Cleveland County
NORTH CAROLINA

2025 Reappraisal
Schedules, Standards, & Rules

CLEVELAND COUNTY
FOUNDED 1841
NORTH CAROLINA

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Note: Present-Use Schedule is separate from this Schedule of Values

Schedule of Values Cleveland County 2025

INTRODUCTION

The following Manual has been developed and prepared by Cleveland County to be used in the appraisal of real property as required by the Machinery Act of North Carolina. The primary purpose of real property assessment is to arrive at a fair market value of all real property, to be used in deriving property taxes that are as equitable as possible given the resources available to the assessor (i.e., time, staff, and money).

The Machinery Act of North Carolina defines "market value" as follows:

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

Uniform Appraisal Standards, NC G.S. 105.283

COMPONENTS OF A REAPPRAISAL

To accomplish the task of valuing all parcels within a county as of the January 1 revaluation date, the methodology of mass appraisal rather than the methodology of single-property appraisals must be utilized. Mass appraisal is the systematic appraisal of groups of properties as neighborhoods. This is accomplished by using standardized procedures and statistical testing. In a mass appraisal system, the assessor must make valuation judgments about groups of properties rather than single properties. The assessor must be able to develop, support and explain standardized adjustments in a valuation model among use classes, construction types, neighborhoods, and other property groups. The guide used for this is the uniform schedule of values. The schedule of values is made up of schedules, standards, rules, tables and other factors used to apply the correct value to parcels. The schedule of values serves as the county's mass appraisal model and is implemented by means of a computer assisted mass appraisal system (CAMA). The schedule of values sets forth values for appropriate unit of measurement for use in appraising land and buildings. For example, land may be valued by a set amount per square foot, lot, front foot, or acre, depending on the highest and best use, while a dwelling is typically valued using an established amount per square foot. The land unit per appropriate unit of measurement also will vary depending on the neighborhood in which the land is situated. Factors that warrant adjustments are also set forth in the schedule of values for various types of property. The schedule typically authorizes adjustments to land value based on factors such as site size, road frontage, topography, zoning, the presence of easements and other factors. A county's schedule also typically prescribes ranges of characteristics and corresponding percentage adjustments for recognized factors.

In the event the information set forth in the Schedule of Values, Standards and Rules is insufficient to determine a property's true value as defined by The Machinery Act, N.C.G.S. 105-271 et seq., the Assessor shall use his or hers best professional judgement and methodologies and best practices of the IAAO to appraisal real property at its true value and at its present-use value in accordance with The Machinery Act for the 2025 general reappraisal. There is no "all

encompassing" set of rules and regulations that can be developed so as to insure a totally accurate estimate of value in each and every appraisal. The appraiser's experience and expertise in applying the guidelines as well as his personal judgement will add to the overall quality and accuracy of work.

Mass appraisal for ad valorem purposes entails many of the same principles as an independent fee, single-property appraisal. Mass appraisal techniques, however, emphasize valuation modules (expressed as equations, tables and schedules), standards of practice, and statistical quality control. A reassessment program consists of these subsystems:

1. A data management system
2. A sales analysis system
3. A valuation system
4. An administrative system

These subsystems are independent of each other. For example, the valuation system uses information maintained in the sales analysis and data management systems and produces output (valuations) required by the administrative system in the production of tax bills.

DATA MANAGEMANT SYSTEM

The data management system has components for collection, entry, editing, organization, conversion, storage, and security of property characteristics and ownership. Quality control of this system is very important because the accuracy of the values determined depends on the reliability of the data from which they are generated. In addition, data collection, conversion, and maintenance are the most expensive aspects of any reappraisal program. Special care must be given to the thought and planning required of managing logic to minimize cost.

Data maintenance is the protocol for creating new parcels, capturing and valuing new construction, and making changes to the current property database. The maintenance protocol consists of three components:

1. County land records system: the daily creation of new parcels from the recording of "splits" (dividing of an existing parcel), combining existing parcels, and the recording of new subdivision plats feeds the second component.
2. Permits and inspections: as the appraisal staff receives notice of new permits and inspections, property record cards are printed, and new data is collected. Staff receives this information and monitors the construction progress and makes determinations of the percentage of construction completed as of January 1 each calendar year.
3. Periodic re-inspection of all properties: routine field visits are supplemented with information obtained from the latest aerial photography and provided by property owners as part of the annual listing abstracts and requests from taxpayers for review or appeal.

SALES ANALYSIS SYSTEM

Legislators have mandated the assessment of real property at 100% of the fair market value. This makes it imperative that the property appraisers have an accurate sales file to develop regression equations, set cost/market base rates, determine depreciation schedules and determine income capitalization or discount rates. A Sales Verification Request Form will be mailed to the new owner to establish the quality of a particular sale. Having a collection of qualified sales is helpful when establishing land values, base rates, depreciation schedules, and checking the quality of equalization of all work performed. Assessment/sales ratio studies are the primary tool for measuring mass appraisal performance. They are invaluable for monitoring appraisal results, identifying reappraisal priorities, adjusting valuations to the market, and assisting the administrative system in planning and scheduling. Cleveland County has approximately 60,000 parcels which are divided into over 700 neighborhoods. Assessment/Sales Ratios are analyzed for each neighborhood. From these reports, it is determined which neighborhoods or types of property may be under assessed or over assessed and appropriate adjustments can then be made to correct inequities and achieve a fair and equitable assessments.

Example Deed Edit Sheet

CODE REASONS FOR REJECTION

A.	The transaction includes more than one parcel
B.	Sales of which the improvements sold are not included in the tax assessment or the assessment included imprvements built after sale.
C.	Deed shows $6.00 or less in stamps
D.	Date of sale outside of study period
E.	Related Parties
F.	Undivided or Fractional Interest
G.	Life Estate
H.	Seller keeps possession for a specific period following the sale.
I.	Bank, Government, Utility, etc
J.	Cemetery or other exempt property
K.	Church, School, Lodge, or Educational Purposes
L.	Vacant Land Sale (Marker to find vacant land sales)
M.	More than one County
N.	Transaction for Minerals, Timber, or Rights to Mine or Cut
O.	Sale included Personal Property
Q.	Land Contract and/or Seller Financing
R.	Trade or Exchange
S.	Real property that cannot be clearly identified on the County records
X.	Other
Z.	When the assessed value = $1.00

Example Sales Verification Request Form

CLEVELAND COUNTY 7/05/2023
SALES VERIFICATION REQUEST

SALES DATA FOR: RESIDENTIAL IMPROVEMENTS AND LAND
TAX MAP-SBMAP-BLOCK-PARCL-SBPAR PARCEL LAND SIZE: .000 ACRES
G 4 1 92 6556 NBHD: 206
STATE REVENUE AS RECORDED INDICATES PROPERTY WAS PURCHASED FOR 150,000
PROPERTY DESCRIPTION - #104PB13-84SPRING AC SEC3
DEED BOOK/PAGE - 1896 0133 SALE DATE - 4/10/2023

LACEY RANDY TAXPAYER ID: 1355512
301 W TIMBERLAND DR
GROVER, NC 28073

IN ORDER TO DEVELOP A MORE COMPREHENSIVE REAL ESTATE MARKET TRANSACTION PROGRAM, THE ASSESSOR IS ASKING YOUR COOPERATION BY VERIFYING THE PURCHASE PRICE OF YOUR PROPERTY BY ANSWERING THE FOLLOWING SALES QUESTIONNAIRE:

1. ACTUAL SALES PRICE: ----------> _____
   DATE OF PURCHASE: ----------> _____
2. DID SALE INCLUDE: CIRCLE YES OR NO:
   A. ADDITIONAL PARCELS YES NO
   B. PERSONAL PROPERTY YES NO
   C. BUSINESS OR MANUFACTURING EQUIPMENT YES NO
   D. MANUFACTURED OR MOBILE HOME YES NO
3. PROPERTY WAS PURCHASED FROM: CIRCLE ONE
   A. OWNER A
   B. OWNER THROUGH AGENT B
   C. AT PUBLIC AUCTION C
   D RELATED INDIVIDUAL OR CORPORATION D
   E LIQUIDATION - FORECLOSURE E
4. MARKETING TIME: CIRCLE ONE
   A. WAS NOT OPEN MARKET A
   B. 1 TO 6 MONTHS B
   C. 7 TO 12 MONTHS C
   D OVER 12 MONTHS D
   E DO NOT KNOW E
5. TYPE OF FINANCING: CIRCLE ONE
   A. CASH A
   B. CONVENTIONAL B
   C. SELLER C
   D FHA D
   E VA E
   F. LAND CONTRACT F
   G. LOAN ASSUMPTION G
6. IS THIS YOUR PLACE OF RESIDENCE? YES NO
7. WHAT IS THE STREET ADDRESS OF THIS PARCEL? _____
8. # OF BEDROOMS _____ TOTAL # OF ROOMS _____
   # OF BATHROOMS _____ TOTAL HEATED SQ.FT. _____

THIS QUESTIONNAIRE WAS COMPLETED BY: _____
(YOUR NAME)
TELEPHONE NUMBER WHERE YOU CAN BE REACHED: _____

PLEASE PLACE THE COMPLETED QUESTIONNAIRE IN THE ENCLOSED SELF-ADDRESSED ENVELOPE AND RETURN IT WITHIN 30 DAYS.
IF YOU HAVE ANY QUESTIONS, YOU MAY CONTACT THE APPRAISAL SECTION, CLEVELAND COUNTY TAX OFFICE, AT 704-484-4913 OR 704-484-4946.

VALUATION SYSTEM

The valuation system (CAMA) consists of mass appraisal applications of the three approaches to value and/or allows for various adjustments that recognize specific aspects of each approach. The three approaches are:

1. Cost Approach: requires maintenance and application of computerized cost schedules and equations, depreciation schedules, and indexing factors. This data comes from contractors, building material suppliers, etc. This approach finds a property's value by developing an estimate of land value and the depreciated cost of any improvements. The principle of substitution which assumes that a property's value is equal to the cost of acquiring another property of equal utility and provides the theoretical basis for this approach.
2. Sales Comparison Approach (Market Approach): Makes use of sales data from the local market. Sales chosen for comparison must be analyzed in order to determine that the conditions of fair market value have been satisfied.
3. Income Approach: The two most common are in the development of the capitalized net income (CAP rate) and the gross rent multiplier (GRM). The information to generate this comes from rental, leasing, sales, etc., data provided by owners and tenants.

The optimum results of the valuation system will be to consider all three approaches to value, as appropriate to property type, and determine which method(s) produces the best results for the final appraisal. Properly executed, any of the three approaches to value will yield creditable results, however the sales comparison and income approaches are highly dependent on available data. Of the three approaches, only the cost approach can be uniformly applied with limited data.

A general county-wide reappraisal depends on data being available from a wide variety of sources in order to properly apply each of the three approaches to value. Even when an abundance of relevant data is available for applying the sales comparison approach and the income approach, that data may also be utilized in refining the cost approach. In the absence of relevant data prior to the final determination of reappraisal values, the cost approach becomes the more reliable approach for all property types. Below is a comparison of the three approaches to value and when best to apply them.

RESIDENTIAL	INDUSTRIAL/ COMMERICAL	SPECIAL PURPOSE
1. Sales Comparison	1. Income	1. Cost
2. Cost	2. Cost	2. Sales Comparison
3. Income	3. Sales Comparison	3. Income

THE ADMINISTRATIVE SYSTEM

The administrative system is comprised of a variety of functions and activities, each of which requires information from sales analysis, valuation, or data management systems and produces products used by the administrative system.

IN-HOUSE REAPPRAISAL

An in-house reappraisal is a major effort requiring careful preparation, the support of county management and the Board of County Commissioners, adequate time, and sufficient funds. In preparing a schedule and reappraisal, the assessor's office should include the relationship between the daily operations of the assessor's office and the reappraisal program. Adequate time to cover probable delays and contingencies to deal with unforeseen problems must be taken into consideration. Even though the reappraisal process should be viewed as separate from daily operations, existing staff, duties, responsibilities, and priorities must be modified and additional staff may be required.

SUMMARY

General reappraisals of real property are required by statutory authority to be performed on an octennial plan (eight-year cycle). Many counties adopt a shorter cycle via a resolution by their respective County Board of Commissioners. The current trend in North Carolina is a four-year cycle for reappraisal with counties to hire and train the staff in order to perform an "In-House" reappraisal as opposed to "contracted" from outside the county lines.

As understood by the assessor's office, an effective reappraisal requires careful planning, a realistic analysis of the present state of the assessment records and values, and the resources needed to conduct the appraisal. As such, reappraisals are a costly, highly visible, and politically sensitive undertaking. However, since the real property staff in the assessor's office understands its own resources and the technical requirements of the task, they are committed to conducting the most fair and equitable reappraisal possible. The success of this endeavor depends on the leadership of the assessor's office, an informed public awareness, and committed management support.

STATUTORY REQUIREMENTS

For an assessor to undertake his responsibilities and duties properly, he must be familiar with the legal framework in which to perform his function. The legal framework sets the guidance and rules to follow for a reappraisal. Some general statutes, but not all, are included in this section. Others will be included throughout this schedule as applicable.

G S 105-286. Time for general reappraisal of Real Property.

(a) Octennial Cycle. – Each county must reappraise all real property in accordance with the provisions of G.S. 105-283 and G.S. 105-317 as of January 1 of the year set out in the following schedule and every eighth year thereafter, unless the county is required to advance the date under subdivision (2) of this section or chooses to advance the date under subdivision (3) of this section.

(1) Schedule of Initial Reappraisals. –
Division Two – 1973: ---Cleveland

(2) Mandatory Advancement. – A county whose population is 75,000 or greater according to the most recent annual population estimates certified to the Secretary by the State Budget Officer must conduct a reappraisal of real property when the county's sales assessment ratio determined under G.S. 105-289(h) is less than .85 or greater than 1.15, as indicated on the notice the county receives under G.S. 105-284. A reappraisal required under this subdivision must become effective no later than January 1 of the earlier of the following years:
a. The third year following the year the county received the notice.
b. The eighth year following the year of the county's last reappraisal.

(3) Optional Advancement – A county may conduct a reappraisal of real property earlier than required by subdivision (1) or (2) of this subsection if the board of county commissioners adopts a resolution providing for advancement of the reappraisal. The resolution must designate the effective date of the advanced reappraisal and may designate a new reappraisal cycle that is more frequent than the octennial cycle set in subdivision (1) of the subsection. The board of county commissioners must promptly forward a copy of the resolution adopted under this subdivision to the Department of Revenue. A more frequent reappraisal cycle designated in a resolution adopted under this subdivision continues in effect after a mandatory reappraisal required under subdivision (2) of this subsection unless the board of county commissioners adopts another resolution that designates a different date for the county's next reappraisal.

G S 105-273(13) Definitions

Real property, real estate, or land. – Any of the following:

a. The land itself.
b. Buildings, structures, improvements, or permanent fixtures on land.
c. All rights and privileges belonging or in any way appertaining to the property.
d. A manufactured home as defined in G.S. 143-143.9(6), unless it is considered tangible personal property for failure to meet all of the following requirements:
   1. It is a residential structure.
   2. It has the moving hitch, wheels and axles removed.

3. It is placed upon a permanent foundation either on land owned by the owner of the manufactured home or on land in which the owner of the manufactured home has a leasehold interest pursuant to a lease with a primary term of at least 20 years and the lease expressly provides for the disposition of the manufactured home upon termination of the lease.

G S 105-296(b). Powers and duties of assessor.
Within budgeted appropriations, he shall employ listers, appraisers, and clerical assistants necessary to carry out the listing, appraisal, assessing, and billing functions required by law. The assessor may allocate responsibility among such employees by territory, by subject matter, or on any other reasonable basis. Each person employed by the assessor as a real property appraiser or personal property appraiser shall during the first year of employment and at least every other year thereafter attend a course of instruction in his area of work. At the end of the first year of their employment, such persons shall also achieve a passing score on a comprehensive examination in property tax administration conducted by the Department of Revenue.

G S 105-299. Employment of experts.
The board of county commissioners may employ appraisal firms, mapping firms or other persons or firms having expertise in one or more of the duties of the assessor to assist the assessor in the performance of these duties. The county may also assign to county agencies, or contract with State or federal agencies for, any duties involved with the approval or auditing of use-value accounts. The county may make available to these persons any information it has that will facilitate the performance of a contract entered into pursuant to this section. Persons receiving this information are subject to the provisions of G.S. 105-289(e) and G.S. 105-259 regarding the use and disclosure of information provided to them by the county. Any person employed by an appraisal firm whose duties include the appraisal of property for the county must be required to demonstrate that he or she is qualified to carry out these duties by achieving a passing grade on a comprehensive examination in the appraisal of property administered by the Department of Revenue. In the employment of these firms, primary consideration must be given to the firms registered with the Department of Revenue pursuant to the provisions of G.S. 105-289(i). A copy of the specifications to be submitted to potential bidders and a copy of the proposed contract may be sent by the board to the Department of Revenue for review before the invitation or acceptance of any bids. Contracts for the employment of these firms or persons are contracts for personal services and are not subject to the provisions of Article 8, Chapter 143, of the General Statutes.
(1939, c. 310, s. 408; 1971, c. 806, s. 1; 1973, c. 476, s. 193; 1975, c. 508, s. 2; 1983, c. 813, s. 4; 1985, ARTICLE 19)

G S 105-317. Appraisal of real property; adoption of schedules, standards, and rules.
(a) Whenever any real property is appraised it shall be the duty of the persons making appraisals:

(1) In determining the true value of land, to consider as to each tract, parcel, or lot separately listed at least its advantages and disadvantages as to location; zoning; quality of soil; waterpower; water privileges; dedication as a nature preserve; conservation or preservation agreements; mineral, quarry, or other valuable deposits; fertility; adaptability for agricultural, timber-producing, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value except growing crops of a seasonal or annual nature.

(2) In determining the true value of a building or other improvement, to consider at least its location; type of construction; age; replacement cost; cost; adaptability for residence, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value.

(3) To appraise partially completed buildings in accordance with the degree of completion on January 1.

(b) In preparation for each revaluation of real property required by G.S. 105-286, it shall be the duty of the assessor to see that:

(1) Uniform schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value are prepared and are sufficiently detailed to enable those making appraisals to adhere to them in appraising real property.

(2) Repealed by Session Laws 1981, c. 678, s. 1.

(3) A separate property record be prepared for each tract, parcel, lot, or group of contiguous lots, which record shall show the information required for compliance with the provisions of G.S. 105-309 insofar as they deal with real property, as well as that required by this section. (The purpose of this subdivision is to require that individual property records be maintained in sufficient detail to enable property owners to ascertain the method, rules, and standards of value by which property is appraised.)

(4) The property characteristics considered in appraising each lot, parcel, tract, building, structure and improvement, in accordance with the schedules of values, standards, and rules, be accurately recorded on the appropriate property record.

(5) Upon the request of the owner, the board of equalization and review, or the board of county commissioners, any particular lot, parcel, tract, building, structure or improvement be actually visited and observed to verify the accuracy of property characteristics on record for that property.

(6) Each lot, parcel, tract, building, structure and improvement be separately appraised by a competent appraiser, either one appointed under the provisions of G.S. 105-296 or one employed under the provisions of G.S. 105-299.

(7) Notice is given in writing to the owner that he is entitled to have an actual visitation and observation of his property to verify the accuracy of property characteristics on record for that property.

(c) The values, standards, and rules required by subdivision (b) (1) shall be reviewed and approved by the board of county commissioners before January 1 of the year they are applied. The board of county commissioners may approve the schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value either separately

or simultaneously. Notice of the receipt and adoption by the board of county commissioners of either or both the true value and present-use value schedules, standards, and rules, and notice of a property owner's right to comment on and contest the schedules, standards, and rules shall be given as follows:

(1) The assessor shall submit the proposed schedules, standards, and rules to the board of county commissioners not less than 21 days before the meeting at which they will be considered by the board. On the same day that they are submitted to the board for its consideration, the assessor shall file a copy of the proposed schedules, standards, and rules in his office where they shall remain available for public inspection.

(2) Upon receipt of the proposed schedules, standards, and rules, the board of commissioners shall publish a statement in a newspaper having general circulation in the county stating:

a. That the proposed schedules, standards, and rules to be used in appraising real property in the county have been submitted to the board of county commissioners and are available for public inspection in the assessor's office; and

b. The time and place of a public hearing on the proposed schedules, standards, and rules that shall be held by the board of county commissioners at least seven days before adopting the final schedules, standards, and rules.

(3) When the board of county commissioners approves the final schedules, standards, and rules, it shall issue an order adopting them. Notice of this order shall be published once a week for four successive weeks in a newspaper having general circulation in the county, with the last publication being not less than seven days before the last day for challenging the validity of the schedules, standards, and rules by appeal to the Property Tax Commission. The notice shall state:

a. That the schedules, standards, and rules to be used in the next scheduled reappraisal of real property in the county have been adopted and are open to examination in the office of the assessor; and

b. That a property owner who asserts that the schedules, standards, and rules are invalid may except to the order and appeal therefrom to the Property Tax Commission within 30 days of the date when the notice of the order adopting the schedules, standards, and rules was first published.

(d) Before the board of county commissioners adopts the schedules of values, standards, and rules, the assessor may collect data needed to apply the schedules, standards, and rules to each parcel in the county

105-283. Uniform appraisal standards.

All property, real and personal, shall as far as practicable be appraised or valued at its true value in money. When used in this Subchapter, the words "true value" shall be interpreted as meaning market value, that is, the price estimated in terms of money at which the property would change

hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used. For the purposes of this section, the acquisition of an interest in land by an entity having the power of eminent domain with respect to the interest acquired shall not be considered competent evidence of the true value in money of comparable land.

Conflicts of Law and General Irregularities

In the event that any portion of this Schedule of Values, Standards and Rules or the utilization thereof is found to be unlawful or unconstitutional, the balance of the Schedule of Values, Standards and Rules shall remain in full force and effect. Any irregularities discovered in the body of this document shall not invalidate that portion nor the remaining balance of the Schedule of Values, Standards and Rules. Subsequent law changes shall be followed in accordance with and applied to this Schedule of Values, Standards and Rules.

Authors Notes: The Machinery Act of North Carolina has been provided as an integral part of these Uniform Schedules of Value, Standards, and Rules. All applicable not recited in this text are included by reference.

PROPERTY VALUATION

In addition to the specific statutory direction and appellate court rulings, it is necessary to be well-versed with the nature of appraised values of property and with the basic economic principles that serve as the foundation of the valuation process.

APPRAISAL THEORY

An appraisal, in itself, is nothing more than an opinion of value. This does not imply, however, that one opinion is necessarily as good as another; there are valid and accurate appraisals, and there are invalid and inaccurate appraisals. The validity of an appraisal can be measured against the supporting evidence from which it was derived, and its accuracy against that very thing it is supposed to predict - the actual behavior of the market. Each is fully contingent upon the ability of the appraiser to record adequate data and to interpret that data into an indication of value.

Appraising real property, like the solving of any problem, is an exercise in reasoning. It is a discipline, and, like any discipline, it is founded on fundamental economic and social principles. From these principles evolve certain premises which, when applied to the valuation of property, serve to explain the reaction of the market. This section concerns itself with those concepts and principles basic to the property valuation process. One cannot overstate the necessity of having a workable understanding of them.

CONCEPT OF PROPERTY

The definition of property should begin the discussion of assessing value. Property is associated with the right of any person to possess, use, enjoy and dispose of a thing. Property, then, is a broad term expressing the relationship between owners and their rights in and to possessions. In appraising real property, the parcel to be appraised includes the rights inherent in ownership of the property and should be included in the opinion of value rendered by the reappraisal.

All property may be divided into two major categories-real property and personal property. Real property is defined as the sum of the tangible and intangible rights in land and improvements. This refers to the interest, benefits, and rights inherent in the ownership of physical real estate. Real estate is the physical land and everything permanently attached to it. Personal property consists of movable items not permanently affixed to, or part of, the real estate and is commonly known as “personal” or “chattels”.

Real estate may be divided into two categories-land and improvements. Land is defined as the surface of the earth together with everything under its boundary and everything over it. Improvements (land improvements, such as paving, fencing, structures, and landscaping etc.) consist of immovable items affixed to and becoming part of the real estate. “Permanently affixed” refers to the original intent of the owner and economic life of the improvements.

Defining the term "affixed" has been the subject of much litigation, and the courts are subject to change the meaning. In general terms, personal property annexed to land is called a fixture. Chattels that have been annexed to land are called a fixture.

These chattels that have been annexed to the land, so as to lose their character as chattels, become real estate for ad valorem tax purposes. In determining the nature of the annexation of personal property, there are two basic considerations: first, the adaptability of the personal property to the use part of the realty; and second, the person by whom the annexation is made and his interest in the land and the personal property.

Courts have held that, if the chattel is affixed to the land so that it loses its original physical character and cannot be restored to its original condition as a practical matter; it loses its nature as personal property and becomes real property. Two tests relied upon to determine if personal property becomes real estate are: first the intention of the person who put the item in its place; and second, whether the item may be removed from the real estate without damaging either the item or the real estate. Also, to be considered are the use of the item and the generally accepted conveyance of the item in real estate transactions.

In identifying property, a distinction must be made between that of tangible and intangible property. Tangible property consists of actual physical property. Intangible property is evidence of ownership of property rights. Some examples of intangible property are patent rights, copyrights, notes, mortgages, deeds of trust, and stock certificates.

APPRAISAL PRINCIPLES

BUNDLE OF RIGHTS

Real estate and real property are often used interchangeably. Generally speaking, real estate pertains to the real or fixed improvements to the land such as structures and other appurtenances, whereas real property encompasses all the interests, benefits and rights enjoyed by the ownership of the real estate.

Real property ownership involves the Bundle of Rights Theory which asserts that the owner has the right to enter it, use it, sell it, lease it, or give it away, as he so chooses. Law guarantees these rights, but they are subject to certain governmental and private restrictions.

The Governmental restrictions are found in its power to:

- tax property
- take property by condemnation for the benefit of the public, providing that just compensation is made to the owner (Eminent Domain)
- police property by enforcing any regulations deemed necessary to promote the safety, health, morals and general welfare of the public
- provide for the reversion of ownership to the state in cases where a competent heir to the property cannot be ascertained (Escheat)

Private restrictions imposed upon property are often in the form of agreements incorporated into the deed. The deed also spells out precisely which rights of the total bundle of rights the buyer is

acquiring. Since value is related to each of these rights, the appraiser should know precisely which rights are involved in his appraisal.

