RESIDENTIAL SCHEDULE

RESIDENTIAL
TABLE OF CONTENTS
SECTION 7

Preface and General Instructions ---------- 7 - 2
E (Executive) Grade Picture Guides ---------- 7 - 5
1 Grade Picture Guides ---------- 7 - 8
2 Grade Picture Guides ---------- 7 - 11
3 Grade Picture Guides ---------- 7 - 14
Basic Specifications for Schedule Prices ---------- 7 - 17
4 Grade Picture Guides ---------- 7 - 18
5 Grade Picture Guides ---------- 7 - 21
6 Grade Picture Guides ---------- 7 - 23
“A-Frame” Dwellings ---------- 7 - 25
“A-Frame” Picture Guide ---------- 7 - 26
“Earth Sheltered” and “Bermed” Dwellings ---------- 7 - 27
“Earth Sheltered” and “Bermed” Dwelling Picture Guide ---------- 7 - 28
“Log” Dwellings ---------- 7 - 29
“Log” Dwellings Picture Guide ---------- 7 - 30
“Manufactured” Dwellings ---------- 7 - 31
“Manufactured” Dwellings Picture Guide ---------- 7 - 34
Additional Residential Structures ---------- 7 - 35
Garage Specifications and Pictures Guides ---------- 7 - 36
Listing Instructions ---------- 7 - 37
Split Level and Split Foyer Dwellings ---------- 7 - 40
Split Level Sample Listing Card ---------- 7 - 41
Roof Types ---------- 7 - 43
Story Heights ---------- 7 - 44
Pricing Instructions ---------- 7 - 46
Pricing and Listing Sample Card ---------- 7 - 49
1 Story Dwelling Pricing Schedule ---------- 7 - 51
1½ Story Dwelling Price Schedule ---------- 7 - 54
2 Story Dwelling Pricing Schedule ---------- 7 - 57
Bermed and Earth Homes ---------- 7 - 60
Attics Pricing Schedule ---------- 7 - 62
Porches Pricing Schedule ---------- 7 - 64
Additions Pricing Schedule ---------- 7 - 65
Open Foyer Pricing Schedule ---------- 7 - 67
Quarters Pricing Schedule (Attached) ---------- 7 - 67
Garage and Carport Pricing Schedule (Attached) ---------- 7 - 68
Garage and Quarters Pricing Schedule (Detached) ---------- 7 - 69
Carport Pricing Schedule (Detached) ---------- 7 - 72
Manufactured Homes (Single Wide) ---------- 7 - 73
Manufactured Homes (Double Wide) ---------- 7 - 74
Additions and Deductions to Base Schedule ---------- 7 - 76
Field Pricing Schedule ---------- 7 - 78
Depreciation Guide ---------- 7 - 79
Partially Completed Residential Property Worksheet ---------- 7 - 81

RESIDENTIAL SCHEDULE PREFACE

In preparing a schedule for mass appraisal purposes, there are two goals we are all attempting to reach. First, we must have uniformity among properties, and, second we must base our uniformity on fair and reasonable market value.

The Residential Schedule appearing on the following pages is designed to give the assessor/appraiser a uniform approach to the value of improvements. This schedule assumes a building of average construction for which the basic specifications are included later in this preface. Any variation from these specifications which would affect the replacement cost must be adjusted for by using the additions and deductions appearing in the schedule or by adjusting the grade. Nearly all parts of this, or any schedule, are mechanical in use, with few areas for variations.

It is these variables, namely grade and depreciation (however caused) which allow the assessor/appraiser to arrive at fair and reasonable market value and still maintain equalization. In order to effectively use this schedule we must first agree on two basic concepts: (1) that the value of improvements is the difference between market value and land value; and (2) that the residential schedule is merely a vehicle by which we can arrive at a uniform value of improvements within a given area.

Let us first discuss grading:

There are seven basic numerical grades of dwellings:

E. Executive Quality
1. Superior Quality
2. High Quality
3. Good
4. Average
5. Below Average
6. Sub-standard

Following is a list of some of the many factors which must be considered in grading a dwelling:

Quality - This would include both the quality of materials and the quality of workmanship.

Quantity – The accumulation components can impact the grade. A dwelling with more built-in cabinets than normal or perhaps built-in book shelves, etc. would require a higher grade than a similar dwelling without these extras.

Design - The basic schedule is calculated on a rectangular dwelling with very straight lines. Any variation in design, ceiling heights, shape or character must be considered in the grade.

Desirability - Two dwellings can be identical in square footage and of identical quality but one will market better than the other. It has that “certain something” that appeals to the buying public. It may be the interior layout, the exterior design, type of kitchen or any number of things.

Fenestration - Is the placement of windows and doors in a dwelling. The quality and cost of these items varies significantly. Not only should the quality be considered, but the quantity of doors and windows should also be considered in the grade.

The assessor/appraiser is given considerable latitude to and from the average. All properties are first priced according to the basic specifications, taking into consideration size, story height and exterior wall covering. By adjusting the grade the assessor/appraiser is designating his opinion as to the amount of superior or inferior factors as listed above. The result of this grade is the adjusted replacement cost.

The second variable by which the replacement cost can be adjusted is depreciation. It has been noted that the use of the cost approach established the upper limit of the value of an improved piece of property. Normally, however, the market value of the piece of property is less than its present replacement cost. This difference between the replacement cost of a property and its current market value can be attributed to depreciation. Assessor/appraisers generally recognize two basic types of depreciation: (1) that which is due to physical cause, and (2) that which is due to obsolescence.

Physical depreciation results from factors which affect the physical condition of an improvement. A loss in value due to normal wear and tear, age or natural elements is considered to be a physical depreciation. The degree of physical depreciation may be contingent upon factors such as the original quality of an improvement and the extent to which an improvement has been maintained. Because the degree of physical depreciation cannot be determined solely by schedules or guidelines, the judgment of the assessor/appraiser is extremely important in determining physical depreciation.

The assessor/appraiser must bear in mind that average physical depreciation must be determined on the basis of the sum of the component parts of an improvement. For example, a roof may have a 20 year life, whereas a foundation may have a 200 year life. Similarly, if a thirty-year old dwelling has had substantial remodeling, the amount of depreciation allowed must be adjusted to reflect such improvements.

Oftentimes, however, physical depreciation alone cannot explain the difference between the replacement cost of a piece of property and its current market value. The value of certain properties may also be affected by a second type of depreciation: obsolescence.

Whereas physical depreciation represents a loss in value due to factors affecting the physical condition of a structure, obsolescence represents a loss in value due to other causes. Obsolescence itself can further be divided into two distinct types: (1) functional obsolescence, and (2) economic (external) obsolescence.

Functional obsolescence represents a loss in value arising from what might be considered factors inherent within the property itself. Poor room arrangement, too many or too few rooms in a house, obsolete architectural design, or outdated plumbing are all factors which would contribute to the functional obsolescence of the property.

For example, let us consider a dwelling in which the bathroom is located directly off the dining area. This dwelling may have the same physical value as a dwelling in which the bathroom facilities are more appropriately located. However, we must recognize a difference in valuation between these two properties. This difference would be attributed to the fact that the first house suffers a degree of functional obsolescence due to the location of the bathroom.

Whereas functional obsolescence pertains to a loss of value due to factors within the property itself, economic obsolescence is a loss in value caused by factors or circumstances outside the property limits. For example, the construction and opening of a commercial or light industrial establishment on the corner of a quiet street consisting previously of residential properties would tend to make these properties less valuable. The loss in value of these properties which can be attributed to the undesirable effects due to the presence of the commercial or industrial establishment can be considered economic obsolescence. Similarly, a property which is located in a declining or deteriorating neighborhood, may have the same physical value as a property located in a more desirable section of town, but have a lower market value because of the area in which it is located. Again, this difference or loss in value may be attributed to economic obsolescence of the property.

A common example of economic obsolescence is the small rural community that existed only because of the poor transportation facilities to more major shopping facilities. Many of these small rural communities have been dormant or losing value in the last several decades. It is often determined in these communities that the entire town should receive a “blanket” economic obsolescence.

In summary, physical depreciation refers to loss in value due to the elements and use. Functional obsolescence refers to loss in value due to factors within the property limits and economic obsolescence refers to loss in value due to factors outside of the property limits.

The built-up residential section is designed for the use of the assessor/appraiser rather than for the use of the contractor or the building inspector who may need more specific information. It departs from most other cost manuals in that no attempt has been made to illustrate specific material differences between low grade homes and high grade homes. Certainly, variations in materials do exist among homes, but they do not necessarily differ among the various grades of homes.

To state that an average quality home generally has two coats of paint on 1/2" drywall over 2" x 4" x 16" o/c wood stud partitions is pure folly. A poor quality home and a good quality home can have the identical items as an average quality home. What makes itemized descriptions even more superfluous is that in order to know that 1/2" drywall over 2" x 4" x 16" o/c wood stud partitions are present, the assessor/appraiser would either have to study the house during construction or take electrical outlet boxes off the walls to study its interior components, as well as chip paint for analysis as to whether it consists of one, two, or three coats.

Obviously, the use of special specification for each grade in a manual of this type is unrealistic. We must view residential construction through the eyes of the consumer, and there are indeed few homeowners who can detect a difference between 3/8" and 1/2" drywall. It is only when a multitude of variables are weighed that quality becomes evident. For this reason, almost anyone can distinguish between a tract home and a superior quality home, even though he may not be able to specify each component used in their construction.

Quality, therefore, is the sum of material, workmanship, and design. These sums are expressed as grades for use by the assessor/appraiser. We hope that the use of the brief grade guidelines appearing on the following pages, used with the photographs which accompany them, will adequately guide the assessor/appraiser in determining the proper grade of residential property.

E (EXECUTIVE) GRADE

A 2 STORY + BASEMENT BRICK DWELLING

E Grade: Executive grade dwellings will be individually designed with many varied interior appointments. They will normally exhibit extensive ornamentation or special design features of excellent quality materials and workmanship. These architecturally unique dwellings will many times consist of imported finishes. High ceilings and expansive foyers are also characteristics which will be common in this grade of home. Executive grade dwellings are normally prestige structures. They are generally built for those with high incomes. The high end executive (E + 100 and above) home will typically be built without regard for cost.

Return to Table of Contents

E + 200
A 2 STORY
EIFS DWELLING

E + 100
A 2 STORY + BASEMENT
BRICK DWELLING

E + 50
A 2 STORY + BASEMENT
EIFS DWELLING

E + 40
A 1 & 2 STORY + BASEMENT
BRICK DWELLING

E + 20
A 2 STORY + BASEMENT
BRICK DWELLING

E + 5
A 2 STORY + ATTIC + BASEMENT
BRICK DWELLING

E + 5
A 2 STORY + ATTIC + BASEMENT
EIFS & FRAME DWELLING

E
A 2 STORY + ATTIC + BASEMENT
BRICK DWELLING

E - 5
A 1½ STORY + BASEMENT
EIFS & BRICK DWELLING

E - 5
A 1 STORY + BASEMENT
BRICK DWELLING

E - 10
A 2 STORY + BASEMENT
FRAME, EIFS, & BRICK DWELLING

Return to Table of Contents

1 GRADE

A 2 STORY + ATTIC + BASEMENT BRICK DWELLING

1 Grade This is a custom built, architecturally designed home, having good materials and workmanship. This home will lack the unique features of an executive grade home. This home is usually large with spacious rooms, several bath facilities, a good heating system, and a good electrical system with numerous outlets. Closets are usually walk-in type. Kitchen has many built-in features (if of newer construction) and an abundance of cabinets. Bathrooms will have high quality fixtures, good vanity, and probably a special dressing area. Exterior is good quality siding, brick, or stone. There are also numerous windows.

Return to Table of Contents

1 + 10
A 2 STORY + BASEMENT
BRICK DWELLING

1 + 10
A 2 STORY + BASEMENT
BRICK DWELLING

1 + 10
A 2 STORY + BASEMENT
EIFS & FRAME DWELLING

1 + 5
A 1½ STORY + BASEMENT
BRICK DWELLING

1 + 5
A 2 STORY + ATTIC + BASEMENT
FRAME DWELLING

1
A 2 STORY + BASEMENT
BRICK DWELLING

1
A 2 STORY + ATTIC + BASEMENT
BRICK DWELLING

1 - 5
A 1½ STORY + BASEMENT
BRICK DWELLING

1 - 5
A 2 STORY + BASEMENT
BRICK DWELLING

1 - 5
A 1 STORY + BASEMENT
FRAME & STONE DWELLING

1 - 10
A 2 STORY + BASEMENT
BRICK DWELLING

1 - 10
A 1½ STORY + BASEMENT
EIFS & FRAME DWELLING

2 GRADE

A 2 STORY + ATTIC + BASEMENT STONE DWELLING

2 GRADE This also is usually an architecturally designed, custom built home with good materials and workmanship. Very similar to a 1 grade home, but on a more conservative scale. This is a more practical home than a 1 grade home, having more than sufficient plumbing fixtures. Likewise, there is good heating and electrical service. Interior finish will be of plaster or drywall with good trim. Kitchen will have built-in features with more than adequate cupboard space and counter tops. Bathrooms and toilet rooms will usually have good quality fixtures. This is an excellent home but not as pretentious as a 1 grade.

Return to Table of Contents

2 + 10
A 1½ STORY + BASEMENT
BRICK DWELLING

2 + 10
A 2 STORY + BASEMENT
FRAME & BRICK DWELLING

2 + 10
A 2 STORY + BASEMENT
BRICK DWELLING

2 + 5
A 1 STORY + BASEMENT
FRAME DWELLING

2 + 5
A 1 STORY + BASEMENT
BRICK & FRAME DWELLING

2 + 5
A 2 STORY + BASEMENT
FRAME & BRICK DWELLING

2
A 2 STORY + BASEMENT
FRAME DWELLING

2
A 1 STORY + BASEMENT
BRICK & FRAME DWELLING

2 - 5
A 1 STORY + BASEMENT
FRAME & BRICK DWELLING

2 - 5
A 2 STORY + BASEMENT
STUCCO DWELLING

2 - 10
A 1 STORY + BASEMENT
BRICK & FRAME DWELLING

2 - 10
A 1½ STORY + BASEMENT
BRICK + STUCCO DWELLING

3 GRADE

A 2 STORY + BASEMENT FRAME DWELLING

3 Grade A 3 grade dwelling is generally a custom or speculation home lacking architectural frills but basically of good practical design and layout. Workmanship and materials are barely above an average type home but it will have some extra design and special features not found in the average home. It will normally have good drywall or plaster walls, hardwood floors (or wall to wall carpeting), and also better than average kitchen cabinets, plumbing facilities, and closet space. This is often referred to as an intermediate grade because it will be a 2 grade design and layout but 4 grade workmanship and materials.

3 + 10
A 2 STORY + ATTIC + BASEMENT
BRICK & STUCCO DWELLING

3 + 10
A 2 STORY + BASEMENT
BRICK & FRAME DWELLING

3 + 5
A 1½ STORY + BASEMENT
FRAME DWELLING

3 + 5
A 1 STORY + BASEMENT
FRAME DWELLING

3
A 1½ STORY + BASEMENT
BRICK & FRAME DWELLING

3
A 1 STORY + BASEMENT
FRAME DWELLING

3
A 1 STORY + BASEMENT
FRAME & BRICK DWELLING

3 - 5
A 1½ STORY + BASEMENT
FRAME & BRICK DWELLING

3 - 5
A 2 STORY + BASEMENT
FRAME DWELLING

3 - 10
A 1 STORY + BASEMENT
FRAME DWELLING

3 - 10
A 2 STORY + ATTIC + BASEMENT
FRAME DWELLING

3 - 10
A 1 STORY + BASEMENT
FRAME DWELLING

BASIC SPECIFICATION FOR SCHEDULE PRICES

The following specifications are for an average residential dwelling (4 grade) which offers few extras and has very little architectural design. With today's variables in construction materials it would be impossible to write any specifications that would describe a majority of homes. Therefore, we must, in our minds, think in terms of equivalents. For example, we may have a dwelling which meets these specifications and we place a 4 under the grade. We may also have a house next door which meets very few of these specifications but the various items are equivalent in quality and cost and therefore we would still grade it as a 4.

FOOTINGS - Reinforced concrete.

FOUNDATION - 8" reinforced concrete or equivalent, waterproofed exterior.

WALLS - Vinyl lap siding or equivalent on building wrap paper on sheathing. 2" x 6" wood studs, 16" o.c. with R-19 fiberglass insulation. $1^{3}/_{8}$" double hung windows or equal, with approximately one window for each 15 L.F. of wall. Two entry doors with decorative trim at front. Screens and weather stripping throughout.

ROOF - Gable roof with a 3/12 to 4/12 pitch. Average weight asphalt shingles on felt paper on wood roof decking. 2" x 6" wood rafters, 2' o.c. or equal, 11" of blown-in insulation or equivalent, boxed eaves, flashing, gutters and downspouts.

FLOORS - 3½" concrete basement floor with cement trowel finish. Upper floors are average grade carpet and linoleum on 3/4" tongue & groove O.S.B. board or equivalent plywood on 2" x 8" to 2" x 12" wood joist (depending on span) 16" o.c.

INTERIOR FINISH - Two coat paint on drywall. 2" x 4" x 24" o.c. wood stud partitions. Stained and lacquered trim and baseboard, hollow core interior doors, adequate closet areas in each bedroom, coat closet, and linen closet. Average quality kitchen cupboards and counter space. One average quality bathroom vanity base, towel rack and toilet paper dispenser. Softwood basement stairway and carpet on softwood staircase with balustrade to second floor.

ELECTRIC - Armored cable, Romex or non-metallic sheathed cable. Adequate outlets and average quality fixtures.

HEATING - Forced hot air furnace with duct work distribution system fired by gas with thermostat control.

PLUMBING - One three-fixture bathroom, one kitchen sink, one hot water tank, laundry facilities, and copper piping or equivalent. All fixtures are of ordinary quality.

4 GRADE

A 2 STORY + ATTIC + BASEMENT FRAME DWELLING

4 Grade A Grade 4 dwelling is an average home in every way. It meets or exceeds all loan requirements and is often referred to as a development type home. This does not mean this home cannot be custom built but only refers to the basic quality. (Detailed specifications for a 4 grade appear on the preceding page.)

Return to Table of Contents

4 + 10
A 1 STORY + BASEMENT
SPLIT-FOYER FRAME DWELLING

4 + 10
A 2 STORY + BASEMENT
FRAME DWELLING

4 + 10
A 1½ STORY + BASEMENT
FRAME DWELLING

4 + 5
A 1 STORY + BASEMENT
FRAME DWELLING

4 + 5
A 1 STORY + BASEMENT
SPLIT-FOYER FRAME DWELLING

4 + 5
A 2 STORY + BASEMENT
FRAME DWELLING

4
A 1 STORY + BASEMENT
FRAME DWELLING

4
A 2 STORY + BASEMENT
FRAME DWELLING

4 - 5
A 1 STORY + BASEMENT
SPLIT-FOYER FRAME DWELLING

4 - 5
A 1½ STORY + BASEMENT
FRAME DWELLING

4 - 10
A 1 STORY + BASEMENT
FRAME & BRICK DWELLING

4 - 10
A 1½ STORY + BASEMENT
FRAME DWELLING

5 GRADE

A 1 STORY + BASEMENT FRAME DWELLING

5 Grade This low cost home is generally of minimum specifications, barely meeting loan requirements. It may outwardly, occasionally, resemble a 4 grade but lacks any “extras”. Usually of straight rectangular design with no lines or design. Drywall or plaster interior finish with minimum softwood trim, low quality carpeting or softwood flooring. Minimal plumbing, heating and electrical outlets. The kitchen has no built-in features and minimum cupboard and counter space. In certain areas this is often a slab home, or a low quality pre-fabricated manufactured home.

5 + 10
A 1½ STORY + BASEMENT
FRAME DWELLING

5 + 5
A 1½ STORY + BASEMENT
FRAME DWELLING

5
A 1 STORY + BASEMENT
FRAME DWELLING

5
A 1 STORY + ATTIC + BASEMENT
FRAME DWELLING

5 - 5
A 1 STORY + BASEMENT
FRAME DWELLING

5 - 10
A 1 STORY
FRAME DWELLING

6 GRADE

A 1 STORY FRAME DWELLING

6 Grade Often referred to as sub-standard housing. This home seldom will pass loan requirements and is often owner built using inferior or used materials and poor workmanship. Interior finish is plaster, wallboard or low quality drywall, softwood floors, little or no trim, wall or floor furnace heating, low quality kitchen cupboards (usually set -in type), roll roofing or lightweight shingles, exterior walls are usually single siding (often covered with asphalt shingles). This house is often on the outskirts of town or in the country and is usually an older home. Few 6 grade homes are being built today.

The 6 grade schedule is also designed to be used as a summer cottage schedule. Normally 6 - 20 would be as inferior of quality construction that could be habitable, however, the assessor/appraiser may use 6 - 25 for an unfinished interior and 6 - 30 for unfinished interior and mud sills. Dwellings or cottages having a lesser value than the 6 - 30 should be given a sound value for field priced.

6 + 10
A 1 STORY + ATTIC
FRAME DWELLING

6 + 5
A 1 STORY + ATTIC
FRAME DWELLING

6
A 1½ STORY + BASEMENT
FRAME DWELLING

6 - 5
A 1 STORY
FRAME DWELLING

6 - 10
A 1 STORY
FRAME DWELLING

6 - 20
A 1 STORY
FRAME DWELLING

Return to Table of Contents

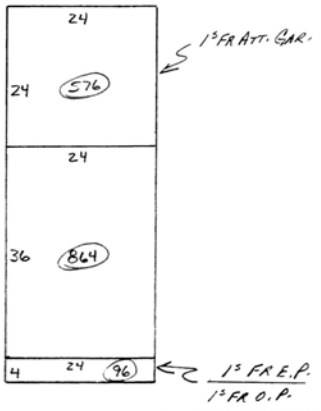
In valuing “A-frame” dwellings, the assessor/appraiser should follow the same listing and pricing procedures as are used for conventional residential properties. The base specifications for conventional dwellings are also applicable to “A-frame” dwellings. “A-frame” dwellings should be graded in the same manner as are conventional dwellings, and similar consideration given to depreciation and obsolescence.

Lofts are to be considered as attics or half-stories, depending upon the area and dormers. Page 7-44 should be used in determining the story height of “A-frame” buildings in the same manner as for conventional dwellings.

A sample listing and pricing for an “A-frame” dwelling appears below.

	1. OCCUPANCY	TYPE	CONSTRUCTION	SIZE – AREA	GRADE	YEAR BUILT	REMOD.	COND.	REPLACEMENT VALUE	PHYS. DEPR.	PHYSICAL VALUE	OBSOL.	ACTUAL VALUE
✓	SINGLE FAMILY	DWELLING	1¾ B + A FR	SKETCH	4	1968	V.L.	N	133,670	16	112,2 2	10	101,055
	FAM. DUPLEX												
	FAM. FLAT												
	FAM. CONV.	GARAGE											
		1.											
		2.											
		3.											

