	Pipe Conveyance, buried utility, corr. metal, 16"	C35
I24B	Pipe Pressure, buried utility, ductile iron 24"	C30
I24D	Pipe Pressure, buried utility, steel 24"	C30
I24J	Pipe Pressure, buried utility, concrete, 24"	C30
I24Q	Pipe Conveyance, b utility, non-reinf conc, 24"	C25
I24R	Pipe Conveyance, buried utility, reinf conc, 24"	C25

OBY DEPRECIATION TABLE ASSIGNMENTS		
OBY CODE	OBY CODE DESCRIPTION	DEPRECIATION TABLE
I24S	Pipe Conveyance, buried utility, corr. metal, 24"	C35
I24T	Pipe Conveyance, buried utility, vit. clay, 24"	C35
I48J	Pipe Pressure, buried utility, concrete, 48"	C30
I48R	Pipe Conveyance, buried utility, reinf conc, 48"	C25
IBA1	Barrier Post, concrete	C30
IBF1	Bunker, concrete, fuel containment	C30
ICB1	Chip Bin Storage (25 Ton)	C30
ICB2	Chip Bin Storage (50 Ton)	C30
ICB3	Chip Bin Storage (100 Ton)	C30
ICE1	Elevated Conveyor Enclosure (LIN FT) Good	C30
ICE2	Elevated Conveyor Enclosure (LIN FT) Average	C30
ICE3	Elevated Conveyor Enclosure (LIN FT) Low	C30
IDE1	Dike, refinery containment, asphalt sealed	C15
IDE2	Dike, refinery containment, bentonite sealed	C30
IDE3	Dike, refinery earthen (not lined)	C30
IDE4	Dike, refinery containment, membrane lined	C10
IDW1	Dirt work, fill	C50
IDW2	Dirt work, excavate	C50
IDW3	Dirt work, haul/fill	C50
IGR1	Guard Rail (Industrial)	C30
IPL1	Ponds, lined - neoprene	C15
IPL2	Geotextile liner (felt like material)	C10
IPL3	Ponds, lined - polyethylene (20 MIL)	C30
IPL4	Ponds, lined - bentonite	C30
IPL5	Ponds, lined - polyethylene (40 MIL)	C30
IPL6	Ponds, lined - polyethylene (60 MIL)	C30
IPL7	Ponds, lined - polyethylene (80 MIL)	C30
IPL8	Ponds, lined - polyethylene (100 MIL)	C30
IPL9	Ponds, lined - polyethylene (120 MIL)	C30
IPL10	Ponds, lined - hypalon (36 MIL)	C30
IRE1	Retaining Wall, metal (alum) bin 16' x 8' deep	C40
IRE2	Retaining Wall, concrete (1 ft. thick)	C40
IRE4	Retaining Wall, Gabions-Stone	C40
IRM1	Road, Mine Haul - smooth terrain	C10
IRM2	Road, Mine Haul - moderate terrain	C10
IRM3	Road, Mine Haul - rough terrain	C10
IRRS	Railroad Scale	C30
IRR1	Railroad Trackage, spurs, 40#	C20
IRR2	Railroad Trackage, spurs, 60#	C20
IRR3	Railroad Trackage, spurs, 70#	C20
IRR4	Railroad Trackage, spurs, 80#	C20
IRR5	Railroad Trackage, spurs, 90#	C20
IRR6	Railroad Trackage, spurs, 100#	C20
IRR7	Railroad Trackage, spurs, 115#	C20
IRR8	Railroad Trackage, spurs, 130#	C20
IRT1	Tank RCR 503-1350 BBL	C30
IRT2	Tank RCR 1351-4000 BBL	C30
IRT3	Tank RCR 4001-9000 BBL	C30
IRT4	Tank RCR 9001-17000 BBL	C30
IRT5	Tank RCR 33000-55000 BBL	C30
IRT6	Tank RCR 55001-100000 BBL	C30
IRT7	Tank RCR 100001-175000 BBL	C30
IRT8	Tank RCR 1750001-268500 BBL	C30
IRY1	Road, dirt (grader only 40 ft. wide)	C10
IRY2	Road, paved (40 ft. wide)	C20
IRY4	Road, paved - w/ curbs & gutters (40 ft. wide)	C30
ISA1	Railroad Spur Accessories - bumpers	C35
ISA2	Railroad Spur Accessories - wheel stops	C35
ISA3	Railroad Spur Accessories - crossing signals	C35
ISA5	Railroad Spur Accessories - crossing timbers	C35
ISA6	RR Spur Dr Switch & Turnout	C35
ISB1	Spill Retention Berm (Geomembrane) Small	C30
ISB2	Spill Retention Berm (Geomembrane) Medium	C30
ISB3	Spill Retention Berm (Geomembrane) Large	C30
ISD1	RR Spur, raised roadbed, cut/compacted fill	C35
ISD2	RR Spur, raised roadbed, haul/compacted fill	C35
ISP1	Structural Pad, concrete	C25
IST1	Industrial Septic Tank	C30
ISW1	Railroad Spur Switch, 80#	C35
ISW2	Railroad Spur Switch, 90#	C35
ISW3	Railroad Spur Switch, 100#	C35
ISW4	Railroad Spur Switch, 110#	C35
ISW5	Railroad Spur Switch, 115#	C35
ISW6	Railroad Spur Switch, 130#	C35

OBY DEPRECIATION TABLE ASSIGNMENTS		
OBY CODE	OBY CODE DESCRIPTION	DEPRECIATION TABLE
ISWK	Sidewalk, concrete	C20
ITB1	Tanks, Bolted Steel (9000 Gal)	C30
ITB2	Tanks, Bolted Steel (17000 Gal)	C30
ITB3	Tanks, Bolted Steel (20800 Gal)	C30
ITB4	Tanks, Bolted Steel (43000 Gal)	C30
ITB5	Tanks, Bolted Steel (54400 Gal)	C30
ITB6	Tanks, Bolted Steel (98000 Gal)	C30
ITB7	Tanks, Bolted Steel (163500 Gal)	C30
ITB8	Tanks, Bolted Steel (290300 Gal)	C30
ITD1	Tank, Dewar-Cryogenic (to 500 Gal)	C30
ITD2	Tank, Dewar-Cryogenic (500-999 Gal)	C30
ITD3	Tank, Dewar-Cryogenic (1000-2999 Gal)	C30
ITD4	Tank, Dewar-Cryogenic (3,000-5,999 Gal)	C30
ITD5	Tank, Dewar-Cryogenic (6,000-8999 Gal)	C30
ITD6	Tank, Dewar-Cryogenic (9000-12000 Gal)	C30
ITF1	Tank Refinery Floating Roof (up to 2500 BBL)	C30
ITF2	Tank Refinery Floating Roof (2501-5000 BBL)	C30
ITF3	Tank Refinery Floating Roof (5001-10000 BBL)	C30
ITF4	Tank Refinery Floating Roof (10001-30000 BBL)	C30
ITF5	Tank Refinery Floating Roof (30001-50000 BBL)	C30
ITF6	Tank Refinery Floating Roof (50001-100000 BBL)	C30
ITF7	Tank Refinery Floating Roof (100001-200000 BBL)	C30
ITF8	Tank Refinery Floating Roof (200001-250000 BBL)	C30
IT11	Tank Insulation, fiberglass 3" w/alum jacket	C30
IT12	Tank Insulation, foamglass 3" w/alum jacket	C30
IT13	Tank Insulation, koolphen 3" w/alum jacket	C30
IT14	Tank Insulation, polyurethane 3" w/alum jacket	C30
ITP1	Tanks, Horiz Pressure w/Saddle (1300 Gal)	C30
ITP2	Tanks, Horiz Pressure w/Saddle (2800 Gal)	C30
ITP3	Tanks, Horiz Pressure w/Saddle (6000 Gal)	C30
ITP4	Tanks, Horiz Pressure w/Saddle (10000 Gal)	C30
ITP5	Tanks, Horiz Pressure w/Saddle (22500 Gal)	C30
ITP6	Tanks, Horiz Pressure w/Saddle (33000 Gal)	C30
ITP7	Tanks, Horiz Pressure w/Saddle (47000 Gal)	C30
ITP8	Tanks, Horiz Pressure w/Saddle (67500 Gal)	C30
ITU1	Utility Tunnel (CU Feet)	C30
ITW1	Tanks, Wooden on FDN (5000 Gal)	C30
ITW2	Tanks, Wooden on FDN (10000 Gal)	C30
ITW3	Tanks, Wooden on FDN (150000 Gal)	C30
ITW4	Tanks, Wooden on FDN (20000 Gal)	C30
ITW5	Tanks, Wooden on FDN (30000 Gal)	C30
ITW6	Tanks, Wooden on FDN (50000 Gal)	C30
ITW7	Tanks, Wooden on FDN (75000 Gal)	C30
ITW8	Tanks, Wooden on FDN (100000 Gal)	C30
IWF1	Warehouse Solid Fertilizer (Wood Frame - Average)	C30
IWF2	Warehouse Solid Fertilizer (Concrete - Average)	C30
IWF3	Warehouse Solid Fertilizer (Steel Frame - Average)	C30
IWT1	Tanks, Welded Steel Water (10000 Gal)	C30
IWT2	Tanks, Welded Steel Water (250000 Gal)	C30
IWT3	Tanks, Welded Steel Water (300000 Gal)	C30
IWT4	Tanks, Welded Steel Water (400000 Gal)	C30
IWT5	Tanks, Welded Steel Water (500000 Gal)	C30
IWT6	Tanks, Welded Steel Water (750000 Gal)	C30
IWT7	Tanks, Welded Steel Water (1000000 Gal)	C30
IWT8	Tanks, Welded Steel Water (1500000 Gal)	C30
IWT9	Tanks, Welded Steel Water (20000 Gal)	C30
IWT10	Tanks, Welded Steel Water (30000 Gal)	C30
IWT11	Tanks, Welded Steel Water (50000 Gal)	C30
IWT12	Tanks, Welded Steel Water (75000 Gal)	C30
IWT13	Tanks, Welded Steel Water (100000 Gal)	C30
IWT14	Tanks, Welded Steel Water (125000 Gal)	C30
IWT15	Tanks, Welded Steel Water (150000 Gal)	C30
IWT16	Tanks, Welded Steel Water (200000 Gal)	C30
IWW1	Water Well, 8" Pump, 5 HP	C20
IWW2	Water Well, 16-18" Pump, 20 HP	C20
IWW3	Water Well, 24" Pump, 25 HP	C20
RBB1	Boat House, Frame or Concrete Block	R30
RBB2	Boat House, Masonry	R30
RBD1	Dock, floating wood deck, light posts	R15
RBD2	Dock, medium wood deck, wood girders	R20
RBD3	Dock, heavy wood deck, heavy pilings	R25
RBQ1	Barbecue, outdoor, brick/stone	R25
RCF1	Residential Cooler 32-60 degree, built-in	R20
RCF2	Residential Chiller - 5 to 31 degrees, built-in	R20