Appraisals for Ad Valorem tax purposes generally assume the property is owned in the "Fee Simple", meaning that the total bundle of rights is considered to be intact.

THE NATURE AND MEANING OF VALUE

An appraisal is an opinion or estimate of value. The concept of value is basic to the appraisal process and calls for a thorough understanding. The American Institute of Real Estate Appraisers' Appraisal Terminology Handbook, 1981 edition, offers the following definitions of value:

> "The measure of value is the amount (for example, of money) which the potential purchaser probably will pay for possession of the thing desired."
>
> "The ratio of exchange of one commodity for another, for example, one bushel of wheat in terms of a given number of bushels of corn; thus, the value of one thing may be expressed in terms of another thing. Money is the common denominator by which value is measured."
>
> "It is the power of acquiring commodities in exchange, generally with a comparison of utilities - the utility of the commodity parted with (money) and that of the commodity acquired in the exchange (property)."
>
> "Value depends upon the relation of an object to unsatisfied needs; that is, supply and demand."
>
> "Value is the present worth of future benefits arising out of ownership to typical users and investors."

With these definitions, one can see that value is not an intrinsic characteristic of the commodity itself. On the contrary, value is determined by people, created by desire, modified by varying degrees of desire and reduced by lack of desire. Throughout the definitions a relationship between the purchase and the commodity (property) is implied; this relationship is “value”. A purchaser desires a property because it is a useful commodity in that it has utility. Utility is a prerequisite to value, but utility standing alone does not sufficiently cause value. If a great supply of a useful commodity exists, as for example air, needs would be automatically satisfied, desire would not be aroused, and therefore value would not be created. Therefore, besides having utility, to effectively arouse desire, the commodity must also be scarce.
One additional factor is necessary to complete the value equation . . . the ability to become a buyer. A translation must be made of desire into a unit of exchange; a buyer must have purchasing power. The relationship is now complete . . . the commodity has utility and is relatively scarce, it arouses desire, and the buyer is able to satisfy that desire by trading for it . . . value is created. The question is how much value, and herein lies the job of the appraiser.

Numerous definitions of value have been offered, some simple and some complex. It would seem though that any valid definition of value would necessarily embody the elements of utility, desire, scarcity and purchasing power. Furthermore, the concept of value very rarely stands alone. Instead, it is generally prefixed by a descriptive term that serves to relate it to a specific appraisal purpose or activity such as "loan value". Since appraisals are made for a variety of reasons, it is important for the appraiser to clarify the specific purpose for the appraisal and the type of value that he seeks to estimate.

For Ad Valorem Tax purposes, the value sought is generally market value. Statute 105-283 from the North Carolina Machinery Act describes market value as follows:
All property, real and personal, shall as far as practicable be appraised or valued at its true value in money. When used in this Subchapter, the words "true value" shall be interpreted as meaning market value, that is, the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used. For the purposes of this section, the acquisition of an interest in land by an entity having the power of eminent domain with respect to the interest acquired shall not be considered competent evidence of the true value in money of comparable land.

VALUE IN USE AS OPPOSED TO VALUE IN EXCHANGE

We have stated that there are a number of qualifying distinctions made in reference to the meaning of value. One of the most common and probably the most important relative to the purpose of this manual is the distinction between value in use and value in exchange. We have defined market value as a justifiable price which buyers, in general, will pay in the market. The question arises then as to the value of property which, by nature of its special and highly unique design, is useful to the present owner, but relatively less useful to buyers in the market. One can readily see that such a property's utility value may differ greatly from its potential sales price. It is even possible that no market for such a property exists. Such a property is said to have value in use, which refers to the actual value of a commodity to a specific person, as opposed to value in exchange, which aligns itself with market value, referring to the dollar-value of a commodity to buyers in general. In a sense, value in use embodies the objective premise, which maintains that value is within the object. This concept easily accommodates cost. While with value in exchange the subjective element is accentuated. Value in exchange, being the primary concern for the assessor, reflects the actions and reactions of buyers, sellers and investors and is considered market value.

THE PRINCIPLE OF SUPPLY AND DEMAND

In order for property to have value, there must be desirability, utility, scarcity, and economic purchasing power. Utility is the capacity of goods to create desire and should not be confused with usefulness. While utility is a subjective concept, usefulness is an objective concept inherent in the property.

Scarcity helps to create desire. There are two economic forces which determine scarcity, supply and demand.

Among the forces which constantly operate to influence supply and demand are population growth, new techniques in transportation, purchasing power, price levels, wage rates, taxation, governmental controls, and scarcity. A sudden population growth in an area would create an increase in demand for housing. If the demand increased at a higher rate than the supply, this could soon be a scarcity of housing. If the demand was backed up by purchasing power, rentals and sale prices would tend to increase and ultimately reach a level which would tend to stimulate more builders to compete for the potential profits and thus serve to increase the supply toward the level of demand. As the supply is increased demand would begin to taper off. This would cause rentals and sale prices to level off. When builders, due to increases in labor and material rates, are no longer able to build cheaply enough to meet the new level of prices and rents, competition would tend to taper off and supply would level off. The cycle is then complete.

Balance occurs when reasonable competition serves to coordinate supply with demand. When competition continues unchecked to produce a volume that exceeds the demand, the net returns to investors are no longer adequate to pay all the costs of ownership, resulting in loss rather than profit and, consequently, a decline in values.

A community may well support two shopping centers, but the addition of a third shopping center may increase the supply to excess. If this occurs, one of two effects are caused; either the net dollar return to all the shopping centers will be reduced below that level necessary to support the investment, or one of the shopping centers will flourish at the others' expense.

Utility and scarcity by themselves do not confer value on an object, unless the desire by the purchaser is present, a desire backed by the economic purchasing power of the buyer(s).

In any discussion of value, a comparison of the terms “cost” and “price” is useful. Cost may be defined as the sacrifice made in the acquisition of property and commonly reflects the perspective of the buyer. Either the purchase of an existing property or the construction of a new property may incur cost. Price may be defined as the amount of money given, expected or arrived at arranging for the exchange of property. Cost and price may be the same, but not necessarily. An example would be a purchaser pays $200,000 to buy a property, it may be stated that the property cost $200,000. However, while price is defined in terms of money, cost is expressed as a sacrifice. A sacrifice may be in terms of money, labor, or time. Also, when property is sold, the price may be either above or below the owner’s cost.

THE PRINCIPLE OF HIGHEST AND BEST USE

The way in which property is used, or could be used, plays an essential role in determining its market value. An assessor recognizes this as the highest and best use. The highest and best use for a property is that use which will produce the highest net return to the land for a given period of time within the limits of those uses which are economically feasible, physically possible, probable, and legally permissible.

On a community-wide basis, the major determining factor in highest and best use is the maximum quantity of land that can be devoted to a specific use and still yield a satisfactory return. Once a suitable basic use has been chosen for a specific property, each increment of capital investment to the existing or planned improvement will increase the net return to the land only up to a certain point; after this point is reached; the net return to the land begins to diminish. This is the point at which the land is at its highest and best use.

For example, in planning a high-rise office building, each additional upper floor represents an extra capital expenditure that must yield a certain return to the investor. This return will be dependent upon the levels of economic rent that the market will bear at the time. An optimum number of floors can be calculated above which the income yield requirements of additional expenditures will no longer be satisfactorily met. This, notwithstanding the possibility of other more particular considerations, should determine the number of stories of the building.

Detailed analysis of this type is rarely thrust upon the property tax appraiser. Generally the tax appraiser will find the most prudent course of action is to consider the present use and follow development rather than anticipate it.

Just as everything changes with time, the highest and best use of property will change. The character of a neighborhood may be altered, thereby creating demands for different uses. The assessor periodically reviews conclusions as to highest and best use and revises them according to the data that are collected. As an example, zoning, one of the restraints on use, may be changed, which changes the allowable use.

BASIC PRINCIPLES OF VALUE

Certain principles are generally accepted as having a direct effect on the modern concept of value evolving from economic doctrine. It should be emphasized that these principles rarely, if ever, can be considered in isolation. It is typical to conceive them in an interrelated setting, for they tend to complement and accompany one another. These principals, after considering the interrelationship among them, result in the highest and best use.

The following principles are essential to appraisal function:

PRINCIPLE OF ANTICIPATION:

Market value is the present worth of all the anticipated future benefits to be derived from the property. Income stream and amenities may be considered benefits. Anticipated future benefits are those benefits anticipated by the market. Past sales of the property and past income are important only when they are an indication of what may be expected in the future. The principle of change works in conjunction with the principle of anticipation.

PRINCIPLE OF BALANCE:

The principle of balance, when applied to a property, states that maximum market value is reached when the four agents of production – labor, coordination or management, capital, and land attain a state of equilibrium.

THE PRINCIPLE OF CHANGE

The principle states that market value is never constant because economic, social, and governmental forces are at work to change property and its environment. Because change is continuous, the estimate of market value is valid only on the effective day for which it is made. This principle works in conjunction with the principle of anticipation.

The impact of change on the value of real property manifests itself in the life cycle of a neighborhood. The cycle is characterized by three stages of evolution: the development and growth evidenced by improving values; the leveling off stage evidenced by static values; and finally, the stage of infiltration of decay evidenced by declining values.

The highest and best use today is not necessarily the highest and best use tomorrow. The highest and best use of the land often lies in a succession of uses. A declining single-family residential neighborhood may be ripe for multi-family, commercial or industrial development. Whether it is or not depends upon the relationship of present or anticipated future demand with existing supply.

In estimating value, the appraiser is obligated to reasonably anticipate the future benefits, as well as the present benefits, derived from ownership and to evaluate the property in light of the quality, quantity, and duration of these benefits based on actual data as opposed to speculative or potential benefits that may or may not occur.

PRINCIPLE OF COMPETITION:

This principle states that when substantial profits are being made, competition is created. This leads to the aphorism that profit tends to breed competition and that excess profit breeds ruinous competition.

PRINCIPLE OF CONFORMITY:

The principle of conformity states that maximum market value is reached when a reasonable degree of economic and social homogeneity is expected in the foreseeable future. As applied to improvements, reasonable homogeneity implies reasonable similarity, not monotonous uniformity. Similarity in age, income, background, etc., is conformity when applied to residents. In understanding the neighborhood concept in mass appraisal, conformity is essential and works with the principles of progression and regression.

PRINCIPLE OF CONSISTENT USE:

This principle states that the property must be valued with a single use for the entire property. Property valued on the basis on one use for land and another for the improvements is improper. The principle is especially applicable to a property in transition from one use to another. While the improvements on a parcel ready for a higher use may theoretically have a long physical life, their economic life may have already terminated.

PRINCIPLE OF CONTRIBUTION:

This principle states that the value of an agent of production (or a property component) depends upon its contribution to the whole. This is another way of saying that cost does not necessarily equal value. Some examples are:

1. A garage is erected on an existing home at a cost of $30,000. Based on comparable sales analysis, it is determined that such a garage adds $35,000 to the overall market value of the property. In this case $35,000 is the value contribution of the garage.

2. Cost does not always equal value. A stone fireplace cost $10,000 to construct. Sales analysis in this neighborhood reflects a standard fireplace only adds $5,000 of value to a home. A stone fireplace may only add $6,000 of contribution to the value of the home, not the cost of $10,000.

This principle is the basis for the adjustment process of the comparative sales approach to value and the direct sales comparison method of land valuation, for determining whether physical deterioration and functional obsolescence are curable or incurable, and for justifying remodeling and modernization. Many of the adjustments to value that are detailed herein for various property characteristics are based on their contribution to the whole property, not their actual cost. This principle works in conjunction with the principles of balance, increasing and decreasing returns, and surplus productivity.

PRINCIPLE OF INCREASING AND DECREASING RETURN:

This principle states that, when successive increments of one agent of production are added to fixed amounts of other agents, future net benefits (income or amenities) will increase up to a certain point (point of decreasing returns), after which successive increments will decrease future net benefits.

PRINCIPLES OF PROGRESSION AND REGRESSION:

The principles of progression and regression relate to how surroundings affect the value of an object. Progression indicates that the value of a lessor object is enhanced by association with better objects of the same type. The principle of regression states that, when there are dissimilar properties within the same general classification and in the same area, the better property will be adversely affected.

PRINCIPLE OF SUBSTITUTION

Value is created by the marketplace. It is the function of translating demand into a commodity of exchange. When the benefits and advantages derived from two properties are equal, the lowest priced property receives the greatest demand, and rightfully so. The informed buyer is not justified in paying anything more for a property than it would cost to acquire an equally desirable property. That is to say that the value of a property is established as that amount for which equally desirable comparable properties are being bought and sold in the market. Herein lies an approach to value . . . and the basis of the valuation process.

PRINCIPLE OF SURPLUS PRODUCTIVITY:

This principle states that the net income remaining after the cost of the agents of production-labor, coordination, and capital has been paid is considered surplus productivity.

MARKET VALUE

The terms "value" and "market value" though similar are not the same. There are many different definitions for market value provided by statutes and constitutions of all fifty states for property taxation and realtors used to market property. The assessor must adhere to the definition of market value as stated in **N.C.G.S. 105-283** (see section on statutes) and decisions rendered by the North Carolina Appellate Courts.

The following important points regarding market value should be noted:

1. It is the most probable price.
2. It is not the highest, lowest, or average price.
3. It is expressed in terms of money.
4. It implies a reasonable time for exposure to the market.
5. It implies that both buyer and seller are well-informed of the uses to which the property may be put. It requires an arm's length transaction in the open market.
6. It requires a willing buyer and willing seller, with no advantage being taken by either buyer or seller. Neither buyer nor seller placed in a position of having to purchase or sell to avoid legal action or dispose of property. This is a constraint against consideration of foreclosures and short sales.
7. It recognizes the present use as well as the potential use of property.

   Note: In analyzing sales of property, close attention is paid to identifying all transactions that are the result of a foreclosure or short sale. Such sales are not retained for further consideration in determining the schedules set out elsewhere in this document, and neither will they be considered in analyzing the reappraisal results via the State-mandated assessment/sales ratio study. For a complete list of conditions, that the NC Department of Revenue distributes to all 100 NC counties to be used in determining qualified or disqualified sales (not consider an arm's length transaction). Please refer to the Deed Edit Sheet on page 3.

TRADITIONAL APPROACHES TO VALUE

In the preceding paragraphs, it has been stated that value is an elusive item that occurs in many different forms, and that the forces and influences which combine to create, sustain, or destroy value are numerous and varied. It is the appraiser's function to define the type of value sought, to compile and to analyze all related data, and, giving due consideration to all the factors which may influence the value, to process and translate that data into a final opinion or *estimate of value*. This is what the appraiser must do for each property he/she is to appraise.

The processing of this data into a conclusion of value generally takes the form of three recognized approaches to value: Cost Approach, Sales Comparison Approach, and Income Approach. Underlying each of the approaches is the principle that the justifiable price of a property is no more than the cost of acquiring and/or reproducing an equally desirable substitute property. The use of one or all three approaches in the valuation of a property is determined by the quantity, quality, and accuracy of the data available to the appraiser.

The *COST APPROACH* involves making an estimate of the depreciated cost of reproducing or replacing the building and site improvements. *Reproduction Cost* refers to the cost at a given point in time of reproducing a replica property, whereas *Replacement Cost* refers to the cost of producing improvements of equal utility. Depreciation is deducted from this cost new for loss in value caused by physical deterioration, and functional or economic obsolescence. To this depreciated cost is then added the estimated value of the land, resulting in an indication of value derived by the Cost Approach.

The significance of the Cost Approach lies in its extent of application . . . it is the one approach that can be used on all types of construction. It is a starting point for appraisers, and therefore it is a very effective “yardstick” in any equalization program for Ad Valorem taxes. Its widest application is in the appraisal of properties where the lack of adequate market and income data preclude the reasonable application of the other traditional approaches.

The *SALES COMPARISON APPROACH* involves the compiling of sales and offerings of properties that are comparable to the property being appraised. These sales and offerings are then adjusted for any dissimilarity and a value range obtained by comparison of said properties. The approach is reliable to the extent that the properties are comparable and the appraiser's judgment of proper adjustments is sound. The procedure for using this approach is essentially the same for all types of property with the only difference being the elements of comparison.

The significance of this approach lies in its ability to produce estimates of value, which directly reflect the attitude of the market. Its application is contingent upon the availability of comparable sales, and therefore finds its widest range in the appraisal of vacant land and residential properties.

The *INCOME APPROACH* measures the present worth of the future benefits of a property by the capitalization of the net income stream over the remaining economic life of the property. The approach involves making an estimate of the “effective gross income” of a property, derived by deducting the appropriate vacant and collection losses from its estimated economic rent, as evidenced by the yield of comparable properties. From this figure then is deducted applicable

operating expense, the cost of taxes and insurance, and reserve allowances for replacements resulting in an estimate of net income, which may then be capitalized into an indication of value.

The approach obviously has its basic application in the appraisals of properties universally bought and sold on their ability to generate and maintain a stream of income for their owners. The effectiveness of the approach lies in the appraiser's ability to relate to the changing economic environment and to analyze income yields in terms of their relative quality and durability.

PROPERTY VALUATION TECHNIQUES

APPLYING THE COST APPROACH

If the highest and best use of a property is its present use, a valid indication of value may be derived by estimating the value of the land and adding the land value to the depreciated value of the structures on the land, the resulting equation being . . .

	Estimated Land Value
+	Estimated Replacement Cost New of Structures
-	Estimated Depreciation
=	Indication of Property Value

Since estimating the land value is covered in a separate section, this section will address itself to the two remaining elements, Replacement Cost and Depreciation.

REPLACEMENT COST

Replacement Cost is the current cost of producing an improvement of equal utility to the subject property; it may or may not be the cost of reproducing a replica property. The distinction being drawn is one between *Replacement Cost*, which refers to a substitute property of equal utility, as opposed to *Reproduction Cost*, which refers to a substitute replica property. In a particular situation the two concepts may be interchangeable, but they are not necessarily so. They both, however, have application in the Cost Approach to value, the difference being reconciled in the consideration of depreciation allowances.

In actual practice, outside of a few historic type communities in this country, developers and builders, for obvious economic reasons, replace buildings, not reproduce them. It logically follows that, if an appraiser's job is to measure the actions of knowledgeable persons in the market place, the use of proper replacement costs should provide an accurate point of beginning in the valuation of most improvements.

The replacement cost includes the total cost of construction incurred by the builder whether preliminary to, during the course of, or after completion of the construction of a particular building. Among these are material, labor, all subcontracts, builders' overhead and profit, architectural and engineering fees, consultation fees, survey and permit fees, legal fees, taxes, insurance, and the cost of interim financing.

ESTIMATING REPLACEMENT COST

There are various methods that may be employed to estimate replacement cost new. The methods widely used in the appraisal field are the quantity-survey method, the unit-in-place or component part-in-place method, and the model method.

The *Quantity-Survey Method* involves a detailed itemized estimate of the quantities of various materials used, labor and equipment requirements, architect and engineering fees, contractor's overhead and profit, and other related costs. This method is primarily employed by contractors and cost estimators for bidding and budgetary purposes and is much too laborious and costly to be effective in everyday appraisal work, especially in the mass appraisal field. The method, however, does have its place in that it is used to develop certain unit-in-place costs which can be more readily applied to estimating for appraisal purposes.

The *Unit-in-Place Method* is employed by establishing in-place cost estimates (including material, labor, overhead and profit) for various structural components. The prices established for the specified components are related to their most common units of measurement such as cost per yard of excavation, cost per lineal foot of footings, and cost per square foot of floor covering.

The unit prices can then be multiplied by the respective quantities of each as they are found in the composition of the subject building to derive the whole dollar component cost, the sum of which is equal to the estimated cost of the entire building, providing, of course, that due consideration is given to all other indirect costs which may be applicable. This components part-in-place method of using basic units can also be extended to establish prices for larger components in-place, such as complete structural floors (including the finish flooring, sub-floor, joists and framing), which are likely to occur repeatedly in a number of buildings.

The *Model Method* is still a further extension, in that unit-in-place costs are used to develop base unit square foot or cubic foot costs for total specified representative structures in place, which may then serve as “models” to derive the base unit cost of comparable structures to be appraised. The base unit cost of the model most representative of the subject building is applied to the subject building and appropriate tables of additions and deductions are used to adjust the base cost of the subject building to account for any significant variations between it and the model.

Developed and applied properly, these pricing techniques will assist the appraiser in arriving at valid and accurate estimates of replacement cost new as of a given time. This given time for ad valorem tax purposes is always January 1 of the reappraisal year. The cost generally represents the upper limit of value of a structure. The difference between its replacement cost new and its present value is depreciation. The final step in completing the Cost Approach then is to estimate the amount of depreciation and deduct said amount from the replacement cost new.

DEPRECIATION

Simply stated, depreciation can be defined as "a loss in value from all causes." As applied to real estate, it represents the loss in value between market value and the sum of the replacement cost new of the improvements plus the land value as of a given time. The causes for the loss in value may be divided into three broad classifications: Physical Deterioration, Functional Obsolescence, and Economic Obsolescence.

Physical Deterioration pertains to the wearing out of the various building components, referring to both short-life and long-life terms, through the action of the elements, age, and use. The condition may be considered either "curable" or "incurable", depending upon whether it may or may not be practical and economically feasible to cure the deficiency by repair and replacement.

Functional Obsolescence is a condition caused by either inadequacies or over-adequacies in design, style, composition, or arrangement inherent to the structure itself, which tends to lessen its usefulness. Like physical deterioration, the condition may be considered either curable or incurable. Some of the more common examples of functional obsolescence are excessive wall and ceiling heights, excessive structural construction, surplus capacity, ineffective layouts, and inadequate building services.

Economic Obsolescence is a condition caused by factors extraneous to the property itself, such as changes in population characteristics and economic trends, encroachment of inharmonious land uses, excessive taxes, and governmental restrictions. The condition is generally incurable in that the causes lie outside the property owner's realm of control.

ESTIMATING DEPRECIATION

An estimate of depreciation represents an opinion of the appraiser as to the degree that the present and future appeal of a property has been diminished by deterioration and obsolescence. Of the three estimates necessary to the cost approach, it is the one most difficult to make. The accuracy of the estimate will be a product of the appraiser's experience in recognizing the symptoms of deterioration and obsolescence and the ability to exercise sound judgment in equating all observations to the proper monetary allowance to be deducted from the replacement cost new. There are several acceptable methods that may be employed:

Physical deterioration and/or functional obsolescence can be measured by observing and comparing the physical condition and/or functional deficiencies of the subject property as of a given time with either an actual or hypothetical, comparable, new and properly planned structure.

Curable physical deterioration and functional obsolescence can be measured by estimating the cost of restoring each item of depreciation to a physical condition as good as new or estimating the cost of eliminating the functional deficiency.

Functional and economic obsolescence can be measured by capitalizing the estimated loss in rental due to the structural deficiency or lack of market demand.

Total accrued depreciation may be estimated by first estimating the total useful life of a structure and then translating its present condition, desirability, and usefulness into an effective age (rather than an actual age) which would represent that portion of its total life (percentage) which has been used up.
Total accrued depreciation may also be estimated by deriving the amount of depreciation recognized by purchasers as evidenced in the prices paid for property in the market place; the loss of value being the difference between the cost of replacing the structure now and its actual selling price (total property selling price less the estimated value of the land).

APPLYING THE SALES COMPARISON APPROACH

An indication of the value of a property can be derived through analysis of the selling prices of comparable properties. The use of this technique, often referred to as the "comparison approach" or "comparable sales approach", involves the selection of a sufficient number of valid comparable sales and the adjustment of each sale to the subject property to account for variations in time, location, site, and structural characteristics.

To understand the sales comparison approach an appraiser must understand the principles of supply and demand. The interaction of supply and demand factors impacts property prices. Supply depends on current inventories and, in a larger sense, the availability of human skills, materials, and capital, while demand is influenced by population levels, mortgage rates, income levels, local services, housing trends, and the cost of substitutes. The principal of substitution is one demand factor that implies that the market will recognize differences in utility between the subject and its best alternatives by a difference in price.

The sales comparison approach requires the following steps:

1. Definition of the appraisal problem.
2. Data collection.
3. Analysis of market data to develop units of comparison and select attributes for adjustment (model specifications)
4. Development of reasonable adjustments (model calibration).
5. Application of the model to adjust the sales prices of comparable properties to the subject property.
6. Analysis of the adjusted sales price to indicate the value of the subject property.

The entire valuation process depends on accurately defining the subject property because the nature of the property determines the sources of information, methods of comparable selection, and adjustment techniques.

Defining the subject property includes:

1. Identifying the property (parcel number or pin for ad valorem tax purposes)
2. The rights to be appraised (generally Fee Simple for ad valorem tax purposes)
3. The date of appraisal (January 1 of the appraisal year for NC ad valorem tax purposes)
4. The use (highest and best use)
5. The type of value to estimate (market value, for NC ad valorem tax purposes)

This approach has a wide application as a method of estimating value; however, there are factors that can or do limit the usefulness of the sales comparison approach. In spite of these limitations, this approach has a broad application in all appraisal work. The value estimates found by the use of this approach are considered particularly significant because they are expressions of value as established by transactions in the market place.
Even though the sales comparison approach is mostly used for estimating market value for residential property, it may also be used for some commercial and industrial properties if sufficient data is available. Additionally, some valuation parameters of the other valuation approaches (cost and income) are influenced by the application of and observations learned from the sales comparison approach.

SELECTING VALID COMPARABLES

Since market value has been defined as the price which an informed and intelligent buyer, fully aware of the existence of competing properties and not being compelled to act, is justified in paying for a particular property, it follows that, if market value is to be derived from analyzing comparable sales, the sales must represent valid "arms-length" transactions. Due consideration must be given to the conditions and circumstances of each sale before selecting the sales for analysis. Some examples of sales that do not normally reflect valid market conditions are as follows:

- Sales in connection with: foreclosures, short sales, bankruptcies, condemnations and other legal actions.
- Sales to or by federal, state, county and local governmental agencies.
- Sales to or by religious, charitable or benevolent tax exempt agencies.
- Sales involving family transfers, or "love and affection."
- Sales involving intra-corporate affiliations.
- Sales involving the retention of life interests.
- Sales involving cemetery lots.
- Sales involving mineral or timber rights, and access or drainage rights.
- Sales involving the transfer of part interests.