2. FOUNDATION		9. BASEMENT FINISH	
TILE OR CEMENT BLOCK	✓	APARTMENT	
CONCRETE		LAUNDRY ROOM	
BRICK		RECREATION ROOM	✓
STONE			
		AMOUNT FINISHED 180#	✓
3. BASEMENT AREA		BASEMENT GARAGE 1 C 2 C	
NO 1/4 1/2 3/4 (F)		**10. ATTIC** Loft Type	
		NO 1/4 1/2 (3/4) F	
4. EXTERIOR WALLS		FLOOR & STAIRS	
SIDING & SHEATHING	✓	**11. HEATING**	
SINGLE SIDING		FORCED HOT AIR	✓
SHINGLES		GRAVITY HOT AIR	
BRICK VENEER		PIPELESS FURNACE	
BRICK ON TILE OR C. BLK		FLOOR OR WALL FURNACE	
SOLID BRICK		HOT WATER OR VAPOR	
STONE VENEER		STEAM	
ALUMINUM SIDING		ELECTRIC	
STUCCO		(GAS) OIL	✓
ROOF INSUL.			
BLANKET INSUL.	✓	NO HEATING	
5. ROOF		AIR CONDITIONING	✓
HIP GABLE	✓	**12. PLUMBING**	
		BATH ROOM	/
ASPHALT SHINGLE	✓	STALL SH. BATH ROOM	
ASBESTOS SHINGLE		STALL SHOWER EXTRA	
WOOD SHINGLE		TOILET ROOM	/
SLATE		LAVATORY EXTRA	
		WATER CLOSET EXTRA	
6. FLOORS		SINK EXTRA	
	B 1 2 3 A	WATER ONLY	
CONCRETE	✓		
HARDWOOD			
SOFTWOOD	✓	NO PLUMBING	✓
SINGLE		**13. TILING**	ND
W/W CARPET	✓ ✓	BATH FL. & WAINS.	✓
MASTIC TILE	✓	BATH FL. & WALLS	
		BATH FLOOR ONLY	
7. INTERIOR FINISH		TOILET RM. FL. & WAINS.	
	B 1 2 3 A	TOILET RM. FL. & WALLS	
PLASTER		TOILET RM. FL. ONLY	
DRYWALL	✓	TUB. AREA ONLY	✓
PANELING	✓ ✓		✓
		KITCHEN WAINS.	
UNFINISHED	✓		
8. ROOMS		**14. FIREPLACES**	
	B 1 2 3 A	FIREPLACE & STACKS	
TOTAL	/ 3	2 FIREPLACE EXTRA	
BEDROOMS	2	PREFABRICATED /¹	/



OCCUPANCY DETAIL & NOTES	WORK DETAIL
A-FRAME DWELLING	M & L
	D.O.R.
BSMT - 180# REC. RM. WITH PANEL WALLS, CARPETED	PRICED
FLOOR, DRYWALL CEILING WITH LIGHTING.	D.O.R.
BSMT. FINISH IS OF LOW QUALITY.	REVIEWED

15. OTHER		16. OBSOLESCENCE		OUTBUILDINGS	G	1	2	3
MODERN KITCHEN	✓	ECONOMIC	✓					
B.I. RANGE	/	LOCATION		CONC. FLOOR				
B.I. OVEN	/	PLUMBING		FLOOR				
B.I. DISPOSAL		HEATING		FRAME WALLS				
B.I. DISHWASHER	/	ARCHITECTURAL		WALLS				
B.I. MICROWAVE		OVER-IMPROV.		ROOFING				
B.I. BARBECUE		OVER-SIZE		FIN. INTERIOR				
				HEATING				
INTERCOMM		INT. LAYOUT		ELECTRIC				
CENTRAL VACUUM				O. H. DOOR				
BI SOUND SYS				ELECTRIC EYE				

ACQUISITION DATA	
PUR. DATE	
PUR. PRICE	
LAND COST	
BLDG. COST	
REMOD. DATE	
REMOD. COST	

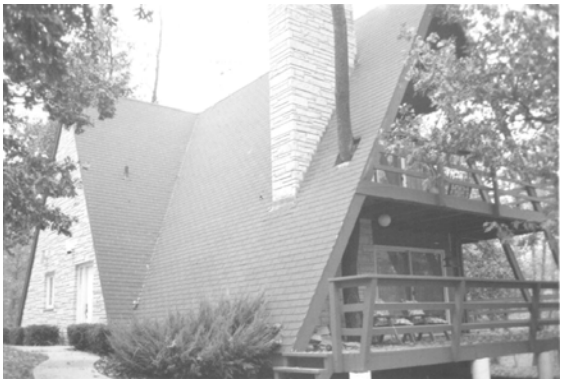
TOTAL	101,060
TOTAL	
TOTAL	

COMPUTATIONS		
AREA	RATE	VALUE
864		88,070
576		13,940
96		7290

ADJUSTMENTS	
MULTI-FAMILY	
BASEMENT AREA	
BSMT FLOOR	
BSMT GARAGE	
INT. FINISH	
BASEMENT FINISH	+ 3060
ATTIC	+ 11710
HEATING	
AIR COND.	+ 2250
PLUMBING	+ 1300
TILING	
FIREPLACE	+ 3900
BUILT-INS	+ 2150

TOTAL	133,670
GRADE ADJUSTMENT	100%
TOTAL REPLACEMENT	133670

IDR 74 R1



1
A 1½ STORY + BASEMENT
“A-FRAME” DWELLING

2
A 1½ STORY + BASEMENT
“A-FRAME” DWELLING

3
A 1 STORY + LOFT
“A-FRAME” DWELLING

4
A 1 STORY + LOFT + BASEMENT
“A-FRAME” DWELLING

4
A 1 STORY + LOFT + BASEMENT
“A-FRAME” DWELLING

5
A 1 STORY + ATTIC
“A-FRAME” DWELLING

For purposes of this manual, “Earth Sheltered” and “Bermed” dwellings are described as follows:

> “Earth Sheltered” Dwellings – A one story dwelling built into a side hill where the rear wall, side walls and roof are constructed of heavy reinforced concrete and covered by earth. The front (or exposed exterior wall) is usually of wood frame, brick or structural glass construction.
>
> “Bermed” Dwellings – A one story dwelling where the rear wall and side walls are constructed of concrete block or reinforced concrete and covered by earth. The front (or exposed exterior wall) is usually constructed of brick or wood frame. The roof is a conventional gable or hip roof with asphalt shingles or equivalent.

“Earth Sheltered” and “Bermed” dwellings should be priced from the Bermed and Earth Home Schedules found on page 60. The appropriate adjustments should be applied in the same manner as conventional residential properties.

The following photographs of “Earth Sheltered” and “Bermed” dwellings are to be used as a guide for grading purposes, however, the grade of these dwellings will be influenced greatly by the quality of construction and interior finish. The interior quality and appearance should weight heavily on the assessor/appraiser’s opinion of grade.

A sample listing and pricing for an “Earth Sheltered” dwelling is as follows:

1. OCCUPANCY	TYPE	CONSTRUCTION	SIZE – AREA	GRADE	YEAR BUILT	REMOD.	COND.	REPLACEMENT VALUE	PHYS. DEPR.	PHYSICAL VALUE	OBSOL.	ACTUAL VALUE
✓ SINGLE FAMILY	DWELLING	/3 Conc.		4+10	1981	NO	N	171,754	7	159,731	10	143,758
FAM. DUPLEX												
FAM. FLAT												
FAM. CONV.	GARAGE											
	1.											
	2.											
	3.											

2. FOUNDATION		9. BASEMENT FINISH	ND
TILE OR CEMENT BLOCK		APARTMENT	
CONCRETE	✓	LAUNDRY ROOM	
BRICK		RECREATION ROOM	
STONE			
		AMOUNT FINISHED	

3. BASEMENT AREA					BASEMENT GARAGE	1 C	2 C
(NO)	1/4	1/2	3/4	F	10. ATTIC		
					(NO) 1/4 1/2 3/4 F		

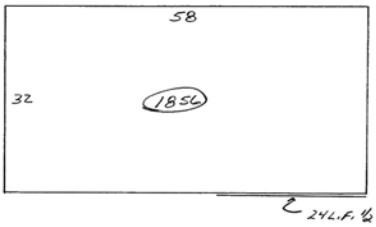
4. EXTERIOR WALLS		FLOOR & STAIRS	
SIDING & SHEATHING	✓	11. HEATING	
SINGLE SIDING		FORCED HOT AIR	✓
SHINGLES		GRAVITY HOT AIR	
BRICK VENEER		PIPELESS FURNACE	
BRICK ON TILE OR C. BLK		FLOOR OR WALL FURNACE	
SOLID BRICK		HOT WATER OR VAPOR	
STONE VENEER		STEAM	
ALUMINUM SIDING		ELECTRIC	
STUCCO		(GAS) OIL	✓
Reinforced Concrete	✓		
ROOF INSUL.			
BLANKET INSUL.		NO HEATING	

5. ROOF				AIR CONDITIONING	ND
HIP		GABLE		12. PLUMBING	
Flat			✓	BATH ROOM	1
ASPHALT SHINGLE				STALL SH. BATH ROOM	
ASBESTOS SHINGLE				STALL SHOWER EXTRA	
WOOD SHINGLE				TOILET ROOM	1
SLATE				LAVATORY EXTRA	
Earth/Conc.			✓	WATER CLOSET EXTRA	

6. FLOORS	B	1	2	3	A	SINK EXTRA	
						WATER ONLY	
CONCRETE		✓					
HARDWOOD							
SOFTWOOD						NO PLUMBING	
SINGLE						13. TILING	ND
W/W CARPET		✓				BATH FL. & WAINS.	
MASTIC TILE		✓				BATH FL. & WALLS	
						BATH FLOOR ONLY	

7. INTERIOR FINISH	B	1	2	3	A	TOILET RM. FL. & WAINS.	
						TOILET RM. FL. & WALLS	
PLASTER						TOILET RM. FL. ONLY	
DRYWALL		✓				TUB. AREA ONLY	
PANELING							
						KITCHEN WAINS.	
UNFINISHED							

8. ROOMS	B	1	2	3	A	14. FIREPLACES	✓
						FIREPLACE & STACKS	1
TOTAL		6				FIREPLACE EXTRA	
BEDROOMS		3				PREFABRICATED	



OCCUPANCY DETAIL & NOTES

EARTH SHELTERED HOME

WORK DETAIL	
M & L	
PRICED	D.O.R.
REVIEWED	D.O.R.

15. OTHER		16. OBSOLESCENCE		OUTBUILDINGS	G	1	2	3
MODERN KITCHEN	✓	ECONOMIC						
B.I. RANGE		LOCATION		CONC. FLOOR				
B.I. OVEN		PLUMBING		FLOOR				
B.I. DISPOSAL		HEATING		FRAME WALLS				
B.I. DISHWASHER	/	ARCHITECTURAL	✓	WALLS				
B.I. MICROWAVE		OVER-IMPROV.		ROOFING				
B.I. BARBECUE		OVER-SIZE		FIN. INTERIOR				
				HEATING				
INTERCOMM		INT. LAYOUT	F	ELECTRIC				
CENTRAL VACUUM				O. H. DOOR				
BI SOUND SYS				ELECTRIC EYE				

ACQUISITION DATA	
PUR. DATE	
PUR. PRICE	
LAND COST	
BLDG. COST	
REMOD. DATE	
REMOD. COST	

TOTAL	156,140
GRADE ADJUSTMENT	110 %
TOTAL REPLACEMENT	171,754

TOTAL	143,760
TOTAL	
TOTAL	

COMPUTATIONS		
AREA	RATE	VALUE
1856		149,950
24 L.F.	35.00	840

ADJUSTMENTS	
MULTI-FAMILY	
BASEMENT AREA	
BSMT FLOOR	
BSMT GARAGE	
INT. FINISH	
BASEMENT FINISH	
ATTIC	
HEATING	
AIR COND.	
PLUMBING	+ 1300
TILING	
FIREPLACE	+ 4400
BUILT-INS	+ 650

IDR 74 R1

2
A 1 STORY CONCRETE,
FRAME & BRICK BERMED DWELLING

3
A 1 STORY CONCRETE & BRICK
EARTH SHELTERED DWELLING

3
A 1 STORY CONCRETE &
BRICK BERMED DWELLING

4 + 10
A 1 STORY CONCRETE & BRICK
EARTH SHELTERED DWELLING

4
A 1 STORY CONCRETE &
FRAME BERMED DWELLING

4
A 1 STORY CONCRETE &
FRAME BERMED DWELLING
(DUPLEX)

"LOG" DWELLINGS

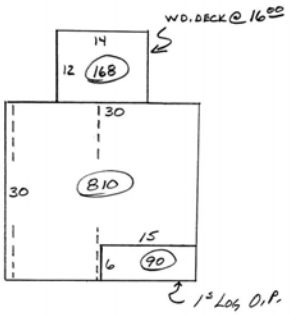
In valuing "Log" dwellings, the assessor/appraiser should follow the same listing and pricing procedures as are used for conventional residential properties. Most "Log" dwellings are constructed of either pine or cedar logs. The base prices for log homes are found on pages 51 thru 59.

Adjustments to the base cost (air conditioning, basement finish, additional plumbing, etc.) should be applied in the same manner as conventional residential properties.

A sample listing and pricing for a "Log" dwelling appears below.

1. OCCUPANCY	TYPE	CONSTRUCTION	SIZE – AREA	GRADE	YEAR BUILT	REMOD.	COND.	REPLACEMENT VALUE	PHYS. DEPR.	PHYSICAL VALUE	OBSOL.	ACTUAL VALUE
✓ SINGLE FAMILY	DWELLING	1½ S B Log	SKETCH	445	1996	NO	N	154,306	5	146,590	—	146,590
FAM. DUPLEX												
FAM. FLAT												
FAM. CONV.	GARAGE											
	1.											
	2.											
	3.											

2. FOUNDATION		9. BASEMENT FINISH	✓
TILE OR CEMENT BLOCK		APARTMENT	
CONCRETE	✓	LAUNDRY ROOM	
BRICK		RECREATION ROOM	✓
STONE			
		AMOUNT FINISHED 200#	✓
3. BASEMENT AREA		BASEMENT GARAGE 1 C 2 C	
NO 1/4 1/2 3/4 (F)		10. ATTIC	
		(NO) 1/4 1/2 3/4 F	
4. EXTERIOR WALLS		FLOOR & STAIRS	
SIDING & SHEATHING		11. HEATING	
SINGLE SIDING		FORCED HOT AIR	✓
SHINGLES		GRAVITY HOT AIR	
BRICK VENEER		PIPELESS FURNACE	
BRICK ON TILE OR C. BLK		FLOOR OR WALL FURNACE	
SOLID BRICK		HOT WATER OR VAPOR	
STONE VENEER		STEAM	
ALUMINUM SIDING		ELECTRIC	
STUCCO		(GAS) OIL	
Log	✓		
ROOF INSUL.	✓		
BLANKET INSUL.		NO HEATING	
5. ROOF		AIR CONDITIONING	✓
HIP GABLE ✓		12. PLUMBING	
		BATH ROOM	1
ASPHALT SHINGLE	✓	STALL SH. BATH ROOM	
ASBESTOS SHINGLE		STALL SHOWER EXTRA	
WOOD SHINGLE		TOILET ROOM	1
SLATE		LAVATORY EXTRA	
		WATER CLOSET EXTRA	
6. FLOORS		SINK EXTRA	
B 1 2 3 A		WATER ONLY	
CONCRETE ✓			
HARDWOOD ✓ ✓			
SOFTWOOD		NO PLUMBING	
SINGLE		13. TILING	NO
W/W CARPET ✓		BATH FL. & WAINS.	
MASTIC TILE		BATH FL. & WALLS	
		BATH FLOOR ONLY	
7. INTERIOR FINISH		TOILET RM. FL. & WAINS.	
B 1 2 3 A		TOILET RM. FL. & WALLS	
PLASTER		TOILET RM. FL. ONLY	
DRYWALL ✓ ✓ ✓		TUB. AREA ONLY	
PANELING			
Log ✓ ✓		KITCHEN WAINS.	
UNFINISHED ✓			
8. ROOMS		14. FIREPLACES	NO
B 1 2 3 A		FIREPLACE & STACKS	
TOTAL 1 2 2		FIREPLACE EXTRA	
BEDROOMS 2		PREFABRICATED	



OCCUPANCY DETAIL & NOTES	WORK DETAIL
Post & Beam Construction. Interior of Exterior Walls	M & L
are Log Finish. Partitions are Drywall on Wood Studs.	D.D.R.
Bsmt. - Walk-out Rec. Rm. with Carpeting, Drywall	PRICED
walls & Ceiling with Lighting - Avg Quality.	D.D.R.
	REVIEWED

15. OTHER		16. OBSOLESCENCE		OUTBUILDINGS	G	1	2	3	ACQUISITION DATA
MODERN KITCHEN	✓	ECONOMIC							
B.I. RANGE		LOCATION		CONC. FLOOR					PUR. DATE
B.I. OVEN		PLUMBING		FLOOR					PUR. PRICE
B.I. DISPOSAL		HEATING		FRAME WALLS					LAND COST
B.I. DISHWASHER	1	ARCHITECTURAL		WALLS					BLDG. COST
B.I. MICROWAVE		OVER-IMPROV.		ROOFING					REMOD. DATE
B.I. BARBECUE		OVER-SIZE		FIN. INTERIOR					REMOD. COST
				HEATING					
INTERCOMM		INT. LAYOUT	F	ELECTRIC					TOTAL
CENTRAL VACUUM				O. H. DOOR					GRADE ADJUSTMENT
BI SOUND SYS				ELECTRIC EYE					TOTAL REPLACEMENT

TOTAL	146,590
TOTAL	
TOTAL	

COMPUTATIONS		
AREA	RATE	VALUE
810		132,270
90		3540
168	16.00	2688

ADJUSTMENTS	
MULTI-FAMILY	
BASEMENT AREA	
BSMT FLOOR	
BSMT GARAGE	
INT. FINISH	
BASEMENT FINISH	+ 4000
ATTIC	
HEATING	
AIR COND.	+ 2510
PLUMBING	+ 1300
TILING	
FIREPLACE	
BUILT-INS	+ 650
TOTAL	146958
GRADE ADJUSTMENT	105%
TOTAL REPLACEMENT	154,306

IDR 74 R1

E + 40
A 1½ STORY LOG DWELLING

2
A 1½ STORY + BASEMENT
LOG DWELLING

3 + 10
A 1½ STORY + BASEMENT
LOG DWELLING

4 + 5
A 1½ STORY (REAR DORMER) + BASEMENT
LOG DWELLING

4
A 1 STORY + BASEMENT
LOG DWELLING

“MANUFACTURED” DWELLINGS

Manufactured (formerly known as Mobile) Homes are residential structures built on a steel undercarriage with necessary wheel assembly to be transported to a permanent or semi-permanent site. The wheel assembly can be removed when placed on a permanent foundation, but the steel undercarriage remains intact as a necessary structural component.

The “Manufactured” dwellings schedule is to be used for mobile type manufactured homes and is not intended to be used for modular or panelized manufactured homes.

Mobile Homes built after June 15, 1976 must meet the Federal Mobile Home Construction and Safety Standards as outlined in Title VI, Housing and Community Development Act of 1974. A HUD seal certifying compliance with these standards must be displayed on each unit.

Manufactured (Mobile) Homes should be priced from the “Manufactured Homes” schedule found on pages 73 through 75. Adjustments to the base price should be applied in the same manner as conventional residential properties.

Grading Manufactured Homes

5 Grade - Mobile Homes built with prefinished lightweight corrugated aluminum exterior walls, corrugated metal arched roof and low quality printed hardwood or plywood paneling interior finish. Most Mobile Homes constructed prior to 1976 will fall within this grade.

4 Grade- Manufactured (Mobile) Homes built with vinyl lap siding or equivalent on wood studs. Gable (3/12 pitch) roof with asphalt shingles. Vinyl wall coverings on gypsum.

The following guide can be used to determine the proper grade for Manufactured Homes above a 4 grade.

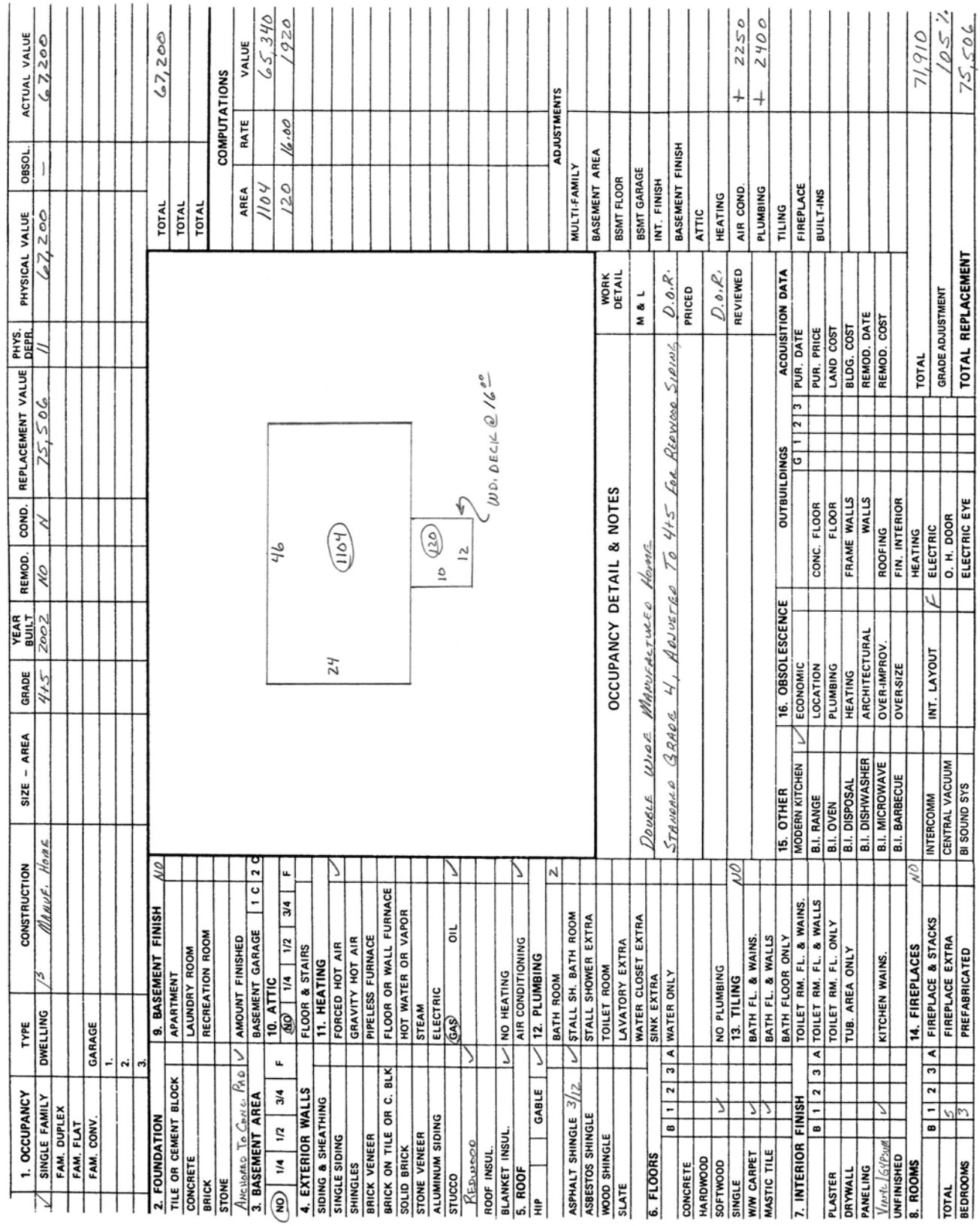
Item	Percent of Increase To Base 4 Grade Replacement Cost
Textured Drywall Interior	6 to 11%
Textured Drywall Interior (units with basement)	4 to 8%
Wood Siding	5 to 6%
Wood Siding (units with basement)	4%
Extra Roof Pitch	3%
Extra Roof Pitch (units with basement)	2%

"MANUFACTURED" DWELLINGS
DEPRECIATION GUIDE

YEAR	EFA	EXCELLENT	VERY GOOD	ABOVE NORMAL	NORMAL	BELOW NORMAL	POOR	VERY POOR
INITIAL	1	0	1	1	2	4	5	9
	2	0	1	3	4	5	7	12
	3	1	2	4	5	7	9	15
	4	1	3	5	7	9	11	18
	5	2	5	7	9	11	14	22
	6	3	7	9	11	14	17	26
	7	4	8	10	13	16	20	30
	8	5	10	12	15	19	24	34
	9	6	11	14	17	21	26	36
	10	7	13	16	20	24	29	39
	11	8	14	18	22	27	32	42
	12	9	15	19	24	29	34	44
	13	10	17	21	26	31	36	46
	14	11	19	24	29	34	39	49
	15	12	22	27	32	37	42	52
	16	14	24	29	34	39	44	54
	17	17	27	32	37	42	47	57
	18	20	30	35	40	45	50	60
	19	23	33	38	43	48	53	63
	20	25	35	40	45	50	55	65
	21	28	38	43	48	53	58	68
	22	31	41	46	51	56	61	71
	23	34	44	49	54	59	64	74
	24	37	47	52	57	62	67	77
	25	39	49	54	59	64	69	79
	26	42	52	57	62	66	71	81
	27	45	55	60	65	70	75	85
	28	48	58	63	68	73	78	88
	29	50	60	65	70	75	80	90
	30	50	60	65	70	75	80	90
	31	50	60	65	70	75	80	90
	32	50	60	65	70	75	80	90
	33	50	60	65	70	75	80	90
	34	50	60	65	70	75	80	90
	35	50	60	65	70	75	80	90
	36	50	60	65	70	75	80	90
	37	50	60	65	70	75	80	90
	38	50	60	65	70	75	80	90
	39	50	60	65	70	75	80	90
	40	50	60	65	70	75	80	90
	41	50	60	65	70	75	80	90
	42	50	60	65	70	75	80	90
	43	50	60	65	70	75	80	90
	44	50	60	65	70	75	80	90
	45	50	60	65	70	75	80	90

The preceding is a guide only. The assessor/appraiser is encouraged to complete a depreciation analysis and should edit the depreciation guide if necessary.