OBY DEPRECIATION TABLE ASSIGNMENTS		
OBY CODE	OBY CODE DESCRIPTION	DEPRECIATION TABLE
RCF3	Residential Freezer - -15 to 5 degrees, built-in	R20
RCF4	Residential Sharp Freezer - -45 to -15, built-in	R20
RGH1	Greenhouse - wd/mtl fr, domes, plstc cov, <1,000 sqft	R25
RGH2	Greenhouse - wd/mtl fr/3'sdwl, plstc cov, <1,000 sqft	R25
RGH3	Greenhouse, pipe/stl fr, fbrglass walls, <1,000 sqft	R25
RGH4	Greenhouse - wd/mtl fr, domed, plstc cov, >1,000 sqft	R25
RGH5	Greenhouse - w/mtl fr/3' sdwl, plstc cov, >1,000 sqft	R25
RGH6	Greenhouse - pipe/stl fr, fbrglass walls, >1,000 sqft	R25
RHT1	Hot Tub	R15
RLA1	Living Area (Sqft)	R50B
RPA1	Asphalt	R15
RPA2	Concrete	R15
RRA1	Garage, frame, attached, finished	R50B
RRA2	Garage, masonry, attached, finished	R50B
RRA3	Garage, frame, attached, unfinished	R50B
RRA4	Garage, masonry, attached, unfinished	R50B
RRC1	Carport	R30
RRC2	Canopy	R30
RRF1	Fence, chain link	R20
RRF3	Fence, stockade	R20
RRF4	Fence, post & rail	R20
RRF6	Fence, brick or masonry	R30
RRF7	Fence, ornamental iron	R30
RRF8	Fence, barbard wire - 4 strand	R20
RRG1	Garage, frame, detached, finished	R50B
RRG2	Garage masonry, detached, finished	R50B
RRG3	Garage, frame, detached, unfinished	R50B
RRG4	Garage, masonry, detached, unfinished	R50B
RRP1	Pool, vinyl, residential	R15
RRP2	Pool, fiberglass, residential	R15
RRP3	Pool, concrete, residential	R15
RRP4	Pool, gunite, residential	R15
RRS1	Shed, Frame	R30
RRS2	Shed, residential, metal	R30
RRS3	Shed, residential, masonry	R30
RRSS	Sauna	R15
RRT1	Deck, wood	R15
RRT2	Deck, concrete	R15
RRT3	Deck, stone/tile w/sand base	R30
RRT4	Deck, stone/tile w/concrete base	R30
RRT5	Deck, brick	R30
RRT6	Deck, masonry stoop/terrace	R30
RRT7	Deck, covered patio	R30
RRT8	Wood Polymer Composition Deck	R15
RRZ1	Gazebo	R15
RSA1	Garage, attached, finish	R50B
RSA2	Garage, attached, finish - FLAT VALUE ONLY	R50B
RSG1	Garage, detached, finish	R50B
RSG2	Garage, detached, finish - FLAT VALUE ONLY	R50B
RTC1	Tennis Court, asphalt, residential	R15
RTC2	Tennis Court, concrete, residential	R15
RTC3	Tennis Court, clay, residential	R15
RYRT	RYRT - Yurt	R15

OBY PERCENT GOOD TABLE

Current OBY Percent Good Tables are provided in CAMAS. The following example of a Percent Good (Table 30-Year Economic Life Table) is provided to demonstrate the effect that various years of economic life and bottom out percentages have on the calculated Percent Good.

Example OBY Depreciation Table:

30-YEAR ECONOMIC LIFE TABLE						
OBY DEPRECIATION - TABLE R30	OBY IMPROVEMENT CONDITON RATING					
AGE (2015 - YEAR BUILT OR EFFECTIVE YEAR)	Res. Ex.	Res. Gd.	Res. Av.	Res. Fair	Res. Poor	Res. Un.
LESS THAN OR = 1	97	97	97	97	96	95
2	94	94	93	93	91	87
3	91	91	90	88	85	78
4	89	88	87	84	78	69
5	86	85	84	80	72	60
6	84	83	81	76	66	52
7	82	80	78	72	60	45
8	80	78	75	68	54	39
9	79	76	73	64	50	34
10	77	74	70	60	45	30
11	76	72	67	56	41	26
12	74	70	65	53	37	23
13	73	68	63	50	34	21
14	72	66	60	47	31	19
15	71	64	58	44	29	17
16	70	63	57	42	26	15
17	69	61	54	40	24	14
18	68	60	52	37	22	12
19	67	58	51	35	21	11
20	66	57	49	33	19	10
21	65	55	47	32	18	10
22	64	54	46	30	17	9
23	64	53	44	28	15	8
24	63	51	43	27	14	8
25	62	50	41	26	14	7
26	62	49	40	24	13	6
27	61	48	39	23	12	6
28	61	47	37	22	11	6
29	60	46	37	21	11	5
GREATER THAN OR = 30	60	45	35	20	10	5

DEPRECIATION FOR COMMERCIAL/INDUSTRIAL PROPERTIES

Depreciation for Commercial and Industrial properties is applied on a line-by-line basis rather than one rate for the overall structure. The Replacement Cost New (RCN) of the Main Building as described on the Interior Exterior Lines is calculated, and then added to that figure is the RCN of the Building Other Features attached to the line. The resulting sum is multiplied by the Percent Good as indicated by the Physical Condition and Functional Utility of the individual Interior Exterior Lines to derive a Replacement Cost New Less Depreciation (RCNLD). The RCNLD's of each line are then summed to obtain the Total RCNLD of the structure. The tables in this section have been provided as guidelines to assist the appraiser in arriving at the resultant estimate of the diminishing value of improvements after subtracting all forms of depreciation.

COMMON CAUSES OF OBSOLESCENCE

In the final analysis, an estimate of depreciation or value loss represents an opinion of the appraiser as to the degree that the present and future appeal of a property has been diminished by deterioration and obsolescence. The accuracy of the estimate will be a product of the appraiser's experience in recognizing the symptoms of deterioration and obsolescence and the appraiser's ability to exercise sound judgment in equating the observations to the proper monetary allowance to be deducted from the Replacement Cost New. The following is a listing of some of the most common sources of functional and economic obsolescence that should further assist the appraiser in arriving at a reasonable estimate of obsolescence.

Common Causes of Functional Obsolescence

- Poor ratio of land area to building area
- Inadequate parking, and/or truck or railroad loading and unloading facilities
- Appearance is unattractive and inconsistent with present use and surrounding properties
- Poor proportion of office, rental, manufacturing, and warehouse space
- Inadequate or unsuited utility space
- Limited use and excessive material and product handling costs caused by irregular and inefficient floor plans, varying floor elevations, inadequate clearance, and cut up interiors with small bays and an excessive number of walls, posts, and columns
- High maintenance costs resulting from mixed building constructions, and/or the use of obsolete building materials
- Multi-story design when single story would be more efficient and economical
- Excessive or deficient floor load capacity
- Insufficient and inadequate elevator service
- Effects of corrosion created by manufacturing, processing, or storing of chemicals
- Foundation and structural failures due to poor soil conditions, poor design, excessive loading, poor maintenance, excessive vibration of building and process equipment
- Inadequate power distribution, heating ventilation, air conditioning, or lighting systems

Common Causes of Economic Obsolescence

- Zoning laws and other governmental regulations which affect the usage and operation of the property
- Building code requirements which set current acceptable construction standards
- Market acceptability of the product or services for which the property was constructed or is currently used
- Profitability of the operation of the property and the justifiable investment which the business would support
- Termination of the need for the property due to actual or probable changes in economic or social conditions

COMMERCIAL EXPECTED LIFE TABLE			
STRUCTURE CODE	STRUCTURE DESCRIPTION	EXPECTED LIFE CONSTRUCTION CLASS 1 AND 4	EXPECTED LIFE CONSTRUCTION CLASS 2 AND 3
101	101 - Residential, 1-family	55	60
102	102 - Residential, 2-family	50	55
103	103 - Residential, 3-family	50	55
104	104 - Residential, 4-family	50	55
105	105 - Mixed Res/Com (built as Res)	40	45
106	106 - Condominium (common element)	40	40
107	107 - Condominium (fee simple)	40	40
108	108 - Condominium (time share)	40	40
211	211 - Apartments, Garden (3 story & less)	50	55
212	212 - Apartments, High Rise	50	60
213	213 - Townhouse/Rowhouse	50	55
214	214 - Assisted Living Facility	50	55
314	314 - Hotel/Motel, High Rise (5 stories & up)	45	55
315	315 - Hotel/Motel, Low Rise (1 to 4 stories)	35	40
316	316 - Nursing Home	35	45
318	318 - Boarding/Rooming House	45	50
319	319 - Mixed Res/Com (build as com)	40	45
321	321 - Restaurant	35	40
325	325 - Fast Food	30	30
327	327 - Bar/Lounge	40	45
328	328 - Night Club/Dinner Theater	40	45
331	331 - Auto Dealer, full service	35	45
332	332 - Auto Equipment Service Garage	35	40
333	333 - Service Station, full service	30	40
334	334 - Service Station, self service	30	40
335	335 - Truck Stop	30	30
336	336 - Car Wash, Manual	20	25
337	337 - Car Wash, Automatic	20	25
338	338 - Parking Garage/Deck	35	40
340	340 - Super Regional Shopping Mall	45	50
341	341 - Regional Shopping Mall	45	50
342	342 - Community Shopping Center	40	45
343	343 - Neighborhood Shopping Center	35	40
344	344 - Strip Shopping Center	35	40
345	345 - Discount Department Store	30	40
346	346 - Department Store	40	50
347	347 - Supermarket	35	40
348	348 - Convenience Store	35	45
349	349 - Medical Office Building	35	45
350	350 - Bank, Drive-up	40	50
351	351 - Bank	45	55
352	352 - Savings Institution	45	55