In addition to selecting valid market transactions, it is equally important to select properties that are truly comparable to the property under appraisement. For instance, sales involving both real property and personal property or chattels may not be used unless the sale can be adjusted to reflect only the real property transaction, nor can sales of non-operating or deficient industrial plants be validly compared with operating plants. The comparable sales and subject properties must exhibit the same use, and the site and structural characteristics must exhibit an acceptable degree of comparability.

PROCESSING COMPARABLE SALES

All comparable sales must be adjusted to the subject property to account for variations in time and location. The other major elements of comparison will differ depending upon the type of property being appraised. In selecting these elements, the appraiser must give prime

consideration to the same factors that influence the prospective buyers of particular types of properties.

The typical homebuyer is interested in the property's capacity to provide the family with a place to live. A primary concern is with the living area, utility area, number of rooms, number of baths, age, structural quality and condition, and the presence of a modern kitchen and recreational conveniences of the house. Equally important is the location and neighborhood, including the proximity to and the quality of schools, public transportation, and recreational and shopping facilities.

In addition to the residential amenities, the buyer of agricultural property is primarily interested in the productive capacity of the land, the accessibility to the market place, and the condition and functional utility of the farm buildings and structures on the land.

The typical buyer of commercial property, including warehouses and certain light industrial plants, is primarily concerned with its capability to produce revenue. Of special interest will be the age, design and structural quality and condition of the improvements, the parking facilities, and the location relative to transportation, labor markets and trade centers.

In applying the market data approach to commercial/industrial property, the appraiser will generally find it difficult to locate a sufficient number of comparable sales, especially of properties that are truly comparable in their entirety. It will, therefore, generally be necessary to select smaller units of comparison such as price per square foot, per unit, per room, etc. In doing so, great care must be exercised in selecting a unit of comparison that represents a logical common denominator for the properties being compared. A unit of comparison that is commonly used and proven to be fairly effective is the Gross Rent Multiplier, generally referred to as G.R.M., which is derived by dividing the gross annual income into the sales price. Using such units of comparison enables the appraiser to compare two properties that are similar in use and structural features, but differ significantly in size and other characteristics.

Having selected the major factors of comparison, it remains for the appraiser to adjust each of the factors to the subject property. In comparing the site, adjustments for size, location, accessibility, and site improvements must be made. In comparing the structures, adjustments for size, quality, design, condition, and significant structural and mechanical components also must be made. The adjusted selling prices of the comparable properties will establish a range in value in which the value of the subject property will fall. Further analysis of the factors should enable the appraiser to narrow the range down to the value level that is most applicable to the subject property.

APPLYING THE INCOME APPROACH

INTRODUCTION

The justified price paid for income producing property is no more than the amount of investment required to produce a comparably desirable return; and, since the market can be analyzed in order to determine the net return actually anticipated by investors, it follows that the value of income

producing property can be derived from the income which it is capable of producing. What is involved is an estimate of income through the collection and analysis of available economic data, the development of a property capitalization rate, and the processing of the net income into an indication of value by employing one or more of the acceptable capitalization methods and techniques.

THE PRINCIPLES OF CAPITALIZATION

Capitalization is the process for converting the net income produced by property into an indication of value. Through the years of appraisal history, a number of procedures have been recognized and employed by appraisal authorities in determining the value of real estate by the income approach. Although present-day practice recommends only certain methods, we will at least touch on the other approaches to value - even though they may not be accepted in today's appraisal scene because they do not accurately reflect the current market conditions.

EXPLORING THE RENTAL MARKET

The starting point for the appraiser is an investigation of current economic rent in a specific area in order to establish a sound basis for estimating the gross income that should be returned from competitive properties. The appraiser must make a distinction between economic rent, or the rent which property is normally expected to produce on the open market, as opposed to control (actual) rent, or the rent which property is actually realizing at the time of the appraisal due to lease terms established sometime in the past.

The first step then is to obtain specific income and expense data on properties that best typify normal market activity. The data is necessary to develop local guidelines for establishing the economic rent and related expenses for various types of properties.

The next step is to similarly collect income and expense data on individual properties and to evaluate the data against the established guidelines. The collection of income and expense data (I & E) is an essential phase in the valuation of commercial properties. The appraiser is primarily concerned with the potential earning power of the property. The objective is to estimate its expected net income. Income and Expense Statements of past years are valuable only to the extent that they serve this end. The statements must not only be complete and accurate, but must also stand the test of market validity. Consideration of the following factors should assist the appraiser in evaluating the income and expense (I & E) data in order to arrive at an accurate and realistic estimate of net income. This is sometimes referred as net income before recapture.

Cleveland County sends surveys soliciting income and expense data from property owners and lessees of commercial (income-producing) property. The return results for these surveys are limited at best. Typically, a more significant amount of additional information is made available as part of the appeal process. This data (income and expense) is generally provided in support of a claim seeking a decrease in appraisal value. The quality/worth of that data is dependent on the documentation provided. Lease information (lease rates, terms, and other stated considerations) is best, with undocumented statements the least useful.

Due to the limited return rate of the survey, the county may utilize other outside sources of information. Even though this may be done on a limited basis it could be useful during the appeal process.

QUESTIONS RELATING TO INCOME DATA

A. Was the reported income produced entirely by the subject property? Very often the rent will include an amount attributable to one or more additional parcels of real estate. In this case, it would be necessary to obtain the proper allocations of rent.

B. Was the income attributable to the subject property as it physically existed at the time of the appraisal, or did the appraisal include the value of leasehold improvements and remodeling for which the tenant paid in addition to rent? If so, it may be necessary to adjust the income to reflect economic rent.

C. Does the reported income represent a full year's return? It is often advisable to obtain both monthly and annual amounts as verification.

D. Does the income reflect current economic rent? Is either part or all of the income predicated on old leases? If so, what are the provisions for renewal options and rates?

E. Does the reported income reflect 100% occupancy? What percentage of occupancy does it reflect? Is this percentage typical of this type of property, or is it due to special non-recurring causes?

F. Does the income include rental for all marketable space? Does it include an allowance for space, if any, which is either owner or manager occupied? Is the allowance realistic?

G. Is the income attributable directly to the real estate and conventional amenities? Is some of the income derived from furnishings and appliances? If so, it will be necessary to adjust the income or make provisions for reserves to eventually replace them, whichever local custom dictates.

H. In many properties an actual rental does not exist because the real estate is owner occupied. In this event it is necessary to obtain other information to provide a basis to estimate economic rent. The information required pertains to the business operation using the property. Proper analysis of the annual operating statements of the business, including gross sales or receipts, can provide an accurate estimate of economic rent. Information requirements for a few of the more common property uses are as follows:

Retail Stores	The annual net gross sales. (Gross sales less returned merchandise).
Hotels and Motels	The annual operating statement of the business. If retail or office space is leased in these properties, obtain the actual rent paid.

Note: All survey data received from property owners/lessors where their income and expense information is stated is held confidential. Survey data may be compiled into a summary document and incorporated herein for subsequent consideration either prior to a final determination for appraisal purposes or for supporting evidence of value as part of the appeal process.

ANALYSIS OF EXPENSE DATA

The appraiser must consider only those expenses that are applicable to the cost of ownership; that is, those expenses that are normally owner incurred. Any portion of the expenses incurred directly or indirectly by the tenant should not be considered. Each expense item must stand the test of both legitimacy and accuracy. How do they compare with the established guidelines and norms? Are they consistent with the expenses incurred by comparable properties?

Management - refers to the cost of administration. These charges should realistically reflect what a real estate management company would actually charge to manage the property. If no management fee is shown on the statement, an allowance must be made by the appraiser. On the other hand, if excessive management charges are reported, as is often the case, the appraiser must disregard the reported charges and use an amount that he deems appropriate and consistent with comparable type properties. The cost of management bears a relationship with the risk of ownership and will generally range between 4 to 10% of the gross income.

General expenses - may include such items as the cost of services and supplies not charged to a particular category. Unemployment and F.I.C.A. taxes, Workmen's Compensation, and other employee insurance plans are usually legitimate deductions when employees are a part of the building operation.

Reimbursed expenses - refer to the cost associated with the maintenance of public or common areas of the commercial property. This expense is passed on to the tenants and should, therefore, only be considered when the amount of reimbursement is included as income.

Miscellaneous expenses - is the “catch-all” category for incidentals. This item should reflect a very nominal percentage of the income. If expenses reported seem to be excessive, the appraiser must examine the figures carefully in order to determine if they are legitimate expenses and if so, to allocate them to their proper category.

Cleaning expenses - are legitimate charges. They are for such items as general housekeeping and maid service and include the total cost of labor and related supplies. All or a portion of the cleaning services may be provided by outside firms working on a “contract” basis. Cleaning expenses vary considerably and are particularly significant in operations such as offices and hotels. “Rule of thumb” norms for various operations are made available through national management associations. The appraiser should have little difficulty in establishing local guidelines.

Utilities - are generally legitimate expenses and, if reported accurately, need very little reconstruction by the appraiser other than to determine if the charges are consistent with comparable properties. Local utility companies can provide the appraiser with definite guidelines.

Heat and Air Conditioning - costs are often reported separately and in addition to utilities. The expenses would include the cost of fuel other than the above mentioned utilities and may include, especially in large installations, the cost of related supplies, inspection fees, and maintenance

charges. These are generally legitimate costs and the same precautions prescribed for "utilities" are in order.

Elevator expenses - including the cost of repairs and services, are legitimate deductions, and are generally handled through service contracts. These fees can generally be regarded as fairly stable annual recurring expenses.

Decorating and minor alterations - are necessary to maintain the income stream of many commercial properties. In this respect they are legitimate expenses. However, careful scrutiny of these figures is required. Owners tend to include the cost of major alterations and remodeling which are, in fact, capital expenditures and, as such, are not legitimate operating expenses.

Repairs and Maintenance - expenses reported for any given year, are not necessarily a true indication of the average or typical annual expense for these items. For example, a statement could reflect a substantial expenditure for a specific year (possibly because the roof was replaced and/or several items of deferred maintenance were corrected); yet the statement for the following year may indicate that repairs and maintenance charges were practically nil. It is necessary for the appraiser to either obtain complete economic history on each property in order to make a proper judgment as to the average annual expense for these items, or include a proper allowance based on norms for the type and age of the improvements to cover annual expenses. Since it is neither possible nor practical to obtain enough economic history on every property, the latter method is generally used and the amounts reported for repairs and maintenance are then estimated by the appraiser.

Insurance - Caution must be used in accepting insurance expense figures. Cost shown may be for more than one year or may be for blanket policies including more than one building. It is generally more effective for the appraiser to establish his own guidelines for insurance. He must also be careful to include only items applicable to the real estate. Fire extended coverage and owner's liability are the main insurance expense items. Separate coverage on special component parts of the buildings, such as elevators and plate glass, are also legitimate expenses.

Real Estate Taxes - In making appraisals for tax purposes, the appraiser may exclude the actual amount reported for real estate taxes. Since future taxes will be based on his appraised value, the appraiser may express the taxes as a factor of the estimated value. This can be done by including an additional percentage in the capitalization rate to account for real estate taxes. This is called, loading the cap rate.

Depreciation - The figure shown for depreciation on an operating statement is a "bookkeeping figure" which the owner uses for Internal Revenue purposes and should not be considered in the income approach. This reflects a tax advantage that is one of the benefits of ownership.

Interest - Although interest is considered a legitimate expense, it is always included in the Capitalization Rate. Most property is appraised as if it were "free and clear"; however, the appraiser does consider the interest of a current mortgage in the Capitalization Rate build-up.

Land Rent - When appraising for real estate tax purposes, only the sum of the leasehold and the leased fee is usually considered. Land rent is not deducted as an expense. Considered separately, rent from a ground lease would be an expense to the leasehold interest and an income to the leased fee. However, if land were rented from another property to supply additional parking for example, that land rent would be an allowable expense.

It is obvious that there are some expense items encountered on operating statements that the appraiser should not consider as allowable. This is because he is interested in legitimate cash expenses only. Income statements are usually designed for income tax purposes where credit can be taken for borrowing costs and theoretical depreciation losses.

It is virtually impossible and certainly not always practical to obtain a complete economic history on every commercial property being appraised. On many properties, however, detailed economic information can be obtained through the use of Income and Expense forms. One must realistically recognize the fact that the data obtainable on some properties is definitely limited.

In most cases, the gross income and a list of the services and amenities furnished can be obtained during the data gathering operation. However, in order to insure a sound appraisal, it may be necessary to estimate the fixed and operating expenses. This is best accomplished by setting guidelines for expenses, based on a percent of Effective Gross Income or a cost per square foot of leased area. These percentages or costs will vary depending on the services supplied and the type of property.

CAPITALIZATION METHODS

The most prominent methods of capitalization are Direct, Straight Line, Sinking Fund, and Annuity. Each of these is a valid method for capitalizing income into an indication of value. The basis for their validity lies in the action of the market, which indicates that the value of income producing property can be derived by equating the net income with the net return anticipated by informed investors. This can be expressed in terms of a simple equation:

Value = Net Income divided by Capitalization Rate

The *Straight Line* and *Sinking Fund* methods are both actual forms of Straight Capitalization, with one using Straight Line recapture and the other using Sinking Fund recapture. Both methods follow the same basic principles as Direct Capitalization, differing only in that they provide for separate capitalization rates for land and buildings, the building rate differing from the land rate in that it includes an allowance for recapture.

Straight Line Capitalization allows for "recapture" based on remaining economic life of the building - implying that, at the end of that period of time, there would be a zero improvement value. There are three fallacies in this thinking. First, the potential buyer (investor) has no intention of holding the property that long. The average investment period might average ten years. Second, the investor anticipates that, at the end of that period, he will either get all his money back or will make a profit. And third, is the depreciation allowance possible in connection with federal income taxes.

Depreciation allowances begin to "run out" between seven and ten years, so the advantages of owning the property are reduced considerably. A prudent owner may choose to sell the property at this point and re-invest in another property so that he may begin the depreciation cycle again and continue to take full advantage of the favorable tax laws.

For these reasons, the Straight Line Capitalization Method does not usually follow what the market indicates.

Straight Line R*ecapture* calls for the return of investment capital in equal increments or percentage allowances spread over the estimated remaining economic life of the building.

Sinking Fund Recapture calls for the return of invested capital in one lump sum at the termination of the estimated remaining economic life of the building. This is accomplished by providing for the annual return of a sufficient amount needed to invest and annually re-invest in "safe" interest-bearing accounts, such as government bonds or certificates of deposit, which will ultimately yield the entire capital investment during the course of the building's economic life.

Annuity Capitalization lends itself to the valuation of long-term leases. In this method, the appraiser determines, by the use of annuity tables, the present value of the right to receive a certain specified income over the stipulated duration of the lease. In addition to the value of the income stream, the appraiser must also consider the value that the property will have once it reverts back to the owner at the termination of the lease. This reversion is valued by discounting its anticipated value against its present day worth. The total property value then is the sum of the capitalized income stream plus the present worth of the reversion value.

CURRENT TECHNIQUES

There are two methods, however, that do lend themselves to an accurate measure of market value based on potential income. These are Direct Capitalization, utilizing the Direct Comparison Method of Rate Selection, and Mortgage Equity Capitalization.

In *Direct Capitalization*, the appraiser determines a single "overall" capitalization rate. This is done through analysis of actual market sales of similar types of properties. He develops the net income of each property and divides the net income by the sales price to arrive at an overall rate to provide an indication of value. Direct capitalization rates have been relied on in many appellate court rulings for the valuation of income-producing properties for ad valorem tax purposes.

Mortgage Equity Capitalization is a form of direct capitalization with the major difference in the two approaches being the development of the overall capitalization rate.

In this method, equity yields and mortgage terms are considered influencing factors in construction of the interest rate. In addition, a plus or minus adjustment is required to compensate for anticipated depreciation or appreciation. This adjustment can be related to the recapture provisions used in other capitalization methods and techniques.

RESIDUAL TECHNIQUES

It can readily be seen that any one of the factors of the Capitalization Equation (Value = Net Income divided by Capitalization Rate) can be determined if the other two factors are known. Furthermore, since the value of property is the sum of the land value plus the building value, it holds that either of these can be determined if the other is known. The uses of these mathematical formulas in capitalizing income into an indication of value are referred to as the residual techniques, or more specifically, the property residual, the building residual, and the land residual techniques.

The *Property Residual Technique* is an application of Direct Capitalization. In this technique, the total net income is divided by an overall capitalization rate (which provides for the return on the total investment) to arrive at an indicated value for the property. This technique has received more popular support in recent years because it closely reflects the market. With this technique, the capitalization rate may be developed by either "direct comparison" in the market or by the Mortgage Equity Method.

The *Building Residual Technique* requires the value of the land to be a known factor. The amount of net income required to earn an appropriate rate of return on the land investment is deducted from the total net income. The remainder of the net income (residual) is divided by the building capitalization rate (which is composed of a percentage for the return on the investment, plus a percentage for the recapture of the investment) to arrive at an indicated value for the building.

The *Land Residual Technique* requires the value of the building to be a known factor. The amount of net income required to provide both a proper return on and the recapture of the investment is deducted from the total net income. The remainder of the net income (residual) is then divided by the land capitalization rate (which is composed of a percentage for the return on the investment) to arrive at an indicated value for the land.

MORTGAGE EQUITY METHOD EXAMPLE

For purposes of illustration, assume an investment financed with a 70% loan at 14.0% interest. The term of the mortgage is 20 years, paid off in level monthly payments. The total annual cost for principal and interest on such a loan can be determined by referring to the mortgage equity tables. Select the Constant Annual percent for an interest rate of 14.0% and a term of 20 years. Note that the constant is 14.92% of the amount borrowed, or .92% more than the interest rate alone.

Assume that the equity investor will not be satisfied with less than an 18% yield. The income necessary to satisfy both Lender and Equity can now be shown. The product of the percent portion and the rate equals the weighted rate. The total of each weighted rate equals the weighted average.

	PORTION	RATE		WEIGHTED RATE
Mortgage loan (principal interest)	70%	.1492	=	.1044
Equity (down payment)	30%	.18	=	.0540
Weighted Average	100%			.1584

Note that the "constant annual percent" is used for the rate of the loan.

Since there is a gain in equity's position through the years by the loan being paid off little by little, it is necessary to calculate the credit for "Equity Build-Up". Assume that the investor plans to hold the property for ten years. Since the mortgage is for 20 years, only a portion of the principal will be paid off and this amount must be discounted, as it won't be received for ten years. From the Table of Loan Balance and Debt Reduction, at the end of ten years for a 20 year mortgage at 14%, the figure is .199108. Consulting the sinking fund tables indicates that the discount factor for 18% and 10 years is .0425.

The credit for Equity Build-Up can now be deducted from the basic rate, thus . . .

.199108		70%		.0425	=	.0059
(%of loan paid in 10 yrs.)	x	(loan rate)	X	(sinking fund 18% for 10 yrs.)		
Resulting Net Rate					=	.1525

LAND VALUATION TECHNIQUES

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

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

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

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

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

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

run period of time. (American Institute of Real Estate Appraisers' Appraisal Terminology Handbook, 1981 edition.)

As appraisers' opinions are based on data derived from the market, it is necessary to study and adapt, if possible, procedures used by those closest to everyday transactions.

COMPARABLE SALES METHOD

The most frequently used method in estimating the value of land is the comparable sales method in which land values are derived from analyzing the selling prices of similar sites. This method is in essence the application of the market data approach to value and all the considerations pertaining thereto are equally applicable here.

The appraiser must select comparable and valid market transactions, and must weigh and give due consideration to all the factors significant to value, adjusting each to the subject property. The comparable sites must be used in the same way as is the subject property and subjected to the same zoning regulations and restrictions. It is also preferable, whenever possible, to select comparable sales from the same or a similar neighborhood. The major adjustments will be to account for variations in time, location, and physical characteristics to include size, shape, topography, landscaping, access, as well as other factors which may significantly influence the selling price, such as the productivity of farmland.

Although it is always preferable to use sales of unimproved lots for comparison, it is not always possible to do so. Older neighborhoods are not likely to yield a sufficient number of representative sales of unimproved lots to permit a valid analysis. In such cases, in order to arrive at an estimate of land values using the comparable sales approach, it is necessary to consider improved property sales and to estimate the portion of the selling price applicable to the structure. The procedure would be to estimate the replacement cost of the buildings as of the date of sale, estimate the accrued depreciation and deduct that amount from the replacement cost resulting in the estimated selling price of the buildings, which can be deducted from the total selling price of the property to derive the portion of the selling price which can be allocated to the land. The equation is as follows:

	Selling Price of Property
-	Estimated Depreciated Value of Buildings
=	Indication of Land Value

In some of these older neighborhoods, vacant lots will exist often as a result of fire or normal deterioration. Since the desirability as a new building site is restricted, value is generally determined by adjoining property owners who have a desire for additional land area.

In order to apply the comparable sales method, it is first necessary to establish a common unit of comparison. The units generally used in the valuation of land are price per front foot, price per square foot, price per acre, price per lot or site or home site, price per apartment unit, and price per motel unit. The selection of any one particular unit depends upon the type of property being appraised . . .frontage being commonly used for platted, uniform type residential lots, and square footage and acreage for larger, un-platted tracts, as well as irregularly shaped lots lacking in

uniformity. Use of square footage is especially desirable in Central Business Districts where the entire lot maintains the same level of value: depth factor adjustments have a tendency to distort this concept. Commercial arteries are also best valued on a square foot basis.

The utility of a site will vary with the frontage, width, depth, and overall area. Similarly, the unit land values should be adjusted to account for differences in size and shape between the comparable and the subject property. Since such an adjustment is generally necessary for each lot, it is beneficial that the appraiser adopts and/or develops standardized procedures for adjusting the lot size and the unit values to account for the variations. It is not uncommon for all lots within a development to market at the same price. Should data indicate this, it is necessary to make alterations or adjustments to maintain this value level. In some cases, a "site value" concept has advantages. Site value tables provide for uniform pricing of standard sized lots within homogenous neighborhoods or subdivisions. Some of the techniques commonly employed are as follows:

Standard lot sizing techniques provide for the adjustment of the frontage, width, and depth of irregular shaped lots to make the units of measurement more comparable with uniform rectangular lots. Incremental and decremented adjustments can be applied to account for size differences.

Standard Depth Tables provide for the adjustment of front foot unit values to account for variations in depth from a predetermined norm.

Frontage Tables provide for the adjustment of front footage unit values to account for variations in the relative utility value of excessive or insufficient frontage as compared to a predetermined norm.

Acreage or Square Footage Tables provide for the adjustment of unit values to account for variations in the relative utility value of excessive or insufficient land sizes as compared to a predetermined norm.

During the process of adjusting the comparable sales to account for variations between them and the subject property, the appraiser must exercise great care to include all significant factors and to properly consider the impact of each of the factors upon the total value. If done properly, the adjusted selling prices of the comparable properties will establish a range in value in which the value of the subject property will fall. Further analysis of the factors should enable the appraiser to narrow the range down to the value level that is most applicable to the subject property.

THE LAND RESIDUAL TECHNIQUE

In the absence of sufficient market data, income-producing land may be valued by determining the portion of the net income attributable to the land and capitalizing the net income into an indication of value. The procedure is as follows:

1. Determine the highest and best use of the land, which may be either its present use or hypothetical use.

2. Estimate the net income which the property can be expected to yield.

3. Estimate the replacement cost new of the improvements.

4. If the case involves the present use, estimate the proper allowance for depreciation, and deduct that amount from the replacement cost new of the improvements to arrive at an estimate of their depreciated value.

5. Develop appropriate capitalization rates.

6. Calculate the income requirements of the improvements and deduct the amount from the total net income to derive that portion of the income that can be said to be attributable to the land.

7. Capitalize the residual income attributable to the land to an indication of value.

RATIO METHOD

A technique useful for establishing broad indications of land values is a "typical" allocation or ratio method. In this technique, the ratio of the land value to the total value of improved properties is observed in situations where there is good market and/or cost evidence to support both the land values and total values. This market abstracted ratio is then applied to similar properties where the total values are known, but the allocation of values between land and improvements are not known. The ratio is usually expressed as a percentage that represents the portion of the total improved value that is land value, or as a formula:

$$\frac{\text{Total Land Value}}{\text{Total Property Value}} \times 100\% = \%\ \text{Land Is of Total Property Value}$$

This technique can be used on most types of improved properties, with important exceptions being farms and recreational facilities, provided that the necessary market and/or cost information is available. In actual practice, available market information limits this technique primarily to residential properties and, to a much lesser extent, commercial and industrial properties such as apartments, offices, shopping centers, and warehouses. The ratio technique cannot give exact indications of land values. It is nevertheless useful, especially when used in conjunction with other techniques of estimating land values because it provides an indication of the reasonableness of the final estimate of land value.
The ratio should be extracted from available market information and applied to closely similar properties. It should be noted that any factor that affects the value could also affect the ratio of values. Zoning is particularly important because it may require more or less improvements be made to the land, or may require a larger or smaller minimum size. This tends to have a bearing on the land values, and may influence the ratio of values considerably from community to community.

The following is an example of a residential land valuation situation:

Market information derived from an active new subdivision

Typical Lot Sale Price (most lots equivalent)				$30,000
Improved Lot Sales (range)				$200,000 to $250,000
Indicated Ratio	$\frac{\$30,000}{200,000}$	To	$\frac{\$30,000}{250,000}$ X 100%	15% to 12%

Similar subdivision, but 100% developed

Typical Lot Sale Price (most lots equivalent)	Unavailable
Improved Lot Sales (range)	$285,000 to $305,000
Broadest Indicated Range of Lot Values (12% x $285,000 to 15% x $305,000)	$34,200 to $45,750
Narrowest Indicated Range of Lot Values (15% x $285,000 to 12% x $305,000)	$42,750 to $36,600

If both lots and improvements vary considerably, the broadest range is most appropriate. If most lots vary little and are judged equivalent, but the improvements vary somewhat, the narrowest range is appropriate. Most subdivisions exhibit a combination of the two ranges, showing a narrow typical range, but a wider actual range of land values.