A sample listing and pricing for a “Manufactured” dwelling appears below:



1. OCCUPANCY	TYPE	CONSTRUCTION	SIZE – AREA	GRADE	YEAR BUILT	REMOD.	COND.	REPLACEMENT VALUE	PHYS. DEPR.	PHYSICAL VALUE	OBSOL.	ACTUAL VALUE
✓ SINGLE FAMILY	DWELLING	13 Manuf. Home		4+5	2002	NO	N	75,506	11	67,200	—	67,200
FAM. DUPLEX												
FAM. FLAT												
FAM. CONV.	GARAGE											
	1.											
	2.											
	3.										TOTAL	67,200

2. FOUNDATION				NO
TILE OR CEMENT BLOCK				
CONCRETE				
BRICK				
STONE				
Anchored To Conc. Pad				✓

3. BASEMENT AREA												
NO	1/4	1/2	3/4	F								

4. EXTERIOR WALLS												
SIDING & SHEATHING												
SINGLE SIDING												
SHINGLES												
BRICK VENEER												
BRICK ON TILE OR C. BLK												
SOLID BRICK												
STONE VENEER												
ALUMINUM SIDING												
STUCCO												
Redwood												
ROOF INSUL.												
BLANKET INSUL.												

5. ROOF												
HIP			GABLE									
ASPHALT SHINGLE	3/12											
ASBESTOS SHINGLE												
WOOD SHINGLE												
SLATE												

6. FLOORS	B	1	2	3	A
CONCRETE					
HARDWOOD					
SOFTWOOD		✓			
SINGLE		✓			
W/W CARPET		✓			
MASTIC TILE					

7. INTERIOR FINISH	B	1	2	3	A
PLASTER					
DRYWALL					
PANELING					
Vinyl-Lgt Pan		✓			
UNFINISHED					

8. ROOMS	B	1	2	3	A
TOTAL		5			
BEDROOMS		3			

9. BASEMENT FINISH				NO
APARTMENT				
LAUNDRY ROOM				
RECREATION ROOM				
AMOUNT FINISHED				✓

BASEMENT GARAGE	1 C	2 C

10. ATTIC				
NO	1/4	1/2	3/4	F

11. HEATING	
FLOOR & STAIRS	
FORCED HOT AIR	✓
GRAVITY HOT AIR	
PIPELESS FURNACE	
FLOOR OR WALL FURNACE	
HOT WATER OR VAPOR	
STEAM	
ELECTRIC	
(GAS) OIL	✓

NO HEATING	✓
AIR CONDITIONING	✓

12. PLUMBING		
BATH ROOM		2
STALL SH. BATH ROOM	✓	
STALL SHOWER EXTRA		
TOILET ROOM		
LAVATORY EXTRA		
WATER CLOSET EXTRA		
SINK EXTRA		

WATER ONLY	A	
NO PLUMBING		NO

13. TILING	
BATH FL. & WAINS.	
BATH FL. & WALLS	
BATH FLOOR ONLY	

14. FIREPLACES	NO
FIREPLACE & STACKS	
FIREPLACE EXTRA	
PREFABRICATED	

15. OTHER	
MODERN KITCHEN	✓
B.I. RANGE	
B.I. OVEN	
B.I. DISPOSAL	
B.I. DISHWASHER	
B.I. MICROWAVE	
B.I. BARBECUE	

16. OBSOLESCENCE	
ECONOMIC	
LOCATION	
PLUMBING	
HEATING	
ARCHITECTURAL	
OVER-IMPROV.	
OVER-SIZE	

INTERCOMM	
CENTRAL VACUUM	
BI SOUND SYS	

INT. LAYOUT	F

OCCUPANCY DETAIL & NOTES

Double Wide Manufactured Home

Standard Grade 4, Average To 4+5 for Redwood Siding

WD. DECK @ 16°

OUTBUILDINGS	G	1	2	3
CONC. FLOOR				
FLOOR				
FRAME WALLS				
WALLS				
ROOFING				
FIN. INTERIOR				
HEATING				
ELECTRIC				
O. H. DOOR				
ELECTRIC EYE				

ACQUISITION DATA	
PUR. DATE	
PUR. PRICE	
LAND COST	
BLDG. COST	
REMOD. DATE	
REMOD. COST	
TOTAL	
GRADE ADJUSTMENT	
TOTAL REPLACEMENT	

WORK DETAIL	
M & L	
PRICED	D.O.R.
REVIEWED	D.O.R.

24	46		
		1104	
	10	120	
	12		

COMPUTATIONS			
	AREA	RATE	VALUE
TOTAL	1104		65,340
TOTAL	120	16.00	1920
TOTAL			

ADJUSTMENTS	
MULTI-FAMILY	
BASEMENT AREA	
BSMT FLOOR	
BSMT GARAGE	
INT. FINISH	
BASEMENT FINISH	
ATTIC	
HEATING	
AIR COND.	+ 2250
PLUMBING	+ 2400
TILING	
FIREPLACE	
BUILT-INS	
TOTAL	71,910
GRADE ADJUSTMENT	105%
TOTAL REPLACEMENT	75,506

5
A 1 STORY SINGLE-WIDE
MANUFACTURED DWELLING

4
A 1 STORY SINGLE-WIDE
MANUFACTURED DWELLING

5
A 1 STORY DOUBLE-WIDE
MANUFACTURED DWELLING

4
A 1 STORY DOUBLE-WIDE
MANUFACTURED DWELLING

4
A 1 STORY + BASEMENT
DOUBLE-WIDE
MANUFACTURED DWELLING

3 - 5
A 1 STORY DOUBLE-WIDE
MANUFACTURED DWELLING
(Redwood siding & Textured Drywall Interior)

Return to Table of Contents

Pre-Fabricated Homes: Prefab homes can vary greatly in quality and design. Low quality prefab dwellings with wood panel interior walls and drywall cathedral ceilings with batten strips should be priced from the Manufactured Home Schedule. Better quality pre-fabricated homes meet the same building code requirements as standard stick built homes. In many cases it is very difficult to see any difference in these homes when compared to a standard stick built home. These homes should be priced from the Residential Schedule.

Condominiums: (A form of ownership in which each owner owns the fee to the individual unit, and a percentage of the fee to the common areas.) Condominium units are a unique type of residential occupancy and ownership. By design these units incur additional costs not typically found in other residential properties. These additional costs include marketing, filing and development of horizontal property regime and Homeowners Association costs during construction and marketing phases.

The replacement cost of condominium units should be determined from the appropriate Residential Schedule utilizing the individual unit square footage. Appropriate adjustments should be applied in the same manner as used in typical residential properties.

Replacement costs of common areas such as, hallways, elevators, banquet and/or dining area, pools and pool enclosures should be determined from the appropriate manual section. Once the total replacement cost of all common area components has been determined it should be allocated to each individual unit utilizing the proper percentage of ownership as indicated by the horizontal property regime.

Grading of condominiums presents a unique challenge to the assessor/appraiser. Grades not only vary from one condominium complex to another but can vary within the same condominium complex. Items which can cause an individual unit to vary in grade from a similar unit within the same condominium complex are: location of unit, unit view, layout, end units vs. interior units, and unit position in a multi-story structure.

The assessor/appraiser is encouraged to closely analyze each condominium unit to determine the proper grade.

Townhouses: Price from appropriate Residential Schedule.

3 GRADE

4 GRADE

5 GRADE

6 GRADE

TYPICAL GARAGE SPECIFICATIONS

2 Grade - This is a good quality garage. It will be similar to a 3 grade but will typically include additional interior finish not present in a 3 grade.

3 Grade - This is a good quality garage, generally of newer construction or with a good quality residence. This garage has very similar building specification as a grade 4, but will display better quality design, materials and workmanship.

4 Grade - This is an average quality garage. The building specifications include a concrete slab floor, siding on sheathing walls on 2" x 4" studs 24" o.c., asphalt shingle roof, window(s), one entrance door, overhead door(s) and electricity.

5 Grade - This is a lower quality garage than a grade 4 and is generally found in older areas or in low quality developments. Single wall siding, 2" x 4" studs 24" o.c., roll roofing or light weight shingles, thin concrete or asphalt floor, no or minimal electric, low quality windows and entrance door (if any), low quality overhead door or hinge door.

6 Grade - This is similar to a shed. Roll roofing, single siding, no floor, no or minimal electric, usually no windows or entrance door, low quality hinge doors or none.

NOTE: Add 1 grade (i.e. from a 4 grade to a 3 grade) to garages with insulation, finished interiors, and heat.

Land Record

"Improved Street" refers to paved street with curb, gutter, and sidewalk (if in area where sidewalks are desirable).

"Semi-improved Street" refers to paved street without curb, gutter, and/or sidewalk.

"Unimproved Street" refers to dirt, gravel, or oil street.

"No Street" refers to a street which appears on maps only and does not exist (paper street).

Topography references (level, high, low) are always considered in relationship to the street.

Utilities refer to utilities which are available to the property.

1. Occupancy

Single Family - Check for all residences with only one family.

Family Duplex - For the purpose of this manual a duplex is a structure containing two side by side living units. Each being completely self sufficient and containing separate entrance, kitchen, heating, electrical service, sewer and water. Indicate "2" in box provided.

Family Flat - for the purpose of this manual a flat shall be a structure built to contain more than one family. These family units can be side by side or over-under or a combination of both. Each unit should have private entrance and complete kitchen. Can also have separate heating facilities. Indicate number of flats in box provided.

Family Conversions generally refer to an extra family or families added to a structure which was not designed with this in mind. A good example is a single family dwelling which has a kitchen added on the second floor to convert it to two families. This should be listed as one family plus one conversion. Another example is the old superior quality of home which perhaps now accommodates five families. This would be listed as one family plus four conversions.

In listing flats and conversions bear in mind that a house or building can be converted from its original design sufficiently to become a flat.

Some variations in listing may be as follows:

Single family plus "x" conversions
Two family flat plus "x" conversions
Duplex plus two family flat
Duplex plus "x" conversions
Three family flat

It should be noted that the addition for a flat and duplex is approximately double that of a conversion. The additional value is basically for kitchen cabinets, extra closets, extra partitions, rough plumbing, etc.

2. Foundation

Check proper box or write-in if something other.

3. Basement Area

Circle proper amount of basement. This refers only to basement under the main body of the house. Basement area under additions should be listed in sketch area with additions.

4. Exterior Walls

Check proper box or write-in if something other.

5. Roof

Check proper box or write-in if something other. (See “roof types” for additional information.)

6. Floors

Check proper box or boxes for each floor. Do not try to find percentage of different types of flooring. (Except part earth floor in basement.)

7. Interior Finish

Check proper box or boxes for each floor. Do not try to find percentage of different types of interior finish.

8. Rooms

Write in total number of finished rooms on each floor and the number of bedrooms on each floor. (Do not count bathrooms, toilet rooms, pantries, breakfast nooks, etc.)

9. Basement Finish

First check or write-in what the finished area is used for. Next enter the amount of finish. This can be in percentage or square feet. If interior finish cannot be adequately described in the check boxes, use “remarks”. Basement finish is field priced. If there is a basement garage, circle proper number.

10. Attic Finish

Circle amount of attic finish or check floor and stairs. (See “story heights” for additional details.)

11. Heating

First check proper box for type of heating system, next check or write-in the energy source for the system. Air conditioning is also a check under this heading.

12. Plumbing

Write in number after each line. (Do not use check marks.) One sink is considered as base and all “extra” sinks should be listed. Stall showers have ceramic tile or equivalent in the shower. All other showers (metal, block, plywood, etc.) should be marked with an “M”.

13. Tiling

Write in number after each item. (Do not use check marks.) If only part of the item exists, mark out the part that is not there. Example: If a bathroom has ceramic wainscot but not flooring, place a line through fl. If tiling is plastic or equivalent, place a “p” after the item. Tiling is a descriptive item only.

Return to Table of Contents

14. Fireplaces

Write in number after each item. (Do not use check marks.) Fireplace and stack refers to a wood burning fireplace with a chimney. If one chimney has two fireplaces, it would be one fireplace and stack and one fireplace extra. Prefabricated fireplaces do not have a chimney or special foundation under the fire place (metal flue only). Gas fireplaces with a vertical vent should be listed as a prefabricated and should be marked “gas-vert.” Gas fireplaces with a side vent should be listed as a prefabricated and should be marked “gas-side”. Artificial fireplaces are not a pricing item and should be listed for description only. Place “art” on card. If the main structure is 1½ or 2 story but the fireplace is in a 1 story addition, note so on the card.

15. Other Features

Modern kitchen should be checked if the kitchen meets modern standards and/or if the kitchen in an older home has been modernized.

Built-in features may be checked in single family dwelling but should be listed with numbers in multi-family units.

Security systems, built-in vacuums, intercom systems and built-in stereos should be listed under this heading. Built-in barbecues should be priced as an extra fireplace.

16. Obsolescence

This item is to be used only if the property received some recognition for obsolescence. Generally this item is used by the review assessor/appraiser.

Garages

Attached garages must have a minimum of one-third of the common wall adjoining the main body of the house or addition. Garages attached only to porches and breezeways should normally be listed as detached. Lister has option to indicate otherwise.

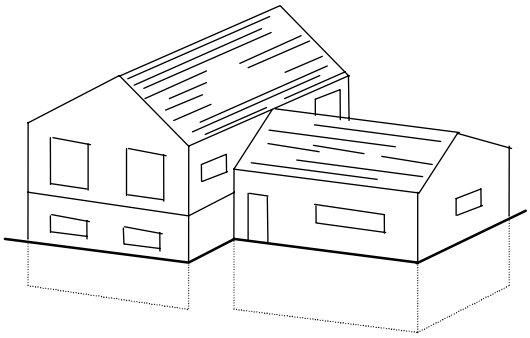
SPLIT LEVEL AND SPLIT FOYER DWELLINGS

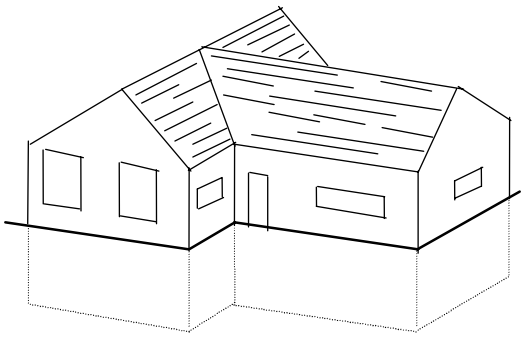
In listing split level dwellings, the assessor/appraiser must "envision" the structure as having a single roof-line. This is done by mentally "sinking" the higher portion until the roof line is straight. The result is usually one story and basement dwelling. Because of the added cost of building a split level the assessor/appraiser should add 5% to 15% to his normal grade, depending on the complexity of the structure.

Listing a split foyer is merely sinking the entire building so that the half submerged section is fully submerged and therefore becomes a basement. (Field price basement finish.) It is often necessary to add 5% to 15% to the normal grade.

Following are several demonstrations of the "actual structure" with accompanying demonstrations of how it should be "envisioned" by the assessor/appraiser.

Note: If the lower level is 100% above grade, it should be priced as a first floor.

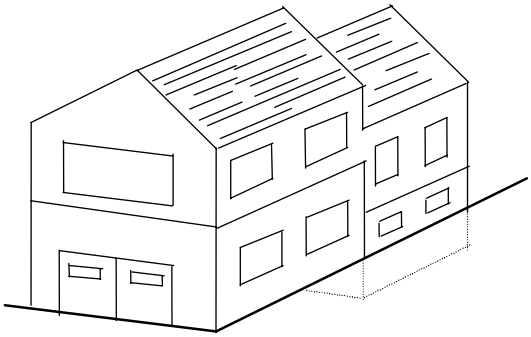


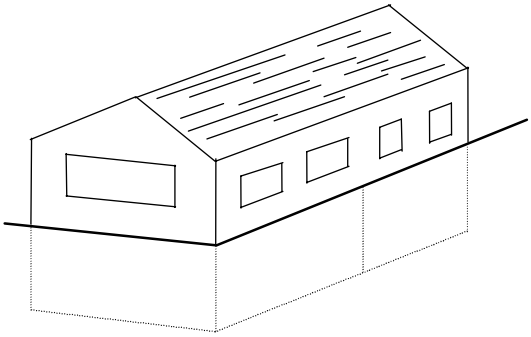


SPLIT LEVEL

ACTUAL STRUCTURE ENVISIONED STRUCTURE

List as a one story and basement dwelling. (Field price basement finish.)

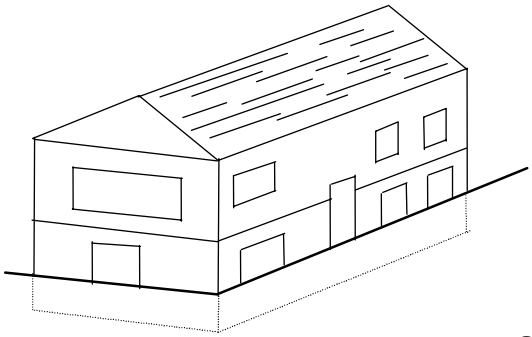


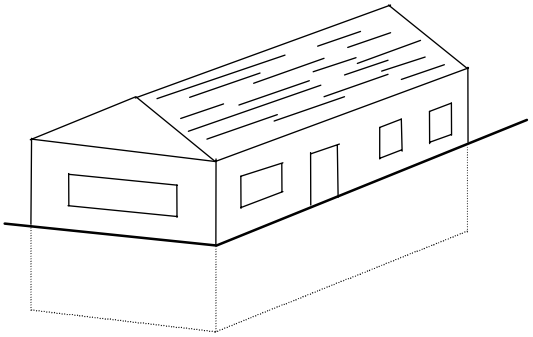


SPLIT LEVEL

ACTUAL STRUCTURE ENVISIONED STRUCTURE

List as a one story and basement dwelling. (2 car basement garage.) (Field price basement finish.)





SPLIT FOYER

ACTUAL STRUCTURE ENVISIONED STRUCTURE

List as a one story and basement dwelling. (Field price basement finish.)

Return to Table of Contents

CARD NO.	PROPERTY ADDRESS	PARCEL NO.	MAP NO.	PROPERTY NO,

NAME AND DESCRIPTION:

SAMPLE

SPLIT LEVEL LISTING

REMARKS:

PERMISSION TO INSPECT: DATE:

RECORD OF OWNERSHIP	DATE	BOOK & PAGE	STAMPS	SALE PRICE	RATIO	BUILDING PERMIT DATA

ASSESSMENT SUMMARY

YR.	ITEM	ACTUAL VALUE	ASSESSED VALUE
19	LAND		
	IMPR.		
	TOTAL		
19	LAND		
	IMPR.		
	TOTAL		
19	LAND		
	IMPR.		
	TOTAL		
19	LAND		
	IMPR.		
	TOTAL		
19	LAND		
	IMPR.		
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	LAND		
	IMPR.		
	TOTAL		
	LAND		
	IMPR.		
	TOTAL		
	LAND		
	IMPR.		
	TOTAL		

LAND RECORD	
IMPR. STREET	
SEMI-IMPR. STREET	
UNIMPR. STREET	
NO STREET	
LEVEL	
HIGH	
LOW	
ALL UTILITIES	
NO UTILITIES	
WAT. SEW. GAS	

LAND VALUE COMPUTATIONS

FRONTAGE COMPUTATIONS	FRONTAGE FIGURED	AVERAGE DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL	ADJUST. FACTOR	ACTUAL VALUE
TOTAL								

Return to Table of Contents

	1. OCCUPANCY	TYPE	CONSTRUCTION	SIZE – AREA	GRADE	YEAR BUILT	REMOD.	COND.	REPLACEMENT VALUE	PHYS. DEPR.	PHYSICAL VALUE	OBSOL.	ACTUAL VALUE
✓	SINGLE FAMILY	DWELLING	1S+B FR S/L	SKETCH	3-5	1980	NO	N	201,679	11	179,494	—	179,494
	FAM. DUPLEX												
	FAM. FLAT												
	FAM. CONV.	GARAGE											
		1.											
		2.											
		3.											