COMMERCIAL EXPECTED LIFE TABLE			
STRUCTURE CODE	STRUCTURE DESCRIPTION	EXPECTED LIFE CONSTRUCTION CLASS 1 AND 4	EXPECTED LIFE CONSTRUCTION CLASS 2 AND 3
353	353 - Office Building, Low Rise (1 to 4 stories)	45	55
354	354 - Office Building, High Rise (5 stories & up)	45	55
355	355 - Office Condominium	45	55
356	356 - Retail Condominium	35	40
361	361 - Funeral Home	45	50
362	362 - Veterinary Clinic	35	45
363	363 - Legitimate Theater	40	45
364	364 - Motion Picture Theater	35	45
365	365 - Cinema/Theater	35	45
367	367 - Social/Fraternal Hall	35	45
368	368 - Hangar	30	30
369	369 - Day Care Center	35	45
371	371 - Multi-purpose, Downtown Row Type	40	45
373	373 - Multi-purpose, Retail, single occupancy	40	50
374	374 - Multi-purpose, Retail, multi-occupancy	40	50
375	375 - Multi-purpose, Retail, drive-up	40	50
381	381 - Bowling Alley	30	35
382	382 - Skating Rink	35	45
383	383 - Health Spa	35	40
384	384 - Swimming Pool, indoor	35	40
385	385 - Tennis Club, indoor	35	40
386	386 - Racquet Club, indoor	35	40
387	387 - Country Club	40	45
388	388 - Club House	35	40
389	389 - Country Club w/Golf Course	40	45
391	391 - Cold Storage Facility	40	50
392	392 - Lumber Storage	20	20
393	393 - Distribution Warehouse	40	50
395	395 - Truck Terminal	40	45
396	396 - Mini Warehouse	35	45
397	397 - Flex Warehouse	40	50
398	398 - Warehouse	40	50
399	399 - Warehouse - Prefab	25	30
401	401 - Industrial, Manufacturing & Processing	35	50
405	405 - Industrial, Research & Development	40	50
610	610 - Library	45	55
611	611 - School	40	45
612	612 - College/University	40	50
613	613 - Dormitory	40	50
614	614 - Church	40	50
620	620 - Auditorium	40	50
640	640 - Hospital	35	45
650	650 - Post Office	45	55
660	660 - Police or Fire Station	50	60
670	670 - Correctional Facility	50	60
680	680 - Cultural Facility	45	55
690	690 - Rail/Bus/Air Terminal	35	40
701	701 - Mobile Home Park, < 10 spaces	20	20
702	702 - Mobile Home Park, 10-50 spaces	20	20
703	703 - Mobile Home Park, > 50 spaces	20	20
704	704 - Garage, Office/Service	30	40
705	705 - Truck/Heavy Equipment Service	30	40
706	706 - Hangar, Office	30	40
707	707 - Livestock Center / Feedlot	20	20
710	710 - Telephone Equipment Building	50	60
715	715 - Telephone Service Garage	30	40
720	720 - Radio/TV Transmitter Building	30	40
725	725 - Radio/TV/Motion Picture Studio	40	50

CONDITION/FUNCTIONAL UTILITY RATING

The Percent Good of an improvement is a function of three items. The first component is the observed age of the structure. The observed age is calculated by subtracting either the Year Built or, if entered, the Effective Year built from the Appraisal Year. The Appraisal Year is a computer system date that is user set generally to the date of appraisal for the jurisdiction.

The second component to calculate a Percent Good is the physical condition of the improvement. And the final third component is the improvement's functional utility.

The Physical Condition and Functional Utility ratings are combined in the following table to determine the Physical Condition/ Functional Utility Rating. This rate is then used to establish the Bottom-out Percentage Good of the Exterior/Interior Line at the end of the structure's economic life. A Physical Condition/Functional Utility Rating is determined for each Exterior/Interior Line of a Commercial structure.

COMMERCIAL DEPRECIATION PHYSICAL/FUNCTIONAL RATING MATRIX					
PHYSICAL CONDITION	FUNCTIONAL UTILITY				
	0-None	1-Poor	2-Fair	3-Normal	4-Good
1-Poor	10	9	8	7	6
2-Fair	10	8	6	5	4
3-Normal	8	6	5	3	2
4-Good	7	6	4	2	1
5-Excellent	6	5	3	2	1

COMMERCIAL DEPRECIATION TABLES

Current commercial depreciation tables are provided in CAMAS. The following 30-Year Commercial Depreciation Table is provided to demonstrate the effect that various years of economic life have on the calculated Percent Good.

Example Commercial Depreciation Table:

30 YEAR COMMERCIAL DEPRECIATION TABLE (C30)										
AGE	RATING									
	1	2	3	4	5	6	7	8	9	10
1	98	98	98	98	98	98	98	97	97	96
2	95	95	95	95	95	94	94	94	92	87
3	92	92	92	92	91	91	91	89	86	79
4	90	90	89	89	89	88	87	85	79	70
5	88	87	87	86	86	85	84	81	73	61
6	86	85	84	84	83	82	81	77	67	53
7	84	83	82	81	80	79	78	73	61	46
8	83	81	80	79	78	76	74	69	55	40
9	81	80	78	77	75	74	71	65	51	35
10	80	78	76	75	73	71	69	61	46	31
11	79	77	74	73	71	68	66	57	42	27
12	77	76	72	71	69	66	63	54	38	24
13	76	74	71	69	66	64	60	51	35	22
14	76	73	69	67	64	61	58	48	32	20
15	75	72	68	65	63	59	56	45	30	18
16	74	71	66	64	61	57	53	43	27	16
17	73	70	65	62	59	55	51	41	25	15
18	73	69	64	61	57	53	49	38	23	13
19	72	68	62	59	56	52	47	36	22	12
20	72	67	61	58	54	50	45	34	20	11
21	71	66	60	56	52	48	43	33	19	11
22	71	65	59	55	51	47	42	31	18	10
23	71	65	58	54	50	45	40	29	16	9
24	71	64	57	52	48	44	39	28	15	9
25	71	63	56	51	47	42	37	27	15	8
26	71	63	55	50	46	41	36	25	14	7
27	71	62	54	49	44	40	35	24	13	7
28	71	62	53	48	43	38	33	23	12	7
29	71	61	52	47	42	37	32	22	12	6
30	71	61	52	45	41	36	31	21	11	6

PART THREE: GLOSSARY

SKETCH ABBREVIATIONS

1s AL – One Story Aluminum
1s ASB – One Story Asbestos
1s CB – One Story Concrete Block
1s CMP – One Story Composition
1s LG – One Story Log
1s MAS – One Story Masonite
1s ST – One Story Steel
1s STN – One Story Stone
1s STU – One Story Stucco
1s VN – One Story Vinyl
1SF – One Story Frame
1SF – One Story Frame Over
1 ½ SFR – One and One Half Story Frame
2SF – Two Story Frame
2SM – Two Story Masonry
A – Attic Over a One Story
AGH – Attached Greenhouse
B – With a Basement
BAYF – Bay Window Frame
BAYM – Bay Window Masonry
BOWF – Bow Window Frame
BU – Unfinished Basement
CANF – Canopy
CPF – Carport Frame
D-CO – Deck Concrete
D-MS – Deck Masonry Stoop
D-ST – Deck Stone Tile
D-WD – Wood Deck
EPF – Enclosed Porch Frame
EPM – Enclosed Porch Masonry
GREF – Garage Extension Masonry
GRF – Garage Frame
GRM – Masonry Garage
HSF – Half Story Frame
HSM – Half Story Masonry
ISF – Frame with a Basement
ISM – Over a One Story Brick
MET – Mobile Home Expando or Tip Out
MHA – Mobile Home Addition
OPF – Open Porch Frame
OPM – Open Porch Masonry
OVHF – Overhang Masonry
SPF – Screened Porch Frame

SPM – Screened Porch Masonry
UTF – Utility Frame
UTM – Utility Masonry

DESCRIPTION ABBREVIATIONS

AC – Acre
ACG – Acreage
ACT FRT – Actual Frontage
175' AV – 175 Foot Average
BK – Book
CC – Continuously Cropped
CI – Corner Influence
CALC ACG – Calculated Acreage
DIST – District
EFF FRT – Effective Frontage
EFF D – Effective Depth
EMF – Economical Mis-improvement Factor
ESMT – Easement
F – Fallow
F 33' – Figured Frontage of 33 Feet
FR 56' – Figured Rear Frontage of 56 Feet
FRM – Farmstead
FRT – Frontage
G – Grazing
HS – Home Site
IF – Influence Factor
IMP – Improvement
I – Irrigated
IRR – Irregular
LI – Land Improvement
L & - Land and Buildings
MP – Map
PAR – Parcel
PG - Page
PROP – Property
R 75' – Rear Frontage of 75 Feet
RD – Road
R.O.W. – Right-of-Way
RTG NO – Routing Number
ST – Street
SWR – Sewer
TBR – Timberland
TILL – Tillable
TOPO – Topography
TWN – Town
TWP – Township

UD – Underdeveloped
UI – Unimproved
UTL – Utility
VIL – Village
WH – Wild Hay
WTR – Water
XF – Excessive Frontage
XD – Excessive Depth
ZNG – Zoning

MEASUREMENTS AND SYMBOLS ABBREVIATIONS

AC – Acre
ACG – Acreage
BD FT – Board Feet
BPD – Barrels Per Day
BRL – Barrel
BTU – British Thermal Unit
BU – Bushel
CAP – Capacity
C/F or CU/FT – Cubic Feet
DBL – Double
DIA – Diameter
EA – Each
FT – Feet
GA – Gauge
GAL – Gallon
GPD – Gallons Per Day
HT – Height
LB – Pound
L/F or LIN FT – Lineal Feet
NO – Number
OC – On Center
S/F or SQ FT – Square Feet
31 (6) – 31 Feet, 6 Inches
YD – Yard
< - Angle
<s – Angles
@ - “At,” eg. 10 lbs. @ 1.00 Lb
└ - Channel
└ s – Channels
∅ – Cubic Feet
° - Degree
= - Equals
' – Feet (or Minutes)