MASS APPRAISING

In preceding sections, we have outlined the fundamental concepts, principles, and valuation techniques underlying the Appraisal Process. We will now approach the problem at hand . . . the reappraisal of certain specified real property within a total taxing jurisdiction, be it an entire county or any subdivision thereof . . .. and to structure a systematic mass appraisal program to affect the appraisal of said properties in such a way as to yield valid, accurate, and equitable property valuations at a reasonable cost dictated by budgetary limitations, and within a time span totally compatible with assessing administration needs.

The key elements of the program are validity, accuracy, equity, economy, and efficiency. To be effective, the program must. . . . .

- incorporate the application of proven and professionally acceptable techniques and procedures;
- provide for the compilation of complete and accurate data and the processing of that data into an indication of value approximating the prices actually being paid in the market place as of the effective assessment date;

- provide the necessary standardization measures and quality controls essential to promoting and maintaining uniformity throughout the jurisdiction;

- provide the appropriate production controls necessary to execute each phase of the operation in accordance with a carefully planned budget and work schedule; and –

- provide techniques especially designed to streamline each phase of the operation, eliminating superfluous functions, and reducing the complexities inherent in the Appraisal Process to more simplified but equally effective procedures.

In summary, the objective of an individual appraisal is to arrive at an opinion of value, the key elements being the validity of the approach and the accuracy of the estimate. The objective of a mass appraisal for tax purposes is essentially the same. However, in addition to being valid and accurate, the value of each property must be equitable to that of each other property and, what's more, these valid, accurate, and equitable valuations must be generated as economically and efficiently as possible.

OVERVIEW

The prime objective of mass appraisals for tax purposes is to equalize property values. Not only must the value of one residential property be equalized with another, but it must also be equalized with each agricultural, commercial, and industrial property within the political unit.
The common denominator or the basis for equalization is market value as set forth by N.C.G.S. 105-283 . . . . that price which an informed and intelligent person, fully aware of the existence of competing properties and not being compelled to act, is justified in paying for a particular property.

The job of the appraiser is to arrive at a reasonable estimate of that justified price. To accomplish this, the coordination of approaches to the valuation of the various classes of property must be made so that they are related one to another in such a way as to reflect the motives of the prospective purchasers of each type of property.

A prospective purchaser of a residential property is primarily interested in its capacity to render service to the family as a place to live. Its location, size, quality, design, age, condition, desirability and usefulness are the primary factors to be considered in making a selection. By relying heavily upon powers of observation and inherent intelligence, knowing what could be afforded and simply comparing what is available, one property will eventually stand out to be more appealing than another. So, it is likewise the job of the appraisers to evaluate the relative degree of appeal of one property to another for tax purposes.

The prospective purchaser of agricultural property will be motivated somewhat differently. The primary interest will be in the productive capabilities of the land. It is reasonable to assume that the purchaser will be familiar, at least in a general way, with the productive capacity of the farm. It might be expected that the prudent investor will have compared one farm's capabilities against another. Accordingly, the appraiser for local tax equalization purposes must rely heavily upon prices being paid for comparable farmland in the community.

The prospective purchaser of commercial property is primarily interested in the potential net return and tax shelter the property will provide. That price which is justified to pay for the property is a measure of the prospects for a net return from the investment. Real estate, as an investment then, must not only compete with other real estate, but also with stocks, bonds,

annuities, and other similar investment areas. The commercial appraiser must explore the rental market and compare the income-producing capabilities of one property to another.

The prospective purchaser of industrial property is primarily interested in the overall utility value of the property. Of course, in evaluating the overall utility, individual consideration must be given to the land and each improvement thereon. Industrial buildings are generally of special purpose design and, as such, cannot readily be divorced from the operation for which they were built. As long as the operation remains effective, the building will hold its values; if the operation becomes obsolete, the building likewise becomes obsolete. The upper limit of its value is its replacement cost new, and its present day value is some measure of its present day usefulness in relation to the purpose for which it was originally designed.

Any effective approach to valuations for tax purposes must be patterned in such a way as to reflect the "modus operandi" of buyers in the market place. As indicated above, the motives influencing prospective buyers tend to differ depending upon the type of property involved. It follows that the appraiser's approach to value must differ accordingly.

The residential appraiser must rely heavily upon the sales comparison approach to value . . . . Analyzing the selling prices of comparable properties and considering the very same factors of location, size, quality, design, age, condition, desirability, and usefulness, which were considered by the buyer.

The commercial appraiser will find that, since commercial property is not bought and sold as frequently as is residential property, the sales market cannot be readily established. By relying heavily on the income approach to value, the net economic rent that the property is capable of yielding can be determined, and the amount of investment required to affect that net return at a rate commensurate with that normally expected by investors could also be determined. This can only be achieved through a comprehensive study of the income-producing capabilities of comparable properties and an analysis of present-day investment practices.

The industrial appraiser will not be able to rely on the market data approach because of the absence of comparable sales, each sale generally reflecting different circumstances and conditions. Also, it is not possible to rely upon the income approach. ... again because of the absence of comparable investments, and because of the inability to accurately determine the contribution of each unit of production to the overall income produced. Therefore, by relying heavily on the cost approach to value, a determination must be made of the upper limit or replacement cost new of each improvement and the subsequent loss of value resulting overall from physical, functional, and economic factors.

The fact that there are different approaches to value, some of which are more applicable to one class of property than to another does not, by any means, preclude equalization between classes. Remember that the objective in each approach is to arrive at a price which an informed and intelligent person, fully aware of the existence of competing properties and not being compelled to act, is justified in paying for any one particular property. Underlying and fundamental to each of the approaches is the comparison process. Regardless of whether the principal criteria are actual selling prices, income-producing capabilities, or functional usefulness, like properties must

be treated alike. The primary objective is equalization (the equitable distribution of the tax burden). The various approaches to value, although valid in themselves, must nevertheless be coordinated one to the other in such a way as to produce values that are not only valid and accurate, but are also equitable. The same "yardstick" of values must be applied to all properties and must be applied by systematic and uniform procedures.

It is obvious that sales on all properties are not required to effectively apply the market data approach. The same is true regarding any other approach. What is needed is a comprehensive record of all the significant physical and economic characteristics of each property in order to compare the properties of "unknown" values with the properties of "known" values. All significant differences between properties must in some measure, either positively or negatively, be reflected in the final estimate of value.

Each property must be given individual treatment, but the treatment must be uniform and standardized, and essentially no different than that given to any other property. All the factors affecting value must be analyzed and evaluated for each and every property within the entire political unit. It is only by doing this that equalization between properties and between classes of properties can be ultimately affected.

All this, at best, is an oversimplification of the equalization process underlying the entire Mass Appraisal Program. The program itself consists of various operational phases, and its success depends primarily upon the systematic coordination of collecting and recording data, analyzing the data, and processing the data to an indication of value.

SALES RATIO

One of the most used methods of analyzing sales is the sales ratio. Property tax is an ad valorem tax (according to value) and, because value is defined as "market" value and because market value is evaluated by measuring "sales" of properties in the marketplace, then the quality of a group of assessments may be evaluated by measuring their ratio to the real estate sales from the same geographical area as of the assessments. Assessment/sales ratio study is the comparing of appraised value to sale prices.

The word "ratio" is a statistical term that, when numerically expressed, simplifies the comparison of magnitude of numbers. They are various types of ratios, distinguished by their base of comparison, that is the denominator of the fraction, and they may take the form of fractions, proportions, percentages or rates. Some of the leading types of ratios are the result of comparing a part to its whole, comparing a part to a part within a whole, or comparing one whole to another whole.

The assessor's office main purpose is to value all properties uniformly and equitably. Therefore, it is incumbent on the appraiser to place property values that represent the current probable selling price or some constant fraction thereof.

One of the most meaningful and useful tools in measuring the quality of the real property appraisal is the ratio study. The measurements (commonly referred to as ratio studies and median

assessment levels) can be either in the aggregate or sectional and are found by comparing the value placed on properties which have sold with the amount for which the property actually sold.

Caution should be used when reviewing sales ratio results for the properties that comprise a sales file, which does not always constitute a representative sample of the property type (class) population within the County. The calculated results could be biased, even if carefully weighted, for some important classes of properties are seldom, if ever, sold.

DATA INVENTORY

Basic to the appraisal process is the collecting and recording of pertinent data. The data will consist of general supporting data, referring to the data required to develop the elements essential to the valuation process; neighborhood data, referring to information regarding pre-delineated neighborhood units; and specific property data, referring to the data compiled for each parcel of property to be processed into an indication of value by the cost, market and/or income approach.

The data must be comprehensive enough to allow for the adequate consideration of all factors that significantly affect property values. In keeping with the economics of a mass appraisal program, it is costly and impractical to collect, maintain, and process data of no or marginal contribution to the desired objectives. The axiom "too much data is better than insufficient data" does not apply. What does apply is the proper amount of data, no more or no less, which is necessary to provide the database necessary to generate the desired output.

Cost data must be sufficient enough to develop or select and validate the pricing schedules and cost tables required to compute the replacement cost new of improvements needed to apply the cost approach to value.

All data pertaining to the cost of total buildings in place should include the parcel identification number, property address, and date of completion, construction cost, name of builder, source of information, structural characteristics, and other information pertinent to analysis.

Cost information may be recorded on the same form (unassigned property record card) used to record specific property data. The principal sources for obtaining cost data are builders, suppliers, and developers, and it is generally advisable to collect cost data in conjunction with new construction pick-ups.
Sales data must be sufficient enough to provide a representative sampling of comparable sales needed to apply the market data approach, to derive unit land values and depreciation indicators needed to apply the cost approach, and to derive gross rent multipliers and elements of the capitalization rate needed to apply the income approach.

All sales data should include the parcel identification number, property qualification code, month, and year of sale, selling price, source of information, i.e., buyer, seller, agent, or fee, and a reliable judgment as to whether or not the sale is representative of a true arm's length transaction.

Sales data should be recorded on the same form (assigned property record card) used to record specific property data, and verified during the property-listing phase.

The principal source for obtaining sales data is the County Register of Deeds Office, MLS, Sales Letters, Fee Appraisers, and the real estate transfer returns. Other sources may include developers, realtors, lending institutions, and individual owners during the listing phase of the operation.

Income and expense data must be sufficient enough to derive capitalization rates and accurate estimates of net income needed to apply the income approach. Income and expense data should include both general data regarding existing financial attitudes and practices, and specific data regarding the actual incomes and expenses realized by specific properties.

The general data should include such information as equity return expectations, gross rentals, vacancy and operating cost expectations and trends, prevailing property management costs, and prevailing mortgage costs.

Specific data should include the parcel identification number, property address, source of information, the amount of equity, the mortgage and lease terms, and an itemized account of the annual gross income, vacancy loss, and operating expenses for the most recent two-year period.

The general data should be documented in conjunction with the development of capitalization procedural guidelines. The specific data, since it is often considered confidential and not subject to public access, should be recorded on special forms, designed in such a way as to accommodate the property owner or agent thereof in submitting the required information. The forms should also have space reserved for the appraiser's analysis and calculations.

The principal sources for obtaining the general financial data are investors, lending institutions, fee appraisers and property managers. The primary sources for obtaining specific data are the individual property owners and/or tenants during the listing phase of the operation.

Neighborhood data. At the earliest feasible time during the data inventory phase of the operation, and after a thorough consideration of the living environment and economic characteristics of the overall county, or any political sub-division thereof, the appraisal staff should delineate the larger jurisdictions into smaller “neighborhood units,” each exhibiting a high degree of homogeneity in residential amenities, land use, economic trends, and housing characteristics such as structural quality, age, and condition. The neighborhood delineation should be outlined on an index (or comparable) map and each assigned an arbitrary Neighborhood Identification Code which, when combined with the parcel identification numbering system, will serve to uniquely identify it from other neighborhoods.

Neighborhood data must be comprehensive enough to permit the adequate consideration of value-influencing factors to determine the variations in selling prices and income yields attributable to benefits arising from the location of one specific property as compared to another. The data should include the taxing district, the school district, the neighborhood identification code, special reasons for delineation (other than obvious physical and economic boundaries), and various neighborhood characteristics such as the type (urban, suburban, etc.), the predominant class (residential, commercial, etc.), the trend (whether it is declining, improving, or relatively stable),

the estimated range of selling prices for residentially-improved properties, and a rating of its relative durability. All neighborhood data should be recorded on a specially designed form during the delineation phase. The existing property record card can serve in this capacity as it contains the current data on file.

Specific property data must be comprehensive enough to provide the data base needed to process each parcel of property to an indication of value, to generate the tax roll requirements, to generate other specified output, and to provide the assessing officials with a permanent record to facilitate maintenance functions and to administer taxpayer assistance and grievance proceedings.

The data should include the parcel identification number, ownership and mailing address, legal description, property address, property classification code, local zoning code, neighborhood identification code, site characteristics, and structural characteristics.

All the data should be recorded on a single, specially-designed property record card customized to meet individual assessing needs. Each card should be designed and formatted in such a way as to accommodate the listing of information and to facilitate data processing. In addition to the property data items noted above, space must be provided for a building sketch, land and building computations, summarization, and memoranda. In keeping with the economy and efficiency of a mass appraisal program, the card should be formatted to minimize writing by including a sufficient amount of site and structural descriptive data that can be checked and/or circled. The descriptive data should be comprehensive enough to be suitable for listing any type of land and improvement data regardless of class, with the possible exception of large industrial, institutional, and utility complexes that require lengthy descriptions. In these cases, it will generally be necessary to use a specially-designed supplemental property record document, keyed and indexed to the corresponding property record card. The property record card should be made a permanent part of the assessing system, and used not only in conjunction with the revaluation, but also to update the property records for subsequent assessments.

The specific property data should be compiled from existing assessing records and field inspections. The parcel identification number, ownership, mailing address, and legal description may be obtained from existing tax rolls. Property classification codes may also be obtained from existing tax rolls (whenever available) and verified in the field. Local zoning codes may be obtained from existing zoning maps. Neighborhood identification codes may be obtained from the neighborhood delineation maps. Lot sizes and acreage may be obtained from existing tax maps. The property address and the site and structural characteristics may be obtained by making a physical inspection of each property.

In transferring lot sizes from the tax maps to the property record cards, the personnel performing the tasks must be specially trained in the use of standardized lot sizing techniques and depth tables may be used, which are necessary to adjust irregular shaped lots and abnormal depths to account for variations from predetermined norms. In regard to acreage, the total acreage may be transferred, but the acreage breakdowns required to affect the valuation of agricultural, residential, forestry, commercial, and industrial properties must be obtained in the field from the property owner and verified by personal observation and aerial photographs, if available.

Field inspections or the listing of new construction must be conducted by the appraiser or qualified data collectors under the close supervision of the appraisal staff. During this phase of the operation, the data collectors must visit each property. In the course of the inspection, the following procedures must be adhered to.

- Identification of the property.
- View the property classification and zoning codes.
- Recording the property address.
- If possible, interviewing the occupant of the building and recording all pertinent data.
- Interior inspection of the building when requested by the property owner or when permissible.
- Measuring and inspecting the exterior of the building, as well as all other improvements on the property, and recording the story height and the dimensions and/or size of each.
- Recording a sketch of the principal building(s), consisting of a plan view showing the main portion of the structure along with any significant attached exterior features, such as porches, etc. All components must be identified and the dimensions shown for each.
- Selection of and recording the proper quality grade of the improvement.
- Selection of and recording the proper adjustments for all field priced items.
- Reviewing the property record card for completeness and accuracy.

Complete and accurate data are essential to the program. Definite standardized data collection and recording procedures must be followed if these objectives are to be met.

PROCESSING THE DATA

This phase of the operation involves the analysis of data compiled during the data inventory phase and the processing of that data to an indication of value through the use of the cost, market, and income approaches to value.

During the analytical phase, it will be necessary to analyze cost, market, and income data in order to provide a basis for validating the appropriate cost schedules and tables required to compute the replacement cost new of all buildings and structures; for establishing comparative unit land values for each class of property; for establishing the appropriate depreciation tables and guidelines for each class of property; and for developing gross rent multipliers, economic rent and operating expense norms, capitalization rate tables and other related standards and norms required to effect the mass appraisal of all the property within an entire political unit on an equitable basis.

After establishing the appropriate standards and norms, it remains to analyze the specific data compiled for each property by giving due consideration to the factors influencing the value of that particular property as compared to another, and then to process the data into an indication of value by employing the techniques described in the section of the manual dealing with the application of the traditional approaches to value. Any one, or all three of the approaches, if applied properly, should lead to an indication of market value; of primary concern is applying the approaches on an equitable basis. This will require the coordinated effort of a number of individual appraisers, each appraiser acting as a member of a team, with the team effort directed toward a valid, accurate

and equitable appraisal of each property within the political unit. Each property must be physically reviewed, during which time the following procedures must be adhered to.

- verification of the characteristics recorded on the property record card.

- certification that the proper schedules and cost tables were used in computing the replacement cost of each building and structure.

- determination of the proper quality grade and design factor to be applied to each building to account for variations from the base specifications.

- making a judgment of the overall condition, desirability, and usefulness of each improvement in order to arrive at a sound allowance for depreciation.

- capitalization of net income capabilities into an indication of value in order to determine the loss of value attributable to functional and economic obsolescence.

- addition of the depreciated value of all improvements to the land value, and reviewing the total property value in relation to the value of comparable properties.

Once the final values have been established for each property, the entire program should be evaluated in terms of its primary objectives. ... do the values approximate a satisfactory level of market value and, what's more important, are the values equitable? Satisfactory answers to these questions can best be obtained through a statistical analysis of recent sales in an appraisal-to-sale ratio study, if sufficient sales are available.

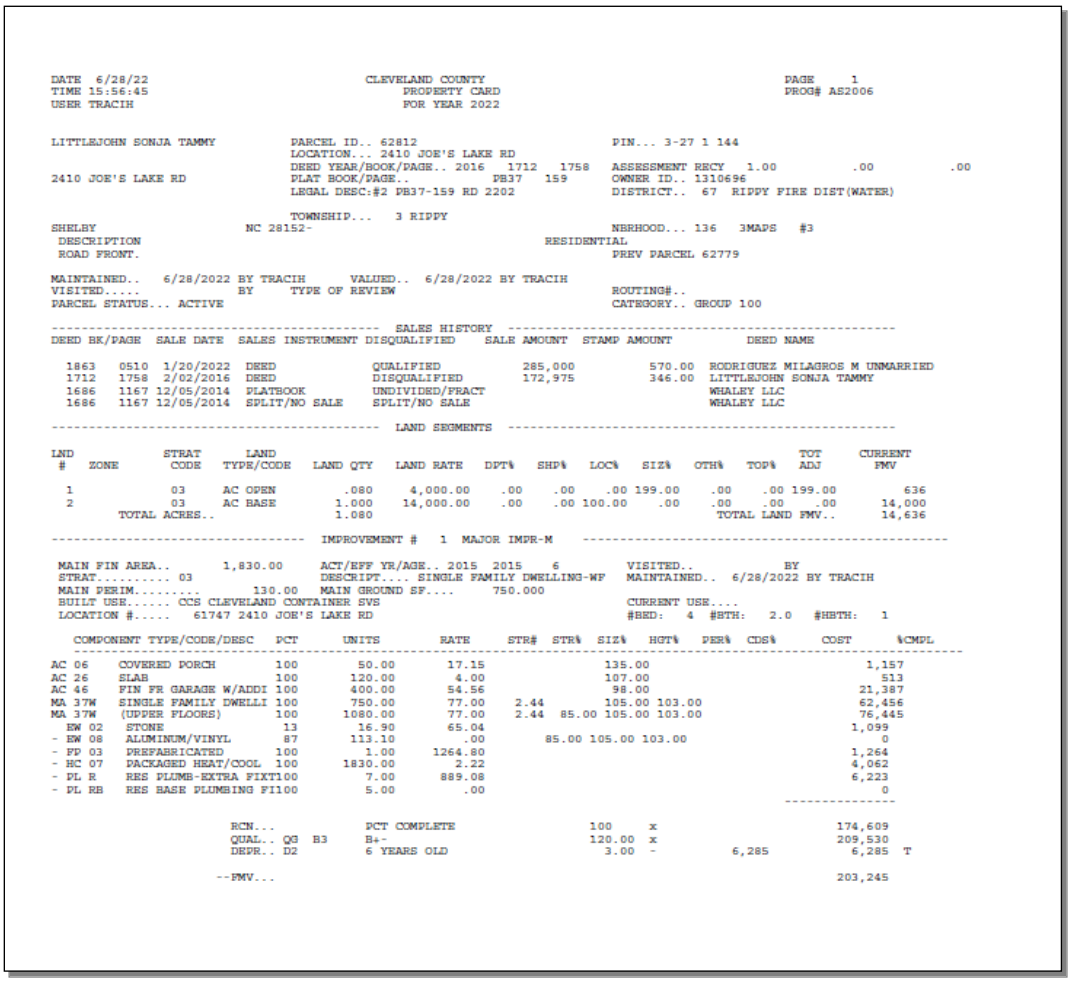
To perform the study, it is necessary to take a representative sampling of recent valid sales and compute the appraisal-to-sale ratio for each of the sales. If the sample is representative, the computed median appraisal-to-sale ratio will give an indication of how close the appraisals within each district approximate the market value. This is providing, of course, that the sales included represent true market transactions. It is then necessary to determine the deviation of each individual appraisal-to-sale ratio from the median ratio and to compute either the average or the standard deviation, which will give an indication of the degree of equity within each individual district. What remains then is to compare the statistical measures across property classes in order to determine those areas, if any, which need to be further investigated, revising the appraisal, if necessary, to attain a satisfactory level of value and equity throughout the entire jurisdiction.

The techniques and procedures set forth herein, if applied skillfully, should yield highly accurate and equitable property valuations, and should provide a sound property tax base. It should be noted, however, that no program, regardless of how skillfully administered, can ever be expected to be error-free. The appraisal must be fine-tuned and this can best be done by giving the taxpayer an opportunity to question the value placed upon his property and to produce evidence that the value is inaccurate or inequitable. During this time, the significant errors will be brought to light, and taking the proper corrective action will serve to further the objectives of the program. What's important in the final analysis is to use all these measures as well as any other resources available to affect the highest degree of accuracy and equity possible.

Appraisal forms and descriptions are as follows:

- Property Record Card (Sample)
- Operating Statements (I & E)
- Sales Verification Letter
- Personal and Real Guide
- Neighborhood Form

Sample Property Record Card (Front)



DATE 6/28/22 CLEVELAND COUNTY PAGE 1
TIME 15:56:45 PROPERTY CARD PROG# AS2006
USER TRACIH FOR YEAR 2022

LITTLEJOHN SONJA TAMMY
2410 JOE'S LAKE RD
SHELBY NC 28152-
DESCRIPTION
ROAD FRONT.