TOTAL		179,490
TOTAL		
TOTAL		

2. FOUNDATION

TILE OR CEMENT BLOCK	
CONCRETE	✓
BRICK	
STONE	

3. BASEMENT AREA

NO | 1/4 | 1/2 | 3/4 | (F)

4. EXTERIOR WALLS

SIDING & SHEATHING	✓
SINGLE SIDING	
SHINGLES	
BRICK VENEER	
BRICK ON TILE OR C. BLK	
SOLID BRICK	
STONE VENEER	
ALUMINUM SIDING	
STUCCO	
ROOF INSUL.	
BLANKET INSUL.	✓

5. ROOF

HIP | | GABLE | ✓

ASPHALT SHINGLE	✓
ASBESTOS SHINGLE	
WOOD SHINGLE	
SLATE	

6. FLOORS

	B	1	2	3	A
CONCRETE	✓				
HARDWOOD					
SOFTWOOD		✓			
SINGLE					
W/W CARPET	✓	✓			
MASTIC TILE		✓			

7. INTERIOR FINISH

	B	1	2	3	A
PLASTER					
DRYWALL	✓	✓			
PANELING					
UNFINISHED					

8. ROOMS

	B	1	2	3	A
TOTAL	2	6			
BEDROOMS	1	3			

9. BASEMENT FINISH

APARTMENT	
LAUNDRY ROOM	
RECREATION ROOM & BDRM	✓
AMOUNT FINISHED 850 ft	✓
BASEMENT GARAGE 1 C (2 C)	

10. ATTIC

(NO) | 1/4 | 1/2 | 3/4 | F

FLOOR & STAIRS	

11. HEATING

FORCED HOT AIR	✓
GRAVITY HOT AIR	
PIPELESS FURNACE	
FLOOR OR WALL FURNACE	
HOT WATER OR VAPOR	
STEAM	
ELECTRIC	
(GAS) OIL	✓
NO HEATING	
AIR CONDITIONING	✓

12. PLUMBING

BATH ROOM	/
STALL SH. BATH ROOM	/
STALL SHOWER EXTRA	
TOILET ROOM	/
LAVATORY EXTRA	
WATER CLOSET EXTRA	
SINK EXTRA	
WATER ONLY	
NO PLUMBING	

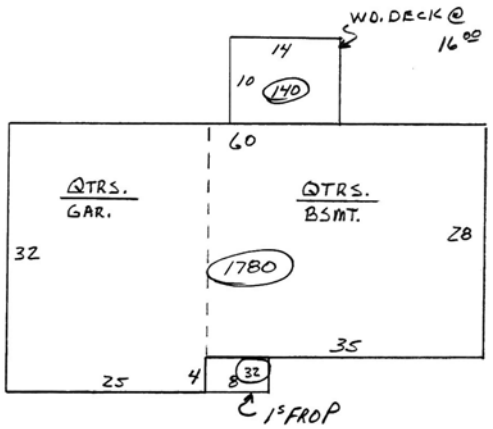
13. TILING

BATH FL. & WAINS.	
BATH FL. & WALLS	
BATH FLOOR ONLY	
TOILET RM. FL. & WAINS.	
TOILET RM. FL. & WALLS	
TOILET RM. FL. ONLY	
TUB. AREA ONLY	
KITCHEN WAINS.	

14. FIREPLACES

FIREPLACE & STACKS	/
FIREPLACE EXTRA	
PREFABRICATED	

NOTE: SPLIT LEVEL – PRICE AS 1S+B FR



OCCUPANCY DETAIL & NOTES

BSMT. – REC. RM. & BDRM. WITH CARPETING, DRYWALL WALLS & CEILING – AVG. QUALITY.

WORK DETAIL	
M & L	
D.O.R.	
PRICED	
D.O.R.	
REVIEWED	

15. OTHER

MODERN KITCHEN	✓
B.I. RANGE	/
B.I. OVEN	/
B.I. DISPOSAL	
B.I. DISHWASHER	/
B.I. MICROWAVE	
B.I. BARBECUE	
INTERCOMM	
CENTRAL VACUUM	
BI SOUND SYS	

16. OBSOLESCENCE

ECONOMIC	
LOCATION	
PLUMBING	
HEATING	
ARCHITECTURAL	
OVER-IMPROV.	
OVER-SIZE	
INT. LAYOUT	G

OUTBUILDINGS

	G	1	2	3
CONC. FLOOR				
FRAME WALLS				
WALLS				
ROOFING				
FIN. INTERIOR				
HEATING				
ELECTRIC				
O. H. DOOR				
ELECTRIC EYE				

ACQUISITION DATA

PUR. DATE	
PUR. PRICE	
LAND COST	
BLDG. COST	
REMOD. DATE	
REMOD. COST	
TOTAL	172,375
GRADE ADJUSTMENT	117%
TOTAL REPLACEMENT	201,679

COMPUTATIONS

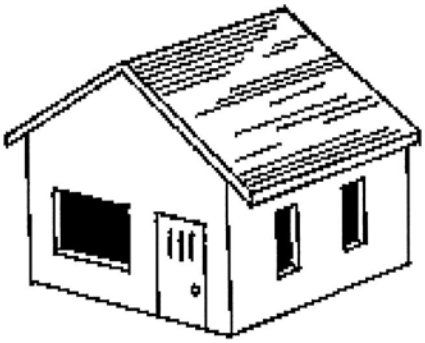
AREA	RATE	VALUE
1780		132,820
32		1500
140	16.00	2240

ADJUSTMENTS

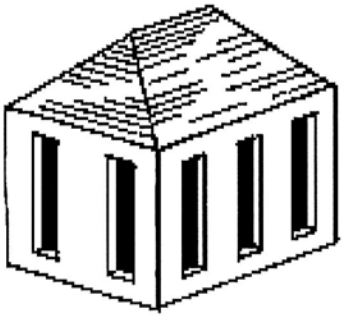
MULTI-FAMILY	
BASEMENT AREA	
BSMT FLOOR	
BSMT GARAGE	+ 4300
INT. FINISH	
BASEMENT FINISH	+ 18,275
ATTIC	
HEATING	
AIR COND.	+ 2990
PLUMBING	+ 3700
TILING	
FIREPLACE	+ 4400
BUILT-INS	+ 2150

IDR 74 R1

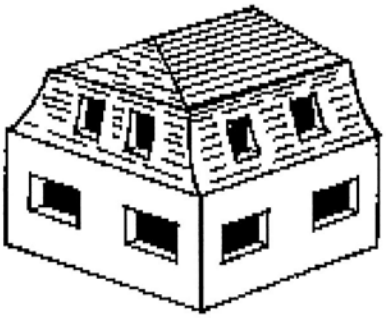
ROOF TYPES



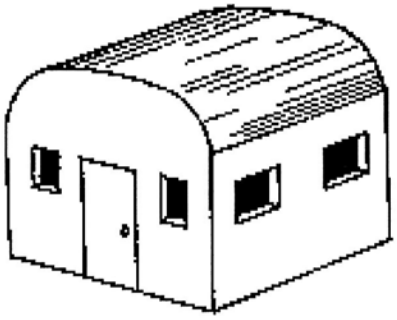
GABLE



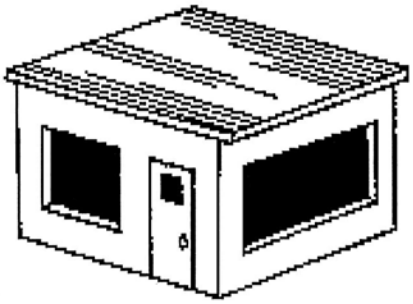
HIP



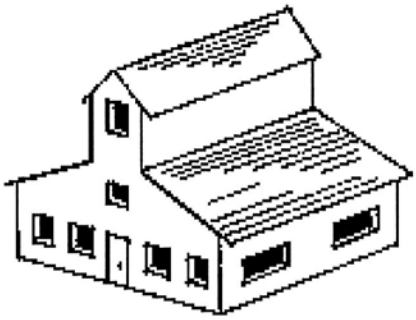
MANSARD



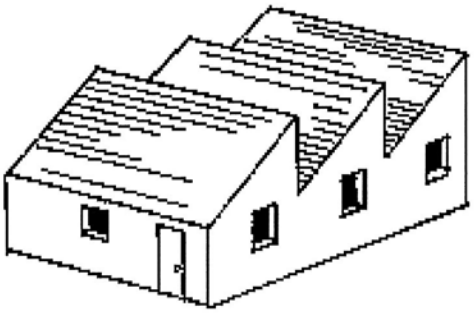
ARCHED



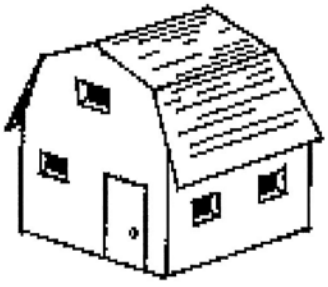
FLAT



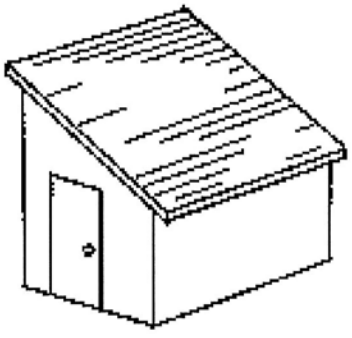
MONITOR



SAWTOOTH



GAMBREL



SHED

Return to Table of Contents

STORY HEIGHTS

Story height listing must conform to the schedule make-up. Therefore, it is necessary for the assessor/appraiser to know the percent of finish represented by each story height designation. Each percentage is in relationship to ground area of the main body of the home.

Percent of Finish	Listing Designation
Floor & stairs only	Unfinished attic
20% to 30%	1/4 attic
30% to 40%	1/2 attic
40% to 50%	3/4 attic
50% to 60%	Full attic
60% to 80%	1/2 story
80% to 90%	3/4 story

Example: Main body of the home is 24' x 34' or 816 S.F. On the second level there is 370 S.F. (45%) of finished area. This should be listed as one story plus three quarter finished attic. If there were 570 S.F. (70%) of finished area on the second level, it would be listed as one and a half stories high.

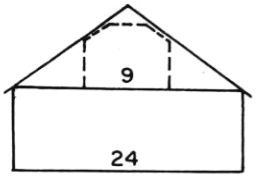
Note: There is no special price for a one and three quarter story building. The base price for this height must be interpolated between the one and a half story and two story. All additions and deductions from base are taken from the two story schedule. Most assessor/appraisers will suggest on a one and three quarter story dwelling that it be priced as a two story because of the small (if any) savings in construction costs.

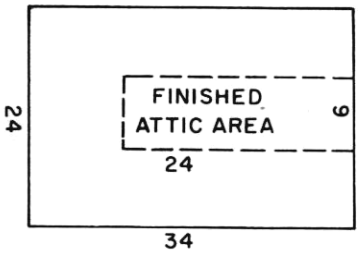
Good judgment must be used in determining the amount of finish chargeable on the upper level. Do not consider any area not having 5' 0" of height on the side wall as finished (even if the slope is finished to where it meets the floor). Room layout will be an influencing factor in designating the amount of finish. If you have 40% of the second level finished, there may be a question whether to indicate half attic or three quarter attic. If this is all one dormitory type room definitely drop to half attic, however, if it is two bedrooms and a bath you should place the three quarter attic finish on your listing card.

Always remember, you are relating to replacement cost and the greater percentage of finish you designate, the more money your schedule is going to give you.

On the following page are demonstrations of various amounts of finished upper floors and how they should be listed.

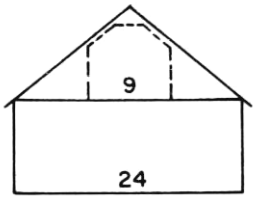
1S + 1/4 FINISHED ATTIC

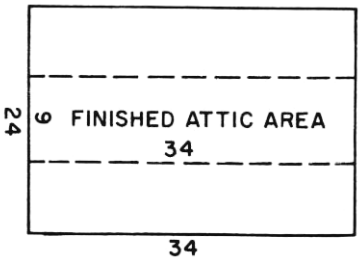




Main Body = 816 S.F. - Finished Attic Area = 216 S.F. - Approximately 26% Finished

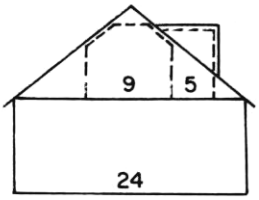
1S + 1/2 FINISHED ATTIC

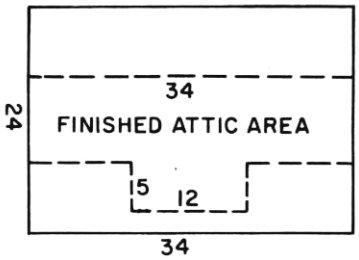




Main Body = 816 S.F. - Finished Attic Area = 306 S.F. - Approximately 37% Finished

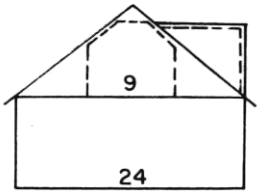
1S + 3/4 FINISHED ATTIC

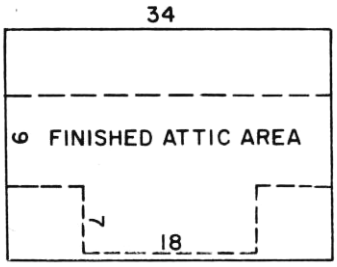




Main Body = 816 S.F. - Finished Attic Area = 366 S.F. - Approximately 45% Finished

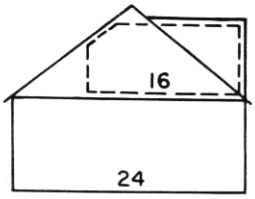
1S + FULL FINISHED ATTIC

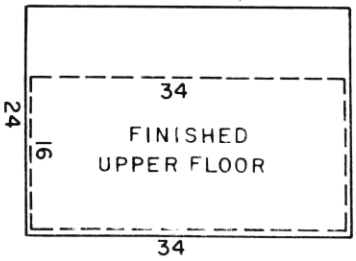




Main Body = 816 S.F. - Finished Attic Area = 432 S.F. - Approximately 53% Finished

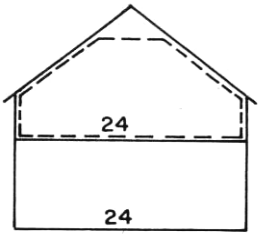
1½ STORY
(By use of dormers)





Main Body = 816 S.F. - Finished Attic Area = 544 S.F. - Approximately 67% Finished

1½ STORY
(Conventional)



Return to Table of Contents

PRICING INSTRUCTIONS

a. Compute all areas and enter on card under “computations”.

b. Check story height and type of construction. Get figure from “base cost” and enter opposite area.

c. Enter prices for all additions, porches, stoops, garages, etc., opposite the related areas.

d. Enter all necessary additions and deductions in the appropriate space. (See pricing supplement.)

e. Add and subtract all figures in “value” column.

f. Enter grade adjustment from schedule and multiply times total, enter results in “total replacement” space. Transfer “total replacement” to top of card.

g. Subtract physical depreciation from 100% to arrive at percent good, multiply this figure times “total replacement” and enter results in physical value.

h. If there is an obsolescence factor follow the same procedure as “g” to arrive at “actual value”. If there is no obsolescence repeat the physical value in the actual value column.

I. Calculate detached garages and outbuildings (if any) and total card.

PRICING SUPPLEMENT

1. Occupancy One family is base. All additional families are added for as listed. See “multi-family” on addition and deduction page.

2. Foundation This is a descriptive item only. No adjustments necessary.

3. Basement Area Full basement is base. Find adjustment for “no basement” or “1/2 basement” adjacent to “base cost”. 1/4 basement - use 1/2 basement deduction. 3/4 basement consider as full (base). Dirt floor in basement - subtract $3.65 per square foot of area with dirt floor. Basement finish should always be field priced.

4. Exterior Walls Use proper base cost column (frame, brick, or log). The following walls are considered to be frame or equivalent: siding and sheathing, shingles, aluminum siding, steel siding, vinyl siding, stucco, concrete block, and tile.

   Brick veneer, brick on tile or block, and solid brick are priced as brick.

   Part brick, EIFS, or stone and part frame - use frame “base cost” and add for linear feet of brick, EIFS, or stone from “wall facing” on addition and deduction page.

   Stone or EIFS - price as frame, add for linear feet of stone or EIFS from “wall facings” on addition and deduction page.

5. Roof Descriptive item only. All roof types and coverings are base.

6. Floors Descriptive item only. All floors and floor coverings are base except as noted under “basement area”.

7. Interior Finish Plaster, drywall, and paneling are base. Basement interior finish is field priced.

8. Rooms Descriptive item only.

9. Basement Finish All basement finish is field priced excepting basement garages. See addition and deduction page.

10. Attic Finish No attic is base. Add for attic floor and stairs or attic finish from “attic” schedule. Price pull down stairs with floor same as “floor & stairs”.

    Stairs only - No charge.

11. Heating Forced hot air is base. Gravity is equivalent to base.

    Two furnaces - No additional charge.

    GEO-Thermal Heating - Add $1.60 P.S.F. and list under heating (see additions & deductions page).

    Hot water or electric heating systems are descriptive items only. Solar heating, heat pumps, and auxiliary heating systems are considered base.

    Floor furnace, wall furnace, and pipeless furnace - Subtract for no heating from the “base cost” line and add for type of furnace from addition and deduction page.

    Hand fired coal furnace - Deduct from addition and deduction page.

    Floor or wall furnace in addition to base heating system - No charge.

    Stoker furnace - Base to the heating system used.

    Steam heating - Same as hot water.

    City steam - Base.

    Air conditioning is added for from “base cost” line (add air conditioning price for heat pump systems).

    If only 1 story is air conditioned on a 1½ or 2 story house, get addition price from 1 story “base cost” line.

    Air conditioning for additions: If total of all floor areas is under 1200 S.F. do not add for air conditioning in additions. If floor area of main structure is 1200 S.F. or more add for air conditioning in additions from “Additions” page. If total of main area and additions exceed 1200 S.F. add for difference from “Additions” page.

    Note: To determine floor area on a 1½ story dwelling multiply ground area x 170%, on a 2 story dwelling multiply ground area x 200%. In calculating “total floor” area do not include additions for which air conditioning would not normally be added.

12. Plumbing Base plumbing is as follows:
    sewer and water
    one three-fixture bathroom
    one kitchen sink
    one hot water tank

    Any variation in plumbing should be added or subtracted from addition and deduction page. All showers marked with “M” should be priced as prefabricated.
    “Sewer and water only” does not assume sink. “Water only” does not assume a sink.

13. Tiling Tiling is an optional pricing item (if a jurisdiction chooses to add for tiling, see Analyzed Unit Cost section for prices).

14. Fireplace No fireplace is base.

    Add for fireplaces from addition and deduction page.

    Artificial fireplace is descriptive only. No charge.

15. Other Features No built-in features are base. Add for built-in from addition and deduction page.

    Built-in incinerators and disposals are descriptive only. No charge.

    Built-in barbecues are priced as “extra fireplace”.

    Bay Windows If less than one full story in height, no charge. If bay window is a full one story in height, price as a one story.

    Overhangs Price as addition if not tied into main area.

    Breezeways Price as porch.

CARD NO.	PROPERTY ADDRESS	PARCEL NO.	MAP NO.	PROPERTY NO,

NAME AND DESCRIPTION:

SAMPLE

TYPICAL LISTING & PRICING

REMARKS:

2ND FLOOR CONVERTED TO 3 ROOM + BATH APARTMENT IN 1982.

SMALL REC. RM. IN BSMT. 10'X15' WITH TILE FLOOR, PANEL WALLS & COMPO. CEILING - LOW QUALITY FINISH

PERMISSION TO INSPECT:

DATE:

ASSESSMENT SUMMARY

YR.	ITEM	ACTUAL VALUE	ASSESSED VALUE
19	LAND		
	IMPR.		
	TOTAL		
19	LAND		
	IMPR.		
	TOTAL		
19	LAND		
	IMPR.		
	TOTAL		
19	LAND		
	IMPR.		
	TOTAL		
19	LAND		
	IMPR.		
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	IMPR.		
	TOTAL		
	LAND		
	IMPR.		
	TOTAL		

RECORD OF OWNERSHIP	DATE	BOOK & PAGE	STAMPS	SALE PRICE	RATIO	BUILDING PERMIT DATA

LAND RECORD

IMPR. STREET	
SEMI-IMPR. STREET	
UNIMPR. STREET	
NO STREET	
LEVEL	
HIGH	
LOW	
ALL UTILITIES	
NO UTILITIES	
WAT. / SEW. / GAS	

LAND VALUE COMPUTATIONS

FRONTAGE COMPUTATIONS	FRONTAGE FIGURED	AVERAGE DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL	ADJUST. FACTOR	ACTUAL VALUE
F=60 R=90	70	150	300	100%	300	21,000	-	21,000
					TOTAL			

	1. OCCUPANCY	TYPE	CONSTRUCTION	SIZE – AREA	GRADE	YEAR BUILT	REMOD.	COND.	REPLACEMENT VALUE	PHYS. DEPR.	PHYSICAL VALUE	OBSOL.	ACTUAL VALUE
1	SINGLE FAMILY	DWELLING	1½ S + B FR	SKETCH	4/5	1950	YES	N	194,171	24	147,570	10	132,813
	FAM. DUPLEX												
	FAM. FLAT												
1	FAM. CONV.	GARAGE	1S FR	24x24 (576)	4	1950	NO	N	11,010	60	4404	—	4404
		1.											
		2.											
		3.											

TOTAL			137,217
TOTAL			ROUNDED
TOTAL			137,220

2. FOUNDATION

TILE OR CEMENT BLOCK	
CONCRETE	✓
BRICK	
STONE	

3. BASEMENT AREA

NO	1/4	1/2	3/4	F
				(F)

4. EXTERIOR WALLS

SIDING & SHEATHING	✓
SINGLE SIDING	
SHINGLES	
BRICK VENEER	
BRICK ON TILE OR C. BLK	
SOLID BRICK	
STONE VENEER	
ALUMINUM SIDING	
STUCCO	

5. ROOF

HIP		GABLE	✓

ASPHALT SHINGLE	✓
ASBESTOS SHINGLE	
WOOD SHINGLE	
SLATE	

6. FLOORS

	B	1	2	3	A
CONCRETE	✓				
HARDWOOD		✓	✓		
SOFTWOOD		✓	✓		
SINGLE					
W/W CARPET		✓	✓		
MASTIC TILE	✓	✓	✓		

7. INTERIOR FINISH

	B	1	2	3	A
PLASTER		✓	✓		
DRYWALL					
PANELING	✓				
UNFINISHED	✓				

8. ROOMS

	B	1	2	3	A
TOTAL	1	5	3		
BEDROOMS		3	1		

9. BASEMENT FINISH

APARTMENT	
LAUNDRY ROOM	
RECREATION ROOM	✓
AMOUNT FINISHED 1504	✓
BASEMENT GARAGE 1 C 2 C	

10. ATTIC

NO	1/4	1/2	3/4	F
(NO)				

11. HEATING

FLOOR & STAIRS	
FORCED HOT AIR	✓
GRAVITY HOT AIR	
PIPELESS FURNACE	
FLOOR OR WALL FURNACE	
HOT WATER OR VAPOR	
STEAM	
ELECTRIC	
(GAS) OIL	✓
NO HEATING	
AIR CONDITIONING	✓

12. PLUMBING

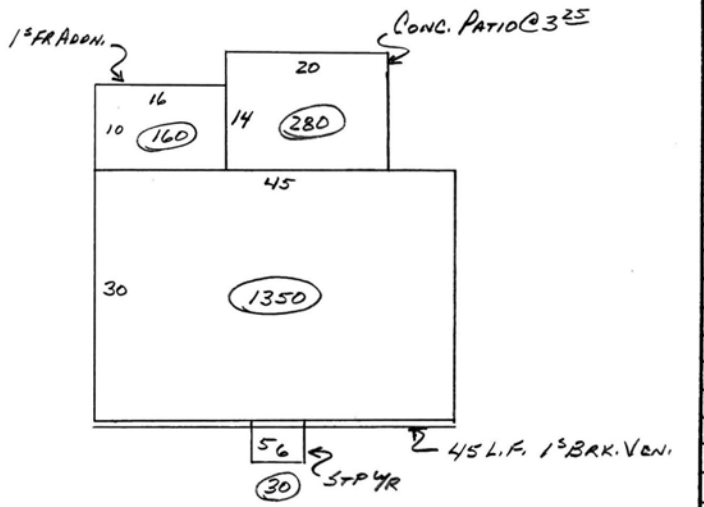
BATH ROOM	2
STALL SH. BATH ROOM	
STALL SHOWER EXTRA	
TOILET ROOM	
LAVATORY EXTRA	
WATER CLOSET EXTRA	
SINK EXTRA KITCHEN	1
WATER ONLY	
NO PLUMBING	

13. TILING

BATH FL. & WAINS.	
BATH FL. & WALLS	
BATH FLOOR ONLY	
TOILET RM. FL. & WAINS.	
TOILET RM. FL. & WALLS	
TOILET RM. FL. ONLY	
TUB. AREA ONLY	
KITCHEN WAINS.	