“ – Inches (or Seconds)
Oo – Infinity
< - Is Lesser Than
> - Is Greater Than
-- - Minus
(xx) – Number
|| - Parallel
/- Per, eg, Price/Lb
Π – Pi (3.1416)
+ - Plus
± - Plus or Minus
(xx) # - Pounds
[] – Square Feet
S – Story
X – Times or By

ARCHITECTURAL TERM ABBREVIATIONS

APT – Apartment
ART – Artificial
ASB – Asbestos
ASPH – Asphalt Paving
ATT – Attached
BLDG – Building
BSMT – Basement
CB – Concrete Block
CLG – Ceiling
CMT – Cement
COL – Column
COM – Common
COMP – Composition
CONC – Concrete
CONST – Construction
D & M – Dressed and Matched
DBL – Double
DH Double Hung
DK – Deck
DKG – Decking
DRS – Doors
DP – Double Pitch
DWL – Dwelling
ELEC – Electric
ELEV – Elevators
EQUIP – Equipment
EXCAV – Excavation
EXCL – Excluding
EXT – Exterior

FDTN – Foundation
FGT – Freight
FIBR GLS – Fiberglass
FIN – Finish
FIXT – Fixtures
FLR – Floor
FLRG – Flooring
FTG – Footing
FR – Frame
GALV – Galvanized
GAR – Garage
GI – Galvanized Iron
GLS – Glass
H COL – H Column
HD WD – Hardwood
HTR – Heater
HTG – Heating
HC – Hollow Core
HORIZ – Horizontal
HP – Horse Power
HSE – House
I BM – I Beam
I COM – Intercom System
I.D. – Inside Diameter or Identification
INCL – Including
INT – Interior
INT FIN – Interior Finish
JST – Joist
LAM – Laminated
L & P – Lath & Plaster
LAV – Lavatory
L & O – Lead & Oil
LINOL – Linoleum
LNDG – Landing
LT – Light
LTG – Lighting
LTS – Lights
MACH – Machine
MAS – Masonry
MECH – Mechanical
MET – Metal
MEZZ – Mezzanine
MF – Mechanical Features
MISC – Miscellaneous
MONO – Monolithic
OBSOL – Obsolete, Obsolescence

OC – On Center
O.D. – Outside Diameter
1 E – One End
OF – Other Feature
OFF – Office
OH – Overhead or Overhang
1 SD – One Side
PAR – Parapet
PASS – Passenger
PAV – Paving
PCH – Porch
PIL – Pilaster
PLK – Plank
PLSTR – Plaster
PLSTRD – Plastered
PLBG – Plumbing
PNT – Paint
PT – Part
PTN – Partition
PURL – Purlin
PS – Party Wall
REC ROOM – Recreation Rooms
REFRIG – Refrigerated
REIN – Reinforced
REIN CONC – Reinforced Concrete
RET WL – Retaining Wall
RF – Roof
RFTR – Rafter
RFG – Roofing
RM – Room
RR – Railroad
SDG – Siding
SHTG – Sheathing
SPRINK – Sprinkler
SP – Single Pitch
SQ – Square
SS – Slop Sinks
STD – Standard
STDG – Standing
STGE – Storage
STL – Steel
STL PL – Steel Plate
STM – Steam
STRS – Stairs
SUP – Support
SYS – System

T & G – Tar and Gravel or Tongue and Groove
TBR – Timber
TERR – Terrace
TOIL – Toilet
TR – Toilet Room
UNFIN – Unfinished
URIN – Urinal
VEN – Veneer
VENT – Ventilator
VIT – Vitrified
VT – Vitrified Tile
WB FP – Wood-burning Fireplace
WC – Water Closet
WD – Wood
WF – Wide Flange
WHSE – Warehouse
WIND – Window
WIR – Wiring
WP – White Pine
WSCT – Wainscot
YD – Yard
YP – Yellow Pine

GENERAL ABBREVIATIONS

AG – Agriculture
ASMT – Assessment
AV – Average
C & D – Cost and Design Property
CDU – Condition, Desirability, Use-fullness
CID – Commercial/Industrial Data
COMM – Commercial
DCC – Data Collection Card
DEPR – Depreciation
EDP – Electronic Data Processing
EST – Estimate (d)
EX – Exempt or Excellent
EXCL – Excluding
F. V. – Flat Value
GIS – Geographical Information System
GR – Grade
I & E – Income and Expense
INCL – Including
IND – Industrial
LDS – Live Data System
N/A – Not Applicable
NF – Nothing Furnished

NV – No Value or No Vector
OBSOL – Obsolete or Obsolescence
PIF – Priced in Field
PP – Personal Property
PRC – Property Record Card
PU – Public Utility
RAD – Residential/Agricultural Data
RCN – Replacement Cost New
RCNLD – Replacement Cost New Less Depreciation
RES – Residential
RV – Replacement Value
SCHED – Schedule
SV – Sound Value or Site Value
T or TOT – Total
UF – Utilities Furnished or Unfurnished
UTL VAL – Utility Value
VAL – Value

GENERAL DEFINITIONS

A

ABSTRACT OF VALUES – A computer printed report of appraised and/or assessed values for each parcel of real property in a given taxing district; generally sequenced geographically.

ACCRUED DEPRECIATION – See Depreciation

ACTUAL AGE – The number of years elapsed since the original construction, as of the effective valuation date. Compare with effective age.

AD VALOREM TAX – In reference to property, a tax based upon the value of the property.

AESTHETIC VALUE – A value intangible in nature, which is attributable to the pleasing appearance of a property.

AGGREGATE RATIO – As applied to real estate, the ratio of the total assessed value to the total selling price.

AGRICULTURAL IMPROVEMENTS – The residence, barns, grain bins and other structures that are used in the production, storage or processing of agricultural commodities.

AGRICULTURAL LAND – Land devoted to the production of crops, fruits and the raising of livestock.

AIR RIGHTS – The right to the use of a certain specific space within the boundaries of a parcel of land and above a specified elevation.

ALLEY INFLUENCE – The enhancement to the value of a property rising out of the presence of an abutting alley; mostly generally applicable to commercial properties.

AMENITIES – In reference to property, the intangible benefits arising out of ownership, amenity value refers to the enhancement of value attributable to such amenities.

APARTMENT HOTEL – A building designed for non-transient residential use, divided into dwelling units similar to an apartment house, but having such hotel accommodations as room furnishings, lounges, public dining room, maid service, etc.

APARTMENT HOUSE – A multi family residence containing five or more non-transient residential living units and generally providing them with a number of common facilities and services.

APPRAISAL – An estimate, usually in written form of the value of a specifically described property as of a specified date; may be used synonymously with valuation or appraised value.

APPRAISAL SCHEDULES – Any standardized schedules and table used in conjunction with a re-valuation program such as replacement cost pricing schedules, depreciation tables, land depth tables, etc.

APPRAISED VALUE – See appraisal.

APPRAISER – One who provides an opinion of value. More specifically, one who possesses the expertise to execute or direct the execution of an appraisal.

ASSESSED VALUE – The market value of taxable property.

ASSESSING – The act of valuing a property for the purpose of establishing a tax base.

ASSESSMENT DISTRICT – A specific jurisdiction; it may or may not be an entire tax district.

ASSESSMENT NOTICE – A written notification to a property owner of the assessed value of certain properties described therein; often mandated by law to be given to each property owner following a re-valuation of his property.

ASSESSMENT PERIOD – The period of time during which the assessment of all properties within a given assessment district must be completed; the period between tax lien dates.

ASSESSMENT OFFICER – The administrator charge with the assessment of property for ad valorem taxes.

ASSESSOR'S CODE – A unique identifier assigned by the appraisal/assessment office to identify property owned by one owner. Not the same as parcel number.

ATTIC – An unfinished or finished portion of a building lying between the highest finished story and the roof, and wholly within the roof frame.

AVERAGE DEVIATION – In a distribution of values, the average amount of deviation of all the values from the mean value equal to the amount of deviation from the mean divided by the number of deviations. As applied to an assessment to sale ratio distribution, the average amount which all the ratios within the distribution deviate from the mean ratio.

B

BASE PRICE – A value or unit rate established for a certain specified model, and subject to adjustments to account for variations between that particular model and the subject property being appraised.

BASE VALUE – The total current appraised value, including new construction and appeal adjustments. This value is generated from the cost base year for the re-appraisal cycle, and does not include sales ratio adjustments.

BASEMENT – A building story which is wholly or partly below the grade level.

BAY – (1) A horizontal area division of a building usually defined as the space between columns or division walls. (2) An internal recess formed by causing a wall to project beyond its general line.

BAY WINDOW – A window, or group of continuous windows, projecting from the main wall of a building and supported by a foundation.

BEAM – A long structural load bearing member which is placed horizontally or nearly so and which is supported at both ends or, infrequently, at intervals along its length.

BEAM SPANDREL – A wall beam supporting the wall above, as well as the floor.

BENCHMARK – A single improved property which has recently sold and used as a standard by which unsold properties can be measured or judged.

BENCHMARKING – A generic term used to describe studies of sold properties so that learned observations and information may be compared to unsold properties.

BLIGHTED AREA – A declining area characterized by marked structural deterioration and/or environmental deficiencies.

BLOCK – A group of machine words considered or transported as a unit. In flowcharts, each block represents a logical unit of programming.

BUILDING – Any structure partially or wholly above ground which is designed to afford shelter to persons, animals, or goods. See also “construction”

BUILDING, FIREPROOF – A building in which all parts carrying loads or resisting stresses and all exterior and interior walls, floors, and staircases are made of incombustible materials, and in which all metallic structural members are encased in materials which remain rigid at the highest probable temperature in case its contents are burned, or which provide ample insulation from such a temperature.

BUILDING, LOFT – A building having three or more stories with few or no interior bearing walls and designed for storage, wholesaling or light industrial purposes.

BUILDING RESIDUAL TECHNIQUE – A building valuation technique which requires the value of the land to be a known factor; the value of the buildings can then be indicated by capitalizing the residual net income remaining after deducting the portion attributable to the land.

BUILDING, SINGLE PURPOSE – A building designed for a specific purpose which cannot be used for another purpose without substantial alterations; e.g., a theater or church.