PARCEL ID.. 62812 PIN... 3-27 1 144
LOCATION... 2410 JOE'S LAKE RD
DEED YEAR/BOOK/PAGE.. 2016 1712 1758 ASSESSMENT RECV 1.00 .00 .00
PLAT BOOK/PAGE.. PB37 159 OWNER ID.. 1310696
LEGAL DESC:#2 PB37-159 RD 2202 DISTRICT.. 67 RIPPY FIRE DIST(WATER)
TOWNSHIP... 3 RIPPY
NBRHOOD... 136 3MAPS #3
RESIDENTIAL
PREV PARCEL 62779

MAINTAINED.. 6/28/2022 BY TRACIH VALUED.. 6/28/2022 BY TRACIH
VISITED..... BY TYPE OF REVIEW ROUTING#..
PARCEL STATUS... ACTIVE CATEGORY.. GROUP 100

SALES HISTORY

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1863 0510	1/20/2022	DEED	QUALIFIED	285,000	570.00	RODRIGUEZ MILAGROS M UNMARRIED
1712 1758	2/02/2016	DEED	DISQUALIFIED	172,975	346.00	LITTLEJOHN SONJA TAMMY
1686 1167	12/05/2014	PLATBOOK	UNDIVIDED/FRACT			WHALEY LLC
1686 1167	12/05/2014	SPLIT/NO SALE	SPLIT/NO SALE			WHALEY LLC

LAND SEGMENTS

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1		03	AC OPEN	.080	4,000.00	.00	.00	.00	199.00	.00	.00	199.00	636
2		03	AC BASE	1.000	14,000.00	.00	.00	100.00	.00	.00	.00	.00	14,000
	TOTAL ACRES..			1.080							TOTAL LAND FMV..		14,636

IMPROVEMENT # 1 MAJOR IMPR-M

MAIN FIN AREA.. 1,830.00 ACT/EFF YR/AGE.. 2015 2015 6 VISITED.. BY
STRAT..... 03 DESCRIPT.... SINGLE FAMILY DWELLING-WF MAINTAINED.. 6/28/2022 BY TRACIH
MAIN PERIM..... 130.00 MAIN GROUND SF.... 750.000
BUILT USE..... CCS CLEVELAND CONTAINER SVS CURRENT USE....
LOCATION #..... 61747 2410 JOE'S LAKE RD #BED: 4 #BTH: 2.0 #HBTH: 1

	COMPONENT TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
AC 06	COVERED PORCH	100	50.00	17.15			135.00				1,157	
AC 26	SLAB	100	120.00	4.00			107.00				513	
AC 46	FIN FR GARAGE W/ADDI	100	400.00	54.56			98.00				21,387	
MA 37W	SINGLE FAMILY DWELLI	100	750.00	77.00	2.44		105.00	103.00			62,456	
MA 37W	(UPPER FLOORS)	100	1080.00	77.00	2.44	85.00	105.00	103.00			76,445	
EW 02	STONE	13	16.90	65.04							1,099	
- EW 08	ALUMINUM/VINYL	87	113.10	.00		85.00	105.00	103.00			0	
- FP 03	PREFABRICATED	100	1.00	1264.80							1,264	
- HC 07	PACKAGED HEAT/COOL	100	1830.00	2.22							4,062	
- PL R	RES PLUMB-EXTRA FIXT	100	7.00	889.08							6,223	
- PL RB	RES BASE PLUMBING FI	100	5.00	.00							0	

RCN...		PCT COMPLETE	100	x			174,609	
QUAL.. QG	B3	B+-	120.00	x			209,530	
DEPR.. D2		6 YEARS OLD	3.00	-	6,285		6,285	T
--FMV...							203,245	

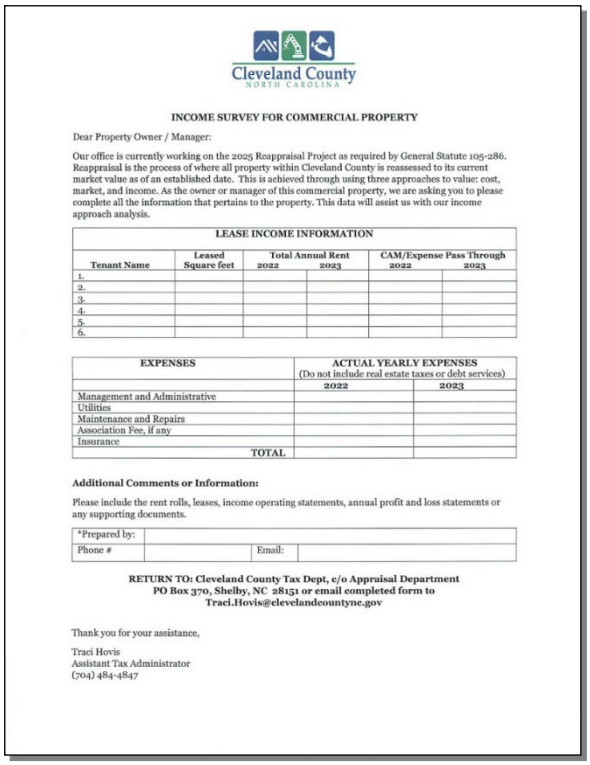
Sample Property Record Card (Back)

```
DATE  6/28/22                       CLEVELAND COUNTY                                  PAGE     2
TIME 15:56:45                           PROPERTY CARD                                 PROG# AS2006
USER TRACIH                             FOR YEAR 2022

LITTLEJOHN SONJA TAMMY         PARCEL ID.. 62812                    PIN... 3-27 1 144

----------------------------------  IMPROVEMENT #   1  MAJOR IMPR-M    --------------------------------------------------

+-12--+
D     1
+------30------+
:              :
:              :
2              :
0              :
:              3
:              5
+BA---20--+    :
:         1    :
:         5    :
2         :    :
0         +C-10+
:         :    5
+----20---+-10-+

 -------------     AC 06    COVERED PORCH                     --------- TRAVERSE ------------------------------

  M  R      20.00    M  D      15.00    D  R      10.00    D  D       5.00    D  L      10.00    D  U       5.00

 -------------     AC 26    SLAB                              --------- TRAVERSE ------------------------------

  M  U      20.00    D  U      10.00    D  R      12.00    D  D      10.00    D  L      12.00

 -------------     AC 46    FIN FR GARAGE W/ADDI              --------- TRAVERSE ------------------------------

  D  R      20.00    D  D      20.00    D  L      20.00    D  U      20.00

 -------------     MA 37W   SINGLE FAMILY DWELLI  FLOOR:  1.00 --------- TRAVERSE ------------------------------

  D  R      20.00    D  D      15.00    D  R      10.00    D  U      35.00    D  L      30.00    D  D      20.00


TOTAL PARCEL VALUES----        LAND /   OVR     IMPROVEMENTS / OVR    TOTAL LAND/IMPROVE              2021 VALUE
                  FMV......     14,636                203,245                   217,881                  189,839
                  APV......     14,636                203,245                   217,881                  189,839

--------------------------------------------    COMMENTS  -  --------------------------------------------------
MLS#56473 2/8/16 $172,900
SPV 8/25/16 $172,975 NOT OPEN MRKT
GDS#14096  SERV STARTED 2-15-16
```

OPERATING STATEMENT (I&E)

The Operating Statements (I&E) are designed to collect and analyze income and expense information on income producing properties. With this information, the appraiser is able to estimate value through capitalization of income. The purpose of the specific income and expense forms is to allow the property owner/manager space to enter applicable income, expense, and amenity data.

SAMPLE INCOME & EXPENSE QUESTIONNAIRES



Cleveland County
NORTH CAROLINA

INCOME SURVEY FOR COMMERCIAL PROPERTY

Dear Property Owner / Manager:

Our office is currently working on the 2025 Reappraisal Project as required by General Statute 105-286. Reappraisal is the process of where all property within Cleveland County is reassessed to its current market value as of an established date. This is achieved through using three approaches to value: cost, market, and income. As the owner or manager of this commercial property, we are asking you to please complete all the information that pertains to the property. This data will assist us with our income approach analysis.

LEASE INCOME INFORMATION

Tenant Name	Leased Square feet	Total Annual Rent 2022	Total Annual Rent 2023	CAM/Expense Pass Through 2022	CAM/Expense Pass Through 2023
1.					
2.					
3.					
4.					
5.					
6.					

EXPENSES	ACTUAL YEARLY EXPENSES (Do not include real estate taxes or debt services) 2022	2023
Management and Administrative		
Utilities		
Maintenance and Repairs		
Association Fee, if any		
Insurance		
TOTAL		

Additional Comments or Information:

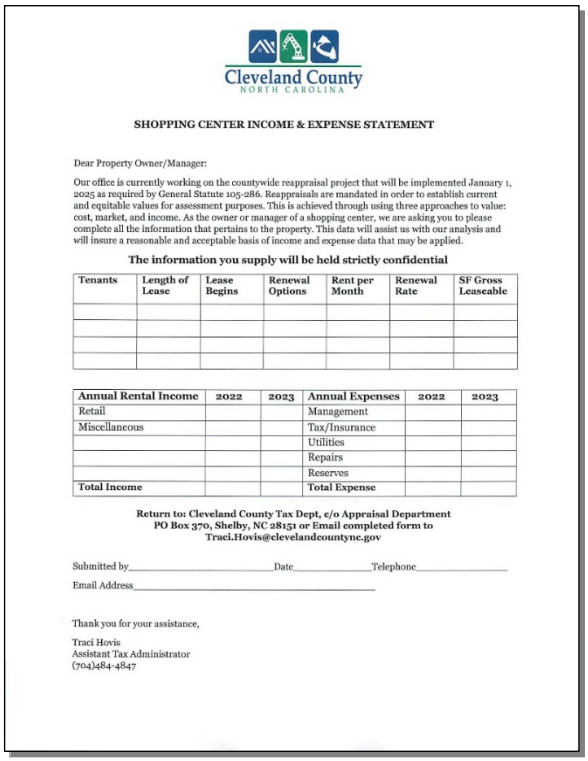
Please include the rent rolls, leases, income operating statements, annual profit and loss statements or any supporting documents.

*Prepared by:			
Phone #		Email:	

RETURN TO: Cleveland County Tax Dept, c/o Appraisal Department
PO Box 370, Shelby, NC 28151 or email completed form to
Traci.Hovis@clevelandcountync.gov

Thank you for your assistance,

Traci Hovis
Assistant Tax Administrator
(704) 484-4847



Cleveland County
NORTH CAROLINA

SHOPPING CENTER INCOME & EXPENSE STATEMENT

Dear Property Owner/Manager:

Our office is currently working on the countywide reappraisal project that will be implemented January 1, 2025 as required by General Statute 105-286. Reappraisals are mandated in order to establish current and equitable values for assessment purposes. This is achieved through using three approaches to value: cost, market, and income. As the owner or manager of a shopping center, we are asking you to please complete all the information that pertains to the property. This data will assist us with our analysis and will insure a reasonable and acceptable basis of income and expense data that may be applied.

The information you supply will be held strictly confidential

Tenants	Length of Lease	Lease Begins	Renewal Options	Rent per Month	Renewal Rate	SF Gross Leaseable

Annual Rental Income	2022	2023	Annual Expenses	2022	2023
Retail			Management		
Miscellaneous			Tax/Insurance		
			Utilities		
			Repairs		
			Reserves		
Total Income			Total Expense		

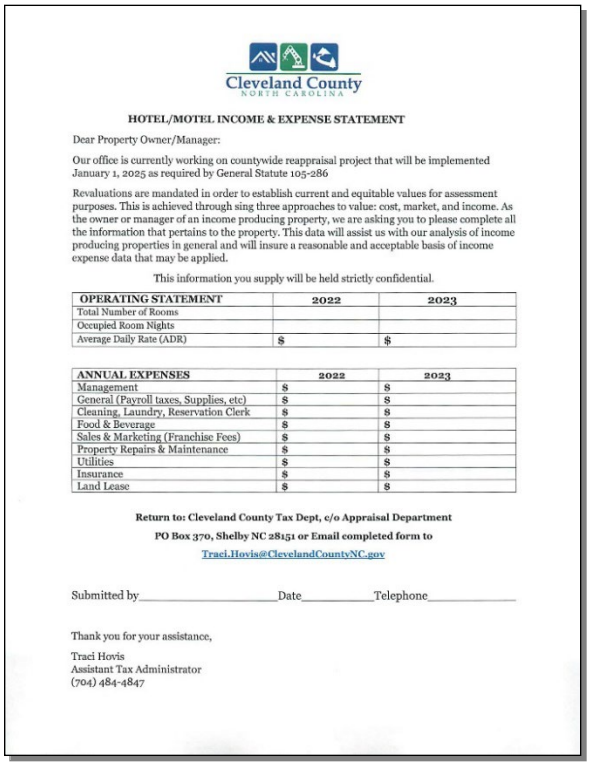
Return to: Cleveland County Tax Dept, c/o Appraisal Department
PO Box 370, Shelby, NC 28151 or Email completed form to
Traci.Hovis@clevelandcountync.gov

Submitted by_____Date_____Telephone_____

Email Address_____

Thank you for your assistance,

Traci Hovis
Assistant Tax Administrator
(704)484-4847



Cleveland County
NORTH CAROLINA

HOTEL/MOTEL INCOME & EXPENSE STATEMENT

Dear Property Owner/Manager:

Our office is currently working on countywide reappraisal project that will be implemented January 1, 2025 as required by General Statute 105-286

Revaluations are mandated in order to establish current and equitable values for assessment purposes. This is achieved through sing three approaches to value: cost, market, and income. As the owner or manager of an income producing property, we are asking you to please complete all the information that pertains to the property. This data will assist us with our analysis of income producing properties in general and will insure a reasonable and acceptable basis of income expense data that may be applied.

This information you supply will be held strictly confidential.

OPERATING STATEMENT	2022	2023
Total Number of Rooms		
Occupied Room Nights		
Average Daily Rate (ADR)	$	$

ANNUAL EXPENSES	2022	2023
Management	$	$
General (Payroll taxes, Supplies, etc)	$	$
Cleaning, Laundry, Reservation Clerk	$	$
Food & Beverage	$	$
Sales & Marketing (Franchise Fees)	$	$
Property Repairs & Maintenance	$	$
Utilities	$	$
Insurance	$	$
Land Lease	$	$

Return to: Cleveland County Tax Dept, c/o Appraisal Department

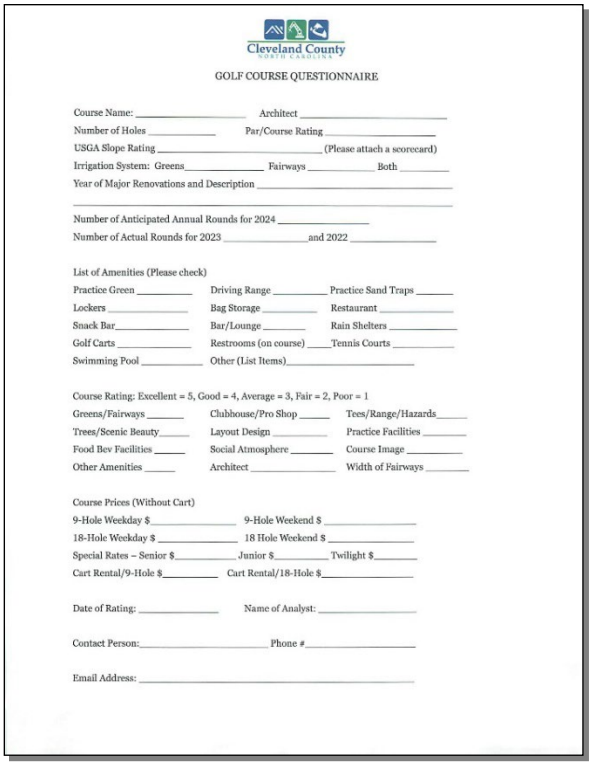
PO Box 370, Shelby NC 28151 or Email completed form to

Traci.Hovis@ClevelandCountyNC.gov

Submitted by_____Date_____Telephone_____

Thank you for your assistance,

Traci Hovis
Assistant Tax Administrator
(704) 484-4847



Cleveland County
NORTH CAROLINA

GOLF COURSE QUESTIONNAIRE

Course Name: _____ Architect _____
Number of Holes _____ Par/Course Rating _____
USGA Slope Rating _____ (Please attach a scorecard)
Irrigation System: Greens_____ Fairways _____ Both _____
Year of Major Renovations and Description _____
_____
Number of Anticipated Annual Rounds for 2024 _____
Number of Actual Rounds for 2023 _____and 2022 _____

List of Amenities (Please check)
Practice Green _____ Driving Range _____ Practice Sand Traps _____
Lockers _____ Bag Storage _____ Restaurant _____
Snack Bar_____ Bar/Lounge _____ Rain Shelters _____
Golf Carts _____ Restrooms (on course) ____Tennis Courts _____
Swimming Pool _____ Other (List Items)_____

Course Rating: Excellent = 5, Good = 4, Average = 3, Fair = 2, Poor = 1
Greens/Fairways _____ Clubhouse/Pro Shop _____ Tees/Range/Hazards_____
Trees/Scenic Beauty_____ Layout Design _____ Practice Facilities _____
Food Bev Facilities _____ Social Atmosphere _____ Course Image _____
Other Amenities _____ Architect _____ Width of Fairways _____

Course Prices (Without Cart)
9-Hole Weekday $_____ 9-Hole Weekend $ _____
18-Hole Weekday $ _____ 18 Hole Weekend $ _____
Special Rates – Senior $_____ Junior $_____ Twilight $_____
Cart Rental/9-Hole $_____ Cart Rental/18-Hole $_____

Date of Rating: _____ Name of Analyst: _____

Contact Person:_____ Phone #_____

Email Address: _____

Schedule of Values Cleveland County 2025

SAMPLE FRONT PAGE

Cleveland County
NORTH CAROLINA

INCOME SURVEY FOR APARTMENT COMPLEX

Dear Property Owner/Manager:

Our office currently working on the 2025 Reappraisal Project as required by General Statute 105-286. Reappraisal is the process where all property within Cleveland County is reassessed to its current market value as of an established date. This is achieved through using three approaches to value: cost, market, and income. As the owner or manager of an apartment complex, we are asking you to please complete all the information that pertains to the property. This data will assist us with our income approach analysis.

The information you supply will be held strictly confidential, only the appraisal staff will have access.

Unit Type	# of Units	Avg Monthly Rent for 2022	Avg Monthly Rent for 2023
Efficiency			
1 Bedroom			
2 Bedroom			
3 Bedroom			
4 Bedroom			

Projected Income for 2022 (PGI)	Actual Vacancy & Credit Loss (V&C)	Actual Annual Income for 2022 (EGI)
$		$

Projected Income for 2023 (PGI)	Actual Vacancy & Credit Loss (V&C)	Actual Annual Income for 2023 (EGI)
$		$

SAMPLE REAR PAGE

MISCELLANEOUS INCOME	Average Monthly Rent	Actual Yearly Income 2022	2023
Garage Rent			
Storage Unit Rent			
Income From Other *Sources (pet deposits, laundry etc. Include itemization)*			
	TOTAL		

EXPENSES	ACTUAL YEARLY EXPENSES (*Do not include real estate taxes or debt services*) 2022	2023
Management and Administrative		
Utilities		
Operations and Maintenance		
Payroll		
Insurance		
Reserves for Replacement		
Other Expenses (*include itemization*)		
TOTAL		

Additional Comments or Information:

Please include the annual profit and loss statements, rent rolls, leases, operating statements and/or supporting documents.

*Prepared by:			
Phone #		Email:	

Return to: Cleveland County Tax Dept, c/o Appraisal Department

PO Box 370, Shelby, NC 28151 or Email completed form to Traci.Hovis@clevelandcountync.gov

Thank you for your assistance,

Traci Hovis
Assistant Tax Administrator
(704) 484-4847

Cleveland County
NORTH CAROLINA

INCOME SURVEY FOR LIHTC (S42) COMPLEX

Dear Property Owner/Manager:

Our office is currently working on the 2025 Reappraisal Project as required by General Statute 105-286. Reappraisal is the process where all property within Cleveland County is reassessed to its current market value as of an established date. Our records indicate this property is associated with the Section 42 of the Internal Revenue code in that tax credits were allocated to this project. Therefore, only the income approach is used to determine the assessment for ad valorem purposes using the actual restricted rental income per N.C. Gen. Stat. 105.77.16. It is imperative that we receive an income and expense report for this subsidized housing project for the 2022 and 2023 tax years. Our office is currently working on the 2025 Reappraisal Project as required by General Statute 105-286. Reappraisal is the process where all property within Cleveland County is reassessed to its current market value as of an established date. This is achieved through using three approaches to value: cost, market, and income. However, our records indicate this property is associated with the Section 42 of the Internal Revenue code in that tax credits were allocated to this project. Therefore, only the income approach is used to determine the assessment for ad valorem purposes using the actual restricted rental income per N.C. Gen. Stat. 105.77.16. It is imperative that we receive an income and expense report for this subsidized housing project for the 2022 and 2023 tax years. In lieu of the included Income and Expense Information Request form, you may send a copy of the rent roll and/or Income and Expense statement associated with the property.

The information you supply will be held strictly confidential, only the appraisal staff will have access.

Project name:	
Efficiency Units	#
1 Bedroom Units	#
2 Bedroom Units	#
3 Bedroom Units	#
4 Bedroom Units	#
Total # of Units	#

Projected Income for 2022 (PGI)	Vacancy & Credit Loss (V&C)	Income for 2022 (EGI)
$		$

Projected Income for 2023 (PGI)	Vacancy & Credit Loss (V&C)	Income for 2023 (EGI)
$		$

EXPENSES	ACTUAL YEARLY EXPENSES (*Do not include real estate taxes or debt services*) 2022	2023
Management and Administrative		
Utilities		
Operations and Maintenance		
Payroll		
Insurance		
Reserves for Replacement		
Other Expenses (*include itemization*)		
TOTAL		

Additional Comments or Information:

Please include the annual profit and loss statements, rent rolls, leases, operating statements and/or supporting documents.

*Prepared by:			
Phone #		Email:	

Return to: Cleveland County Tax Dept, c/o Appraisal Department

PO Box 370, Shelby, NC 28151 or Email completed form to Traci.Hovis@clevelandcountync.gov

Thank you for your assistance,

Traci Hovis
Assistant Tax Administrator
(704) 484-4847

SAMPLE SALES VERIFICATION LETTER

CLEVELAND COUNTY 7/05/2023
SALES VERIFICATION REQUEST

SALES DATA FOR: RESIDENTIAL IMPROVEMENTS AND LAND
TAX MAP-SBMAP-BLOCK-PARCL-SBPAR PARCEL LAND SIZE: .000 ACRES
G 4 1 92 6556 NBHD: 206
STATE REVENUE AS RECORDED INDICATES PROPERTY WAS PURCHASED FOR 150,000
PROPERTY DESCRIPTION - #104PB13-84SPRING AC SEC3
DEED BOOK/PAGE - 1896 0133 SALE DATE - 4/10/2023

LACEY RANDY TAXPAYER ID: 1355512
301 W TIMBERLAND DR
GROVER, NC 28073

IN ORDER TO DEVELOP A MORE COMPREHENSIVE REAL ESTATE MARKET TRANSACTION PROGRAM, THE ASSESSOR IS ASKING YOUR COOPERATION BY VERIFYING THE PURCHASE PRICE OF YOUR PROPERTY BY ANSWERING THE FOLLOWING SALES QUESTIONNAIRE:

1. ACTUAL SALES PRICE: ----------> _____
   DATE OF PURCHASE: ----------> _____
2. DID SALE INCLUDE: CIRCLE YES OR NO:
   A. ADDITIONAL PARCELS YES NO
   B. PERSONAL PROPERTY YES NO
   C. BUSINESS OR MANUFACTURING EQUIPMENT YES NO
   D. MANUFACTURED OR MOBILE HOME YES NO
3. PROPERTY WAS PURCHASED FROM: CIRCLE ONE
   A. OWNER A
   B. OWNER THROUGH AGENT B
   C. AT PUBLIC AUCTION C
   D RELATED INDIVIDUAL OR CORPORATION D
   E LIQUIDATION - FORECLOSURE E
4. MARKETING TIME: CIRCLE ONE
   A. WAS NOT OPEN MARKET A
   B. 1 TO 6 MONTHS B
   C. 7 TO 12 MONTHS C
   D OVER 12 MONTHS D
   E DO NOT KNOW E
5. TYPE OF FINANCING: CIRCLE ONE
   A. CASH A
   B. CONVENTIONAL B
   C. SELLER C
   D FHA D
   E VA E
   F. LAND CONTRACT F
   G. LOAN ASSUMPTION G
6. IS THIS YOUR PLACE OF RESIDENCE? YES NO
7. WHAT IS THE STREET ADDRESS OF THIS PARCEL? _____
8. # OF BEDROOMS _____ TOTAL # OF ROOMS _____
   # OF BATHROOMS _____ TOTAL HEATED SQ.FT. _____

THIS QUESTIONNAIRE WAS COMPLETED BY: _____
(YOUR NAME)
TELEPHONE NUMBER WHERE YOU CAN BE REACHED: _____

PLEASE PLACE THE COMPLETED QUESTIONNAIRE IN THE ENCLOSED SELF-ADDRESSED ENVELOPE AND RETURN IT WITHIN 30 DAYS.
IF YOU HAVE ANY QUESTIONS, YOU MAY CONTACT THE APPRAISAL SECTION, CLEVELAND COUNTY TAX OFFICE, AT 704-484-4913 OR 704-484-4946.

CLASSIFICATIONS OF SELECTED ITEMS AS REAL OR PERSONAL

N.C. 105-273. Definitions

(13) "Real property," "real estate," and "land" mean not only the land itself, but also buildings, structures, improvements, and permanent fixtures on the land, and all rights and privileges belonging or in any way appertaining to the property.

(14) "Tangible personal property" means all personal property that is not intangible and that is not permanently affixed to real property.

In general, machinery and equipment used primarily as part of a manufacturing process (process equipment) is taken as Personal Property. Machinery and equipment which is part of the land or building improvement is taken as Real Property.