14. FIREPLACES

FIREPLACE & STACKS	1
FIREPLACE EXTRA	
PREFABRICATED	



OCCUPANCY DETAIL & NOTES

1ST FLOOR - OWNER OCCUPIED
2ND FLOOR - $550 / MONTH
TENANT PAYS 2ND FLR ELEC.

WORK DETAIL	
M & L	
D.O.R.	
PRICED	
D.O.R.	
REVIEWED	
D.O.R.	

15. OTHER		16. OBSOLESCENCE		OUTBUILDINGS	G	1	2	3
MODERN KITCHEN		ECONOMIC						
B.I. RANGE	2	LOCATION		CONC. FLOOR				
B.I. OVEN	2	PLUMBING		FLOOR				
B.I. DISPOSAL		HEATING		FRAME WALLS				
B.I. DISHWASHER	1	ARCHITECTURAL	✓	WALLS				
B.I. MICROWAVE		OVER-IMPROV.		ROOFING				
B.I. BARBECUE		OVER-SIZE		FIN. INTERIOR				
				HEATING				
INTERCOMM		INT. LAYOUT	P	ELECTRIC				
CENTRAL VACUUM				O. H. DOOR				
BI SOUND SYS				ELECTRIC EYE				

ACQUISITION DATA

PUR. DATE	
PUR. PRICE	
LAND COST	
BLDG. COST	
REMOD. DATE	
REMOD. COST	

COMPUTATIONS

AREA	RATE	VALUE
1350		149,490
30		1340
280	3.25	910
160		7750
45 L.F.	70.00	3150

ADJUSTMENTS

MULTI-FAMILY	+ 4500
BASEMENT AREA	
BSMT FLOOR	
BSMT GARAGE	
INT. FINISH	
BASEMENT FINISH	+ 2025
ATTIC	
HEATING	
AIR COND. 3790 + 220	+ 4010
PLUMBING	+ 3000
TILING	
FIREPLACE	+ 5100
BUILT-INS	+ 3650

TOTAL	184,925
GRADE ADJUSTMENT	105%
TOTAL REPLACEMENT	194,171

IDR 74 R1

1 STORY + BASEMENT

AREA	BASE COST			BASEMENT			
	FRAME	BRICK	LOG	NO BASEMENT (Deduct)	1/2 BASEMENT (Deduct)	NO HEATING (Deduct)	AIR COND (Add)
300	$52,940	$57,540	$61,880	$6,930	$1,390	$1,880	$2,250
325	54,680	59,440	63,940	7,240	1,470	2,000	2,250
350	56,420	61,340	66,000	7,550	1,550	2,120	2,250
375	58,160	63,240	68,060	7,860	1,630	2,240	2,250
400	59,880	65,130	70,100	8,160	1,710	2,360	2,250
425	61,570	66,980	72,110	8,470	1,800	2,460	2,250
450	63,260	68,830	74,120	8,780	1,890	2,560	2,250
475	64,950	70,680	76,130	9,090	1,980	2,660	2,250
500	66,630	72,540	78,130	9,390	2,050	2,770	2,250
525	68,090	74,130	79,840	9,670	2,130	2,850	2,250
550	69,550	75,720	81,550	9,950	2,210	2,930	2,250
575	71,010	77,310	83,260	10,230	2,290	3,010	2,250
600	72,460	78,890	84,980	10,500	2,380	3,100	2,250
625	73,950	80,520	86,730	10,780	2,470	3,160	2,250
650	75,440	82,150	88,480	11,060	2,560	3,220	2,250
675	76,930	83,780	90,230	11,340	2,650	3,280	2,250
700	78,420	85,390	91,970	11,620	2,740	3,350	2,250
725	79,850	86,950	93,660	11,900	2,830	3,400	2,250
750	81,280	88,510	95,350	12,180	2,920	3,450	2,250
775	82,710	90,070	97,040	12,460	3,010	3,500	2,250
800	84,140	91,630	98,710	12,750	3,110	3,540	2,250
825	85,450	93,060	100,240	13,010	3,210	3,570	2,250
850	86,760	94,490	101,770	13,270	3,310	3,600	2,250
875	88,070	95,920	103,300	13,530	3,410	3,630	2,250
900	89,380	97,330	104,840	13,800	3,490	3,650	2,250
925	90,660	98,730	106,350	14,070	3,590	3,660	2,250
950	91,940	100,130	107,860	14,340	3,690	3,670	2,250
975	93,220	101,530	109,370	14,610	3,790	3,680	2,250
1000	94,510	102,920	110,870	14,880	3,890	3,680	2,250
1025	95,810	104,320	112,360	15,130	3,990	3,730	2,250
1050	97,110	105,720	113,850	15,380	4,090	3,780	2,250
1075	98,410	107,120	115,340	15,630	4,190	3,830	2,250
1100	99,720	108,520	116,840	15,860	4,280	3,880	2,250
1125	101,000	109,900	118,310	16,120	4,390	3,930	2,250
1150	102,280	111,280	119,780	16,380	4,500	3,980	2,250
1175	103,560	112,660	121,250	16,640	4,610	4,030	2,250
1200	104,840	114,040	122,730	16,880	4,700	4,060	2,250
1225	106,100	115,400	124,180	17,130	4,810	4,100	2,290
1250	107,360	116,760	125,630	17,380	4,920	4,140	2,330
1275	108,620	118,120	127,080	17,630	5,030	4,180	2,370
1300	109,880	119,470	128,540	17,880	5,140	4,200	2,400
1325	111,120	120,810	129,970	18,140	5,260	4,230	2,430
1350	112,360	122,150	131,400	18,400	5,380	4,260	2,460
1375	113,600	123,490	132,830	18,660	5,500	4,290	2,490

Return to Table of Contents

1 STORY + BASEMENT

AREA	BASE COST FRAME	BRICK	LOG	BASEMENT NO BASEMENT (Deduct)	1/2 BASEMENT (Deduct)	NO HEATING (Deduct)	AIR COND (Add)
1,400	$114,850	$124,830	$134,270	$18,910	$5,600	$4,310	$2,530
1,425	116,050	126,130	135,670	19,160	5,720	4,330	2,560
1,450	117,250	127,430	137,070	19,410	5,840	4,350	2,590
1,475	118,450	128,730	138,470	19,660	5,960	4,370	2,620
1,500	119,660	130,040	139,850	19,910	6,070	4,400	2,660
1,525	120,930	131,400	141,310	20,160	6,190	4,450	2,690
1,550	122,200	132,760	142,770	20,410	6,310	4,500	2,720
1,575	123,470	134,120	144,230	20,660	6,430	4,550	2,750
1,600	124,720	135,490	145,680	20,920	6,560	4,600	2,780
1,625	125,830	136,670	146,920	21,150	6,680	4,650	2,810
1,650	126,940	137,850	148,160	21,380	6,800	4,700	2,840
1,675	128,050	139,030	149,400	21,610	6,920	4,750	2,870
1,700	129,160	140,200	150,630	21,820	7,020	4,780	2,900
1,725	130,380	141,520	152,040	22,070	7,150	4,830	2,930
1,750	131,600	142,840	153,450	22,320	7,280	4,880	2,960
1,775	132,820	144,160	154,860	22,570	7,410	4,930	2,990
1,800	134,040	145,470	156,280	22,830	7,540	4,960	3,010
1,825	135,270	146,800	157,700	23,080	7,680	5,000	3,040
1,850	136,500	148,130	159,120	23,330	7,820	5,040	3,070
1,875	137,730	149,460	160,540	23,580	7,960	5,080	3,100
1,900	138,960	150,790	161,970	23,840	8,090	5,130	3,110
1,925	140,040	151,940	163,180	24,070	8,220	5,170	3,130
1,950	141,120	153,090	164,390	24,300	8,350	5,210	3,150
1,975	142,200	154,240	165,600	24,530	8,480	5,250	3,170
2,000	143,290	155,380	166,810	24,760	8,610	5,280	3,200
2,050	145,660	157,910	169,500	25,230	8,790	5,370	3,250
2,100	148,030	160,440	172,180	25,690	8,960	5,460	3,290
2,150	150,390	162,970	174,860	26,170	9,140	5,540	3,330
2,200	152,750	165,500	177,540	26,640	9,320	5,620	3,370
2,250	154,820	167,660	179,800	27,060	9,480	5,700	3,410
2,300	156,880	169,820	182,050	27,480	9,630	5,780	3,440
2,350	158,940	171,980	184,300	27,910	9,790	5,860	3,470
2,400	160,990	174,130	186,550	28,330	9,950	5,930	3,500
2,450	163,300	176,600	189,180	28,810	10,140	6,010	3,560
2,500	165,610	179,070	191,800	29,280	10,320	6,080	3,610
2,550	167,990	181,620	194,500	29,760	10,510	6,150	3,660
2,600	170,360	184,160	197,200	30,240	10,690	6,220	3,710
2,650	172,480	186,380	199,510	30,670	10,860	6,300	3,760
2,700	174,600	188,590	201,820	31,090	11,020	6,370	3,800
2,750	176,710	190,800	204,120	31,520	11,190	6,440	3,850
2,800	178,820	193,010	206,420	31,950	11,350	6,500	3,890
2,850	180,740	194,990	208,470	32,330	11,500	6,570	3,940
2,900	182,650	196,970	210,510	32,710	11,650	6,630	3,980
2,950	184,860	199,320	212,980	33,160	11,830	6,690	4,030

Return to Table of Contents

1 STORY + BASEMENT

AREA	BASE COST			BASEMENT		NO HEATING (Deduct)	AIR COND (Add)
	FRAME	BRICK	LOG	NO BASEMENT (Deduct)	1/2 BASEMENT (Deduct)		
3,000	$187,070	$201,660	$215,450	$33,600	$12,010	$6,750	$4,070
3,050	189,360	204,080	217,990	34,070	12,200	6,830	4,110
3,100	191,650	206,500	220,530	34,540	12,380	6,910	4,150
3,150	193,950	208,930	223,080	34,990	12,570	6,990	4,190
3,200	196,240	211,350	225,630	35,440	12,750	7,070	4,220
3,250	198,230	213,400	227,750	35,820	12,910	7,150	4,260
3,300	200,210	215,450	229,860	36,200	13,060	7,230	4,300
3,350	202,500	217,870	232,410	36,650	13,250	7,310	4,340
3,400	204,790	220,290	234,950	37,100	13,430	7,380	4,370
3,450	207,040	222,670	237,450	37,550	13,620	7,460	4,410
3,500	209,280	225,050	239,950	38,000	13,810	7,530	4,440
3,550	211,510	227,410	242,440	38,450	14,000	7,580	4,470
3,600	213,740	229,770	244,920	38,900	14,190	7,630	4,500
3,650	215,700	231,790	247,010	39,290	14,350	7,680	4,540
3,700	217,650	233,810	249,090	39,680	14,510	7,730	4,560
3,750	219,870	236,170	251,570	40,130	14,710	7,780	4,590
3,800	222,090	238,520	254,040	40,580	14,900	7,830	4,620
3,850	224,040	240,540	256,120	40,970	15,070	7,880	4,650
3,900	225,990	242,550	258,190	41,360	15,230	7,920	4,670
3,950	228,200	244,890	260,660	41,820	15,430	7,960	4,700
4,000	230,410	247,230	263,130	42,270	15,620	8,000	4,720
Over (Per S.F.)	57.60	61.80	65.80	10.55	3.90	2.00	1.20

1½ STORY + BASEMENT

AREA	BASE COST			BASEMENT			
	FRAME	BRICK	LOG	NO BASEMENT (Deduct)	1/2 BASEMENT (Deduct)	NO HEATING (Deduct)	AIR COND (Add)
300	$68,150	$74,920	$81,320	$6,930	$1,390	$2,120	$2,250
325	70,500	77,520	84,140	7,240	1,470	2,260	2,250
350	72,850	80,120	86,960	7,550	1,550	2,400	2,250
375	75,200	82,720	89,780	7,860	1,630	2,540	2,250
400	77,560	85,300	92,610	8,160	1,710	2,670	2,250
425	79,870	87,860	95,400	8,470	1,800	2,790	2,250
450	82,180	90,420	98,190	8,780	1,890	2,910	2,250
475	84,490	92,980	100,980	9,090	1,980	3,030	2,250
500	86,810	95,520	103,750	9,390	2,050	3,160	2,250
525	88,820	97,720	106,130	9,670	2,130	3,260	2,250
550	90,830	99,920	108,510	9,950	2,210	3,360	2,250
575	92,840	102,120	110,890	10,230	2,290	3,460	2,250
600	94,840	104,320	113,280	10,500	2,380	3,560	2,250
625	96,880	106,560	115,700	10,780	2,470	3,640	2,250
650	98,920	108,800	118,120	11,060	2,560	3,720	2,250
675	100,960	111,040	120,540	11,340	2,650	3,800	2,250
700	103,010	113,270	122,950	11,620	2,740	3,890	2,250
725	104,960	115,420	125,280	11,900	2,830	3,960	2,320
750	106,910	117,570	127,610	12,180	2,920	4,030	2,390
775	108,860	119,720	129,940	12,460	3,010	4,100	2,460
800	110,820	121,850	132,270	12,750	3,110	4,150	2,510
825	112,620	123,820	134,400	13,010	3,210	4,200	2,580
850	114,420	125,790	136,530	13,270	3,310	4,250	2,650
875	116,220	127,760	138,660	13,530	3,410	4,300	2,720
900	118,000	129,710	140,770	13,800	3,490	4,340	2,770
925	119,770	131,650	142,870	14,070	3,590	4,370	2,830
950	121,540	133,590	144,970	14,340	3,690	4,400	2,890
975	123,310	135,530	147,070	14,610	3,790	4,430	2,950
1000	125,090	137,470	149,170	14,880	3,890	4,450	3,020
1025	126,870	139,400	151,240	15,130	3,990	4,520	3,080
1050	128,650	141,330	153,310	15,380	4,090	4,590	3,140
1075	130,430	143,260	155,380	15,630	4,190	4,660	3,200
1100	132,220	145,180	157,430	15,860	4,280	4,720	3,250
1125	133,970	147,070	159,460	16,120	4,390	4,780	3,310
1150	135,720	148,960	161,490	16,380	4,500	4,840	3,370
1175	137,470	150,850	163,520	16,640	4,610	4,900	3,430
1200	139,200	152,750	165,540	16,880	4,700	4,960	3,480
1225	140,930	154,620	167,550	17,130	4,810	5,010	3,530
1250	142,660	156,490	169,560	17,380	4,920	5,060	3,580
1275	144,390	158,360	171,570	17,630	5,030	5,110	3,630
1300	146,110	160,230	173,580	17,880	5,140	5,170	3,690
1325	147,800	162,070	175,560	18,140	5,260	5,220	3,740
1350	149,490	163,910	177,540	18,400	5,380	5,270	3,790
1375	151,180	165,750	179,520	18,660	5,500	5,320	3,840

1½ STORY + BASEMENT

AREA	BASE COST			BASEMENT			
	FRAME	BRICK	LOG	NO BASEMENT (Deduct)	1/2 BASEMENT (Deduct)	NO HEATING (Deduct)	AIR COND (Add)
1,400	$152,880	$167,580	$181,480	$18,910	$5,600	$5,350	$3,890
1,425	154,520	169,370	183,400	19,160	5,720	5,390	3,940
1,450	156,160	171,160	185,320	19,410	5,840	5,430	3,990
1,475	157,800	172,950	187,240	19,660	5,960	5,470	4,040
1,500	159,440	174,720	189,170	19,910	6,070	5,500	4,080
1,525	161,160	176,580	191,170	20,160	6,190	5,570	4,120
1,550	162,880	178,440	193,170	20,410	6,310	5,640	4,160
1,575	164,600	180,300	195,170	20,660	6,430	5,710	4,200
1,600	166,300	182,170	197,150	20,920	6,560	5,770	4,250
1,625	167,810	183,780	198,850	21,150	6,680	5,830	4,290
1,650	169,320	185,390	200,550	21,380	6,800	5,890	4,330
1,675	170,830	187,000	202,250	21,610	6,920	5,950	4,370
1,700	172,340	188,590	203,950	21,820	7,020	6,020	4,420
1,725	173,980	190,380	205,870	22,070	7,150	6,080	4,460
1,750	175,620	192,170	207,790	22,320	7,280	6,140	4,500
1,775	177,260	193,960	209,710	22,570	7,410	6,200	4,540
1,800	178,910	195,740	211,640	22,830	7,540	6,270	4,570
1,825	180,580	197,550	213,590	23,080	7,680	6,330	4,620
1,850	182,250	199,360	215,540	23,330	7,820	6,390	4,670
1,875	183,920	201,170	217,490	23,580	7,960	6,450	4,720
1,900	185,570	202,990	219,440	23,840	8,090	6,500	4,770
1,925	187,040	204,550	221,090	24,070	8,220	6,560	4,820
1,950	188,510	206,110	222,740	24,300	8,350	6,620	4,870
1,975	189,980	207,670	224,390	24,530	8,480	6,680	4,920
2,000	191,430	209,240	226,050	24,760	8,610	6,720	4,960
2,050	194,670	212,720	229,760	25,230	8,790	6,850	5,050
2,100	197,910	216,200	233,470	25,690	8,960	6,970	5,140
2,150	201,150	219,680	237,180	26,170	9,140	7,100	5,230
2,200	204,380	223,150	240,880	26,640	9,320	7,220	5,320
2,250	207,220	226,130	244,000	27,060	9,480	7,340	5,410
2,300	210,050	229,110	247,110	27,480	9,630	7,460	5,490
2,350	212,880	232,080	250,220	27,910	9,790	7,580	5,580
2,400	215,700	235,050	253,330	28,330	9,950	7,690	5,660
2,450	218,860	238,450	256,960	28,810	10,140	7,800	5,750
2,500	222,010	241,840	260,580	29,280	10,320	7,910	5,830
2,550	225,280	245,360	264,320	29,760	10,510	8,020	5,910
2,600	228,550	248,870	268,060	30,240	10,690	8,130	5,990
2,650	231,480	251,950	271,280	30,670	10,860	8,230	6,070
2,700	234,410	255,020	274,490	31,090	11,020	8,330	6,150
2,750	237,340	258,090	277,700	31,520	11,190	8,430	6,230
2,800	240,260	261,160	280,900	31,950	11,350	8,530	6,310
2,850	242,930	263,920	283,750	32,330	11,500	8,630	6,390
2,900	245,590	266,680	286,600	32,710	11,650	8,730	6,460
2,950	248,660	269,940	290,040	33,160	11,830	8,820	6,530

1½ STORY + BASEMENT

AREA	BASE COST			BASEMENT			
	FRAME	BRICK	LOG	NO BASEMENT (Deduct)	1/2 BASEMENT (Deduct)	NO HEATING (Deduct)	AIR COND (Add)
3,000	$251,720	$273,190	$293,480	$33,600	$12,010	$8,910	$6,600
3,050	254,870	276,540	297,010	34,070	12,200	9,030	6,670
3,100	258,010	279,880	300,540	34,540	12,380	9,150	6,730
3,150	261,200	283,260	304,100	34,990	12,570	9,280	6,800
3,200	264,380	286,630	307,650	35,440	12,750	9,400	6,860
3,250	267,150	289,500	310,610	35,820	12,910	9,520	6,920
3,300	269,920	292,370	313,570	36,200	13,060	9,630	6,980
3,350	273,100	295,740	317,130	36,650	13,250	9,750	7,040
3,400	276,280	299,110	320,680	37,100	13,430	9,870	7,090
3,450	279,390	302,420	324,170	37,550	13,620	9,990	7,150
3,500	282,500	305,720	327,650	38,000	13,810	10,100	7,200
3,550	285,590	309,000	331,120	38,450	14,000	10,190	7,250
3,600	288,670	312,280	334,580	38,900	14,190	10,280	7,300
3,650	291,410	315,110	337,510	39,290	14,350	10,370	7,350
3,700	294,140	317,940	340,430	39,680	14,510	10,450	7,390
3,750	297,220	321,220	343,890	40,130	14,710	10,540	7,440
3,800	300,300	324,490	347,340	40,580	14,900	10,620	7,480
3,850	303,030	327,310	350,260	40,970	15,070	10,700	7,530
3,900	305,750	330,130	353,170	41,360	15,230	10,780	7,570
3,950	308,820	333,400	356,620	41,820	15,430	10,860	7,610
4,000	311,890	336,660	360,060	42,270	15,620	10,940	7,640
Over (Per S.F.)	77.95	84.15	90.00	10.55	3.90	2.75	1.90

2 STORY + BASEMENT

AREA	BASE COST			BASEMENT			
	FRAME	BRICK	LOG	NO BASEMENT (Deduct)	1/2 BASEMENT (Deduct)	NO HEATING (Deduct)	AIR COND (Add)
300	$76,160	$85,100	$93,560	$6,930	$1,390	$2,190	$2,250
325	78,860	88,120	96,880	7,240	1,470	2,340	2,250
350	81,560	91,140	100,200	7,550	1,550	2,490	2,250
375	84,260	94,160	103,520	7,860	1,630	2,640	2,250
400	86,960	97,180	106,840	8,160	1,710	2,780	2,250
425	89,620	100,160	110,120	8,470	1,800	2,910	2,250
450	92,280	103,140	113,400	8,780	1,890	3,040	2,250
475	94,940	106,120	116,680	9,090	1,980	3,170	2,250
500	97,610	109,110	119,970	9,390	2,050	3,290	2,250
525	99,920	111,670	122,780	9,670	2,130	3,400	2,250
550	102,230	114,230	125,590	9,950	2,210	3,510	2,250
575	104,540	116,790	128,400	10,230	2,290	3,620	2,250
600	106,830	119,350	131,190	10,500	2,380	3,720	2,250
625	109,170	121,950	134,030	10,780	2,470	3,810	2,330
650	111,510	124,550	136,870	11,060	2,560	3,900	2,410
675	113,850	127,150	139,710	11,340	2,650	3,990	2,490
700	116,190	129,740	142,540	11,620	2,740	4,080	2,580
725	118,430	132,240	145,280	11,900	2,830	4,150	2,660
750	120,670	134,740	148,020	12,180	2,920	4,220	2,740
775	122,910	137,240	150,760	12,460	3,010	4,290	2,820
800	125,160	139,720	153,490	12,750	3,110	4,360	2,890
825	127,220	142,010	155,990	13,010	3,210	4,410	2,970
850	129,280	144,300	158,490	13,270	3,310	4,460	3,050
875	131,340	146,590	160,990	13,530	3,410	4,510	3,130
900	133,400	148,860	163,470	13,800	3,490	4,570	3,190
925	135,440	151,120	165,940	14,070	3,590	4,600	3,260
950	137,480	153,380	168,410	14,340	3,690	4,630	3,330
975	139,520	155,640	170,880	14,610	3,790	4,660	3,400
1000	141,540	157,890	173,350	14,880	3,890	4,700	3,470
1025	143,570	160,120	175,760	15,130	3,990	4,780	3,540
1050	145,600	162,350	178,170	15,380	4,090	4,860	3,610
1075	147,630	164,580	180,580	15,630	4,190	4,940	3,680
1100	149,670	166,790	182,970	15,860	4,280	5,000	3,740
1125	151,660	168,970	185,340	16,120	4,390	5,070	3,810
1150	153,650	171,150	187,710	16,380	4,500	5,140	3,880
1175	155,640	173,330	190,080	16,640	4,610	5,210	3,950
1200	157,640	175,520	192,430	16,880	4,700	5,260	4,000
1225	159,610	177,680	194,770	17,130	4,810	5,320	4,060
1250	161,580	179,840	197,110	17,380	4,920	5,380	4,120
1275	163,550	182,000	199,450	17,630	5,030	5,440	4,180
1300	165,520	184,170	201,800	17,880	5,140	5,490	4,240
1325	167,450	186,290	204,110	18,140	5,260	5,540	4,300
1350	169,380	188,410	206,420	18,400	5,380	5,590	4,360
1375	171,310	190,530	208,730	18,660	5,500	5,640	4,420