C

CAMA OR CAMAS – Computer Assisted Mass Appraisal System utilizing data processing to compare parcels, calculate values, and maintain property characteristics to increase efficiency and accuracy in the appraisal process.

CAPITALIZATION – A mathematical procedure for converting the net income which a property is capable of producing into an indication of its current value. See income approach.

CDU RATING – A composite rating of the overall condition, desirability, and usefulness of a structure; used nationally as a simple, direct, and uniform method of estimating accrued depreciation.

CELL – The basic unit making up a stratified sample; each cell representing a distinct group within the total universe.

CENTRAL BUSINESS DISTRICT – The center of the city in which the primary commercial, governmental and recreational activities are concentrated.

CERTIFIED ASSESSMENT EVALUATOR – A professional designation (C.A.E.) conferred by the International Association of Assessing Officers (IAAO) upon qualifying assessors.

COEFFICIENT – A value prefixed as a multiplier to a variable or an unknown quantity.

COEFFICIENT OF DISPERSION – As applied to an assessment to sale ration distribution, a measure of dispersion in a given distribution equal to the average deviation of the rations form the mean ratio divided by the mean ratio.

COMPONENT PART IN PLACE METHOD – The application of the unit in place method to unit groupings or construction components. See unit in place method.

COMPUTER ASSISTED LAND PRICING (CALP) a CAMA program which provides the user with the ability to input the various land pricing parameters for use in cost valuation of residential and commercial property. Ag and timber tables are maintained by central office staff.

CONDUIT – A tube, pipe, or small tunnel used to enclose wires or pipes or to convey water or other fluids.

CONSTRUCTION, BRICK – A type of construction in which the exterior walls are bearing walls made of solid brick or brick and tile masonry.

CONSTRUCTION, BRICK VENEER – A type of construction in which the exterior walls are one layer brick curtain walls backed by a wood frame or masonry block.

CONSTRUCTION, FIREPROOF – See “Building, fireproof.”

CONSTRUCTION, MILL – A type of construction in which the exterior walls are substantial masonry bearing walls, with structural framing of heavy timber posts and beams, and which is further characterized by an open design and by other safeguards against fire hazards. Sometimes called “Slow Burning Construction.”

CONSTRUCTION, REINFORCED CONCRETE – A type of construction in which the principal structural members, such as the floors, columns, beams, etc., are made of concrete poured around isolated steel bars or steel meshwork in such a manner that the two materials act together in resisting forces.

CONSTRUCTION, STEEL FRAME – A type of construction, in which there is a framework of steel structural members for the support of all loads and the resistance of all stresses.

CONSTRUCTION, WOOD FRAME – A type of construction, in which there is a framework of wooden structural members for the support of all loads and the resistance of all stresses. Loosely called “Frame Construction.”

CONTIGUOUS LAND – Contiguous land means land that touches or shares a common boundary or that would have shared or touched a common boundary had the lands not been separated by governmental, manmade, or topographical barriers.

COPING – A special capping at the top of a wall, serving principally as a watershed.

CORNER INFLUENCE – The enhancement to the value of a property, rising out of its corner location; most generally applicable to commercial properties.

CORNICE – A projecting element at the top of a wall, serving principally as a decoration or as part of the coping.

COST APPROACH - One of the three traditional approaches to value by which an indication of the value of a property is arrived at by estimating the value of the land, the replacement or reproduction cost new of the improvement, and the amount of accrued depreciation to the improvement; the estimated land value is then added to the estimated depreciated value of the improvements to arrive at the estimated property value. Also referred to as the cost to market approach, to indicate that the value estimates are derived from market data abstraction and analysis.

COST INDEX – A factor applied to the cost tables to account for variation in construction costs from county to county.

COURSE – A uniform horizontal layer of brick, stone, terra cotta, shingles, or some other structural material, extending continuously around a building or along a wall.

COURT – An open space bordered on two or more sides by walls of a single building, or of two or more buildings, and by a lot line or a yard on any side not so bordered.

CTAB – County Tax Appeal Board A locally appointed, 3 member board which reviews local property values appealed to them by the taxpayer.

CUBIC CONTENT – The cubic content volume of a building, within the outer surface of the exterior walls and roof and the upper surface of the lowest floor.

D

DATA COLLECTION CARD – See property record card.

DATA ENTRY – The process of placing information into machine readable form.

DATA VERIFICATION – Checking the accuracy of data that has been placed into a data processing system.

DEED – A written instrument which conveys an interest in real property. A quit/claim deed conveys the interest described therein without warranty of title. A trust deed conveys interest described therein to a trustee. A warranty deed conveys the interest described therein with the provision that the freehold is guaranteed by the grantor, his heirs, or successors.

DEPRECIATION – Loss in value from all causes; may be further classified as physical, referring to the loss of value caused by physical deterioration; functional, referring to the loss of value caused by obsolescence inherent in the property itself; and economic, referring to the loss of value caused by factors extraneous to the property. Accrued depreciation refers to the actual depreciation existing in a particular property as of a specified date. Normal depreciation refers to that amount of accrued depreciation one would normally expect to find in buildings of certain construction, design, quality and age.

DEPRECIATION ALLOWANCE - A loss of value expressed in terms of a percentage of replacement or reproduction cost new.

DEPTH FACTOR – A factor or multiplier applied to a unit of land value to adjust the value in order to account for variations in depth from an adopted standard depth.

DEPTH TABLE – A table of depth factors.

DESIGN FACTOR – A factor or multiplier applied to a computed replacement cost as an adjustment to account for cost variations attributable to the particular design of the subject property which was not accounted for in the particular pricing schedule used.

DETERIORATION – Impairment of structural condition evidence by the wear and tear caused by physical use and the action of the elements, also referred to as physical depreciation.

DORMER – (1) A relatively small structure projecting from a sloping roof. (2) A window set upright in the face of such a structure.

DWELLING – Any building or portion thereof designed or occupied in whole or in part as a place of residence.

DWELLING, ATTACHED – A multi-family dwelling in which the dwelling units are separated vertically by means of common or party walls. See “terrace.”

DWELLING, DUPLEX – A two family dwelling in which the two dwelling units are separated vertically, by means of a common or party wall with a private entrance for each, i.e., a two family flat.

DWELLING, MULTI FAMILY – A building designed as a place of residence for two or more families or households.

DWELLING, ROW – Any one of a series of similar single family, two family, or multi- family dwellings having one or more contiguous, common, or party walls. Compare “Terrace”. “Dwelling, Duplex.”

DWELLING UNIT – Any room or group of rooms designed as the living quarters of one family or household, equipped with cooking and toilet facilities, and having an independent entrance from a public hall or from the outside.

E

EAVES – The portion of a sloping roof which projects beyond the outside walls of a building.

ECONOMIC CONDITION FACTOR (ECF) – The final adjustment to a cost approach value which accounts for local market factors not previously accounted for.

ECONOMIC DEPRESSION – See economic obsolescence.

ECONOMIC LIFE – The life expectancy of a property during which it can be expected to be profitably utilized.

ECONOMIC OBSOLESCENCE – Obsolescence caused by factors extraneous to the property. Also referred to as economic depreciation.

ECONOMIC RENT – The rent which a property can be expected to bring in the open market as opposed to contract rent of the rent the property is actually realizing at a given time.

EFFECTIVE YEAR (AGE) – An effective year assigned to a structure based upon its condition as of the effective valuation date; it may be greater or lesser than the structure’s actual age. Compare with actual age.

EFFECTIVE DEPTH – In reference to property valuation, that depth expressed in feet, upon which the selection of the depth factor is based.

EFFECTIVE FRONTAGE – In reference to property valuation, that total frontage, expressed in lineal feet, to which the unit land value is applied. It may or may not be the same as the actual frontage.

EFFECTIVE GROSS INCOME – The estimated gross income of a property, less an appropriate allowance for vacancies and credit losses.

EFFECTIVE VALUATION DATE – In reference to a revaluation program, the date as of which the value estimate is applicable.

ELEVATION – A drawing representing a projection of any one of the vertical sides or vertical cross sections of a building or of any other object. Compare “plan.”

ENCROACHMENT – (1) To gradually intrude on the rights or possessions of another. (2) The displacement of an existing use by another use, such as locating commercial or industrial improvements in a residential district.

ENVIRONMENTAL DEFICIENCY – A neighborhood condition such as adverse land uses, congestion, poorly designed streets, etc., operating to cause economical obsolescence and, when coupled with excessive structural deterioration, blight.

EQUALIZATION PROGRAM – See reappraisal cycle.

EQUITY – In reference to property taxes, a condition in which the tax loan is distributed fairly or equitable; opposite of inequity which refers to a condition characterized by an unfair or un-equitable distribution of the tax burden. Inequity is a natural product of changing economic conditions which can only be effectively cured by periodical equalization programs.

EXCESSIVE FRONTAGE – Frontage which because of the particular utility of the lot does not serve to add value to the lot.

EXEMPT PROPERTY – See tax exemption.

EXTERNAL INSPECTION – A physical evaluation of the exterior of a property. Includes listing of site factors such as topography, size and shape of the lot, landscaping, and utilities and street improvements. Also must include notation of building factors such as size and shape of the building and improvements, architectural style, functional utility, type and quality of construction, notation of the physical condition, recognition of all depreciation factors, and recognition of forces beyond the property boundaries that might affect value.

F

FACADE – The face of a building.

FEE APPRAISAL – Generally referred to mean a rather extensive detailed appraisal for a single property or singularly used properties for a specific purpose.

FIELD CREW- The total professional staff assigned to a specific appraisal project, including listers, reviewers, staff appraisers, and clerical and administrative supporting personnel.

FINAL DETERMINATION OF VALUE – the process by which the appraiser determines the final market value for a property. For residential property, that process involves comparing the value generated by the cost approach and the value generated by the sales comparison approach. For commercial property, that process involves comparing the value generated by the cost approach and the value and the value generated by the income approach. The appraiser then determines which value estimate most accurately represents “market value.”

FINAL VALUE ESTIMATE – The value arrived at in the “Final Determination of Value” process. In residential appraisal, it will be either the cost estimate or the sales comparison approach estimate. In commercial appraisal, it will be either the cost estimate or the income estimate. The final estimate will be used as the market value for tax purposes.

FIREWALL – A wall of fire resistant material erected between buildings, or two parts of a building, to prevent the spread of fire from one part to the other.