Item	Real	Personal
Acoustical fire resistant drapes & curtains (commercial/industrial)		XX
Air Conditioning - building air conditioning, for comfort of occupants, built-in	XX	
Air Conditioning - manufacturing / product		XX
Air Conditioning - window units, that used in data processing rooms and in manufacturing processing		XX
Airplanes		XX
Alarm system (security or fire) and wiring		XX
Appliances used in apartment rentals	XX	
Asphalt plants - batch mix, etc., Moveable		XX
ATM - all equipment and self-standing booths		XX
Auto exhaust systems - built-in floor or ceiling	XX	
Auto exhaust systems - flexible tube type		XX
Awnings		XX
Balers (paper, cardboard, etc.)		XX
Bank teller counters - service area and related (movable personal)	XX	XX
Bank teller lockers - moveable or built-in		XX
Bar and bar equipment		XX
Billboards		XX
Boats and motors - all		XX
Boiler - for service of building	XX	
Boiler - primarily for process		XX
Bowling alley lanes		XX
Brewing Equipment		XX
Broadcasting equipment		XX
C I P (construction in progress) equipment		XX

Cabinets (moveable personal)	XX	XX
Cable TV distribution systems		XX
Cable TV equipment and wiring		XX
Cable TV subscriber connections		XX
Camera equipment		XX
Canopies - Fabric, Vinyl or Plastic		XX
Canopies - Generally	XX	
Canopy Lighting	XX	
Car Wash - all equipment, filters and tanks		XX
Carpet - installed	XX	
Catwalks		XX
Chairs - all types		XX
Closed circuit TV		XX
Cold storage - built-in cold storage rooms	XX	
Cold storage - refrigeration equipment		XX
Compressed air or gas systems (other than building heat)		XX
Computer room a/c		XX
Computer room raised floor		XX
Computers and data lines		XX
Concrete plant - electronic mixing, conveyors, tanks, etc.		XX
Construction and grading equipment (non-licensed vehicles, etc.)		XX
Control systems - building and equipment		XX
Conveyors and material handling systems		XX
Cooking equipment (restaurant, etc.)		XX
Coolers (walk-in) – Prefab and portable		XX
Cooling towers - primary use for building	XX	
Cooling towers - primary use in manufacturing		XX
Dairy processing plants - all process items		XX
Dance floors		XX
Data processing equipment - all items		XX
Deli equipment		XX
Desks - all		XX
Diagnostic center equipment - moveable or built in		XX
Display cases - moveable or built-in		XX
Dock levelers		XX
Drapes and curtains, blinds, etc.		XX
Drive-thru windows - all	XX	
Drying systems (special heating in process system)		XX
Dumpsters		XX
Dust catchers, control systems, etc.		XX
Electronic control systems (weighting, mixing, etc.)		XX
Elevators / Escalators	XX	
Fans - freestanding		XX
Farm equipment		XX

Fencing - inside		XX
Fencing - outside	XX	
Flagpole		XX
Floors, computer room		XX
Foundations for machinery & equipment		XX
Freight charges		XX
Fuels - not for sale (list as supplies)		XX
Furnaces - steel mill process, etc., foundry		XX
Furniture and fixtures		XX
Gazebos	XX	
Golf course & improvements (drainage / irrigation)	XX	
Grain bins, not permanently attached to realty		XX
Greenhouses (If permanently affixed)	XX	
Greenhouses benches, heating systems, etc.		XX
Heating systems, process		XX
Hoppers - metal bin type		XX
Hospital systems - oxygen, public address, emergency electric, closed T.V. call system, autoclave, etc.		XX
Hotel/Motel televisions & wiring		XX
Humidifiers, process		XX
Incinerators - moveable, metal type		XX
Industrial piping, process		XX
Installation cost		XX
Irrigation equipment		XX
Kiln heating system		XX
Kilns - metal tunnel, moveable		XX
Laboratory equipment		XX
Laundry bins		XX
Law and professional libraries		XX
Leased equipment - lesser or lessee possession		XX
Leasehold improvements		XX
Lifts - other than elevators		XX
Lighting - portable, moveable, special		XX
Lighting - yard lighting	XX	
Machinery and equipment		XX
Medical equipment		XX
Milk handling - milking, cooling, piping, storage		XX
Mineral rights	XX	
Mirrors		XX
Mobile home – does not meet definition of G.S 105-273 (13)		XX
Mobile home - meets definition of G.S. 105-273(13)	XX	
Monitoring systems - building or equipment		XX
Night depository		XX
Office equipment - all		XX
Oil company equipment - pumps, supplies, etc.		XX

Ovens - processing / manufacturing		XX
Overhead conveyor systems		XX
Package and labeling equipment		XX
Paving	XX	
Piping systems - process piping		XX
Playground equipment - all		XX
Pneumatic tube systems		XX
Power generator systems (auxiliary emergency, etc.)		XX
Power transformers - equipment		XX
Public address systems (intercom, music, etc.)		XX
Railroad sidings (other than railroad-owned)	XX	
Refrigeration systems - compressors, etc.		XX
Restaurant furniture (incl. attached to floor or building)		XX
Restaurant/kitchen equip. - vent hoods, sinks, etc. (commercial)		XX
Returnable containers		XX
Rock crusher		XX
Roll-up doors (inside wall)		XX
Roll-up doors (outside wall)	XX	
Roofing	XX	
Rooms - self-contained or special purpose (walls, ceiling, floor)		XX
Safes (wall or self-standing)		XX
Satellite dishes (all wiring & installation to TV & equipment		XX
Scale houses (unless portable)	XX	
Scales		XX
Screens - drive-in, outdoor	XX	
Screens - movie, indoor		XX
Seats - theater		XX
Service station equipment - pumps, tanks, lifts		XX
Shelving		XX
Signs - all types (including billboards, etc.)		XX
Software - capitalized		XX
Sound projection equipment		XX
Sound systems		XX
Spare parts - list as supplies		XX
Speakers - Built-in or freestanding		XX
Spray booths		XX
Sprinkler system - fire protection	XX	
Supplies (office and other)		XX
Swimming pools - in ground or indoor	XX	
Switchboard (motel, etc., when not owned by utility)		XX
Tanks – If permanently affixed (Water Tank)	XX	
Tanks - manufacturing, process, etc.		XX
Tanks - service station, underground fuel		XX

Telephone systems and wiring - private		XX
Tents		XX
Tooling, dies, molds		XX
Towers - microwave and equipment, wiring and foundation		XX
Towers - TV, radio, CATV, two-way radio, wiring and foundation		XX
Transportation cost - all		XX
Tunnels - unless part of process system	XX	
Upgrades to equipment		XX
Vacuum system, process		XX
Vault	XX	
Vault door, inner gates, vents and equipment		XX
Vent fans - freestanding		XX
Ventilation systems - general building	XX	
Ventilation systems - manufacturing, process, etc.		XX
Video tapes / movies / reel movies		XX
Wall covering	XX	
Walls - Partitions, moveable and room dividers		XX
Water coolers - all		XX
Water lines - for process, above or below ground		XX
Water systems - residential or general building	XX	
Water tanks, process equipment		XX
Whirlpool / Jacuzzi / Hot tubs (permanent real, movable personal)	XX	XX
Wiring - power wiring for machinery and equipment		XX

POULTRY HOUSE – Much of what makes up a modern poultry operation is classified as personal property, including but not limited to:

- Automatic feed/water system
- Fogger
- Standby generator system
- Ventilation
- Controls
- All wiring and plumbing related to the installation of equipment above

These items are classified as personal property and are not included in the real property valuation for poultry houses.

NEIGHBORHOOD DELINEATION

INTRODUCTION

This section is provided to establish general guidelines and procedures in the identification (delineation) of residential and commercial neighborhoods.

The definition of neighborhood:

A neighborhood is a set of parcels within a specific geographical area, where the parcels share a high degree of homogeneity, the environment of which has a direct and immediate impact on the value of the parcels within its boundary.

Points of interest:

Ideally, it is the smallest geographic unit that can be defined as a single area in which property characteristics for all parcels are qualitatively homogenous.

Primarily, the term neighborhood is urban and suburban in concept. However, it may be extended to rural areas.

Neighborhoods are characterized by the activities or operations that are carried on within its borders.

The boundaries of a neighborhood must be delineated for the purpose of analysis. There are three distinct types of boundaries:

1. Natural, (rivers, creeks, lakes, ravines, undeveloped areas, etc.)
2. Manmade, (streets, highways, roads, railroads, subdivision boundaries, etc.)
3. Political (city limits, school districts, zoning districts, special districts, etc.)

Four factors in the neighborhood analysis are: physical, economic, government and social. These factors must be analyzed specific to their impact on each neighborhood.

Although size is important in defining a neighborhood, other factors must be considered. A larger size neighborhood has the advantage of better protection from infiltration of inharmonious influences or detrimental property uses from adjoining properties. Small areas may better represent a neighborhood in a control environment with many outside influences.

PURPOSE

Neighborhood Delineation is a study of forces from outside which could be considered to have an effect on property value; and also conclusions on the typical housing, economic, social and demographic characteristics of the geographic area considered a homogeneous neighborhood. A "neighborhood" for analysis purposes is defined as the largest geographic grouping of properties where the significant economic forces of those properties are generally uniform.
The Neighborhood Data Form serves three (3) main functions:

1. To provide an opinion of the typical structure, economic factors and conditions within an area considered a neighborhood. Appraisers use this information to provide a benchmark to compare each property within the neighborhood with each other.

2. To provide a generally similar geographic area to use as a statistical base for sales comparison, both during the 2025 Reappraisal and years later, to measure change and update values accordingly.

3. Provide a basis to allow development of computer assisted land price tables.

Significant Characteristics Considered:

- Physical Boundaries
  - Natural - as rivers, mountains, woods, streams, etc.
  - Manmade - as roads, highways, railroads, streets, corporation boundaries, etc.
- Housing Characteristics - such as type, quality, age and condition.
- Occupancy - as % of homes owner-occupied or tenant-occupied, and % of vacant structures.
- Predominant land use and anticipated changes.
- Typical land size and land valuation.
- Neighborhood life cycle.
- Estimates of market value ranges.

INSTRUCTIONS FOR NEIGHBORHOOD DELINEATION FIELD ANALYSIS

Step 1 - Produce large scale maps for the county, which ideally show all streets, roads and significant physical features as rivers, lakes, railroads, etc.

Step 2 - Establish preliminary neighborhood boundaries on base maps using known physical and governmental features as boundaries. A general rule would be to consider all physical separation points, as rivers, arterial streets, corporation lines, lakes, commercial-industrial areas, highways, etc., as a definite neighborhood boundary.

Step 3 - Assemble and analyze supplementary material for the community as available and useful.

Examples would include:

Listing of established subdivisions
Zoning maps and zoning restrictions
Planning department maps - (master development plans)
Census Tract Statistics
School district maps
Redevelopment planning maps and studies
Current and planned utility maps (sewer, public water)

Soil maps, topographic maps, etc.
Real estate sales data from MLS and internal sales verification letters

Step 4 - Begin the field inspection process by conducting a street by street, visual inspection throughout the county. Based on physical observation and data collected and analyzed to date, establish individual neighborhood boundaries, recognizing the specific delineation points where the properties begin to represent significant physical and economic changes from adjacent areas.

Step 5 - After establishing boundaries of each neighborhood:

A - Fill out the neighborhood data form and assign an identification number.
B - Post the established neighborhood boundaries and identification numbers to a master map.

Step 6 – Determine, through manual or computerized analysis, the comparability of all neighborhoods. The theory here is, even though various neighborhoods may be physically separated, if the predominant value analysis characteristics such as value range, housing characteristics, neighborhood type, etc., are similar, then it is desirable to group similar neighborhoods and thereby create a larger sales data base for comparable property value analysis.

SUMMARY - Keep in mind during the neighborhood analysis process, our primary purpose is to use the neighborhoods established to develop a statistical measuring base for pooling and analyzing sales data, and subsequently using this data to determine market value for individual properties via the comparable market data approach.

SAMPLE NEIGHBORHOOD DATA FORM

NEIGHBORHOOD DATA FORM			NEIGHBORHOOD ID		
Cleveland County, North Carolina					
IDENTIFICATION / REFERENCE					
1	AREA NAME				
2	TAXING DISTRICT		3		
4	SCHOOL DISTRICT		5		
6	FIRE DISTRICT		7		
BOUNDARIES			CODES		DELINEATION CODES
8	NORTH		9		1. Physical Barriers
10	EAST		11		2. Income Level Change
12	SOUTH		13		3. Value Range Change
14	WEST		15		4. Land Use Change

CHARACTERISTICS																					
16	Location Type	Urban		Suburban		Subdivision		Rural		Rural Hamlet		Transitional									
17	Predominant Use	RES		AGR		COM		IND		Other		Mixed									
18	Life Cycle	Inception/Growth				Relative Equalibrium				Decline		Revitalized									
19	Supply/Demand	Shortage				Balanced				Over Supply											
20	Overall Density	Low				Medium				High											
21	Rate of Turnover	Low				Medium				High											
22	Typical Site	AC		LT		SF		FF		Typical Size											
PREDOMINANT IMPROVEMENT TYPE																					
23	Typical Condition	EX		VG		GD		AV		FR		PR		VP							
24	Typical Grade	AAA		AA		A		B		C		D		E		(+/-)					
25	Typical Age Group	0-5		6-10		11-20		21-30		31-40		41-49		50+							
26	Structure Type	Single Family				Condo		Townhome		Manf		MultiFmly		Com		Ind					

PREDOMINANT OCCUPANCY					
27	Occupancy	Owner %		Tenant %	
28	Status	Vacant Structures		Vacant Lots	

TYPICAL PROPERTY FACTORS													
29	Utilities	All Public		Public Water		Public Sewer		Well		Septic		Underground	
30	Street/Road	Paved				Gravel/Dirt							

ESTIMATED MARKET VALUE FOR RESIDENTIAL IMPROVED PROPERTY			
31	Minimum	$	
32	Maximum	$	
33	Median	$	

General Notes:

NEIGHBORHOOD DATA FORM INSTRUCTIONS

NEIGHBORHOOD ID: Enter five (5) numeric and alpha characters.

IDENTIFICATION AND REFERENCE

1. AREA NAME: Enter a descriptive name that the neighborhood is commonly known as:
   Examples: Shelby Downtown, Autumn Woods, and Pebble Creek.

2. TAXING DISTRICT: The municipal taxing district or township is entered.

3. TAXING DISTRICT: The numerical number for the municipal taxing district or township is entered.

4. SCHOOL DISTRICT: Enter a descriptive name that the district is known as:
   Examples: Crest, Burns, Kings Mountain.

5. SCHOOL DISTRICT: The numerical number for the school district is entered.

6. FIRE DISTRICT: The predominant fire district.

7. FIRE DISTRICT: The numerical number for the predominant fire district.

BOUNDARIES

8, 10, 12, 14 - NORTH, EAST, SOUTH, AND WEST- on each line to enter the boundaries of the neighborhood. Boundaries may be streets, roads, lakes, town lines, railroads, or in short, any natural or manmade boundaries.
   Examples: County Line, Highway 74, Broad River, etc.

9, 11, 13, 15 - Boundary Codes - enter up to 3 characters for the reason WHY that boundary was selected as a delineation point.

Delineation Codes 1 through 4 are provided on the form.

> Examples: Field analysis has revealed that the east boundary should be Catawba River because it is a physical barrier to extension, development or influence from outside forces to this neighborhood. Enter "1". If Broad River was considered both a physical and a land use change point, both code "1" and code "4" could be entered. A maximum of three (3) codes may be entered for each boundary.
> Codes 1 through 4 are used in a vast majority of the cases.
> Most boundaries are for reasons that will be covered by codes 1-4. There are cases when the standard lot size makes a distinct change to the point that a new neighborhood or sub-neighborhood must be identified as such.

CHARACTERISTICS

Characteristics generally refer to the residential development status of the neighborhood. One choice is required for each item, 16 through 22, enter an X in the appropriate box for each item.

16. TYPE

1. Urban - neighborhood is a built-up area normally within the city limits of municipality.

2. Suburban - normally a built-up area located outside the city limits but within normal driving and shopping distance to the urban areas. Could be incorporated or the extra-territorial jurisdiction of an urban area or unincorporated.

3. Sub-Division - normally a sub-divided and platted area of modern dwellings having highly homogeneous housing characteristic (i.e. similar type, age group, style, quality, value range, etc.). May or may not be incorporated. Example: Pebble Creek

4. Rural - generally considered to be an area of relatively sparse population, open space normally devoted to farm and/or recreational land use. Example: Casar Township

5. Rural Hamlet - normally a small village or town located within a rural area and relatively remote from the urbanized areas of the community. Normally it is an unincorporated district.

6. Transitional - an area that borders a developed area and provides a buffer zone between developed areas such as urban or suburban and a rural area.

17. PREDOMINANT LAND USE
Select the code that most accurately describes the CURRENT predominant land use. These choices are:

1. Residential
2. Agricultural
3. Commercial
4. Industrial
5. Other (recreational, governmental, educational, etc.)
6. Mixed (Combination of uses.)

18. NEIGHBORHOOD LIFE CYCLE - As mentioned above, neighborhood analysis presumes that all neighborhoods have a life cycle consisting of:

1. Inception and growth - usually rapid.

2. Relative equilibrium - Rather slow and almost imperceptible change cycle of the mature neighborhood.

3. Decline - The point of marked decay and disintegration normally associated with almost blighted neighborhoods.

4. Revitalized – To renew an older neighborhood.

Select the code that accurately describes the current stage of neighborhood life cycle.

19. SUPPLY/DEMAND - select the code which most accurately describes the availability of properties for sale within the subject neighborhood. The choices are:

1. Shortage - more buyers available than there are properties for sale.

2. In Balance - availability approximately equal to buyer demand.

3. Over Supply - More properties available for sale than buyers and representing a temporary or relatively permanent stagnant market condition.

20. DENSITY - Select the code which most accurately describes the degree of present population and improvement density. Select from:

1. Low - as in rural, recreational, open space land use.

2. Medium - as in areas of single-family development in the range of 50% to 75% peak development.

3. High - as in highly urbanized, virtually 100% developed neighborhoods.

21. RATE OF TURNOVER - Refers to the number of properties currently bought and sold within the subject neighborhood. Select one of the following:

1. Low - Usually less than 5% annually of the residential properties in the neighborhood.

2. Medium- Approximately 5% annually of the residential propitious in the neighborhood.

3. High - Significantly more than 10% annually of the residential properties in the neighborhood.

22. TYPICAL LOT SIZE - Refers to the typical lot size for properties located in the neighborhood, expressed as AC (acres), LT (lot), SF (square feet) or FF (front foot).

PREDOMINANT IMPROVEMENT TYPE

23. TYPICAL CONDITION - Indicates the condition of a majority of residences in the neighborhood. Select the most appropriate normalized neighborhood entry.

24. TYPICAL GRADE - Indicates the construction quality of the majority of the residences in the neighborhood, or the normalized quality grade of the neighborhood. Select the most appropriate entry. A plus or minus could be applied to the typical grade to further classify the majority of residences in the neighborhood. Enter the most appropriate selection.

25. TYPICAL AGE GROUP - Indicates the average age expressed in years of the majority of residences in the neighborhood. Select the most appropriate code.

26. STRUCTURE TYPE - Indicates the most typical use in the neighborhood. Select the most appropriate type.

PREDOMINANT OCCUPANCY

This section deals with an estimate of the current utilization of the typical structures within the neighborhood.

27. OCCUPANCY - Enter (from 000% to 100%) the estimate of the current utilization of the typical structures within the neighborhood for owner and tenant.

28. STATUS - Enter (from 000% to 100%) the estimated number of currently unoccupied homes and vacant lots in the neighborhood.

    NOTE: Seasonal residences normally occupied at some time during the year should not be considered vacant.

TYPICAL PROPERTY FACTORS

29. UTILITIES - Used to indicate what utilities are available to the majority of properties in the neighborhood. Select the appropriate code(s).

30. STREET OR ROAD - Indicates the predominant road type in the neighborhood. Select the appropriate code.

ESTIMATED MARKET VALUE FOR RESIDENTIAL IMPROVED PROPERTY

(This activity is to be performed during Phase 2 by Appraisers)

This section represents an estimate by the field analyst of the current market value of the typical residential property within the neighborhood. Generally, it can be said that an area can be considered highly homogeneous if at least 75% of the residential property in the neighborhood falls within the minimum - maximum value range and the value range does not exceed a 25% range from the median value.

Example: Minimum - 25000
Maximum - 35000
Median - 32000

31. MINIMUM - Enter in $100 multiples, the estimated minimum market value for the typical property in the neighborhood, after adjusting utilized valid market sales with a time index.

32. MAXIMUM – Enter in $100 multiples, the estimated maximum market value for the typical in the neighborhood, after adjusting utilized market sales with a time index.

33. MEDIAN – Enter in $100 multiples, the estimated median market value for the typical property in the neighborhood, after adjusting utilized valid market sales with a time index. The median is defined as a measure of central tendency equal to that point in a distribution above which 50% of the values fall and below which 50% of the values fall.

NOTES - Area provided to enter any data that is considered significant enough to possibly alter future neighborhood groupings or market value ranges.

See the Appendix for a complete list of Neighborhoods / Neighborhood Rates

Note: New neighborhoods will be added due to new subdivisions created during revaluation cycles.

NEIGHBORHOODS

NBHD CODE	NBHD NAME	NBHD CODE	NBHD NAME
ALTON	ALTON	CHERR	CHERRYVILLE
ASHLE	ASHLEY PARK	CHEST	CHESTNUT MEADOW SUB.
AUTWD	AUTUMN WOODS	CHNUT	CHESTNUT ACRES
		CHRSW	CHRISTOPHER WOODS
BARBR	BARBEE RIDGE	CLCON	COLUMNS TOWNHOUSES
BARRI	BARRIER ACRES	CLEVE	CLEVELAND HEIGHTS
BBEND	BRANTLEY BEND	CLIFF	CLIFFSIDE
BDEST	BEAVER DAM ESTATES	CLINE	CLINESTEAD
BEADM	BEAVERDAM ACRES	CNGRV	COUNTRY GROVE SUB
BEAMS	BEAMS MILL	COMAN	COMAN ESTATES
BEAVE	BEAVERDAM AREA	COMMC	COMMERCE CENTER IND PK
BELWO	BELWOOD	COMPA	COMPACT SCHOOL ROAD
BEST1	OLD BETHLEHEM ESTATES	CONSH	CONLEY&SHEILA PATTERS
BEST2	NEW BETHLEHEM ESTATES	COPPE	COPPERFIELD
		CORNE	CORNWELL ESTATES
BETRD	BETHLEHEM RD	COUNT	COUNTRY MEADOWS
BFOR	BATTLEGROUND FOREST	COWAR	CORRY W WARREN PROP
BILLY	BILLYS DRIVE	CREST	CREST ACRES
BLACK	BLACKBURN ACRES	CRKSD	CREEKSIDE
BLALO	BLALOCK SUBDIVISION	CROCR	CROCKER RIDGE SUB
BLUER	BLUE RIDGE	CROSC	CROSS CREEK SUB
BORDE	BORDERS ROAD	CRUN	CARRIAGE RUN
BRANW	BRANDONWOOD	CSIDE	COUNTRYSIDE RD
BRANY	BRANDY OAKS	CSRPT	CONSERVATION POINT
BRDRI	BROAD RIVER HIGHLANDS	CTF	CEDAR TREE FARMS
BRITT	BRITT SUBDIVISION	CURRY	CURRY HEIGHTS
BROK1	BROOKWOOD	CVPH1	CRESTVIEW PH1
BROOK	ROLLINGBROOK	CWHTS	CRESTWOOD HEIGHTS
BTREE	BROOKTREE SUBDIVISION		
BUFFA	BUFFALO ACRES	DAB	DA BEAM SUBDIVISION
BURNS	BURNS	DBEST	DOUBLE SHOALS ESTATES
BVIEW	BROOKVIEW	DBGLF	DEERBROOK GOLF COURSE
BWOOD	BRANCHWOOD	DBRKP	DEERBROOK PATIO
		DBROK	DEERBROOK
CAMPC	CAMPCALL	DEEPF	DEEP FOREST SUB
CAPER	CAPERNIUM	DEERM	DEER MEADOW SUB
CARCR	CAROLINA CROSSING	DEERT	DEER TRACE
CARPL	CAROLINA PLACE	DEERW	DEERWOOD PARK SUB
CASAR	CASAR	DELOA	DELOATCH ACRES
CASEY	CASEY ACRES	DERUN	DEER RUN
CCBOR	CC BORDER ESTATES	DIXON	DIXON SCHOOL ROAD
CCEL	CLEVELAND CROSS ELL	DOGAC	DOGWOOD ACRES
CCFAR	CLEVELAND CO FARMS	DORAN	DORAN TEXTILES INC PROP
CCIND	CLEVE COUNTY IND PARK	DOUBL	DOUBLE SHOALS
CCON	CRESCENT CONDOS	DOUGL	DOUGLAS
CCRK	COUNTRY CREEK SUB	DOVER	DOVER HEIGHTS
CEDII	CEDAR TREE FARMS	DOWNS	CLEVELAND DOWNS
CHATF	CHATFIELD	DREST	DEERWOOD ESTATES

Schedule of Values Cleveland County 2025

NBHD CODE	NBHD NAME	NBHD CODE	NBHD NAME
DS	DOUBLE SHOALS LOOP	GVIEW	GLEN VIEW
DUNCA	DUNCAN CREEK	HALA2	KINGS VIEW
DVRDG	DAVIS RIDGE SUB	HALLC	HALL CROSSING
		HAMPL	HAMILTON PLACE
EAGLE	EAGLE COVE	HARBO	HARBOR POINT
EARL	EARL	HARMO	HARMON OAKS
EBENE	EBENEZER VILLAGE	HAVEN	HAVEN
EDMED	EDWARDS MEADOWS	HAWKS	HAWK'S RIDGE
EGATE	EAGLES GATE	HCRK	HARRIS CREEK
ELIZA	ELIZABETH AVENUE	HEATH	HEATHERTON ACRES
ELLAC	ELLIOTT ACRES	HICKS	HICKS ROAD
ELMAR	ELMARG SUBDIVISION	HICKY	HICKORY HILLS
EMERA	EMERALD SHORES	HIDAC	HIDDEN ACRES
EMVAL	EMERALD VALLEY	HINTO	HINTONS CREEK
EVPH1	EASTVIEW PH 1	HNTRS	HUNTERS POINT
		HOLLY	HOLLY RIDGE
FAIRE	FAIRVIEW ESTATE	HOMES	HOMESTEAD ACRES
FAIRV	FAIRVIEW ACRES	HNTRS	HUNTERS POINTE
FAITH	FAITH ACRES	HPINE	HIGHLAND PINES
FALLS	FALLSTON	HTBPK	H-TOWN BUSINESS PARK
FARM1	FARMINGTON SUB	HY161	HIGHWAY 161 RURAL
FARMI	OAK GROVE FARM		
FARR	FARRINGTON HEIGHTS	INCRK	INDIAN CREEK
FERNW	FERNWOOD	IND	INDUSTRIAL CORR
FFARM	FAIRVIEW FARMS	INDIA	INDIAN TRAILS
FHGHT	FALLSTON HEIGHTS	INDST	PEELER INDUST
FIELD	DEERFIELD	IVEST	IVESTER KNOLLS
FORDG	FOREST RIDGE		
FORHL	FOREST HILL ESTATES	JAMES	JAMESTOWN ACRES
FOX	FOX TROT	JMHTS	JESSE MOUNTAIN HEIGHTS
FOX I	FOX RIDGE PH 1	JOHNC	JOHN CLINE RD
FOXCH	FOX CHASE	JOHNS	JOHNSFIELD
		JOLAV	JOHNNY LAVENDER PROP
GARR	GARRISON DRIVE		
GASTO	MAP 4-70	KCRST	KINGS CREST
GDALE	GLENDALE	KEEST	KENDRICK ESTATES
GLAND	GRASSLAND	KESAC	KESTER ACRES
GLNOK	GLEN OAKS	KESTE	KESTER SUB
GME	GREEN MEADOWS ESTATES	KILDE	KILDEER
GMILP	GARY MILLER PROP	KILGO	KILGORE
GMPRP	G & M PROPERTIES	KINGS	KINGS PARK SUB
GOLD	GOLD RUN	KM74B	KINGS MTN 74 BUSINESS
GRACE	GRACE ACRES	KM74R	KINGS MTN 74 RESID
GRASS	GRASSY MEADOWS ESTATES	KM85	KINGS MTN COMM
GREEN	GREENACRE ESTATES	KNOLL	THE KNOLL
GREFX	GREY FOX FOREST	KPONT	KINGS POINTE
GREY	GREYFIELD	KRISE	KRISTY LANE
GRFLD	GREENFIELD		