Return to Table of Contents

2 STORY + BASEMENT

AREA	BASE COST FRAME	BASE COST BRICK	BASE COST LOG	BASEMENT NO BASEMENT (Deduct)	BASEMENT 1/2 BASEMENT (Deduct)	NO HEATING (Deduct)	AIR COND (Add)
1,400	$173,250	$192,660	$211,020	$18,910	$5,600	$5,700	$4,470
1,425	175,130	194,730	213,270	19,160	5,720	5,740	4,530
1,450	177,010	196,800	215,520	19,410	5,840	5,780	4,590
1,475	178,890	198,870	217,770	19,660	5,960	5,820	4,650
1,500	180,750	200,930	220,010	19,910	6,070	5,870	4,690
1,525	182,700	203,080	222,340	20,160	6,190	5,940	4,740
1,550	184,650	205,230	224,670	20,410	6,310	6,010	4,790
1,575	186,600	207,380	227,000	20,660	6,430	6,080	4,840
1,600	188,560	209,520	229,320	20,920	6,560	6,160	4,890
1,625	190,270	211,350	231,280	21,150	6,680	6,230	4,940
1,650	191,980	213,180	233,240	21,380	6,800	6,300	4,990
1,675	193,690	215,010	235,200	21,610	6,920	6,370	5,040
1,700	195,390	216,850	237,140	21,820	7,020	6,440	5,080
1,725	197,260	218,920	239,390	22,070	7,150	6,510	5,130
1,750	199,130	220,990	241,640	22,320	7,280	6,580	5,180
1,775	201,000	223,060	243,890	22,570	7,410	6,650	5,230
1,800	202,880	225,110	246,120	22,830	7,540	6,700	5,260
1,825	204,780	227,200	248,390	23,080	7,680	6,770	5,320
1,850	206,680	229,290	250,660	23,330	7,820	6,840	5,380
1,875	208,580	231,380	252,930	23,580	7,960	6,910	5,440
1,900	210,480	233,480	255,210	23,840	8,090	6,960	5,480
1,925	212,140	235,260	257,120	24,070	8,220	7,020	5,540
1,950	213,800	237,040	259,030	24,300	8,350	7,080	5,600
1,975	215,460	238,820	260,940	24,530	8,480	7,140	5,660
2,000	217,110	240,610	262,830	24,760	8,610	7,200	5,700
2,050	220,790	244,620	267,140	25,230	8,790	7,340	5,810
2,100	224,470	248,620	271,440	25,690	8,960	7,480	5,910
2,150	228,150	252,620	275,740	26,170	9,140	7,620	6,020
2,200	231,830	256,610	280,040	26,640	9,320	7,750	6,120
2,250	235,020	260,000	283,610	27,060	9,480	7,890	6,220
2,300	238,210	263,380	287,170	27,480	9,630	8,020	6,310
2,350	241,400	266,760	290,730	27,910	9,790	8,150	6,410
2,400	244,580	270,130	294,280	28,330	9,950	8,280	6,500
2,450	248,170	274,040	298,490	28,810	10,140	8,410	6,600
2,500	251,760	277,940	302,700	29,280	10,320	8,530	6,700
2,550	255,480	281,990	307,040	29,760	10,510	8,650	6,800
2,600	259,200	286,030	311,380	30,240	10,690	8,760	6,890
2,650	262,500	289,530	315,060	30,670	10,860	8,880	6,980
2,700	265,800	293,020	318,740	31,090	11,020	8,990	7,070
2,750	269,100	296,510	322,410	31,520	11,190	9,100	7,160
2,800	272,400	299,990	326,070	31,950	11,350	9,210	7,250
2,850	275,390	303,110	329,310	32,330	11,500	9,320	7,340
2,900	278,370	306,220	332,540	32,710	11,650	9,430	7,420
2,950	281,850	309,950	336,520	33,160	11,830	9,530	7,510

Return to Table of Contents

2 STORY + BASEMENT

AREA	BASE COST			BASEMENT			
	FRAME	BRICK	LOG	NO BASEMENT (Deduct)	1/2 BASEMENT (Deduct)	NO HEATING (Deduct)	AIR COND (Add)
3,000	$285,320	$313,680	$340,490	$33,600	$12,010	$9,630	$7,590
3,050	288,890	317,500	344,550	34,070	12,200	9,770	7,670
3,100	292,450	321,320	348,610	34,540	12,380	9,900	7,740
3,150	296,060	325,180	352,710	34,990	12,570	10,040	7,810
3,200	299,660	329,040	356,810	35,440	12,750	10,170	7,880
3,250	302,770	332,280	360,170	35,820	12,910	10,300	7,950
3,300	305,870	335,510	363,520	36,200	13,060	10,430	8,020
3,350	309,480	339,370	367,620	36,650	13,250	10,570	8,090
3,400	313,080	343,220	371,720	37,100	13,430	10,700	8,150
3,450	316,600	347,000	375,740	37,550	13,620	10,830	8,210
3,500	320,120	350,780	379,760	38,000	13,810	10,960	8,270
3,550	323,620	354,540	383,760	38,450	14,000	11,060	8,330
3,600	327,120	358,290	387,750	38,900	14,190	11,160	8,390
3,650	330,190	361,490	391,070	39,290	14,350	11,260	8,450
3,700	333,260	364,690	394,390	39,680	14,510	11,360	8,500
3,750	336,760	368,440	398,380	40,130	14,710	11,460	8,550
3,800	340,250	372,180	402,370	40,580	14,900	11,550	8,600
3,850	343,310	375,370	405,680	40,970	15,070	11,650	8,650
3,900	346,370	378,560	408,990	41,360	15,230	11,740	8,700
3,950	349,850	382,300	412,970	41,820	15,430	11,830	8,750
4,000	353,330	386,030	416,950	42,270	15,620	11,920	8,790
Over (Per S.F.)	88.35	96.50	104.25	10.55	3.90	3.00	2.20

BERMED AND EARTH HOMES

AREA	ONE STORY BERMED HOME	ONE STORY EARTH HOME	NO HEATING (Deduct)	AIR CONDITIONING (Add)	FULL BASEMENT (Add)	1/2 BASEMENT (Add)
600	$63,880	$76,440	$3,100	$2,250	$10,500	$8,120
625	65,120	78,080	3,160	2,250	10,780	8,310
650	66,360	79,720	3,220	2,250	11,060	8,500
675	67,600	81,360	3,290	2,250	11,340	8,690
700	68,840	83,000	3,350	2,250	11,620	8,880
725	70,030	84,620	3,400	2,250	11,900	9,070
750	71,210	86,240	3,440	2,250	12,180	9,260
775	72,400	87,850	3,490	2,250	12,460	9,450
800	73,580	89,470	3,540	2,250	12,750	9,630
825	74,660	90,940	3,560	2,250	13,010	9,800
850	75,730	92,410	3,590	2,250	13,270	9,970
875	76,800	93,890	3,620	2,250	13,530	10,140
900	77,870	95,360	3,650	2,250	13,800	10,310
925	78,920	96,820	3,650	2,250	14,070	10,480
950	79,970	98,290	3,660	2,250	14,340	10,650
975	81,020	99,750	3,670	2,250	14,610	10,820
1,000	82,070	101,210	3,680	2,250	14,880	10,990
1,025	83,140	102,670	3,730	2,250	15,130	11,140
1,050	84,220	104,130	3,780	2,250	15,380	11,290
1,075	85,290	105,590	3,830	2,250	15,630	11,440
1,100	86,360	107,050	3,880	2,250	15,860	11,580
1,125	87,420	108,530	3,930	2,250	16,120	11,730
1,150	88,480	110,000	3,970	2,250	16,380	11,880
1,175	89,540	111,470	4,010	2,250	16,640	12,030
1,200	90,600	112,950	4,060	2,250	16,880	12,180
1,225	91,630	114,360	4,090	2,290	17,130	12,320
1,250	92,660	115,780	4,130	2,320	17,380	12,460
1,275	93,690	117,200	4,160	2,360	17,630	12,600
1,300	94,730	118,620	4,200	2,400	17,880	12,740
1,325	95,740	120,050	4,230	2,430	18,140	12,880
1,350	96,760	121,480	4,260	2,470	18,400	13,020
1,375	97,770	122,910	4,280	2,500	18,660	13,160
1,400	98,790	124,340	4,310	2,530	18,910	13,310
1,425	99,760	125,700	4,330	2,570	19,160	13,450
1,450	100,730	127,060	4,350	2,600	19,410	13,590
1,475	101,710	128,410	4,370	2,630	19,660	13,730
1,500	102,680	129,770	4,400	2,660	19,910	13,850
1,525	103,710	131,190	4,450	2,690	20,160	13,980
1,550	104,740	132,610	4,500	2,720	20,410	14,110
1,575	105,780	134,030	4,550	2,750	20,660	14,240
1,600	106,810	135,440	4,600	2,780	20,920	14,360
1,625	107,720	136,760	4,640	2,810	21,150	14,470
1,650	108,640	138,070	4,690	2,840	21,380	14,580
1,675	109,550	139,380	4,740	2,870	21,610	14,690

Return to Table of Contents

BERMED AND EARTH HOMES

AREA	ONE STORY BERMED HOME	ONE STORY EARTH HOME	NO HEATING (Deduct)	AIR CONDITIONING (Add)	FULL BASEMENT (Add)	1/2 BASEMENT (Add)
1,700	$110,460	$140,700	$4,780	$2,900	$21,820	$14,800
1,725	111,450	142,070	4,830	2,930	22,070	14,920
1,750	112,430	143,440	4,870	2,950	22,320	15,040
1,775	113,420	144,810	4,920	2,980	22,570	15,160
1,800	114,410	146,180	4,960	3,010	22,830	15,280
1,825	115,410	147,570	5,000	3,030	23,080	15,400
1,850	116,400	148,950	5,040	3,060	23,330	15,520
1,875	117,400	150,330	5,080	3,080	23,580	15,640
1,900	118,400	151,720	5,130	3,110	23,840	15,750
1,925	119,280	153,000	5,160	3,130	24,070	15,850
1,950	120,160	154,280	5,200	3,150	24,300	15,950
1,975	121,040	155,560	5,240	3,180	24,530	16,050
2,000	121,920	156,840	5,280	3,200	24,760	16,150
2,050	123,860	159,540	5,370	3,240	25,230	16,440
2,100	125,790	162,250	5,460	3,290	25,690	16,730
2,150	127,710	164,910	5,540	3,330	26,170	17,030
2,200	129,630	167,570	5,620	3,370	26,640	17,320
2,250	131,320	170,060	5,700	3,400	27,060	17,590
2,300	133,010	172,560	5,780	3,440	27,480	17,850
2,350	134,690	175,000	5,860	3,470	27,910	18,120
2,400	136,360	177,440	5,930	3,500	28,330	18,380
2,450	138,230	180,080	6,000	3,560	28,810	18,670
2,500	140,100	182,720	6,080	3,610	29,280	18,960
2,550	142,030	185,390	6,150	3,660	29,760	19,250
2,600	143,960	188,060	6,220	3,710	30,240	19,540
2,650	145,700	190,600	6,300	3,750	30,670	19,810
2,700	147,440	193,140	6,370	3,800	31,090	20,070
2,750	149,160	195,630	6,430	3,850	31,520	20,340
2,800	150,880	198,120	6,500	3,890	31,950	20,600
2,850	152,450	200,470	6,570	3,940	32,330	20,830
2,900	154,030	202,820	6,630	3,980	32,710	21,060
2,950	155,820	205,350	6,690	4,020	33,160	21,330
3,000	157,620	207,890	6,750	4,070	33,600	21,590
3,050	159,490	210,560	6,830	4,110	34,070	21,880
3,100	161,360	213,230	6,910	4,150	34,540	22,160
3,150	163,230	215,840	6,990	4,190	34,990	22,430
3,200	165,100	218,450	7,070	4,220	35,440	22,690
3,250	166,750	220,870	7,150	4,260	35,820	22,920
3,300	168,390	223,280	7,230	4,300	36,200	23,140
3,350	170,250	225,880	7,300	4,330	36,650	23,410
3,400	172,120	228,490	7,380	4,370	37,100	23,670
3,450	173,950	231,060	7,450	4,400	37,550	23,930
3,500	175,770	233,620	7,530	4,440	38,000	24,190
3,550	177,580	236,170	7,580	4,470	38,450	24,450
3,600	179,380	238,710	7,630	4,500	38,900	24,710

ATTICS
(ABOVE MAIN AREA)

AREA	FLOOR & STAIRS	1/4 FINISH	1/2 FINISH	3/4 FINISH	FULL FINISH
300	$2,270	$3,870	$4,890	$5,900	$6,920
325	2,370	4,020	5,100	6,170	7,250
350	2,470	4,170	5,310	6,440	7,580
375	2,570	4,320	5,520	6,710	7,910
400	2,670	4,470	5,720	6,980	8,230
425	2,770	4,620	5,930	7,250	8,570
450	2,870	4,770	6,140	7,520	8,910
475	2,970	4,920	6,350	7,790	9,250
500	3,080	5,070	6,570	8,070	9,570
525	3,180	5,210	6,770	8,320	9,880
550	3,280	5,350	6,970	8,570	10,190
575	3,380	5,490	7,170	8,820	10,500
600	3,480	5,630	7,360	9,080	10,800
625	3,580	5,770	7,560	9,330	11,110
650	3,680	5,910	7,760	9,580	11,420
675	3,780	6,050	7,960	9,830	11,730
700	3,890	6,190	8,140	10,080	12,030
725	3,990	6,320	8,320	10,320	12,320
750	4,090	6,450	8,500	10,560	12,610
775	4,190	6,580	8,680	10,800	12,900
800	4,290	6,710	8,870	11,020	13,180
825	4,390	6,840	9,050	11,250	13,460
850	4,490	6,970	9,230	11,480	13,740
875	4,590	7,100	9,410	11,710	14,020
900	4,700	7,220	9,570	11,920	14,280
925	4,800	7,340	9,750	12,150	14,560
950	4,900	7,460	9,930	12,380	14,840
975	5,000	7,580	10,110	12,610	15,120
1000	5,100	7,710	10,270	12,820	15,380
1025	5,200	7,840	10,450	13,060	15,670
1050	5,300	7,970	10,630	13,300	15,960
1075	5,400	8,100	10,810	13,540	16,250
1100	5,510	8,230	10,990	13,760	16,520
1125	5,610	8,360	11,170	13,980	16,790
1150	5,710	8,490	11,350	14,200	17,060
1175	5,810	8,620	11,530	14,420	17,330
1200	5,910	8,730	11,690	14,650	17,610
1225	6,010	8,860	11,870	14,880	17,890
1250	6,110	8,990	12,050	15,110	18,170
1275	6,210	9,120	12,230	15,340	18,450
1300	6,320	9,230	12,390	15,550	18,710
1325	6,420	9,350	12,560	15,770	18,970
1350	6,520	9,470	12,730	15,990	19,230
1375	6,620	9,590	12,900	16,210	19,490

Return to Table of Contents

ATTICS
(ABOVE MAIN AREA)

AREA	FLOOR & STAIRS	1/4 FINISH	1/2 FINISH	3/4 FINISH	FULL FINISH
1,400	$6,720	$9,710	$13,060	$16,410	$19,760
1,425	6,820	9,830	13,220	16,620	20,010
1,450	6,920	9,950	13,380	16,830	20,260
1,475	7,020	10,070	13,540	17,040	20,510
1,500	7,130	10,170	13,700	17,240	20,770
1,525	7,230	10,290	13,870	17,670	21,030
1,550	7,330	10,410	14,040	18,100	21,290
1,575	7,430	10,530	14,210	18,530	21,550
1,600	7,530	10,640	14,370	18,100	21,820
1,625	7,630	10,760	14,530	18,310	22,070
1,650	7,730	10,880	14,690	18,520	22,320
1,675	7,830	11,000	14,850	18,730	22,570
1,700	7,940	11,100	15,010	18,920	22,830
1,725	8,040	11,210	15,170	19,120	23,070
1,750	8,140	11,320	15,330	19,320	23,310
1,775	8,240	11,430	15,490	19,520	23,550
1,800	8,340	11,540	15,630	19,720	23,800
1,825	8,440	11,660	15,790	19,930	24,050
1,850	8,540	11,780	15,950	20,140	24,300
1,875	8,640	11,900	16,110	20,350	24,550
1,900	8,750	12,000	16,270	20,540	24,810
1,925	8,850	12,110	16,420	20,740	25,050
1,950	8,950	12,220	16,570	20,940	25,290
1,975	9,050	12,330	16,720	21,140	25,530
2,000	9,150	12,440	16,880	21,330	25,770
2,050	9,360	12,690	17,220	21,770	26,310
2,100	9,560	12,930	17,560	22,200	26,840
2,150	9,760	13,170	17,900	22,640	27,380
2,200	9,960	13,410	18,240	23,070	27,910
2,250	10,170	13,650	18,570	23,490	28,420
2,300	10,370	13,880	18,900	23,910	28,930
2,350	10,570	14,110	19,230	24,340	29,450
2,400	10,770	14,340	19,550	24,760	29,960
2,450	10,980	14,580	19,880	25,180	30,480
2,500	11,180	14,810	20,200	25,600	30,990
2,550	11,380	15,060	20,550	26,050	31,540
2,600	11,580	15,310	20,900	26,490	32,080
2,650	11,790	15,560	21,250	26,940	32,630
2,700	11,990	15,810	21,600	27,390	33,180
2,750	12,190	16,060	21,950	27,840	33,730
2,800	12,390	16,300	22,290	28,280	34,270
2,850	12,600	16,540	22,630	28,710	34,800
2,900	12,800	16,780	22,960	29,140	35,320
2,950	13,000	17,030	23,310	29,590	35,870

Return to Table of Contents

ATTICS
(ABOVE MAIN AREA)

AREA	FLOOR & STAIRS	1/4 FINISH	1/2 FINISH	3/4 FINISH	FULL FINISH
3,000	$13,200	$17,280	$23,650	$30,030	$36,410
3,050	13,410	17,530	24,010	30,490	36,970
3,100	13,610	17,780	24,360	30,940	37,520
3,150	13,810	18,040	24,730	31,410	38,090
3,200	14,010	18,300	25,090	31,880	38,660
3,250	14,220	18,550	25,440	32,330	39,220
3,300	14,420	18,800	25,790	32,780	39,770
3,350	14,620	19,060	26,160	33,250	40,350
3,400	14,820	19,320	26,520	33,720	40,920
3,450	15,030	19,580	26,880	34,180	41,480
3,500	15,230	19,830	27,230	34,630	42,030
3,550	15,430	20,080	27,580	35,080	42,580
3,600	15,630	20,330	27,930	35,530	43,130
3,650	15,840	20,580	28,280	35,980	43,680
3,700	16,040	20,830	28,630	36,430	44,230
3,750	16,240	21,080	28,980	36,880	44,780
3,800	16,440	21,330	29,330	37,330	45,330
3,850	16,650	21,580	29,680	37,780	45,880
3,900	16,850	21,830	30,030	38,230	46,420
3,950	17,050	22,080	30,380	38,680	46,970
4,000	17,250	22,330	30,730	39,120	47,520

PORCHES

	OPEN		OPEN		OPEN				CONC. STOOPS	
AREA	FRAME 1 STY	FRAME 2 STY	BRICK 1 STY	BRICK 2 STY	LOG 1 STY	LOG 2 STY	ENCL. ADD	BSMT. ADD	PLAIN	W/RAIL
10	$550	$770	$830	$1,310	$690	$1,050	$720	$120	$450	$600
20	1,050	1,470	1,560	2,480	1,310	1,980	1,080	250	840	990
30	1,500	2,100	2,200	3,500	1,850	2,810	1,440	370	1,160	1,340
40	1,890	2,660	2,740	4,370	2,320	3,530	1,810	490	1,330	1,510
50	2,220	3,160	3,190	5,100	2,710	4,140	2,080	610	1,550	1,730
60	2,500	3,580	3,550	5,680	3,030	4,640	2,200	740	1,780	1,980
70	2,720	3,940	3,810	6,110	3,270	5,040	2,330	860	1,990	2,210
80	2,890	4,220	3,980	6,400	3,440	5,330	2,450	980	2,170	2,420
90	3,000	4,440	4,060	6,540	3,540	5,500	2,580	1,110	2,330	2,600
100	3,060	4,580	4,040	6,540	3,560	5,570	2,710	1,230	2,470	2,760
125	3,670	5,530	4,780	7,740	4,230	6,650	2,980	1,540	—	—
150	4,210	6,390	5,400	8,780	4,810	7,600	3,250	1,840	—	—
175	4,680	7,170	5,920	9,640	5,310	8,420	3,430	2,150	—	—
200	5,250	8,060	6,590	10,740	5,930	9,420	3,610	2,460	—	—
225	5,790	8,920	7,210	11,770	6,510	10,370	3,790	2,740	—	—
250	6,300	9,750	7,800	12,740	7,060	11,270	3,970	3,010	—	—
OVER	24.70	38.35	30.30	49.60	27.55	44.05	15.75	11.95	21.00	23.95

Three season porches should be priced as one story frame additions with a deduction of $2.65 P.S.F. for no heat.

Return to Table of Contents

ADDITIONS

	*1 STORY ADDITIONS			**1 STORY HIGH CEILING			ADD FOR	ADD FOR FINISHED	AIR COND.
AREA	FRAME	BRICK	LOG	FRAME	BRICK	LOG	BSMT.	ATTIC	1 STORY
10	$960	$1,030	$1,100	$1,100	$1,270	$1,430	$120	$100	$20
20	1,710	1,850	1,980	1,970	2,280	2,560	250	190	30
30	2,420	2,610	2,790	2,780	3,210	3,620	370	290	50
40	3,030	3,260	3,490	3,480	4,020	4,520	490	390	60
50	3,530	3,810	4,070	4,060	4,690	5,280	610	480	80
60	3,930	4,240	4,530	4,520	5,220	5,880	740	580	90
70	4,240	4,570	4,880	4,870	5,620	6,330	860	670	110
80	4,440	4,780	5,110	5,100	5,890	6,640	980	770	120
90	4,900	5,280	5,650	5,640	6,510	7,330	1,110	860	140
100	5,340	5,760	6,160	6,150	7,100	7,990	1,230	950	150
125	6,530	7,050	7,530	7,550	8,710	9,810	1,540	1,180	180
150	7,750	8,360	8,940	8,980	10,360	11,670	1,840	1,410	220
175	8,940	9,640	10,310	10,380	11,980	13,480	2,150	1,640	250
200	10,110	10,900	11,660	11,750	13,560	15,260	2,460	1,870	280
225	11,320	12,220	13,070	13,260	15,260	17,150	2,740	2,090	310
250	12,410	13,400	14,330	14,620	16,790	18,840	3,010	2,310	350
275	13,620	14,700	15,730	16,110	18,470	20,710	3,290	2,530	380
300	14,670	15,840	16,950	17,420	19,950	22,340	3,570	2,740	410
325	15,920	17,190	18,390	18,830	21,540	24,110	3,850	2,960	440
350	17,000	18,350	19,630	20,020	22,900	25,620	4,130	3,170	470
375	18,240	19,690	21,060	21,410	24,480	27,380	4,410	3,380	500
400	19,280	20,810	22,260	22,560	25,790	28,830	4,680	3,590	530
425	20,360	21,950	23,460	23,950	27,360	30,580	4,970	3,800	560
450	21,440	23,090	24,660	25,340	28,930	32,330	5,250	4,010	590
475	22,280	23,990	25,600	26,450	30,190	33,730	5,530	4,210	620
500	23,350	25,120	26,790	27,820	31,750	35,460	5,820	4,420	650
525	24,520	26,380	28,140	29,190	33,300	37,180	6,080	4,620	680
550	25,420	27,360	29,190	30,240	34,490	38,510	6,340	4,820	710
575	26,580	28,610	30,530	31,600	36,030	40,210	6,610	5,010	730
600	27,740	29,860	31,870	32,950	37,570	41,920	6,870	5,210	760
OVER	45.85	49.35	52.70	53.75	61.35	68.45	11.40	8.55	1.25

*1 story additions are additions with an average ceiling height less than 12'.