FLASHING – Small metal strips used to prevent leaking of roofs around chimneys, dormers, hips and valleys.

FLAT – (1) Any one floor of a building two or more stories high each floor of which constitutes a single dwelling unit and has a private street entrance, (2) The building containing two or more such floors. Compare “Dwelling, Duplex.”

FOOTING – A spreading base to a wall, column, or other supporting member, which serves to widen the ground area to which structural loads are transmitted.

FOREST LAND – Forest land is a minimum of 15 contiguous acres in the same ownership that is capable of producing timber that can be harvested in commercial quality and is producing timber unless the trees have been removed through harvest, including clear-cuts, or by natural disaster, including but not limited to fire.

FOUNDATION – The structural members below grade level, or below the first tier of beams above grade level, which transmit the load of a superstructure to the ground.

FREQUENCY DISTRIBUTION – A display of the frequency with which each value in a given distribution occurs; or in a grouped frequency distribution, a display of the frequency with which the values within various intervals, or value groupings, occur.

FUNCTIONAL DEPRECIATION – See depreciation.

FUNCTIONAL OBSOLESCENCE – Obsolescence caused by factors inherent in the property itself. Also referred to as functional depreciation.

FUNCTIONAL UTILITY – The composite effect of a property’s usefulness and desirability upon its marketability.

G

GABLE – (1) The triangular portion of a wall between the slopes of a double sloping (i.e. gable) roof. (2) The whole of the wall containing such a triangular portion. (3) A portion of a building extending from the remainder of the building and covered with a gable roof.

GEOCODE – An identification number which is assigned to a parcel of land to uniquely identify that parcel from any other parcel within a given taxing jurisdiction. It is based on the parcel’s geographic location.

GIRDER – A large or principal beam used to support concentrated loads at isolated points along its length. (Girders usually support the beams and structure above).

GRADE – The classification of an improvement based upon certain construction specifications and quality of materials and workmanship.

GRADE FACTOR OR VARIATION – A factor or multiplier applied to a base grade level for the purpose of interpolating between grades or establishing an intermediate grade.

GRANTEE – A person to whom property is transferred and property rights are granted by deed, trust instrument, or other similar documents. Compare with grantor.

GRANTOR – A person who transfers property or grants property rights by deed, trust instrument, or other similar documents. Compare with grantee.

GROSS AREA – The total floor area of a building measured from the exterior of the walls.

GROSS INCOME – The scheduled annual income produced by the operation of a business or by the property itself.

GROSS INCOME MULTIPLIER – A multiplier representing the relationship between the gross income of a property and its estimated value.

GROSS LEASABLE AREA – The total area of leasable space of an income producing property. Includes the common areas of the property (hallways, restrooms, etc.), as well as the floor area occupied by the tenant. Compare net leasable area.

GROSS SALES – The total amount of invoiced sales before making any deductions for returns, allowances, etc.

GROUND LEASE – A document entitling the lessee certain specified rights relating to the use of the land.

GROUND RENT – Net rent from ground lease; that portion of the total rent which is attributable to the land only.

H

HEADER – (1) A structural member which is laid perpendicularly to a parallel series of similar members and against which the latter members abut. (2) A brick or other piece of masonry which is laid in a wall in such a manner that its longest dimension extends along the thickness of the wall. Contrast “Stretcher.”

HIP – (1) A sloping line along which two roof surfaces meet to form an external angle of more than 180 degrees. (2) A hip rafter. Compare “Ridge”, “Valley.”

HOMOGENEOUS AREAS – A generic term which refers to areas that are similar in attributes and appraisal characteristics; used when determining neighborhoods.

HOTEL – A building designed for transient or semi-transient residential use, divided into furnished single rooms and suites, and having such accommodations as lounges, public dining rooms and maid service, etc.

HOTEL, APARTMENT – See “Apartment Hotel.”

I

IMPROVED LAND – Land developed for use by the erection of buildings and other improvements.

IMPROVEMENT – Anything done to raw land with the intention of increasing its value, such as constructing a building or installation of sewer and water lines. The statutory definition of an improvement can be found in 15 1 101 M.C.A.

INCOME APPROACH – One of the three traditional approaches to value which measures the present growth of the future benefits of a property by the capitalization of its net income stream over its remaining economic life. The approach involves making an estimate of the potential net income the property may be expected to yield, and capitalizing that income into an indication of value.

INCOME MODEL – A mathematical formula developed from typical income and expense statements, typical capitalization rates, and capitalization techniques for the purpose of determining present worth of the future benefits of a property.

INCOME PROPERTY – A property primarily used to produce a monetary income.

INDUSTRIAL PARK – A subdivision designed and developed to accommodate specific types of industry.

INDUSTRIAL PROPERTY – Land, improvement, and/or machinery used or adaptable for use in the production of goods either for materials, or by changing other materials and products, i.e., assembling, processing and manufacturing – as well as the supporting auxiliary facilities thereof.

IN-EQUITY- See equity.

INFLUENCE FACTOR – A factor serving to either devalue or enhance the value of a particular parcel of land, or portions thereof, relative to the norm for which the base unit values were established; generally expressed in terms of a percentage adjustment.

INSTITUTIONAL PROPERTY – Land and improvements used in conjunction with providing public services and generally owned and operated by the government or other non-profit organizations; hospitals, schools, prisons, etc. Such property is generally held exempt from paying property taxes.

INTEREST RATE – A rate of return on capital. Frequently implies a contract rate; for example, a mortgage interest rate.

INTERNAL INSPECTION – A physical evaluation of the interior of a property. An internal inspection includes notation of the number of rooms, quality of finish materials and mechanical details such as plumbing and heating. Recognition of physical depreciation (curable and incurable), and functional obsolescence are also included in an internal inspection.

J

JOIST – One of a series of small parallel beams laid on edge and used to support floor and ceiling loads, and usually supported in turn by larger beams and girders.

L

LAND CLASSIFICATION – The classification of land based upon its use and/or production.

LAND CONTRACT – A purchase contract wherein the grantee takes possession of the property with the grantor retaining the deed to the property until the terms of the contract are met as specified.

LAND RESIDUAL TECHNIQUE – A land valuation technique which requires the value of the building(s) to be known; the value of the land can then be indicated by capitalizing the residual net income remaining after deducting the portion attributable to the building(s).

LAND USE RESTRICTIONS – Legal restrictions regulating the use to which land may be put.

LAND VALUE MAP – A map used in conjunction with mass appraising, generally drawn to a small scale, and showing comparative unit land values, on a block to block basis.

LANDSCAPING – Natural features such as lawns, shrubs and trees added to a plot of ground or modified in such a way as to make it more attractive.

LEASE, LESSEE, LESSOR – A written contract by which one party (lessor) gives to another party (lessee) the possession and use of a specified property, for a specified time, and under specified terms and conditions.

LEASEHOLD – A property held under the terms of a lease.

LEASEHOLD IMPROVEMENTS – Additions, renovations, and similar improvements made to a leased property by the lessee. The statutory definition of leasehold improvements can be found in 15 1 101 M.C.A.

LEASEHOLD VALUE - The value of a leasehold; the difference between the contractual rent and the currently established economic or market rent.

LEGAL DESCRIPTION – A description of a parcel of land which serves to identify the parcel in a manner sanctioned by law.

LIBRARY – A collection of standard proven computer routines, usually kept on a library tape or random access file, by which problems or portions of problems may be solved.

LINTEL – A beam over a wall opening, such as a door or window, designed to carry the load of the wall over such opening.

LOFT – An un-partitioned or relatively un-partitioned upper story of a building, designed for storage, wholesaling, or light manufacturing. See also "Building Loft." Also, an attic-like open space below the roof of a house or barn.

LOUVER (or Louvre) – A ventilator containing slats which are placed lengthwise across the ventilator opening, each slat being slanted in such a manner as to overlap the next lower slat and to permit ventilation but exclude rain.

M

M.A.I. – A professional designation (Member of the Appraisal Institute) conferred by The American Institute of Real Estate Appraisers on qualifying real estate appraisers.

MARKET MODEL – A mathematical formula developed from current sales by using multiple regression analysis. Market models are used to predict the market value of a property based on known property characteristics.

MARKET VALUE – The price an informed and intelligent buyer, fully aware of the existence of competing properties, and not compelled to act, would be justified in paying for a particular property.

MARQUEE – A flat roof like structure which shelters a doorway, which has no floor beneath it, and which is usually supported wholly from the walls or the building.

MASS APPRAISAL – Appraisal of property on a mass scale, such as an entire community, generally for ad valorem tax purposes using standardized appraisal techniques and procedures to affect uniform equitable valuations within a minimum of detail, within a limited time period and at a limited cost; as opposed to a fee appraisal which is generally used to refer to a rather extensive detailed appraisal of a single property or singularly used properties for a specified purpose.

MEAN – A measure of central tendency equal to the sum of the values divided by the number. Also referred to as an arithmetic average or arithmetic mean.

MEDIAN – A measure of central tendency equal to that point in a distribution above which 50% of the values fall and below which 50% of the values fall. The 50th percentile. The 2nd quartile.

MEZZANINE – A low story formed by placing a floor between what would ordinarily be the floor and ceiling of a high story. Note the mezzanine floor frequently has a smaller area than other floors and, if present at all, is usually between the first and second stories.

MILLWORK – All of the wooden portions of a building, whether frame construction or otherwise, which are customarily purchased in finished form from a planning mill, such as doors, windows, trim, balusters, etc.

MINERAL RIGHTS – The right to extract subterranean deposits such as oil, gas, coal, and minerals, as specified in the grant.

MINIMUM RENTAL – That portion of the rent is a percentage lease which is fixed.

MODE – A measure of central tendency equal to that value occurring most frequently in a given distribution. In a grouped frequency distribution, the mode is equal to the midpoint of the interval with the greatest frequency.

MODEL – Models seek to explain or predict the market value of properties from property characteristics. Models are constructed to represent the operation of forces of supply and demand in a particular market and have evolved from

the three approaches to value; the cost approach, the sales comparison approach, and the income approach.

MODEL METHOD – A method of computing the replacement or the reproduction cost of an improvement by applying the cost of a specified model and adjusting the cost to account for specified variations between the subject improvement and the model.

MODERNIZATON – The corrective action taken to update a property so that it may conform with current standards.