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NBHD CODE	NEIGHBORHOOD NAME	NBHD CODE	NEIGHBORHOOD NAME
LACAR	LAIL/CARPENTER	OAKPT	OAKPOINT
LAKEV	LAKEVIEW	OAKRI	OAKRIDGE
LANEY	LANEY SUB	OHANA	OHANA ACRES
LATTI	LATTIMORE	OKGRV	OAK GROVE
LAVAC	LAVENDER ACRES	OKSPR	OAK SPRINGS ESTATES
LAWND	LAWNDALE	OLDPO	OLD POST RD SUB
LEWIS	LEWIS	OLD29	OLD HWY 29 RESID
LHOUS	LAKE HOUSER	OLFLD	OL' FIELD
LIFE	LIFE ENRICHMENT BLVD	ORCRD	ORCHARD RIDGE
LMEAD	LONG MEADOW		
LOGAN	LOGAN PARK SUB	PARK	PARK FOREST
LONDN	LONDON ESTATES	PCIR	PHIFER CIRCLE
LONG	LONG BRANCH EST	PCL	POLKVILLE CITY LIMITS
LRPL	LAUREL RIDGE	PCOVE	POINTE PH 2
LSIVI	LAS SIETE VILLA	PDALE	PLEASANTDALE ACRES
		PEARL	PEARL COURT
MAGPL	MAGNOLIA PLACE	PEBCK	PEBBLE CREEK
MAPCK	MAPLE CREEK	PENSB	PENDLETON
MAPLE	MAPLE VALLEY	PHIFE	PHIFER RD
MARYG	MARYS GRV CH RD	PHILA	PHILADELPHIA
MCINT	MCINTYRE SUB	PHIPL	PHIFER PLACE
MCWAY	MCCURRY'S WAY	PINET	PINE TREE ESTATES
MERRM	MERRIMONT	PLNFL	PLAINFIELD ESTATE
MIDLA	MIDLAND – 8,9,10,&11	PN	PHILBECK-NEISLER
MIDWA	MIDWAY LAKE AREA	POCON	PATTON OAKS TWNHOUSE
MLANE	MEADOW LANE	POINT	THE POINTE
MONTO	LAKE MONTONIA	POLKV	POLKVILLE
MOORE	MOORESBORO	PPG	INDUSTRIAL-WASH SWITC
MORIA	MORIAH	PRHOL	PADGETT RIDGE HOLLOW
MOSS	MOSS LAKE	PROCT	PROCTOR ESTATE
MTNFM	MOUNTAIN VIEW FARMS	PROSM	PROSPECT MEADOWS
MTNRD	MOUNTAIN RIDGE EST	PROSP	NEW PROSPECT
MTNVF	MOUNTAIN VIEW FARMS	PSPGS	PINE SPRINGS
MTNVW	MTN VIEW ACRES	PWARE	PHIFER WARE
MTVWM	MOUNTAIN VIEW MEADOWS	PWOOD	PRINCESS WOODS
MVIEW	MEADOWVIEW ACRES	PWRMA	PHIFER WARE NO MA
MWOOD	MEADOW WOODS		
		QUAIL	QUAIL HOLLOW
NEWFL	NEWFIELD ESTATES		
NEWHO	NEW HOUSE AREA	RAMSE	RAMSEY ACRES
NGCON	NORTHGATE TOWNHOUSES	RANGE	RANGE ROAD
NHOPE	NEW HOPE PARK	RB1	RIVERBEND ENTRANCE
NHW74	NORTH HWY 74	RB2	RIVERBEND
NPIED	NORTH PIEDMONT AREA	RB3	RIVERBEND PH 2
NSCON	NORTHSHORES CONDO	REEP	REEP RD AREA
		ROROB	ROBERT ROBINSON
		ROSES	ROSEBORO ROAD
		RSIP	RIVERSIDE INDUSTRIAL

Schedule of Values Cleveland County 2025

NBHD CODE	NEIGHBORHOOD NAME	NBHD CODE	NEIGHBORHOOD NAME
		TWN1	TOWNSHIP - 1
SABLE	SABLE RIDGE	UNIVP	UNIVERSITY PLACE AT BS
SANCK	SANDY CREEK		
SB	SHALLOWBROOK		
SCRST	STONE CREST	VISTA	VISTA DRIVE
SENPL	SENECA PLACE	VSCON	VILLAGE SQUARE TWNHS
SHADA	SHADY ACRES		
SHADS	SHADY SIDE	WACO	WACO
SHCON	STONEHENGE TOWNHOUSES	WALNU	WALNUT
SHCRK	SHALLOW CREEK	WARAC	WARNER ACRES
SHEDX	SHELBY ROAD/DIXON BLVD	WARLK	WARLICK SUB
SHERW	SHERWOOD ACRES	WASH	WASHINGTON
SHLCR	SHOAL CREEK	WCL	WACO CITY LIMITS
SHMTN	SHEPHARD MOUNTAIN	WDALE	WINNIE DALE ACRES
SHOAK	SHADY OAK	WHIAC	WHITAKER ACRES
SHORE	NORTHSHORES	WHIT	WHITAKER VILLAGE
SINAI	MOUNT SINA	WHITE	WHITE PROP
SOUSH	SOUTH SHELBY	WILDI	WILDWOOD SUB PT 2
SPF	STONY POINT FARMS	WILDM	WILDWOOD MEADOWS
SPFOR	SPRING FOREST	WILDW	WILDWOOD SUB
SPGLK	SPRING LAKE	WILL	WILLIAMSBURG ACRES
SPRDG	SPRING RIDGE	WINGA	WINGATE ACRES
STLIN	STATE LINE	WOODB	WOODBRIDGE
STMEA	STAGECOACH MEADOWS	WP	WHITE PLAINS
STONE	STONEGATE	WPARK	WINTER PARK
STONY	STONY POINT COVE	WPINE	WHISPERING PINES
STPAU	ST PAUL	WTG	W T GRIGG ESTATES
STRDG	STONERIDGE	WTRCK	WHITEROCK
STROU	STROUP		
STRDG	STONERIDGE	YFARM	YOUNG FARMS SUB
STROU	STROUP		
STYPT	STONY POINT	2C002	HIDDEN MEADOW
SUGAR	SUGAR HILL	3A005	SOUTHRIDGE SUB
SULPH	SULPHUR SPRINGS	4A013	MCCLENDON MEADOWS
SUNAC	SUNSHINE ACRES	4A014	PINNACLE ESTATES PH 1
SUNDA	SUNDAY SUB	4B013	MAY/GRACE STREET
SURRA	SURRATT	4B014	DIXON SCH/BETHLEHEM
TAHTS	TAYLOR HEIGHTS	BS003	GARDNER WEBB
THAMO	THAMON CROSSING	BS006	JUNIPER TERRACE
THAM1	THAMOM CROSSING PH 1		
THREE	THREE LAKES	B146-B176	BOILING SPRINGS NBHDS
TIMBE	TIMBER RIDGE	WF1-WF20	WATERFRONT NBHDS
TIN	TIN MINE RD		
TOCON	THE OAKS TOWNHOUSES	1-296	SHELBY NBHDS
TOLUC	TOLUCA	1KM-53KM	KMTN NBHDS
TOWTR	TOWERY TRACE		
TRICO	TRI-COUNTY		
TWIN	TWIN OAKS		

Schedule of Values Cleveland County 2025

NBHD CODE	NEIGHBORHOOD NAME	NBHD CODE	NEIGHBORHOOD NAME
1A005	KEN DAVIS RD	KM001	CENBD KINGS MOUNTAIN
1A006	SUNSET BLVD	KM002	PERIMETER KINGS MOUNTAIN
		KM003	W MOUNTAIN/PHIFER
1B005	PLEASANT RIDGE RD	KM004	KINGS STREET
1B006	LITTLE JOHN CIRCLE	KM005	MARGRACE RD SPOT
		KM006	WACO ROAD
2C002	HIDDEN MEADOW	KM007	STONY/OAK GROVE (TOMS)
		KM008	CLEVE COUNTY IND PARK
3A002	MCBRAYER SPRINGS SUB	KM009	
3A003	LITHIA SPRINGS RD	KM010	TWO KINGS
3A004	ARBORETUM EDGEWATER(WF)	KM011	I-85 & DIXON
3A005	SOUTHRIDGE SUBDIVISION	KM012	KINGS MTN COUNTRY CLUB
3A006	ARBORETUM AT EDGEWATER		
3A007	THE PINES AT EDGEWATER		
3A008	OAK GROVE RD/ELIZABETH		
3A009	SEATTLE CROSSING S/D	KT001	KINGSTOWN
3A010	BRIARWOOD TOWNHOMES		
3A011	MARION EAST CONDOS	LD001	CENBD LAWNDALE
		LD002	
4A014	PINNACLE ESTATES PH 1	LD003	BURNS HIGH SCHOOL AREA
4B013	MAY/GRACE STREET	LM001	CENBD LATTIMORE
4B014	DIXON SCHOOL/BETHLEHEM		
4B015	BRINKLEY SUB PH1	MB001	OLD DWNTN MOORESBORO
4B016	WATTERSON/HARDIN	MB002	W MAIN/NESBITT
		MB003	ELLENBORO RD
BS001	CENBD BOILING SPRINGS		
BS002	PERIMETER BOILING SPRINGS	PS001	CENBD PATTERSON SPRINGS
BS003	GARDNER WEBB		
BS004	S MAIN STREET	PV001	CENBD POLKVILLE
BS005	W COLLEGE AVE		
BS006	JUNIPER TERRACE		
BS007	RIVERBEND GOLF COURSE	SH001	UPTOWN SHELBY
		SH002	S MAP
BW001	TOWN OF BELWOOD	SH003	CCC GOLF COURSE
BW002	UPPER HWY 18	SH004	CLEVELAND TECH/FAIRGRND
		SH005	INGLES-E DIXON BLVD
CR001	TOWN OF CASAR	SH006	N POST & ELIZABETH AVE
		SH007	N POST & FRIENDSHIP
EL001	TOWN OF EARL	SH008	N FALLSTON RD (INGLES)
		SH009	E DIXON & POST RD
FS001	TOWN OF FALLSTON	SH010	COUNTY HOME – E DIXON
FS002	PERIMETER FALLSTON	SH011	S DEKALB & E DIXON
FS003	FALLSTON RD	SH012	S LAYETTE & E DIXON BLVD
		SH013	EARL RD
GV001	CBD-MAIN ST-GROVER	SH014	HIGHLAND SHOPPING CENTR
GV002	CLEVELAND AVE - GROVER	SH015	W DIXON BLVD (CHEV)
GV003	ELM ROAD - GROVER	SH016	S LAFAYETTE ST (SUB)
		SH017	S MORGAN ST
		SH018	EARL RD & S WASHINGTON

NBHD CODE	NEIGHBORHOOD NAME	NBHD CODE	NEIGHBORHOOD NAME
SH019	E GRAHAM & WASHINGTON	WC001	TOWN OF WACO
SH020	SEDGEFIELD APARTMENTS	WC002	
SH021	E DIXON / TRACTOR SUPPLY	WC003	CHERRYVILLE/OLD STUBBS
SH022	DEER BROOK GOLF COURSE	WC004	WOODBRIDGE GOLF COURSE
SH023	SHELBY CITY PARK/GOLF C		
SH024	CHARLES RD & DELLINGER		
SH025	EARL & EAVES RD APTS		
SH026	W MARION/WARREN/GRAHAM		
SH027	LIFE ENRICHMENT BLVD		

LAND VALUATION

Cleveland County uses a document driven system, which recognizes the property description or plat on record with the Register of Deeds. Each lot, tract, or parcel will be valued separately based on its legal configuration. The technique of land pricing, as described in other sections of this manual, provides for the development of unit land rates for all classes of real property within a given area or neighborhood. These land rates are developed from verified, recent sales and are expected to reflect market value for various land types. If sales data for a given neighborhood is unavailable or insufficient, the appraiser may consider sales in other similar neighborhoods.

LAND TYPE	DESCRIPTIONS
BASE, RBS	Homesite or site improved with existing building, or had been improved with a house or main structure, or for potential construction of a house or main structure.
OPEN, ROPEN	Cleared, rolling land that has limited development potential, typically used as farmland.
WOODS, RWOOD	Wooded land that has limited development potential.
UND, RUND, UNDR	Undeveloped land that is either being actively developed, being prepared for development, or the highest and best use is suitable for and likely to be developed in the near future. Typically located in suburban areas with many active subdivisions and concentrated population centers, but can also be found in rural areas with extra road frontage or pocket areas of construction. Public water and sewer is preferred but is not a requirement.

WASTE	Land which is unsuitable for any practical use. Example: Contamination, swamp… Use of this designation is rare and extremely limited. There is no automatic indicator. The appraiser must use independent judgment in considering factors that may indicate this classification.
BCS, BSC, CB, CBS	Commercial Primary: Site for a commercial building or potential commercial building typically zoned commercial or already has commercial building.
CS	Commercial Secondary: Restricted land for a commercial building or potential commercial building typically zoned commercial or already has commercial building.
CS	Commercial Secondary: Restricted land for a commercial building or potential commercial building typically zoned commercial or already has commercial building.
CR, CWOOD, COPEN	Commercial Residual: Land which has nominal value, typically land which only has value relative to its contribution to the overall parcel value.
CUND, CU	Commercial Undeveloped: Vacant land which is suitable in size, zoning, and location for commercial development.
CL	Commercial Lake which is used for commercial fishing
CM	Cemetery: Land used for a burial ground; graveyard.
BSI, IB, IBS	Industrial Primary: Land for an industrial building or potential industrial building typically zoned industrial or already has an industrial building.
IS	Industrial Secondary: Restricted land for an industrial building or potential industrial building typically zoned industrial or already has an industrial building.
IR	Industrial Residual: Land which has nominal value, typically land which only has value relative to its contribution to the overall parcel value.
BSIU, IU, IUND	Industrial Undeveloped: Vacant land which is suitable in size, zoning, and location for industrial development.

WF, BSWF	Waterfront land which directly adjoins a lake or a river which is improved with a house or existing structure.
WR	Waterfront Residual: Land which directly adjoins a lake or river and has limited development potential.
WU, UNDWF	Waterfront undeveloped land which directly adjoins a lake or river and is either being actively developed, being prepared for development, or the highest and best use is suitable for and likely to be developed in the near future.
WSU	Waterfront Submerged: Land which is directly underwater.
AP	Apartment Primary: Site for an apartment building or potential apartment building
AS	Apartment Secondary: Restricted site for an apartment building or potential apartment building.
AR	Apartment Residual: Land which as nominal value, typically land which only has value relative to its contribution to the overall parcel value.
CA, CE	Common Area: Allocation of value to individual properties located in townhouse, condominium or housing developments. Value includes interest in all common areas, e.g. parking areas, pools, tennis courts, etc.; as well as land interest. Value of all common area amenities will be distributed among all properties within a given neighborhood or complex.
MB	Mixed Primary: Site for a building or potential building that has mixed uses.
MS	Mixed Secondary: Restricted site for a building or potential building that has mixed uses.
MR, ML	Land with mixed uses that has limited development potential.
MU	Vacant land which is suitable in size, zoning, and location for mixed use development.

BASE RATE LAND VALUATION

The Base Rate Land Valuation Technique allows the appraiser to establish land rates using either a price per acre, price per square foot, price per front foot, or price per lot for each parcel located within an individual neighborhood unit. This method also allows the appraiser to develop base land sizes for each land segment type within the neighborhood.

LOT METHOD

Land valued on the lot valuation technique places a flat value on the parcel. Typical land valued by this technique ranges from a tenth of an acre to one acre. (The word lot and site in this manual are synonymous.) Lot rates can range from $2,000 up to $300,000 per lot.

Land Type	Lot Unit	Base Rate (Per Lot)
LT SV (BASE)	1.00	$36,000

For example:
Subject parcel consists of quarter acre of land inside Pinnacle Estates Phase 1, platted for houses. The lot valuation technique will value the parcel in the following manner:
1 unit consisting of .25 acre multiplied by base price per lot equals $36,000. A second parcel of land in the same subdivision consisting of .22 of an acre would price the parcel as 1 unit multiplied by base price per lot equals $36,000.

FRONT FOOT METHOD

The front foot method is useful in the valuation of residential properties with uniform lot sizes. When using this method, the unit front foot rates will be established after examination of available market data. A unit front foot rate will be based on a parcel of land with a frontage of one foot and a depth equal to the average established in the community. The rates for lots with above or below average depth will be adjusted from the depth table. Front foot rates can range from $20 a front foot up to $500 a front foot.

DEPTH TABLE (FF)

QUANTITY	DESCRIPTION	ADJ%
5	DEPTH 1-5 FEET	8
10	DEPTH 6-10 FEET	15
15	DEPTH 11-15 FEET	22
20	DEPTH 16-20 FEET	28
25	DEPTH 21-25 FEET	34
30	DEPTH 26-30 FEET	39
35	DEPTH 31-35 FEET	43
40	DEPTH 36-40 FEET	48
45	DEPTH 41-45 FEET	52
50	DEPTH 46-50 FEET	56
55	DEPTH 51-55 FEET	59
60	DEPTH 56-60 FEET	62
65	DEPTH 61-65 FEET	65
70	DEPTH 66-70 FEET	68
75	DEPTH 71-75 FEET	70
80	DEPTH 76-80 FEET	72
85	DEPTH 81-85 FEET	75
90	DEPTH 86-90 FEET	78
95	DEPTH 91-95 FEET	80
100	DEPTH 96-100 FEET	82
110	DEPTH 101–110 FEET	86
120	DEPTH 111-120 FEET	90
130	DEPTH 121-130 FEET	94
140	DEPTH 131-140 FEET	97
150	DEPTH 141-150 FEET	100
160	DEPTH 151-160 FEET	103
170	DEPTH 161-170 FEET	106
180	DEPTH 171-180 FEET	108
190	DEPTH 181-190 FEET	110
200	DEPTH 191-200 FEET	111
220	DEPTH 201-220 FEET	112
240	DEPTH 221-240 FEET	113
260	DEPTH 241-260 FEET	114
280	DEPTH 261-280 FEET	115
300	DEPTH 281-300 FEET	116
320	DEPTH 301-320 FEET	117
340	DEPTH 321-340 FEET	118
360	DEPTH 340-360 FEET	119
380	DEPTH 361-380 FEET	120
999999	DEPTH 381 & UP FEET	121

RESIDENTIAL ACREAGE VALUATION METHOD

Land valued on the acreage valuation technique calculates the value of a parcel based on the breakdown of the type of land and the size of the land. Land typically sells similar to the theory of "Economy of Scale" in that as you increase the size of land, the rate per acre would decrease. For example, a 10 acre tract of land may sell for $100,000 or $10,000 an acre and a 20 acre tract of land in the same area may sale for $160,000 or $8,000 an acre. This is a reduction of $2,000 per acre due to the size increase of the parcel. To account for this difference in the rate for the size, we adjust the rate up or down from the average size of an area. There are two acreage size adjustment tables, one is the standard land size adjustment table, the other is Increment/Decrement which is primarily used in commercial areas. Increment/Decrement allows for size adjustments for those parcels which are either smaller or larger than the indicated base sizes established for the neighborhood. Price per acre can range from $500.00 to $300,000.

HOMESITE (BUILDING SITE/BASE)

Unless more than one acre of the parcel is likely to be developed into additional building lots, only use one acre as Base (Base, RBS, CBS, etc.). The additional acreage can be Undeveloped, Open, Wooded, etc. If less than one acre, BASE, RBS, BCS, BSC, CBS, BSI, IBS, WF, and BSWF will be adjusted based on the size table:

SIZE ADJUSTMENTS
FOR BASE UNDER ONE ACRE

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SIZE	ADJ	SIZE	ADJ	SIZE	ADJ
.00-.25	99+	.48	53+	.76	24+
.26	97+	.49	51+	.77	23+
.27	94+	.50	50+	.78	21+
.28	91+	.51	49+	.79	20+
.29	88+	.52	48+	.80	19+
.30	85+	.53	46+	.81	18+
.31	83+	.54	45+	.82	17+
.32	82+	.55	44+	.83	15+
.33	79+	.57	43+	.84	14+
.34	77+	.59	42+	.85	13+
.35	75+	.62	41+	.86	12+
.36	73+	.64	40+	.87	11+
.37	71+	.66	38+	.88	10+
.38	69+	.67	37+	.89	09+
.39	67+	.68	35+	.90	08+
.40	65+	.69	34+	.91	07+
.41	63+	.70	32+	.92	06+
.42	62+	.71	30+	.94	05+
.43	60+	.72	29+	.95	04+
.44	59+	.73	28+	.96	03+
.45	57+	.74	26+	.97	02+
.46	55+	.75	25+	.99	01+
.47	54+				

ADDITIONAL ACREAGE

Undeveloped, open, wooded land, mostly residential land will have a land type code of OPEN, ROPEN, WOODS, RWOODS, UND, RUND, UNDR, WU, UNDWF, WR, or WSU. The rural commercial and industrial land that has not been developed will have a land type code of CWOOD, COPEN, CUND, BSIU, IUND, these land types have an acreage size factor based on access. For example, there is a table for Paved Front (PR), Highway Front (HW), Dirt Front (DR), Land Locked (LL), Right of Way (RW, ZRW)

ACREAGE SIZE FACTOR
PAVED FRONT (PR) and HIGHWAY FRONT (HW)

ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%
.001	209	1.801	191	3.600	176	5.301	167	7.100	159	8.801	141
.100	209	1.900	191	3.601	176	5.400	167	7.101	158	8.901	140
.101	208	1.901	190	3.700	176	5.401	167	7.200	158	9.101	139
.200	208	2.000	190	3.701	175	5.500	167	7.201	157	9.301	138
.201	207	2.001	189	3.800	175	5.501	166	7.300	157	9.501	137
.300	207	2.100	189	3.801	175	5.600	166	7.301	156	9.701	136
.301	206	2.101	188	3.900	175	5.601	166	7.400	156	9.901	135
.400	206	2.200	188	3.901	174	5.700	166	7.401	155	10.401	134
.401	205	2.201	187	4.000	174	5.701	165	7.500	155	10.801	133
.500	205	2.300	187	4.001	174	5.800	165	7.501	154	11.301	132
.501	204	2.301	186	4.100	174	5.801	165	7.600	154	11.801	131
.600	204	2.400	186	4.101	173	5.900	165	7.601	153	12.501	130
.601	203	2.401	185	4.200	173	5.901	164	7.700	153	14.001	129
.700	203	2.500	185	4.201	173	6.000	164	7.701	152	15.001	128
.701	202	2.501	184	4.300	173	6.001	164	7.800	152	16.501	127
.800	202	2.600	184	4.301	172	6.100	164	7.801	151	18.001	126
.801	201	2.601	183	4.400	172	6.101	163	7.900	151	20.001	125
.900	201	2.700	183	4.401	172	6.200	163	7.901	150	21.001	124
1.000	200	2.701	182	4.500	172	6.201	163	8.000	150	22.001	123
1.001	199	2.800	182	4.501	171	6.300	163	8.001	149	23.001	122
1.100	199	2.801	181	4.600	171	6.301	162	8.100	149	24.001	121
1.101	198	2.900	180	4.601	171	6.400	162	8.101	148	25.001	120
1.200	198	2.901	180	4.700	171	6.401	162	8.200	148	26.001	119
1.201	197	3.000	180	4.701	170	6.500	162	8.201	147	27.001	118
1.300	197	3.001	179	4.800	170	6.501	161	8.300	147	28.001	117
1.301	196	3.100	179	4.801	170	6.600	161	8.301	146	30.001	116
1.400	196	3.101	178	4.900	170	6.601	161	8.400	146	40.001	115
1.401	195	3.200	178	4.901	169	6.700	161	8.401	145	50.001	110
1.500	195	3.201	178	5.000	169	6.701	160	8.500	145	75.001	105
1.501	194	3.300	178	5.001	169	6.800	160	8.501	144	100.001	100
1.600	194	3.301	177	5.100	169	6.801	160	8.600	144	125.000	95
1.601	193	3.400	177	5.101	168	6.900	160	8.601	143	150.000	90
1.700	193	3.401	177	5.200	168	6.901	159	8.700	143	175.000	85
1.701	192	3.500	177	5.201	168	7.000	159	8.701	142	200.000	80
1.800	192	3.501	176	5.300	168	7.001	159	8.800	142	9999.999	75

ACREAGE SIZE FACTOR
DIRT (GRAVEL) FRONT

ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%
.001	188	1.801	171	3.600	158	5.301	150	7.100	143	8.801	126
.100	188	1.900	171	3.601	158	5.400	150	7.101	142	8.901	126
.101	187	1.901	171	3.700	158	5.401	150	7.200	142	9.101	125
.200	187	2.000	170	3.701	157	5.500	150	7.201	141	9.301	124
.201	186	2.001	170	3.800	157	5.501	149	7.300	141	9.501	123
.300	186	2.100	170	3.801	157	5.600	149	7.301	140	9.701	122
.301	185	2.101	169	3.900	157	5.601	149	7.400	140	9.901	121
.400	185	2.200	169	3.901	156	5.700	149	7.401	139	10.401	120
.401	184	2.201	168	4.000	156	5.701	148	7.500	139	10.801	119
.500	184	2.300	168	4.001	156	5.800	148	7.501	138	11.301	118
.501	183	2.301	167	4.100	156	5.801	148	7.600	138	11.801	117
.600	183	2.400	167	4.101	155	5.900	148	7.601	137	12.501	117
.601	182	2.401	166	4.200	155	5.901	147	7.700	137	14.001	116
.700	182	2.500	166	4.201	155	6.000	147	7.701	136	15.001	115
.701	181	2.501	165	4.300	155	6.001	147	7.800	136	16.501	114
.800	181	2.600	165	4.301	154	6.100	147	7.801	135	18.001	113
.801	180	2.601	164	4.400	154	6.101	146	7.900	135	20.001	112
.900	180	2.700	164	4.401	154	6.200	146	7.901	135	21.001	111
1.000	180	2.701	163	4.500	154	6.201	146	8.000	135	22.001	110
1.001	179	2.800	163	4.501	153	6.300	146	8.001	134	23.001	109
1.100	179	2.801	162	4.600	153	6.301	145	8.100	134	24.001	108
1.101	178	2.900	162	4.601	153	6.400	145	8.101	133	25.001	108
1.200	178	2.901	162	4.700	153	6.401	145	8.200	133	26.001	107
1.201	177	3.000	162	4.701	153	6.500	145	8.201	132	27.001	106
1.300	177	3.001	161	4.800	153	6.501	144	8.300	132	28.001	105
1.301	176	3.100	161	4.801	153	6.600	144	8.301	131	30.001	104
1.400	176	3.101	160	4.900	153	6.601	144	8.400	131	40.001	103
1.401	175	3.200	160	4.901	152	6.700	144	8.401	130	50.001	99
1.500	175	3.201	160	5.000	152	6.701	144	8.500	130	75.001	94
1.501	174	3.300	160	5.001	152	6.800	144	8.501	129	100.001	90
1.600	174	3.301	159	5.100	152	6.801	144	8.600	129	125.000	85
1.601	173	3.400	159	5.101	151	6.900	144	8.601	128	150.000	81
1.700	173	3.401	159	5.200	151	6.901	143	8.700	128	175.000	76
1.701	172	3.500	159	5.201	151	7.000	143	8.701	127	200.000	72
1.800	172	3.501	158	5.300	151	7.001	143	8.800	127	9999.999	67