**1 story high ceiling additions are additions with an average ceiling height of 12' or greater.

Return to Table of Contents

	1½ STORY			2 STORY					
AREA	FRAME	BRICK	LOG	FRAME	BRICK	LOG	ADD FOR BSMT.	ADD FOR FINISHED ATTIC	AIR COND. 1½ & 2 STORY
10	$1,370	$1,490	$1,620	$1,570	$1,740	$1,900	$120	$100	$30
20	2,440	2,670	2,890	2,800	3,110	3,400	250	190	50
30	3,450	3,780	4,080	3,960	4,390	4,790	370	290	80
40	4,310	4,720	5,100	4,950	5,490	5,990	490	390	100
50	5,030	5,510	5,950	5,770	6,400	6,990	610	480	130
60	5,610	6,140	6,630	6,430	7,130	7,790	740	580	160
70	6,040	6,610	7,140	6,930	7,680	8,390	860	670	180
80	6,330	6,920	7,490	7,260	8,040	8,790	980	770	210
90	6,990	7,650	8,270	8,020	8,890	9,710	1,110	860	230
100	7,620	8,340	9,020	8,740	9,690	10,590	1,230	950	260
125	9,320	10,200	11,030	10,690	11,860	12,950	1,540	1,180	330
150	11,050	12,100	13,090	12,690	14,070	15,370	1,840	1,410	390
175	12,750	13,960	15,100	14,640	16,230	17,740	2,150	1,640	450
200	14,410	15,780	17,070	16,550	18,360	20,060	2,460	1,870	510
225	16,210	17,730	19,160	18,600	20,600	22,490	2,740	2,090	570
250	17,830	19,480	21,030	20,450	22,620	24,670	3,010	2,310	630
275	19,620	21,410	23,100	22,480	24,840	27,080	3,290	2,530	690
300	21,190	23,100	24,910	24,270	26,800	29,190	3,570	2,740	740
325	22,910	24,970	26,920	26,240	28,960	31,530	3,850	2,960	810
350	24,400	26,580	28,640	27,930	30,810	33,530	4,130	3,170	860
375	26,110	28,430	30,620	29,880	32,950	35,840	4,410	3,380	920
400	27,540	29,980	32,280	31,510	34,730	37,770	4,680	3,590	970
425	29,210	31,790	34,230	33,420	36,820	40,050	4,970	3,800	1,030
450	30,880	33,610	36,180	35,330	38,920	42,320	5,250	4,010	1,080
475	32,220	35,060	37,730	36,860	40,600	44,130	5,530	4,210	1,130
500	33,880	36,850	39,660	38,750	42,670	46,380	5,820	4,420	1,180
525	35,500	38,620	41,560	40,600	44,710	48,590	6,080	4,620	1,230
550	36,740	39,960	43,000	42,010	46,260	50,280	6,340	4,820	1,280
575	38,350	41,700	44,870	43,850	48,280	52,470	6,610	5,010	1,330
600	39,960	43,450	46,750	45,680	50,300	54,660	6,870	5,210	1,380
OVER	65.30	71.00	76.40	74.65	82.20	89.35	11.40	8.55	2.25

Return to Table of Contents

ADJUSTMENTS

AREA	OPEN FOYER (DEDUCT)	QUARTERS ABOVE ATTACHED GARAGES & PORCHES (ADD FOR) FRAME	BRICK	LOG
10	$190	$650	$750	$840
20	390	1,180	1,350	1,510
30	580	1,670	1,910	2,140
40	780	2,100	2,400	2,680
50	970	2,460	2,810	3,140
60	1,170	2,760	3,150	3,520
70	1,360	3,000	3,420	3,820
80	1,560	3,170	3,610	4,030
90	1,750	3,510	4,000	4,460
100	1,950	3,840	4,370	4,870
125	2,420	4,710	5,360	5,970
150	2,890	5,600	6,370	7,100
175	3,360	6,470	7,360	8,200
200	3,830	7,320	8,330	9,290
225	4,280	8,270	9,370	10,420
250	4,730	9,130	10,320	11,440
275	5,180	10,070	11,350	12,560
300	5,640	10,910	12,270	13,560
325	6,110	11,740	13,200	14,570
350	6,580	12,460	13,990	15,440
375	7,050	13,290	14,910	16,440
400	7,520	13,990	15,680	17,280
425	7,970	14,930	16,740	18,460
450	8,420	15,870	17,810	19,640
475	8,870	16,660	18,700	20,630
500	9,320	17,600	19,750	21,800
525	9,760	18,390	20,640	22,760
550	10,190	19,010	21,320	23,510
575	10,630	19,800	22,200	24,470
600	11,060	20,590	23,070	25,430
OVER	18.35	33.20	37.25	41.05

Open foyers: This adjustment is a deduction for open floors between the first and second floor. (Note: Stairways should be considered living area on both floors.)

Quarters above are upper floor living area above non-living area (i.e. garages, porches, etc.)

ATTACHED GARAGES & CARPORTS

GARAGES				CARPORTS		
AREA	FRAME	BRICK	LOG	ASPHALT/ WOOD	METAL	NO FLOOR (Deduct)
150	$5,630	$7,590	$9,000	$2,780	$2,420	$580
175	6,350	8,560	10,200	3,100	2,670	670
200	7,020	9,450	11,330	3,410	2,920	770
225	7,650	10,300	12,360	3,730	3,170	870
250	8,220	11,080	13,300	4,050	3,420	960
275	8,730	11,790	14,160	4,360	3,670	1,060
300	9,190	12,430	14,930	4,680	3,920	1,160
325	9,750	13,140	15,770	5,000	4,160	1,250
350	10,280	13,810	16,540	5,300	4,410	1,350
375	10,780	14,420	17,240	5,610	4,650	1,440
400	11,250	14,990	17,890	5,910	4,890	1,540
425	11,680	15,540	18,530	6,220	5,140	1,640
450	12,090	16,050	19,120	6,530	5,380	1,730
475	12,460	16,510	19,650	6,840	5,630	1,830
500	12,800	16,930	20,130	7,140	5,860	1,930
525	13,210	17,460	20,760	7,440	6,100	2,020
550	13,590	17,960	21,350	7,740	6,340	2,120
575	13,940	18,420	21,900	8,040	6,570	2,210
600	14,280	18,860	22,410	8,330	6,800	2,310
625	14,750	19,510	23,190	8,620	7,030	2,410
650	15,220	20,140	23,960	8,920	7,260	2,500
675	15,680	20,760	24,710	9,210	7,480	2,600
700	16,120	21,380	25,450	9,500	7,710	2,700
725	16,540	21,880	26,030	9,800	7,940	2,790
750	16,940	22,370	26,580	10,090	8,170	2,890
775	17,330	22,840	27,110	10,390	8,410	2,980
800	17,710	23,290	27,620	10,690	8,650	3,080
825	18,120	23,750	28,120	11,000	8,890	3,180
850	18,520	24,200	28,610	11,300	9,140	3,270
875	18,900	24,630	29,070	11,600	9,370	3,370
900	19,280	25,050	29,510	11,890	9,600	3,470
925	19,710	25,560	30,130	12,190	9,830	3,560
950	20,140	26,110	30,740	12,480	10,060	3,660
975	20,560	26,630	31,340	12,980	10,440	3,750
1,000	20,970	27,140	31,930	13,230	10,630	3,850
OVER	20.75	26.80	31.50	12.95	10.40	3.85

Attached Carports include a perimeter foundation.

Carports attached to a dwelling, but do not have perimeter foundations, should be priced as detached carports.

Return to Table of Contents

DETACHED GARAGES

	FRAME GARAGE					FRAME QUARTERS ABOVE				
AREA	GRADE					Sloped Unfinished Attic	Unfinished 2nd Floor	Sloped Finished Attic	Finished 2nd Floor	Finished 2nd Floor w/Plumbing
	2	3	4	5	6					
150	$6,470	$5,300	$4,340	$3,260	$1,950	$1,620	$3,360	$2,960	$5,780	$9,570
175	7,340	6,010	4,920	3,690	2,220	1,740	3,780	3,310	6,600	11,020
200	8,140	6,660	5,460	4,100	2,460	1,830	4,150	3,620	7,380	12,430
225	8,880	7,270	5,960	4,470	2,680	1,990	4,510	4,020	8,100	13,410
250	9,560	7,830	6,420	4,810	2,890	2,140	4,830	4,400	8,780	14,270
275	10,180	8,340	6,830	5,120	3,070	2,280	5,110	4,770	9,410	15,000
300	10,740	8,790	7,210	5,400	3,240	2,400	5,360	5,130	10,000	15,600
325	11,230	9,200	7,540	5,650	3,390	2,510	5,570	5,480	10,550	16,080
350	11,920	9,760	8,000	6,000	3,600	2,630	5,810	5,840	11,120	16,690
375	12,570	10,290	8,440	6,330	3,800	2,750	6,020	6,210	11,670	17,200
400	13,200	10,810	8,860	6,650	3,990	2,850	6,200	6,560	12,170	17,620
425	13,720	11,230	9,210	6,910	4,140	2,970	6,420	6,860	12,730	18,190
450	14,210	11,630	9,530	7,150	4,290	3,080	6,630	7,150	13,260	18,680
475	14,650	12,000	9,830	7,380	4,430	3,190	6,810	7,430	13,770	19,120
500	15,130	12,390	10,160	7,620	4,570	3,320	7,050	7,740	14,350	19,750
525	15,590	12,760	10,460	7,850	4,710	3,440	7,280	8,050	14,910	20,350
550	16,010	13,110	10,750	8,060	4,840	3,560	7,490	8,350	15,460	20,910
575	16,410	13,430	11,010	8,260	4,950	3,680	7,700	8,640	15,990	21,430
600	16,960	13,890	11,380	8,540	5,120	3,810	7,950	8,980	16,570	22,090
625	17,500	14,330	11,750	8,810	5,290	3,940	8,190	9,310	17,150	22,730
650	18,030	14,760	12,100	9,070	5,440	4,070	8,420	9,640	17,720	23,340
675	18,540	15,180	12,440	9,330	5,600	4,190	8,640	9,960	18,280	23,930
700	19,040	15,590	12,780	9,590	5,750	4,310	8,860	10,280	18,830	24,500
725	19,530	15,990	13,110	9,830	5,900	4,430	9,070	10,600	19,360	25,050
750	20,010	16,380	13,430	10,070	6,040	4,550	9,280	10,910	19,900	25,570
775	20,560	16,830	13,800	10,350	6,210	4,660	9,450	11,220	20,390	26,010
800	21,110	17,280	14,170	10,620	6,370	4,770	9,620	11,510	20,880	26,430
825	21,650	17,720	14,530	10,900	6,540	4,870	9,780	11,810	21,360	26,820
850	22,180	18,160	14,880	11,160	6,700	4,970	9,930	12,100	21,820	27,180
875	22,790	18,660	15,290	11,470	6,880	5,090	10,150	12,420	22,370	27,750
900	23,390	19,150	15,700	11,780	7,070	5,220	10,360	12,740	22,910	28,310
925	24,000	19,650	16,110	12,080	7,250	5,330	10,570	13,050	23,450	28,850
950	24,600	20,140	16,510	12,380	7,430	5,450	10,780	13,370	23,980	29,380
975	25,030	20,490	16,800	12,600	7,560	5,570	10,950	13,700	24,470	29,860
1,000	25,450	20,840	17,080	12,810	7,690	5,690	11,110	14,020	24,950	30,340
OVER	25.25	20.65	16.95	12.70	7.60	5.65	11.00	14.00	24.80	30.05

Note: Add 1 grade (i.e. from 4 grade to 3 grade) to garages with insulation, finished interiors, and heat.

Uppers above detached garages that consist of living areas (kitchen, bathrooms, etc.) should be priced as a dwelling. (Can be priced as a one story with basement structure, with the garage area being considered the basement level with basement stalls.)

Return to Table of Contents

AREA	BRICK GARAGE GRADE 2	3	4	5	6	BRICK QUARTERS ABOVE Sloped Unfinished Attic	Unfinished 2nd Floor	Sloped Finished Attic	Finished 2nd Floor	Finished 2nd Floor w/Plumbing
150	$10,340	$8,470	$6,940	$5,200	$3,120	$1,620	$5,960	$2,960	$8,380	$12,160
175	11,850	9,700	7,950	5,960	3,580	1,740	6,810	3,310	9,630	14,040
200	13,300	10,890	8,920	6,690	4,020	1,830	7,610	3,620	10,840	15,890
225	14,460	11,840	9,710	7,280	4,370	1,990	8,260	4,020	11,850	17,160
250	15,520	12,710	10,410	7,810	4,690	2,140	8,830	4,400	12,780	18,270
275	16,460	13,480	11,050	8,290	4,970	2,280	9,330	4,770	13,630	19,220
300	17,300	14,160	11,610	8,710	5,220	2,400	9,760	5,130	14,410	20,010
325	18,020	14,760	12,100	9,070	5,440	2,510	10,130	5,480	15,100	20,640
350	18,960	15,520	12,720	9,540	5,720	2,630	10,530	5,840	15,850	21,410
375	19,820	16,230	13,300	9,980	5,990	2,750	10,890	6,210	16,530	22,070
400	20,630	16,890	13,840	10,380	6,230	2,850	11,190	6,560	17,160	22,610
425	21,370	17,500	14,340	10,760	6,450	2,970	11,560	6,860	17,860	23,320
450	22,050	18,060	14,800	11,100	6,660	3,080	11,890	7,150	18,530	23,950
475	22,670	18,560	15,210	11,410	6,850	3,190	12,190	7,430	19,150	24,500
500	23,400	19,160	15,700	11,780	7,070	3,320	12,600	7,740	19,890	25,300
525	24,080	19,720	16,160	12,120	7,270	3,440	12,980	8,050	20,610	26,050
550	24,710	20,240	16,590	12,440	7,460	3,560	13,340	8,350	21,300	26,750
575	25,300	20,720	16,980	12,740	7,640	3,680	13,670	8,640	21,960	27,400
600	26,110	21,380	17,520	13,140	7,890	3,810	14,090	8,980	22,720	28,230
625	26,890	22,020	18,050	13,540	8,120	3,940	14,490	9,310	23,460	29,030
650	27,650	22,640	18,560	13,920	8,350	4,070	14,880	9,640	24,180	29,800
675	28,390	23,240	19,050	14,290	8,570	4,190	15,250	9,960	24,880	30,540
700	29,100	23,830	19,530	14,650	8,790	4,310	15,610	10,280	25,570	31,250
725	29,790	24,390	19,990	14,990	9,000	4,430	15,950	10,600	26,250	31,930
750	30,450	24,930	20,440	15,330	9,200	4,550	16,280	10,910	26,900	32,580
775	31,150	25,510	20,910	15,680	9,410	4,660	16,560	11,220	27,500	33,120
800	31,830	26,060	21,360	16,020	9,610	4,770	16,820	11,510	28,080	33,630
825	32,490	26,610	21,810	16,360	9,810	4,870	17,060	11,810	28,640	34,100
850	33,140	27,130	22,240	16,680	10,010	4,970	17,290	12,100	29,180	34,540
875	33,950	27,800	22,790	17,090	10,250	5,090	17,640	12,420	29,870	35,250
900	34,760	28,470	23,330	17,500	10,500	5,220	17,990	12,740	30,550	35,940
925	35,570	29,120	23,870	17,900	10,740	5,330	18,330	13,050	31,220	36,610
950	36,360	29,770	24,400	18,300	10,980	5,450	18,670	13,370	31,880	37,270
975	36,900	30,220	24,770	18,580	11,150	5,570	18,920	13,700	32,440	37,830
1,000	37,430	30,650	25,120	18,840	11,300	5,690	19,150	14,020	32,990	38,380
OVER	37.00	30.30	24.85	18.65	11.20	5.65	18.90	14.00	32.70	37.95

Note: Add 1 grade (i.e. from 4 grade to 3 grade) to garages with insulation, finished interiors, and heat.

Uppers above detached garages that consist of living areas (kitchen, bathrooms, etc.) should be priced as a dwelling. (Can be priced as a one story with basement structure, with the garage area being considered the basement level with basement stalls.)

Return to Table of Contents

DETACHED GARAGES (CONTINUED)

	LOG GARAGE					LOG QUARTERS ABOVE				
AREA	GRADE					Sloped Unfinished Attic	Unfinished 2nd Floor	Sloped Finished Attic	Finished 2nd Floor	Finished 2nd Floor w/Plumbing
	2	3	4	5	6					
150	$13,340	$10,920	$8,950	$6,710	$4,030	$1,620	$7,970	$2,960	$10,390	$14,170
175	15,350	12,570	10,300	7,720	4,630	1,740	9,150	3,310	11,980	16,390
200	17,290	14,160	11,610	8,710	5,220	1,830	10,300	3,620	13,520	18,570
225	18,790	15,380	12,610	9,460	5,670	1,990	11,160	4,020	14,750	20,060
250	20,140	16,490	13,510	10,140	6,080	2,140	11,930	4,400	15,880	21,360
275	21,330	17,470	14,320	10,740	6,440	2,280	12,600	4,770	16,900	22,480
300	22,380	18,330	15,020	11,270	6,760	2,400	13,180	5,130	17,820	23,420
325	23,280	19,070	15,630	11,720	7,030	2,510	13,660	5,480	18,640	24,170
350	24,410	19,990	16,380	12,290	7,370	2,630	14,200	5,840	19,510	25,070
375	25,450	20,840	17,080	12,810	7,690	2,750	14,660	6,210	20,310	25,840
400	26,380	21,600	17,710	13,280	7,970	2,850	15,050	6,560	21,020	26,470
425	27,300	22,360	18,320	13,740	8,250	2,970	15,540	6,860	21,850	27,300
450	28,140	23,040	18,880	14,160	8,500	3,080	15,980	7,150	22,610	28,030
475	28,890	23,650	19,390	14,540	8,720	3,190	16,360	7,430	23,320	28,670
500	29,800	24,400	20,000	15,000	9,000	3,320	16,890	7,740	24,190	29,600
525	30,660	25,110	20,580	15,430	9,260	3,440	17,400	8,050	25,030	30,470
550	31,460	25,760	21,110	15,840	9,500	3,560	17,860	8,350	25,820	31,280
575	32,200	26,360	21,610	16,210	9,720	3,680	18,300	8,640	26,590	32,030
600	33,200	27,190	22,280	16,710	10,030	3,810	18,850	8,980	27,480	32,990
625	50,580	41,420	33,950	25,460	15,280	3,940	19,380	9,310	28,340	33,920
650	35,120	28,750	23,570	17,680	10,610	4,070	19,890	9,640	29,190	34,810
675	36,020	29,500	24,180	18,130	10,880	4,190	20,380	9,960	30,010	35,660
700	36,900	30,210	24,760	18,570	11,140	4,310	20,840	10,280	30,810	36,480
725	37,740	30,900	25,330	19,000	11,400	4,430	21,290	10,600	31,580	37,270
750	38,550	31,560	25,870	19,400	11,640	4,550	21,720	10,910	32,340	38,010
775	39,360	32,230	26,420	19,810	11,890	4,660	22,070	11,220	33,010	38,630
800	40,150	32,870	26,950	20,210	12,130	4,770	22,400	11,510	33,660	39,210
825	40,910	33,490	27,450	20,590	12,350	4,870	22,710	11,810	34,280	39,750
850	41,630	34,090	27,940	20,960	12,570	4,970	22,990	12,100	34,880	40,240
875	42,610	34,890	28,600	21,450	12,870	5,090	23,460	12,420	35,680	41,060
900	43,580	35,680	29,250	21,940	13,160	5,220	23,910	12,740	36,460	41,860
925	44,530	36,460	29,890	22,420	13,450	5,330	24,350	13,050	37,230	42,630
950	45,470	37,230	30,520	22,890	13,730	5,450	24,790	13,370	37,990	43,390
975	46,110	37,750	30,950	23,210	13,930	5,570	25,100	13,700	38,620	44,010
1,000	46,720	38,250	31,350	23,520	14,110	5,690	25,390	14,020	39,230	44,610
OVER	46.15	37.80	30.95	23.25	13.95	5.65	25.05	14.00	38.85	44.10

Note: Add 1 grade (i.e. from 4 grade to 3 grade) to garages with insulation, finished interiors, and heat.

Uppers above detached garages that consist of living areas (kitchen, bathrooms, etc.) should be priced as a dwelling. (Can be priced as a one story with basement structure, with the garage area being considered the basement level with basement stalls.)

Return to Table of Contents

DETACHED CARPORTS

AREA	ASPHALT SHINGLE ON WOOD FRAME GRADE				METAL GRADE				NO FLOOR
	2	3	4	5	2	3	4	5	(Deduct)
150	$3,080	$2,530	$2,070	$1,660	$2,320	$1,900	$1,560	$1,250	$580
175	3,530	2,890	2,370	1,900	2,670	2,180	1,790	1,430	670
200	3,980	3,260	2,670	2,140	2,990	2,450	2,010	1,610	770
225	4,400	3,600	2,950	2,360	3,310	2,710	2,220	1,780	870
250	4,800	3,930	3,220	2,580	3,620	2,960	2,430	1,940	960
275	5,190	4,250	3,480	2,780	3,900	3,200	2,620	2,100	1,060
300	5,560	4,550	3,730	2,980	4,190	3,430	2,810	2,250	1,160
325	5,920	4,840	3,970	3,180	4,440	3,640	2,980	2,380	1,250
350	6,290	5,150	4,220	3,380	4,720	3,870	3,170	2,540	1,350
375	6,660	5,450	4,470	3,580	4,990	4,090	3,350	2,680	1,440
400	7,000	5,730	4,700	3,760	5,240	4,290	3,520	2,820	1,540
425	7,420	6,080	4,980	3,980	5,560	4,550	3,730	2,980	1,640
450	7,820	6,410	5,250	4,200	5,860	4,790	3,930	3,140	1,730
475	8,220	6,730	5,520	4,420	6,170	5,050	4,140	3,310	1,830
500	8,640	7,080	5,800	4,640	6,470	5,290	4,340	3,470	1,930
525	9,060	7,420	6,080	4,860	6,780	5,550	4,550	3,640	2,020
550	9,460	7,750	6,350	5,080	7,080	5,800	4,750	3,800	2,120
575	9,860	8,080	6,620	5,300	7,380	6,040	4,950	3,960	2,210
600	10,250	8,390	6,880	5,500	7,670	6,280	5,150	4,120	2,310
625	10,640	8,710	7,140	5,710	7,960	6,510	5,340	4,270	2,410
650	11,010	9,020	7,390	5,910	8,240	6,750	5,530	4,420	2,500
675	11,400	9,330	7,650	6,120	8,520	6,980	5,720	4,580	2,600
700	11,770	9,640	7,900	6,320	8,810	7,210	5,910	4,730	2,700
725	12,140	9,940	8,150	6,520	9,070	7,430	6,090	4,870	2,790
750	12,500	10,240	8,390	6,710	9,340	7,650	6,270	5,020	2,890
775	12,860	10,530	8,630	6,900	9,610	7,870	6,450	5,160	2,980
800	13,220	10,820	8,870	7,100	9,860	8,080	6,620	5,300	3,080
825	13,560	11,100	9,100	7,280	10,130	8,300	6,800	5,440	3,180
850	13,900	11,380	9,330	7,460	10,390	8,500	6,970	5,580	3,270
875	14,270	11,690	9,580	7,660	10,650	8,720	7,150	5,720	3,370
900	14,650	11,990	9,830	7,860	10,940	8,950	7,340	5,870	3,470
925	15,020	12,300	10,080	8,060	11,200	9,170	7,520	6,020	3,560
950	15,390	12,600	10,330	8,260	11,470	9,390	7,700	6,160	3,660
975	15,750	12,900	10,570	8,460	11,760	9,630	7,890	6,310	3,750
1,000	16,120	13,200	10,820	8,660	12,020	9,850	8,070	6,460	3,850
OVER	16.10	13.20	10.80	8.65	12.00	9.80	8.05	6.45	3.85

2 Grade: Good quality carport with multiple enclosed walls.
3 Grade: Carport with at least one enclosed wall.
4 Grade: Average quality carport.
5 Grade: Low quality carport.