MORTGAGE, MORTGAGE, MORTGAGOR – A legal document by which the owner of a property (mortgagor) pledges the property to a creditor (mortgagee) as security for the payment of a debt.

MRA – Multiple Regression Analysis, also called the least square method, is a mathematical method for producing a model for a dependent variable as a linear function of independent factors. As an example the predicted sales price (dependent variable) is a function of independent factors such as Square Feet, Style, Neighborhood, etc.

N

NEIGHBORHOOD – A geographical area exhibiting a degree of homogeneity in residential amenities, land use, economic and social trends, and housing characteristics.

NEIGHBORHOOD TREND – Three stages in the life cycle of a neighborhood – the improving stage characterized by development and growth; the static stage characterized by a leveling off of values; and the declining stage characterized by infiltration and decay.

NET INCOME – The income remaining from the effective gross income after deducting all operating expenses related to the cost of ownership.

NET LEASABLE AREA – The area of leasable space of an income producing property that includes only the floor area occupied by the tenant. Compare gross leasable area.

NET LEASE – A lease wherein the lessee assumes to pay all applicable operating expenses related to the cost of ownership; also referred to as net, or net net, or net lease.

NET SALES – Gross sales less returns and allowances.

NET SALES AREA – The actual floor area used for merchandising, excluding storage rooms, utility and equipment rooms, etc.

NON-CONFORMING USE – A use which, because of modified or new zoning ordinances, no longer conforms to current use regulations, but which is nevertheless upheld to be legal so long as certain conditions are adhered to.

NORMAL DISTRIBUTION – A distribution in which all the values are distributed symmetrically about the mean value, with 68.26% of the values falling between ± 1 standard deviation, 95.44% between ± 2 standard deviations, and 99.74% between ± 3 standard deviations.

O

OBSERVED DEPRECIATION – That loss in value which is discernible through physical observation by comparing the subject property with a comparable property either new or capable of rendering maximum utility.

OBSOLESCENCE – A diminishing of a property's desirability and usefulness brought about by either functional inadequacies and over adequacies inherent in the property itself, or adverse economic factors external to the property. Refer to functional depreciation and economic depreciation.

OPERATING EXPENSES – The fixed expenses, operating costs, and reserves for replacements which are required to produce net income before depreciation, and which are to be deducted from effective gross income in order to arrive at net income.

OVERAGE INCOME – Rental received in addition to the minimum contract rental based upon a specified percentage of a tenant's business receipts.

OVERALL RATE – A capitalization rate representing the relationship of the net income (before recapture) of a property to its value as a single rate; it necessarily contains, in their proper proportions, the elements of both the land and the building capitalization rates.

OVER ASSESSED – A condition wherein a property is assessed proportionately higher than comparable properties.

OVERHANG – A finished portion of a building having full story height which extends beyond the foundation wall line on part of the ground story, or beyond the exterior walls of the ground story if part of any higher story.

OVERHEAD STRUCTURE – Similar to overhang above ground story, an O.H. bridge or passage, O.H. walk, O.H. addition.

P

PARCEL – Piece of land held in one ownership.

PARTITION – See "Wall, Partition."

PERCENTAGE LEASE – A type of lease in which the rental is stipulated to be a percentage of the tenant's gross or net sales, whichever specified.

PERCENTILE RANK – The relative position of a value in a distribution of values expressed in percentage terms; for instance, as applied to an assessment to sale ratio distribution, a ratio with a percentile rank of 83 would indicate that 83% of the ratios were lower and 17% of the ratios were higher than that particular ratio.

PERSONAL PROPERTY – Property which is not permanently affixed to and a part of the real estate, as specified by state statutes.

PHYSICAL DEPRECIATION – See depreciation.

PIER – (1) A thick, solid mass of masonry which is fully or partially isolated from a structural standpoint and which is designed to transmit vertical loads to the earth. (2) A structure projecting from land into water for use in loading and unloading vessels. Compare “Column.”

PILASTER – A flat faced pillar projecting somewhat from, but engaged in, the wall of a building and used for decorative purposes or to help support truss and girder loads or both.

PILE – A heavy timber, metallic, or masonry pillar driven into the earth to form a foundation member.

PITCH - The slope of any structural member, such as a roof or rafter, usually expressed as a simple fraction representing the rise per lateral foot.

PLAN – A drawing representing a projection of any one of the floors or horizontal cross sections of a building or of the horizontal plane of any other object or area. Compare “Elevation.”

PRECISION – As applied to real estate, it refers to the closeness of estimated value to actual selling price on an aggregate basis.

PREFERENTIAL ASSESSMENT - An assessing system which provides preferential treatment in the form of reduced rates to a particular class of property, such as a system providing for farm properties to be assessed in accordance to their value in use as opposed to their value in the open market.

PRICE RELATED DIFFERENTIAL – As applied to real estate, an analytical measure of the vertical uniformity of values in a given distribution calculated by dividing the mean ratio by the aggregate ratio; a ratio of more than 1 being generally indicative of the relative undervaluation of high priced properties as compared to the less valuable properties, whereas a ratio of less than 1 would indicate the converse relationship.

PRODUCTIVITY VALUE – A procedure used to value agricultural land for ad valorem tax purposes which is based on the agricultural income or productivity attributable to the inherent capabilities of the land.

PROPERTY CLASS – A division of like properties generally defined by statutes and generally based upon their present use. The basis for establishing assessment ratios in a classified property assessment system. See classified property tax.

PROPERTY INSPECTION – A physical inspection of a property for the purpose of collecting and/or reviewing property data.

PROPERTY RECORD CARD – A document specially designated to report or process specified property data; may serve as a source document, a processing form and/or a permanent property record.

PROPERTY TAX ROLL – The official listing of all properties within a given taxing jurisdiction by ownership, description, and location showing the corresponding assessed values for each; also referred to as tax list, tax book, tax duplicate and tax roll.

PUBLIC UTILITY PROPERTY – Properties devoted to the production of commodities or services for public consumption under the control of governmental agencies such as the Public Utility Commission.

PURLIN – A beam running along the underside of a sloping roof surface and at right angles to the rafters, used to support the common rafters, and usually supported in turn by larger structural members, such as trusses or girders (usually run along the length of the building).

Q

QUANTITY SURVEY METHOD – A method of computing the replacement or the reproduction cost of an improvement by applying unit costs to the actual or estimated material and labor quantities and adding an allowance for overhead, profit, and all other indirect construction costs.

QUARTILE – Positions in a distribution at 25 percentile intervals; the first quartile being equal to the 25th percentile, the second quartile being equal to the 50th percentile or the median, and the third quartile being equal to the 75th percentile.

R

RAFTER – A structural member placed, as a rule, in a sloping position and used as the supporting element for the structural material forming the plane of the roof. See also “Purlin.”

RAFTER, HIP – A rafter placed in an inclined position to support the edges of two sloping roof surfaces which meet to form an external angle of more than 180 degrees.

RAFTER, VALLEY – A rafter placed in an inclined position to support the edges of two sloping roof surfaces which meet to form an external angel of less than 180 degrees.

RAMP – An inclined walk or passage connecting two different floor levels and used in lieu of steps.

RANGE – The difference between the highest and the lowest value in a distribution.

RATIO – A fixed relationship between two similar things expressed in terms of the number of times the first contains the second; the quotient of one quantity divided by another quantity of the same type, generally expressed as a fraction.

REAL ESTATE – The physical land and appurtenances affixed thereto; often used synonymously with real property.

REAL PROPERTY – All the interests, benefits, and rights enjoyed by the ownership of the real estate.

REAPPRAISAL – The revaluation of all properties within a given jurisdiction for the purpose of establishing a new, equalized tax base.

REAPPRAISAL CYCLE – A mass appraisal (or reappraisal) of all property within a given taxing jurisdiction with the goal of equalizing values in order to assure that each taxpayer is bearing only his fair share of the tax load; may be used synonymously with a revaluation program or reappraisal cycle.

REGRESSION ANALYSIS – A statistical technique for making statements as to the degree of linear association between a criterion (dependent) variable and one or more predictor (independent) variables; a simple linear regression having one independent variable, and multiple linear regression having more than one independent variable.

RENT – The amount paid for the use of a capital good. See economic rent.

REPLACEMENT COST – The current cost of reproducing an improvement of equal utility to the subject property; it may or may not be the cost of reproducing a replica property. Compare with reproduction cost.

REPRODUCTION – The current cost of reproducing a replica property. Compare with replacement cost.

RESERVE FOR REPLACEMENTS – A reserve established to cover renewal and replacements of fixed assets.

RESIDENCE – See “Dwelling.”

RESIDENTIAL PROPERTY – Vacant or improved land devoted to or available for use primarily as a place to live.

REVALUATION PROGRAM – See equalization program.

RIDGE – A horizontal line along which the upper edges of two roof surfaces meet to form an external angle of more than 180 degrees. Compare “Hip”, “Valley.”

RISE – (1) In general, any vertical distance. (2) Specifically, the rise of a roof, being the distance between the top of an exterior wall and the peak of the roof; the rise of a stair, being the distance from tread to tread.

ROOF – The top portion of a structure. Types of roofs include double pitch, flat, gable, gambrel, hip, lean-to and single pitch.

ROOF, CURB (or curbed) – A roof with two slopes on each side.

ROOF, FLAT – A roof which is flat or sloped only enough to provide proper drainage.

ROOF, GABLE – A ridge roof ending in a gable.

ROOF, GAMBREL – A ridge roof with two slopes on each side, the lower having a steeper pitch.

ROOF, HIP (or hipped) – (1) In general, any roof having one or more hips. (2) Usually, a roof with four sloping sides meeting along four hips or along four hips and a ridge. Compare “Roof, Pyramid.”

ROOF, LEAN-TO – (1) A roof having a single sloping side which is supported at the upper edge by the wall of an attached building or of a larger and higher portion of the same building (preferred). (2) Any roof with a single slope. Compare “Roof, Flat.”

ROOF, MANSARD – A special type of curb roof in which the upper part of each of the four equally sloping sides is nearly horizontal, and the lower part is nearly vertical.

ROOF, MONITOR – A type of gable roof, commonly found on industrial buildings, having a small raised portion along the ridge with openings for the admission of light and air.

ROOF, PYRAMID – A hip roof having four sloping triangular sides, usually of equal pitch, meeting together at the peak.

ROOF, RIDGED – A roof having one or more ridges.

ROOF, SAW TOOTH – A roof with a series of parallel sloping surfaces interspersed between a series of vertical surfaces which rise from the lower edges of such sloping surfaces and which contain windows for the admission of light and air.

ROOF, SINGLE PITCH – Any roof with a single slope other than a lean-to roof.

S

SALES COMPARISON APPROACH – One of the three traditional approaches to value by which an indication of the value of a property is arrived at by compiling data on recently sold properties which are comparable to the subject property and adjusting their selling prices to account for variations in time, location, and property characteristics between the comparable sales and the subject property.

SALES RATIO STUDY – A statistical analysis of the distribution of assessment or appraisal to sale ratios of a sample of recent sales made for the purpose of drawing inferences regarding the entire population of parcels from which the sample was abstracted.

SALVAGE VALUE – The price one would be justified in paying for an item of property to be removed from the premises and used elsewhere.

SAMPLE – As applied to real estate, a set of parcels taken from a given universe which is used to make inferences about values for the universe. A probability sample is a sample in which each parcel in the universe is given equal chance of being included. Also referred to as random sample. A non-probability sample is a sample in which each parcel in the universe being chosen by other criteria, is not given an equal chance of being included. Essentially all assessment to sale ratios studies are non-probability samples

SAMPLE SIZE - As applied to real estate, the number of parcels needed from a universe to achieve a desired level of precision, given the total numbers of parcels in the universe and the standard deviation thereof.

SASH – The wooden or metal framework in which the glass door or window is set.

SELF-REPORTING – A process to inform the taxpayer of information the DOR has on the CAMAS system regarding their properties, and allowing for the taxpayer to provide information required by the DOR.

SEQUENCE – An arrangement of items of data according to a specified set of rules.

SHEATHING – The covering, usually of rough lumber, placed immediately over studding or rafters.

SILL – (1) The lower horizontal part of a door case (the threshold) or of a window. (2) The lowest horizontal structural member of a frame building, upon which the superstructure is supported.

SITE DEVELOPMENT COSTS – All costs incurred in the preparation of a site for use.

SKETCH VECTORING – To encode the perimeter dimensions of a building as a set of vector strings so that the computer can plot a sketch and compute the square foot area of a building. In addition, for commercial records, the computer will calculate the perimeter of the building.

SLEEPER – A structural member laid horizontally on the ground or upon a masonry base as a support to a floor or other superstructures.

SOIL PRODUCTIVITY – The capacity of a soil to produce crops.

SOUND VALUE ESTIMATE – An estimate of the depreciated value of an improvement made directly by comparing it to improvements of comparable condition, desirability, and usefulness without first estimating its replacement cost new.

SOUND VALUE – The depreciated value of an improvement.

SPECIFICATIONS – A detailed description of the dimensions, materials, quantities, structural procedures, etc., applicable to a projected or completed piece of construction.

STAB, STATE TAX APPEAL BOARD - A statistical measure of the variation of a characteristic about its average value. Standard deviation is the square root of the variance of a characteristic about its average observed value. Variance is the sum of the squared deviations of each observed value from the average, divided by one less than the number of observations. For normally distributed observations, approximately 70% of the observations will fall within one standard deviation of the mean or average value.

STANDARD ERROR OF THE MEAN – A measure of the statistical variability of the mean equal to the standard deviation of the distribution divided by the square root of the sample size.

STORAGE – The retention of information in the computer system.

STORY – That portion of a building enclosed by a floor, a ceiling, and the exterior walls.

STORY, GROUND – The first story lying wholly above the ground level. Synonymous with “First Story.”

STORY, HALF (or one-half) – (1) For buildings with a mansard or gambrel roof, a finished portion of a building which lies above the wall plate or cornice and which has a usable floor area substantially less than that of the next lower story. (2) For all other buildings, a finished portion of a building which is above one or more full stories, which is wholly or partly within the roof frame and which has one or more exterior walls substantially lower than the full height of the story.

STORY, ONE – A building having no finished story above the ground story.

STRATIFIED SAMPLING – The selection of sample parcels from distinct groups within the total universe based upon the known sizes and characteristics of these distinct groups.

STRETCHER – A brick or other piece of masonry which is laid lengthwise in a wall. Contrast “Header.”

STRUT – Any structural member which holds apart two or more other members by counteracting a pressure which tends to bring them together. Contrast “Tie.”

STUD – One of a series of small slender structural members placed vertically and used as the supporting element of exterior or interior walls. (Plural “Studs” or “Studding.”)

STYLE (house) – The architectural characteristic, design and appearance of a residential property. Style is influenced by the era of construction and will include the number of stories, roof profile, type and quality of the exterior finish, fenestration and other amenities associated with architectural design. See Residential Architecture Styles for photographs of various house styles.

SUBFLOOR – The flooring laid directly on top of the floor joists but beneath the finish floor.

SUBLEASE – See lease; the lessee in a prior lease simply becomes a lessor in a sublease.

T

TAX BILL – An itemized statement showing the amount of taxes owed for certain property described therein and mailed to the party(s) legally liable for payment thereof.

TAX DISTRICT – A political subdivision over which a governmental unit has authority to levy a tax.

TAX EXEMPTION – Either total or partial freedom from tax; total exemption such as that granted to governmental, educational, charitable, religious, and similar nonprofit organizations, and partial exemption such as that granted on homesteads, etc.

TAX LEVY – In reference to property taxes, the total revenue which is to be realized by the tax.

TAX MAPPING – The creation of accurate representations of property boundary lines at appropriate scales to provide a graphic inventory of parcels for use in accounting, appraising and assessing; such maps show dimensions and the relative size and location of each tract with respect to other tracts.

TAX RATE – See property tax roll.

TAXABLE PERCENTAGE - A percentage to be applied to the appraised value, to arrive at the taxable value.

TAXABLE VALUE – A value arrived at following the application of the taxable percentage to the assessed value. Taxable value is applied to the mill levy to determine the tax liability.

TENEMENT – A building, usually of obsolete nature, designed primarily for non-transient residential use and divided into three or more dwelling units having common stairs, halls and street entrances, and sometimes common bath and toilet rooms. Compare “Apartment House”, “Flat”, “Terrace.”

TERRA COTTA – A hard baked ceramic clay molded into decorative tiles, bricks, etc., and used particularly for a facing and trim on buildings.

TERRACE – (1) An unroofed level area covered with grass or masonry or both, raised above the surrounding ground level, and having a vertical or sloping front. (2) A multi family dwelling in which the dwelling units are separated vertically by means of common or party walls. Compare “Dwelling, Row”, “Dwelling, Duplex”.

TIE – Any structural member which binds together two or more members by counteracting a stress which tends to draw them apart. Contrast “Strut.”

TILLABLE LAND – Land suitable for growing annual crops.

TOPOGRAPHY – The physical features of land.

TRIM – (1) The finishing wood and plaster work of the interior of a building, such as the doors, windows, wainscoting, and molding. (2) The contrasting elements on the exterior of a building which may serve no structural purpose, but are intended to enhance its appearance, e.g., the cornice. (3) Occasionally, the hardware of a house, such as locks, hinges, doorknobs, etc.

TRUSS – A combination of structural pieces fastened together into a rigid open member which is supported at both ends and upon which loads are superimposed. Compare “Girder,”

TURN AROUND DOCUMENT – A document or form prepared as output at one stage of the data processing cycle, and sent to a customer or other user with the intention of having it returned and used as input at a later stage.

U

UNDER ASSESSED – A condition wherein a property is assessed proportionately lower than comparable properties.

UNIFORMITY – As applied to assessing, a condition wherein all properties are assessed at the same ratio to market value, or other standard of value depending upon the particular practices followed.

UNIMPROVED LAND – Vacant land; a parcel for which there is no improvement value.

UNIT, COST OR PRICE – The price or cost of one item of a quantity of similar items.

UNIT, IN PLACE METHOD – A method of computing the replacement or reproduction cost of an improvement by applying established unit in place rates, developed to include the cost of materials, equipment, labor, overhead and profit, to the various construction units.

UNIVERSE – As applied to real estate, all the parcels of a given type in the group under study. i.e., all the parcels of a given neighborhood, district, etc. Also referred to as population.

USE DENSITY – The number of buildings in a particular use per unit of area, such as a density of so many apartment units per acre.

V

VACANCY – An unrented unit of rental property.

VACANT LAND – Unimproved land; a parcel for which there is no improvement value.

VALLEY – A sloping line along which two roof surfaces meet to form an external angle of less than 180 degrees. Compare “Hip”, “Ridge.”

VALUATION – See appraisal.

VARIABLE – A quantity that, when identified by a symbolic name, can assume any of a given set of values.

VENEER – An ornamental or protective layer of material covering a base of another substance which is typically of inferior quality.

VERIFY – To determine whether a transcription of data or other operation has been accomplished accurately. To check the results of key punching.

VIEW – The scene as viewed from a property.

W

WAINSCOT (OR WAINSCOTING) – (1) A wooden facing on the lower portion of a contrasting interior wall. (2) By extension, a facing of marble tile, or the like, on the lower portion of interior walls.

WALL – A vertical structure serving to enclose, support, divide; as one of the vertical enclosing sides of interior walls.

WALL, BEARING – A wall designed primarily to withstand vertical pressure in addition to its own weight.

WALL, COMMON – A single wall jointly used by two buildings or two sections of a single building.

WALL, CURTAIN – A non-bearing wall, which is supported by columns, beams, or other structural members, and whose primary function is to enclose space.

WALL, FIRE – See “Firewall.”

WALL, PARTITION – An interior bearing or non-bearing wall, which separates portions of a story. Synonymous with “Partition.”

WALL, RETAINING – A wall designed primarily to withstand lateral pressures of earth or other filling or backing deposited behind it after constructions.

WATER FRONTAGE – Land abutting on a body of water.

WINDOW, BAY – See “Bay Window.”

WINDOW, DORMER – See “Dormer.”

WING – A subordinate part of a building extending from the main part, or any one of two or more substantially coordinate parts of a building which extend out from one or more common junctions.

WORD – A set of characters that occupies one storage location and is treated by the computer circuits as a unit and transported as such.

Z

ZONING REGULATIONS – Governmental land use restrictions.