Return to Table of Contents

MANUFACTURED HOMES (SINGLE WIDE)

AREA	8' WIDE	10' WIDE	12' WIDE	14' WIDE	16' WIDE	ADD FOR 1/2 BSMT	ADD FOR BSMT.	ADD FOR AIR COND.
300	$21,420	$21,420	$21,420	$21,420	—	$8,240	$9,640	$2,250
325	23,400	22,080	22,080	22,080	$22,080	8,550	10,020	2,250
350	25,010	22,740	22,740	22,740	22,740	8,850	10,400	2,250
375	26,670	23,860	23,400	23,400	23,400	9,150	10,780	2,250
400	28,370	25,490	24,050	24,050	24,050	9,460	11,170	2,250
425	29,620	26,650	24,680	24,680	24,680	9,760	11,550	2,250
450	30,880	27,850	25,820	25,320	25,320	10,050	11,930	2,250
475	32,180	29,060	27,510	25,950	25,950	10,350	12,320	2,250
500	33,490	30,830	28,710	26,580	26,580	10,650	12,700	2,250
525	34,720	32,550	29,840	27,670	27,130	10,900	13,030	2,250
550	35,970	33,760	30,990	28,780	27,670	11,150	13,360	2,250
575	37,810	34,990	32,170	29,910	28,220	11,400	13,690	2,250
600	39,110	36,230	33,930	31,060	29,330	11,640	14,030	2,250
625	39,880	37,530	35,180	32,250	30,490	11,890	14,360	2,250
650	40,640	38,250	36,450	33,470	31,670	12,130	14,690	2,250
675	—	39,570	37,750	35,310	32,880	12,370	15,020	2,250
700	—	40,920	38,440	36,580	34,100	12,620	15,350	2,250
725	—	42,250	39,730	37,840	35,310	12,860	15,690	2,250
750	—	43,590	40,390	39,110	36,540	13,100	16,020	2,250
775	—	44,320	41,710	39,750	37,800	13,340	16,360	2,250
800	—	45,030	42,380	41,060	39,070	13,580	16,700	2,250
825	—	—	43,670	41,660	40,310	13,790	17,000	2,250
850	—	—	44,990	42,940	41,580	14,010	17,310	2,250
875	—	—	46,320	43,550	42,170	14,220	17,610	2,250
900	—	—	47,660	44,860	43,460	14,430	17,920	2,250
925	—	—	48,300	45,460	44,040	14,640	18,230	2,250
950	—	—	48,930	46,770	45,330	14,850	18,540	2,250
975	—	—	—	48,110	45,920	15,060	18,850	2,250
1,000	—	—	—	48,730	46,510	15,270	19,160	2,250
1,025	—	—	—	50,130	47,880	15,450	19,440	2,250
1,050	—	—	—	51,540	48,510	15,630	19,710	2,250
1,075	—	—	—	52,220	49,910	15,800	19,990	2,250
1,100	—	—	—	52,890	50,560	15,980	20,270	2,250
1,125	—	—	—	53,540	51,970	16,160	20,550	2,250
1,150	—	—	—	—	52,600	16,350	20,840	2,250
1,175	—	—	—	—	54,040	16,530	21,130	2,250
1,200	—	—	—	—	54,680	16,710	21,410	2,250
1,225	—	—	—	—	56,130	16,880	21,690	2,290
1,250	—	—	—	—	56,780	17,050	21,970	2,330
1,275	—	—	—	—	57,420	17,220	22,250	2,370
1,300	—	—	—	—	58,070	17,390	22,530	2,400

Return to Table of Contents

MANUFACTURED HOMES (DOUBLE WIDE)

AREA	20' WIDE	24' WIDE	28' WIDE	ADD FOR 1/2 BSMT	ADD FOR BSMT.	ADD FOR AIR COND.
400	$42,320	—	—	$10,080	$11,790	$2,250
425	43,440	—	—	10,430	12,230	2,250
450	44,550	—	—	10,790	12,670	2,250
475	45,670	$43,600	—	11,150	13,110	2,250
500	46,780	44,650	—	11,500	13,550	2,250
525	47,740	45,570	—	11,810	13,940	2,250
550	48,700	46,490	$44,270	12,110	14,330	2,250
575	49,660	47,400	45,140	12,420	14,710	2,250
600	50,610	48,310	46,010	12,720	15,100	2,250
625	51,600	49,260	46,910	13,020	15,490	2,250
650	52,590	50,200	47,810	13,310	15,870	2,250
675	53,570	51,140	48,700	13,610	16,250	2,250
700	54,560	52,080	49,600	13,900	16,640	2,250
725	55,490	52,970	50,450	14,200	17,030	2,250
750	56,420	53,850	51,290	14,490	17,410	2,250
775	57,350	54,740	52,140	14,780	17,800	2,250
800	58,270	55,620	52,980	15,070	18,190	2,250
825	59,130	56,440	53,750	15,330	18,540	2,250
850	59,980	57,250	54,530	15,590	18,890	2,250
875	60,830	58,070	55,300	15,850	19,250	2,250
900	61,680	58,880	56,070	16,110	19,600	2,250
925	62,510	59,670	56,820	16,370	19,960	2,250
950	63,320	60,450	57,570	16,620	20,310	2,250
975	64,140	61,230	58,310	16,880	20,670	2,250
1,000	64,970	62,020	59,060	17,130	21,030	2,250
1,025	65,840	62,850	59,860	17,360	21,350	2,250
1,050	66,700	63,670	60,640	17,580	21,670	2,250
1,075	67,580	64,500	61,430	17,800	21,990	2,250
1,100	68,450	65,340	62,220	18,020	22,310	2,250
1,125	69,290	66,140	62,990	18,240	22,630	2,250
1,150	70,140	66,950	63,760	18,460	22,960	2,250
1,175	70,970	67,750	64,520	18,690	23,290	2,250
1,200	71,820	68,550	65,290	18,910	23,610	2,250
1,225	72,640	69,340	66,040	19,120	23,930	2,290
1,250	73,480	70,140	66,800	19,320	24,240	2,330
1,275	74,310	70,930	67,550	19,530	24,560	2,370
1,300	75,140	71,730	68,310	19,740	24,880	2,400
1,325	75,940	72,490	69,040	19,950	25,200	2,430
1,350	76,740	73,260	69,770	20,160	25,530	2,460
1,375	77,550	74,030	70,500	20,370	25,850	2,490
1,400	78,360	74,800	71,240	20,580	26,180	2,530
1,425	79,140	75,540	71,940	20,780	26,490	2,560
1,450	79,910	76,280	72,650	20,970	26,810	2,590
1,475	80,690	77,020	73,350	21,170	27,120	2,620

Return to Table of Contents

MANUFACTURED HOMES (DOUBLE WIDE) (Continued)

AREA	20' WIDE	24' WIDE	28' WIDE	ADD FOR 1/2 BSMT	ADD FOR BSMT.	ADD FOR AIR COND.
1,500	$81,470	$77,770	$74,060	$21,370	$27,430	$2,660
1,525	82,310	78,570	74,820	21,560	27,750	2,690
1,550	83,150	79,370	75,590	21,750	28,060	2,720
1,575	83,990	80,170	76,350	21,940	28,370	2,750
1,600	84,810	80,950	77,100	22,130	28,680	2,780
1,625	—	81,660	77,770	22,290	28,970	2,810
1,650	—	82,360	78,440	22,460	29,250	2,840
1,675	—	83,070	79,110	22,630	29,530	2,870
1,700	—	83,770	79,780	22,790	29,810	2,900
1,725	—	84,530	80,500	22,990	30,140	2,930
1,750	—	85,290	81,220	23,200	30,480	2,960
1,775	—	86,040	81,940	23,400	30,810	2,990
1,800	—	86,790	82,660	23,600	31,140	3,010
1,825	—	87,550	83,380	23,790	31,470	3,040
1,850	—	88,320	84,110	23,990	31,810	3,070
1,875	—	89,080	84,840	24,190	32,140	3,100
1,900	—	89,850	85,570	24,380	32,470	3,110
1,925	—	90,530	86,220	24,540	32,760	3,130
1,950	—	—	86,860	24,700	33,040	3,150
1,975	—	—	87,500	24,850	33,330	3,170
2,000	—	—	88,150	25,010	33,620	3,200
2,050	—	—	89,580	25,440	34,220	3,250
2,100	—	—	91,020	25,870	34,830	3,290
2,150	—	—	92,430	26,300	35,440	3,330
2,200	—	—	93,860	26,730	36,050	3,370
2,250	—	—	95,120	27,090	36,560	3,410
2,300	—	—	96,380	27,440	37,070	3,440
2,350	—	—	97,630	27,800	37,590	3,470
2,400	—	—	98,880	28,160	38,100	3,500

ADDITIONS & DEDUCTIONS

WALL FACINGS (L.F.)

	1/2 Story	1 Story	1½ Story	2 Story
EIFS	$30.00	$60.00	$80.00	$117.00
Brick or Simulated Stone	35.00	70.00	94.00	137.00
Stone Veneer	63.00	126.00	167.00	244.00

HEATING

Floor or Wall Furnace	Deduct No Heating	(Add)	$1,200.00	Each
Pipeless Furnace	Deduct No Heating	(Add)	1,800.00	Each
Hand Fired Furnace		(Deduct)	800.00	
Ground Loop Heat Pumps (Geo-Thermal Heating)		(Add)	4.00	P.S.F.
In-Floor Hot Water Heat		(Add)	1.50	P.S.F.

FIREPLACES (Each)

	1 Story	1½ & 2 Story
Masonry Fireplace with Masonry Stack	$4,400	$5,100
Masonry Fireplace with Masonry Stack (Double Sided)	6,100	6,800
Extra Fireplace on Same Stack	2,750	3,700
Prefabricated Fireplace with Stack	3,900	4,400
Prefabricated Fireplace with Stack (Double Sided)	5,600	6,100
Gas Fireplace with Vertical Stack	3,700	4,100
Gas Fireplace with Vertical Stack (Double Sided)	5,400	5,800
Gas Fireplace with Side Vent	3,300	3,300
Gas Fireplace with Side Vent (Double Sided)	5,000	5,000
Freestanding Fireplace with Stack	2,800	3,200
Gas Freestanding Fireplace with Side Vent	2,200	2,200

BUILT-INS (Each)

	Typical
Dishwasher	$650
Range	500
Oven - Single	1,000
Oven - Double	1,600
Microwave	450

MULTI-FAMILY

Conversion	$4,500	Per Extra Family
Flat	9,000	Per Extra Family
Duplex	9,000	

MISCELLANEOUS BUILT-IN ITEMS

	Price Range			Typical	
Security Systems	$500	-	$1,500	$1,000	Each
Built-In Vacuums	1200	-	1,800	1,500	Each
Intercom System	700	-	1,100	900	Each
Built-In Stereo (Speakers Only)	0.50	-	2.50	1.50	P.S.F.

Return to Table of Contents

BASEMENT GARAGE

One Car	$3,000	
Two Car	4,300	
Add for Automatic Opener	350	Each

PLUMBING

Bathroom or Stall Shower Bath	$2,400	Each
Whirlpool Bathroom	4,300	Each
Toilet Room	1,300	Each
Water Closet	700	Each
Lavatory	600	Each
Stall Shower or Tub	1,100	Each
Whirlpool Tub	3,000	Each
Prefabricated Shower (Metal, Plywood, etc.)	900	Each
Kitchen Sink	600	Each
Bidet	800	Each
Fiberglass Service Sink	550	Each
Hot Tubs	5,300	Each
No Hot Water Tank	600	Deduct
Sewer and Water Only	4,200	Deduct
Water Only	5,900	Deduct
No Plumbing	8,200	Deduct

EXTERIOR ITEMS

	Price Range			Typical	
Yard Sprinkler System	$0.36	-	$0.54	$0.45	P.S.F.

BASEMENT FINISH

	Price Range			Typical	
Floor Covering	$2.75	-	$4.25	$3.50	P.S.F.
Ceilings	1.75	-	2.75	2.25	P.S.F.
Wall Finish (Interior of Exterior Wall)	27.00	-	40.00	33.50	P.L.F.
Partitions (1 Side)	35.00	-	52.00	43.50	P.L.F.
Partitions (2 Sides)	49.00	-	74.00	61.50	P.L.F.
Lighting	1.30	-	1.90	1.60	P.S.F.
Heating	1.20	-	1.80	1.50	P.S.F.
Air Conditioning	1.10	-	1.70	1.40	P.S.F.
Finished Stairway	650.00	-	950.00	800.00	Each

TYPE FINISH

	Price Range			Typical	
Recreation Room Finish (Single Room)	$13.50	-	$20.50	$17.00	P.S.F.
Recreation Room Finish w/Walk-Out Bsmt.	16.00	-	24.00	20.00	P.S.F.
Living Quarters Finish (Multiple Rooms)	17.50	-	25.50	21.50	P.S.F.
Living Quarters Finish w/Walk-Out Bsmt.	21.00	-	31.00	26.00	P.S.F.
Walk-Out Basement (P.L.F. of Exposed Wall)	65.00	-	90.00	77.50	P.L.F.

Notes: Walk-out basement price includes doors, windows and interior finish on exposed exterior wall.
Use low range for low quality finish and large rooms.
Use high range for good quality finish, small rooms or areas with a large amount of partitioning.
All extras and built-ins must be priced separately.
Add for basement finish only if it adds to the resale value of the house.

Return to Table of Contents

SHEDS (P.S.F.)

	Price Range			Typical
Metal Storage Sheds	$7.00	-	$11.00	$9.00
Frame and Block Storage Sheds	11.00	-	17.00	14.00

PATIOS & DECKS

	Price Range			Typical	
Concrete Patio	$2.50	-	$4.00	$3.25	P.S.F.
Stamped Concrete Patio	7.00	-	10.00	8.50	P.S.F.
Flagstone Patio (Concrete Base)	7.00	-	10.00	8.50	P.S.F.
Concrete Block or Brick Patio (Concrete Base)	5.50	-	8.00	6.75	P.S.F.
*Wood Deck (Use high end for cedar decks.)	12.00	-	20.00	16.00	P.S.F.
*Vinyl/Composite Deck	16.00	-	24.00	20.00	P.S.F.
Metal Patio Roof (Includes Supports)	5.00	-	7.50	6.25	P.S.F.
Asphalt Shingle on Wood Patio Roof (Includes Supports)	5.75	-	8.75	7.25	P.S.F.
Screen Enclosure	18.00	-	27.00	22.50	P.L.F.
Solar Rooms (Glass/Steel with Curved Eaves)					
Under 100 S.F.	120.00	-	180.00	150.00	P.S.F.
101 to 250 S.F.	90.00	-	130.00	110.00	P.S.F.
251 to 500 S.F.	80.00	-	120.00	100.00	P.S.F.
501 + S.F.	70.00	-	110.00	90.00	P.S.F.

*Decks of elaborate design may exceed high range.

BASEMENT ENTRY (P.S.F.)

	Price Range			Typical
Block or Frame Enclosed	15.00	-	23.00	19.00
Brick Enclosed	25.00	-	39.00	32.00

RESIDENTIAL SWIMMING POOLS (P.S.F.W.S.A.)

Prices include 3' to 9' depth pool, site preparation, utility yard lines, underwater lights, filtration system and 3' to 4' patio around perimeter. Odd shaped pools are to be squared off at widest points.

	Vinyl	Fiberglass (One Piece)	Concrete	Retractable Cover (Add For)
Up to 499	$50.00	$57.00	$80.00	$12.50
500 to 699	44.00	50.00	70.00	12.00
700 to 899	40.00	46.00	64.00	11.50
900 to 1099	37.00	—	59.00	11.00
1100 to 1299	35.00	—	56.00	10.50

	Price Range			Typical
Add for Heater	$1,500	-	$2,500	$2,000
Add for Diving Board	500	-	2,000	1,000

Note: Pools should be depreciated at 5% per year, up to 50%. Obsolescence should be 20% and up. Vinyl pools may have metal, fiberglass panel, or structural foam walls.

Return to Table of Contents

RESIDENTIAL DEPRECIATION ANALYSIS

NORMAL DEPRECIATION GUIDE

YEAR	EFA	EXCELLENT	VERY GOOD	ABOVE NORMAL	NORMAL	BELOW NORMAL	POOR	VERY POOR*
INITIAL	0	0	0	0	1	2	4	7
	1	0	0	0	1	2	5	9
	2	0	0	1	2	3	6	10
	3	0	0	1	2	4	7	11
	4	0	0	1	2	4	8	12
	5	0	1	2	3	5	9	13
	6	0	1	2	3	5	9	14
	7	0	1	2	3	6	10	15
	8	1	2	3	4	7	11	16
	9	1	2	3	4	7	12	17
	10	1	2	3	4	7	12	18
	11	1	3	4	5	8	13	19
	12	1	3	4	5	8	13	19
	13	1	3	4	5	8	13	20
	14	1	3	5	6	9	14	21
	15	2	3	5	6	9	14	21
	16	2	3	5	6	9	14	22
	17	2	3	5	7	10	15	23
	18	2	3	5	7	10	15	23
	19	2	3	5	7	10	15	23
	20	3	4	6	8	11	16	24
	21	3	4	6	8	11	16	24
	22	3	4	6	8	11	16	25
	23	3	4	6	9	12	17	26
	24	3	4	6	9	12	17	26
	25	3	4	7	10	13	18	27
	26	3	4	7	10	13	18	27
	27	3	4	7	10	13	18	27
	28	4	5	8	11	14	19	28
	29	4	5	8	11	14	19	28
	30	4	5	9	12	15	20	29
	31	4	5	9	12	15	20	29
	32	4	5	9	12	15	20	30
	33	4	6	10	13	16	21	31
	34	4	6	10	13	16	21	31
	35	5	7	11	14	17	22	32
	36	5	7	11	14	17	23	32
	37	5	7	11	14	18	23	33
	38	5	8	12	15	19	24	34
	39	5	8	12	15	19	24	35
	40	5	8	13	16	20	25	36
	41	5	8	13	16	20	26	36
	42	5	8	13	16	20	26	37
	43	6	9	14	17	21	27	38
	44	6	9	14	17	21	27	38
	45	6	10	15	18	22	28	39
	46	6	10	15	18	22	28	39
	47	6	10	15	19	23	29	40
	48	6	10	15	19	23	29	40
	49	6	10	15	20	24	30	41
	50	6	10	15	20	24	30	42

Return to Table of Contents

RESIDENTIAL DEPRECIATION ANALYSIS

NORMAL DEPRECIATION GUIDE (Continued)

YEAR	EFA	EXCELLENT	VERY GOOD	ABOVE NORMAL	NORMAL	BELOW NORMAL	POOR	VERY POOR*
	51	7	11	16	21	25	31	43
	52	7	11	16	21	25	32	44
	53	7	12	17	22	26	33	45
	54	7	12	17	22	26	33	46
	55	7	13	18	23	27	34	47
	56	7	13	18	23	28	35	48
	57	8	14	19	24	29	36	49
	58	8	14	19	24	29	36	49
	59	8	15	20	25	30	37	50
	60	8	15	20	25	30	37	50
	61	8	16	21	26	31	38	51
	62	8	16	21	26	31	38	51
	63	9	17	22	27	32	39	52
	64	9	17	22	27	32	40	53
	65	9	18	23	28	33	41	54
	66	9	18	23	28	33	41	54
	67	10	19	24	29	34	42	55
	68	10	19	24	29	34	42	56
	69	10	20	25	30	35	43	57
	70	10	20	25	30	35	43	57
	71	10	21	26	31	36	44	58
	72	10	21	26	31	36	45	59
	73	11	22	27	32	37	46	60
	74	11	22	27	32	37	46	61
	75	11	23	28	33	38	47	62
	76	11	23	28	33	38	47	62
	77	12	24	29	34	39	48	63
	78	12	24	29	34	39	48	63
	79	12	25	30	35	40	49	64
	80	12	25	30	35	40	50	65
	81	13	26	31	36	41	51	66
	82	13	26	31	36	41	51	66
	83	13	27	32	37	42	52	67
	84	13	27	32	37	42	52	67
	85	14	28	33	38	43	53	68
	86	14	28	33	38	43	53	68
	87	14	29	34	39	44	54	69
	88	14	29	34	39	44	54	69
	89	15	30	35	40	45	55	70
	90	15	30	35	40	45	55	70
	91	15	30	35	40	45	55	70
	92	15	30	35	40	45	55	70
	93	15	30	35	40	45	55	70
	94	15	30	35	40	45	55	70
	95	15	30	35	40	45	55	70
	96	15	30	35	40	45	55	70
	97	15	30	35	40	45	55	70
	98	15	30	35	40	45	55	70
	99	15	30	35	40	45	55	70
	100	15	30	35	40	45	55	70

*Sound judgment and observation must be used in arriving at the depreciation of residential structures in very poor condition.

The preceding is a guide only. The assessor/appraiser is encouraged to do a depreciation analysis and should edit the depreciation guide if necessary.

Partially Completed Residential Property Worksheet

Name _____ Date _____

Address _____ Inspector _____

Parcel # _____

	% Total	Completed	Date
FOUNDATION (footings, foundation, excavation & backfill)	15%		
BASEMENT FLOOR	5%		
BASEMENT STAIRS	1%		
FLOOR (joist & deck)	7%		
FLOOR COVERING	5%		
EXTERIOR WALLS (studs, sheathing & building wrap)	6%		
SIDING	3%		
WALL INSULATION	1%		
WINDOWS & DOORS	9%		
ROOF (trusses, deck, & shingles)	9%		
ROOF INSULATION	1.5%		
INTERIOR STUDDING	2%		
INTERIOR DRYWALL (untaped)	5.5%		
DRYWALL FINISHING (paint, trim & interior doors)	8%		
ROUGH PLUMBING	3%		
PLUMBING FIXTURES	4%		
ROUGH ELECTRICAL	3%		
ELECTRICAL FIXTURES	3%		
HEATING INSTALLED	4%		
KITCHEN & BATHROOM CABINETS	5%		
Total Percent Completed……..			

Comments: _____

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