ACREAGE SIZE FACTOR
PRIVATE ACCESS – RIGHT OF WAY(RW,ZRW)

ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%
.001	146	1.801	133	3.600	123	5.301	116	7.100	111	8.801	98
.100	146	1.900	133	3.601	123	5.400	116	7.101	110	8.901	98
.101	145	1.901	133	3.700	123	5.401	116	7.200	110	9.101	97
.200	145	2.000	133	3.701	122	5.500	116	7.201	109	9.301	96
.201	144	2.001	132	3.800	122	5.501	116	7.300	109	9.501	95
.300	144	2.100	132	3.801	122	5.600	116	7.301	109	9.701	95
.301	144	2.101	131	3.900	122	5.601	116	7.400	109	9.901	94
.400	144	2.200	131	3.901	121	5.700	116	7.401	108	10.401	93
.401	143	2.201	130	4.000	121	5.701	115	7.500	108	10.801	93
.500	143	2.300	130	4.001	121	5.800	115	7.501	107	11.301	92
.501	142	2.301	130	4.100	121	5.801	115	7.600	107	11.801	91
.600	142	2.400	129	4.101	121	5.900	115	7.601	107	12.501	91
.601	142	2.401	129	4.200	121	5.901	114	7.700	107	14.001	90
.700	142	2.500	129	4.201	121	6.000	114	7.701	106	15.001	89
.701	141	2.501	128	4.300	121	6.001	114	7.800	106	16.501	88
.800	141	2.600	128	4.301	120	6.100	114	7.801	105	18.001	88
.801	140	2.601	128	4.400	120	6.101	114	7.900	105	20.001	87
.900	140	2.700	127	4.401	120	6.200	114	7.901	105	21.001	86
1.000	140	2.701	127	4.500	120	6.201	114	8.000	105	22.001	86
1.001	139	2.800	127	4.501	119	6.300	114	8.001	104	23.001	85
1.100	139	2.801	126	4.600	119	6.301	113	8.100	104	24.001	84
1.101	138	2.900	126	4.601	119	6.400	113	8.101	103	25.001	84
1.200	138	2.901	126	4.700	119	6.401	113	8.200	103	26.001	83
1.201	137	3.000	125	4.701	119	6.500	113	8.201	102	27.001	82
1.300	137	3.001	125	4.800	119	6.501	112	8.300	102	28.001	81
1.301	137	3.100	125	4.801	118	6.600	112	8.301	102	30.001	81
1.400	137	3.101	124	4.900	118	6.601	112	8.400	101	40.001	80
1.401	136	3.200	124	4.901	118	6.700	112	8.401	101	50.001	77
1.500	136	3.201	124	5.000	117	6.701	112	8.500	100	75.001	73
1.501	135	3.300	124	5.001	117	6.800	112	8.501	100	100.001	70
1.600	135	3.301	123	5.100	117	6.801	112	8.600	100	125.000	66
1.601	135	3.400	123	5.101	117	6.900	112	8.601	100	150.000	63
1.700	135	3.401	123	5.200	116	6.901	111	8.700	99	175.000	59
1.701	134	3.500	123	5.201	116	7.000	111	8.701	99	200.000	56
1.800	134	3.501	123	5.300	116	7.001	111	8.800	99	9999.999	52

ACREAGE SIZE FACTOR
NO ACCESS (LL)

ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%	ACRES	ADJ%
.001	125	1.801	114	3.600	105	5.301	100	7.100	94	8.801	84
.100	125	1.900	114	3.601	105	5.400	100	7.101	94	8.901	84
.101	124	1.901	114	3.700	105	5.401	100	7.200	94	9.101	83
.200	124	2.000	114	3.701	105	5.500	100	7.201	94	9.301	82
.201	124	2.001	113	3.800	105	5.501	99	7.300	94	9.501	82
.300	124	2.100	113	3.801	105	5.600	99	7.301	93	9.701	81
.301	123	2.101	112	3.900	105	5.601	99	7.400	93	9.901	81
.400	123	2.200	112	3.901	104	5.700	99	7.401	93	10.401	80
.401	123	2.201	112	4.000	104	5.701	99	7.500	93	10.801	79
.500	123	2.300	112	4.001	104	5.800	99	7.501	92	11.301	79
.501	122	2.301	111	4.100	104	5.801	99	7.600	92	11.801	78
.600	122	2.400	111	4.101	103	5.900	99	7.601	91	12.501	78
.601	121	2.401	111	4.200	103	5.901	98	7.700	91	14.001	77
.700	121	2.500	111	4.201	103	6.000	98	7.701	91	15.001	76
.701	121	2.501	110	4.300	103	6.001	98	7.800	91	16.501	76
.800	121	2.600	110	4.301	103	6.100	98	7.801	90	18.001	75
.801	120	2.601	109	4.400	103	6.101	97	7.900	90	20.001	75
.900	120	2.700	109	4.401	103	6.200	97	7.901	90	21.001	74
1.000	120	2.701	109	4.500	103	6.201	97	8.000	90	22.001	73
1.001	119	2.800	109	4.501	102	6.300	97	8.001	89	23.001	73
1.100	119	2.801	108	4.600	102	6.301	97	8.100	89	24.001	72
1.101	118	2.900	108	4.601	102	6.400	97	8.101	88	25.001	72
1.200	118	2.901	108	4.700	102	6.401	97	8.200	88	26.001	71
1.201	118	3.000	107	4.701	102	6.500	97	8.201	88	27.001	70
1.300	118	3.001	107	4.800	102	6.501	96	8.300	88	28.001	70
1.301	117	3.100	107	4.801	102	6.600	96	8.301	87	30.001	69
1.400	117	3.101	106	4.900	102	6.601	96	8.400	87	40.001	68
1.401	117	3.200	106	4.901	101	6.700	96	8.401	87	50.001	66
1.500	117	3.201	106	5.000	101	6.701	96	8.500	87	75.001	63
1.501	116	3.300	106	5.001	101	6.800	96	8.501	86	100.001	60
1.600	116	3.301	106	5.100	101	6.801	96	8.600	86	125.000	57
1.601	115	3.400	106	5.101	100	6.900	96	8.601	85	150.000	54
1.700	115	3.401	106	5.200	100	6.901	95	8.700	85	175.000	51
1.701	115	3.500	106	5.201	100	7.000	95	8.701	85	200.000	48
1.800	115	3.501	105	5.300	100	7.001	95	8.800	85	9999.999	45

COMMERCIAL/INDUSTRIAL LAND VALUATION

When using the acreage rate to value, land segment types that are CB, CS, CU, CR, IB, IS, IU, IR, AP, AS, AR, MU, MR and is more than what is considered to be the base site size for that neighborhood, the difference from the base site size is multiplied by 50% of the Rate and add this amount to the Base Rate.

Ex. Parcel B has a total of 2.5 acres of land. There are several commercial buildings on the property which encompasses the entire 2.5 acre site. All 2.5 acres is classified as CB, Model C02 is used which has a 1 acre base size and a $50,000 base rate. The first acre of the 2.5 acre site is $50,000. The remaining 1.5 acres is 50% of the base rate ($50,000 x .50 = $25,000). 1.5 acres x $25,000 = $37,500. $50,000 + $37,500 = $87,500

If less than an acre, then the site size is multiplied by the base rate.

Ex. Parcel B has .90 of an acre and improved with an apartment complex, zoning allows for multifamily use. Model C07 is the correct model for this area and it has an 1 acre base size with a $100,000 base rate. .90 x $100,000 = $90,000 land value

Note: Commercial sites that are less than 1 acre are typically assessed using the price per square foot method.

If classified MB or MS and is less than the base size which is typically 1 acre, multiply the difference from the base size, the actual size by 50% of the base rate and deduct this amount from the base rate.

For example:

Acreage model C02 MB rate is $20,000.

.25 acres	$12,500	.75 acres	$17,500	2.00 acres	$40,000
.50 acres	$15,000	1.00 acre	$20,000		

Ex. Parcel A has .45 of an acre of land.

The calculation is as follows: $20,000 base rate – [(1.00 ac. base size -.45 ac. actual size) X (50% of $20,000 base rate)] = Total value
$20,000-[(1.00-.45) X (50% X $20,000)] =TV
$20,000-[.55 X $10,000] =TV
$20,000-$5,500 =$14,500
Parcel A has a land value of $14,500.

Land Type AP, AS, AR, CB, CS, CU, CR, IB, IS, IU, IR, MU, and MR could have different base sizes which is determined by the appraiser who is appraising the neighborhood. Base size options are 1, 3, 5, or 10 acres. If there are more acres than the base size, the land rate will be reduced by 50% of the base rate. Land that is less than the base size, there is no increase in the base rate.

Acreage model C04 AP rate is $50,000. If you use the 5 acre base size the value would look as follows:

Size	Total Value	Rate per acre	Size	Total Value	Rate per acre
4	$200,000	$50,000	10	$375,000	$37,500
5	$250,000	$50,000	15	$500,000	$33,333
6	$275,000	$45,833	25	$750,000	$30,000

Ex. Parcel A has 35 acres of land and is located in Neighborhood SH011 which is assigned model C04 with 5 acre base. The calculation is as follows: ($50,000 base rate X 5 acres base size) + [(35.00 ac. actual size – 5 ac. base size) X (50% of $50,000 base rate)] = Total value
$50,000 X 5 + [(35.00-5.00) X (50% X $50,000)] =TV
$250,000 + [30.00 X $25,000] =TV
$250,000 + $750,000 = $1,000,000 Parcel A has a land value of $1,000,000 or $28,571 per acre.

COMMERCIAL/INDUSTRIAL
ACREAGE MODELS

Model #	CB	CS	CU	CR		AP	AS	AR
C01	$ 35,000	$ 25,000	$ 15,000	$ 8,000		$ 20,000	$ 15,000	$ 5,000
C02	$ 50,000	$ 40,000	$ 25,000	$ 12,000		$ 30,000	$ 22,500	$ 7,500
C03	$ 65,000	$ 50,000	$ 35,000	$ 15,000		$ 40,000	$ 30,000	$ 10,500
C04	$ 80,000	$ 65,000	$ 40,000	$ 20,000		$ 50,000	$ 37,500	$ 12,500
C05	$ 100,000	$ 75,000	$ 50,000	$ 25,000		$ 60,000	$ 45,000	$ 15,000
C06	$ 135,000	$ 100,000	$ 65,000	$ 30,000		$ 75,000	$ 56,250	$ 18,750
C07	$ 165,000	$ 125,000	$ 80,000	$ 40,000		$ 75,000	$ 56,250	$ 18,750
C08	$ 200,000	$ 150,000	$ 100,000	$ 50,000		$ 100,000	$ 75,000	$ 25,000
C09	$ 235,000	$ 175,000	$ 115,000	$ 55,000		$ 100,000	$ 75,000	$ 25,000
C10	$ 265,000	$ 200,000	$ 130,000	$ 65,000		$ 100,000	$ 75,000	$ 25,000
C11	$ 300,000	$ 225,000	$ 150,000	$ 75,000		$ 150,000	$ 112,500	$ 37,500
C12	$ 335,000	$ 250,000	$ 165,000	$ 80,000		$ 150,000	$ 112,500	$ 37,500
C13	$ 365,000	$ 275,000	$ 180,000	$ 90,000		$ 150,000	$ 112,500	$ 37,500
C14	$ 400,000	$ 300,000	$ 200,000	$ 100,000		$ 150,000	$ 112,500	$ 37,500
C15	$ 435,000	$ 325,000	$ 215,000	$ 105,000		$ 150,000	$ 112,500	$ 37,500
C16	$ 465,000	$ 350,000	$ 230,000	$ 115,000		$ 200,000	$ 150,000	$ 50,000
C17	$ 500,000	$ 375,000	$ 250,000	$ 125,000		$ 200,000	$ 150,000	$ 50,000
C18	$ 535,000	$ 400,000	$ 265,000	$ 130,000		$ 200,000	$ 150,000	$ 50,000

Schedule of Values Cleveland County 2025

C19	$ 565,000	$ 425,000	$ 280,000	$ 140,000		$ 200,000	$ 150,000	$ 50,000
C20	$ 600,000	$ 450,000	$ 300,000	$ 150,000		$ 200,000	$ 150,000	$ 50,000
C21	$ 635,000	$ 475,000	$ 315,000	$ 155,000		$ 200,000	$ 150,000	$ 50,000
C22	$ 670,000	$ 500,000	$ 330,000	$ 165,000		$ 250,000	$ 187,500	$ 62,500
C23	$ 700,000	$ 525,000	$ 350,000	$ 175,000		$ 250,000	$ 187,500	$ 62,500
C24	$ 735,000	$ 550,000	$ 365,000	$ 180,000		$ 250,000	$ 187,500	$ 62,500
C25	$ 770,000	$ 575,000	$ 380,000	$ 190,000		$ 250,000	$ 187,500	$ 62,500
C26	$ 800,000	$ 600,000	$ 400,000	$ 200,000		$ 250,000	$ 187,500	$ 62,500
C27	$ 835,000	$ 625,000	$ 415,000	$ 205,000		$ 250,000	$ 187,500	$ 62,500
Model #	IB	IS	IU	IR	MB	MS	MU	MR/ML
C01	$ 15,000	$ 11,250	7,500	$ 3,750	$15,000	$ 11,250	$ 7,500	$ 3,750
C02	$ 20,000	$ 15,000	$ 10,000	$ 5,000	$20,000	$ 15,000	$ 10,000	$ 5,000
C03	$ 25,000	$ 18,750	$ 12,500	$ 6,250	$20,000	$ 15,000	$ 10,000	$ 5,000
C04	$ 30,000	$ 22,500	$ 15,000	$ 7,500	$25,000	$ 18,750	$ 12,500	$ 6,250
C05	$ 40,000	$ 30,000	$ 20,000	$ 10,000	$30,000	$ 22,500	$ 15,000	$ 7,500
C06	$ 40,000	$ 30,000	$ 20,000	$ 10,000	$35,000	$ 26,250	$ 17,500	$ 8,750
C07	$ 50,000	$ 37,500	$ 25,000	$ 12,250	$40,000	$ 30,000	$ 20,000	$ 10,000
C08	$ 60,000	$ 45,000	$ 30,000	$ 15,000	$40,000	$ 30,000	$ 20,000	$ 10,000
C09	$ 60,000	$ 45,000	$ 30,000	$ 15,000	$40,000	$ 30,000	$ 20,000	$ 10,000
C10	$ 60,000	$ 45,000	$ 30,000	$ 15,000	$50,000	$ 37,500	$ 25,000	$ 12,500
C11	$ 75,000	$ 56,250	$ 37,500	$ 18,750	$50,000	$ 37,500	$ 25,000	$ 12,500
C12	$ 75,000	$ 56,250	$ 37,500	$ 18,750	$50,000	$ 37,500	$ 25,000	$ 12,500
C13	$ 75,000	$ 56,250	$ 37,500	$ 18,750	$50,000	$ 37,500	$ 25,000	$ 12,500
C14	$ 75,000	$ 56,250	$ 37,500	$ 18,750	$50,000	$ 37,500	$ 25,000	$ 12,500
C15	$ 80,000	$ 60,000	$ 40,000	$ 20,000	$50,000	$ 37,500	$ 25,000	$ 12,500
C16	$ 80,000	$ 60,000	$ 40,000	$ 20,000	$50,000	$ 37,500	$ 25,000	$ 12,500
C17	$ 100,000	$ 75,000	$ 50,000	$ 25,000	$65,000	$ 48,750	$ 32,500	$ 16,250
C18	$ 100,000	$ 75,000	$ 50,000	$ 25,000	$65,000	$ 48,750	$ 32,500	$ 16,250
C19	$ 100,000	$ 75,000	$ 50,000	$ 25,000	$65,000	$ 48,750	$ 32,500	$ 16,250
C20	$ 100,000	$ 75,000	$ 50,000	$ 25,000	$65,000	$ 48,750	$ 32,500	$ 16,250
C21	$ 100,000	$ 75,000	$ 50,000	$ 25,000	$65,000	$ 48,750	$ 32,500	$ 16,250
C22	$ 100,000	$ 75,000	$ 50,000	$ 25,000	$65,000	$ 48,750	$ 32,500	$ 16,250
C23	$ 100,000	$ 75,000	$ 50,000	$ 25,000	$65,000	$ 48,750	$ 32,500	$ 16,250
C24	$ 100,000	$ 75,000	$ 50,000	$ 25,000	$65,000	$ 48,750	$ 32,500	$ 16,250
C25	$ 100,000	$ 75,000	$ 50,000	$ 25,000	$65,000	$ 48,750	$ 32,500	$ 16,250
C26	$ 100,000	$ 75,000	$ 50,000	$ 25,000	$65,000	$ 48,750	$ 32,500	$ 16,250
C27	$ 100,000	$ 75,000	$ 50,000	$ 25,000	$65,000	$ 48,750	$ 32,500	$ 16,250

AC CL	**COMMERCIAL LAKE**	$4,000-$6,000 PER ACRE
AC CA	**COMMON AREA**	$0 PER ACRE
AC CM	**CEMETERY**	$0 PER ACRE
AC SOLAR	**SOLAR FARM**	$ DEPENDS ON LOCATION/NBHD RATES

SQUARE FOOT VALUATION

Land Type CB, CS, CR, CU, IB, IS, MB and MS will be based on base sizes of 5000, 10,000, 20,000 and/or 40,000 square feet. If the land has more square feet than the base size the land rate will be reduced by 50% of the base rate. Land that has less square feet than the base size there will be no increase in the base rate. Price per square foot can range from $.50 to $50.00 per square foot.

Square Foot model C07 CB rate is $5.00. If you use the 40000 square foot base size the value would look as follows:

Size	Total Value	Rate per sq. ft.	Size	Total Value	Rate per sq. ft.
20,000	$100,000	$5.00	60,000	$250,000	$4.16
40,000	$200,000	$5.00	80,000	$300,000	$3.75
45,000	$212,500	$4.72	100,000	$350,000	$3.50

Ex. Parcel A has 50,000 sq. ft. of land and is located in model C07 with 40,000 sq. ft. base size. The calculation is as follows: ($5.00 base rate x 40,000 sq. ft. base size) + [(50,000 sq. ft. actual size – 40,000 sq. ft. base size) X (50% of $5.00 base rate)] = Total value
$5.00 x 40,000 + [(50,000-40,000) X (50% X $5.00)] =TV
$200,000 + [10,000 X $2.50] =TV
$200,000 + $25,000 =$225,000 Parcel A has a land value of $225,000 or $4.50 per sf.

COMMERCIAL SF LAND MODELS
(40,000 SF BASE)

Model #	CB	CS	CU	CR
C01	$1.00	$0.75	$0.50	$0.25
C02	$1.50	$1.13	$0.75	$0.38
C03	$2.00	$1.50	$1.00	$0.50
C04	$2.50	$2.00	$1.25	$0.63
C05	$3.00	$2.25	$1.50	$0.75
C06	$4.00	$3.00	$2.00	$1.00
C07	$5.00	$3.75	$2.50	$1.25
C08	$6.00	$4.50	$3.00	$1.50
C09	$7.00	$5.25	$3.50	$1.75
C10	$8.00	$6.00	$4.00	$2.00
C11	$9.00	$6.75	$4.50	$2.25
C12	$10.00	$7.50	$5.00	$2.50
C13	$11.00	$8.25	$5.50	$2.75
C14	$12.00	$9.00	$6.00	$3.00
C15	$13.00	$9.75	$6.50	$3.25
C16	$14.00	$10.50	$7.00	$3.50
C17	$15.00	$11.25	$7.50	$3.75
C18	$16.00	$12.00	$8.00	$4.00
C19	$17.00	$12.75	$8.50	$4.25
C20	$18.00	$13.50	$9.00	$4.50
C21	$19.00	$14.25	$9.50	$4.75
C22	$20.00	$15.00	$10.00	$5.00
C23	$21.00	$15.75	$10.50	$5.25
C24	$22.00	$16.50	$11.00	$5.50
C25	$23.00	$17.25	$11.50	$5.75
C26	$24.00	$18.00	$12.00	$6.00
C27	$25.00	$18.75	$12.50	$6.25

COMMERCIAL SF / ACREAGE LAND MODELS
(5,000 SF BASE)

Model #	CB SF	CB AC	CS SF	CS AC	CU SF	CU AC	CR	CR AC
C50	$3.00	$ 60,000	$2.25	$45,000	$1.50	$30,000	$0.75	$15,000
C51	$4.00	$ 75,000	$3.00	$56,250	$2.00	$37,500	$1.00	$18,750
C52	$5.00	$ 100,000	$3.75	$ 75,000	$2.50	$ 50,000	$1.25	$ 25,000
C53	$6.00	$ 120,000	$4.50	$ 90,000	$3.00	$ 60,000	$1.50	$ 30,000
C54	$7.00	$ 135,000	$5.25	$ 100,000	$3.50	$ 67,500	$1.75	$ 33,750
C55	$8.00	$ 160,000	$6.00	$ 120,000	$4.00	$ 80,000	$2.00	$ 40,000
C56	$10.00	$ 200,000	$7.50	$ 150,000	$5.00	$ 100,000	$2.50	$ 50,000
C57	$12.00	$ 235,000	$9.00	$ 176,250	$6.00	$ 117,500	$3.00	$ 58,750
C58	$14.00	$ 275,000	$10.50	$ 206,250	$7.00	$ 137,500	$3.50	$ 68,750
C59	$15.00	$ 300,000	$11.25	$ 225,000	$7.50	$ 150,000	$3.75	$ 75,000
C60	$18.00	$ 350,000	$13.50	$ 262,500	$9.00	$ 175,000	$4.50	$ 87,500
C61	$20.00	$ 400,000	$15.00	$ 300,000	$10.00	$ 200,000	$5.00	$ 100,000
C62	$22.00	$ 425,000	$16.50	$ 318,750	$11.00	$ 212,500	$5.50	$ 106,250
C63	$25.00	$ 485,000	$18.75	$ 363,750	$12.50	$ 242,500	$6.25	$ 121,250
C64	$30.00	$ 580,000	$22.50	$ 435,000	$15.00	$ 290,000	$7.50	$ 145,000
C65	$35.00	$ 675,000	$26.25	$ 506,250	$17.50	$ 337,500	$8.75	$ 168,750
C66	$40.00	$ 775,000	$30.00	$ 580,000	$20.00	$ 387,500	$10.00	$ 193,750

LAND INFLUENCE FACTORS

The technique of land pricing, as described in other sections of this manual, provides for the development of unit land rates for all classes of real property within a given area or neighborhood. These land rates are developed from verified, recent sales and are expected to reflect market value for various prevalent land types as of the effective valuation date for each given area.

It is significant to point out that assigned land rates are based on typical or normal conditions for that class of property and land type within a specific neighborhood or area. It is likely that some number of specific parcels within a neighborhood will have unique factors affecting the value of that land parcel. These "Land Influence Factors" may affect the value of a specific parcel beneficially or detrimentally. I.E., plus or minus compared to the norm for the neighborhood.

Proper appraisal practice indicates that a land rate adjustment or "Land Influence Factor" should be applied by the review appraiser to properly reflect the unique considerations for a parcel with significant physical or economic characteristics, deviating from the normal conditions reflected by the neighborhood land rates.

The primary goal of a Revaluation Program is equalization; it is strongly recommended that users of this manual exercise proper judgment and caution in the application of land influence factors.

ROAD TYPES

This category lists the adjustments for the different types of access to the subject parcel. The Factor represents percent good. Percent good is defined as the resultant estimate of the diminishing value after subtracting the amount of estimated degree of loss due to obsolescence.

Code	Description	Factor
BP	Base Paved Front	100% Good
PR	Paved Frontage	100% Good
BD	Base – Dirt Front	90% Good
DR	Dirt Frontage	90% Good
GR	Gravel/Dirt Road	90% Good
BRW	Base Right-of-way	70% Good
RW	Right-of-way	70% Good
PA	Private Right of Way	70% Good
LL	No Frontage – No Access	60% Good
NA	No Access	60% Good

TOPOGRAPHY

This category allows the reviewing appraiser to modify land values to reflect poor topography and the potential resistance of the market as to its suitability for construction. Normally, the presence of a primary improvement on a site gives evidence that topography problems have been corrected. An improved lot is not adjusted or slightly adjusted for topography. A topography influence, however, may be needed in significant cases of unimproved lots or tracts where poor topography

represents an actual detriment to the presumed utilization of the parcel. Topography issues such as irregular land contour, poor drainage, potential subsidence, sub-surface rock ledges, potential erosion, and floodplain areas can negatively impact the value of land. The following scenarios represent a guide for allowable topography adjustments.

A normal topography occurrence, where a problem has been corrected or is considered insignificant, would need no adjustment. Topography considered slight, where an issue is deemed curable and somewhat less desirable than a typical lot or site, would be adjusted between 10% and 20%. Steep topography, where a lot or site may not be usable until some correction is completed, would be adjusted between 25% and 40%. Severe, or very steep topography, where corrections are made at significant cost or is not feasible for any remediation, would be adjusted between 50% and 75%. The following is presented as topography factor guide:

Code	Description	Factor
01	Level	100% Good
02	Gently Rolling	100% Good
03	Strongly Rolling	85% Good
04	Steep	60-75% Good
05	Very Steep	25-50% Good
06	Topography Adjustment	0-99% Good

SHAPE OR SIZE

Shape or size factor is normally a negative adjustment to account for loss of value to a parcel due to highly irregular shape or insufficient size for the presumed utilization of the parcel. The following is presented as a shape/size factor guide:

Code	Description	Factor
01	Regular Shape	100% Good
02	Irregular Shape	50-85% Good
03	Shape	0-99% Good

WATERFRONT LOT SIZE FACTORS

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF1	Between 15000-19999 Square Feet	90
	Between 20000-24999 Square Feet	95
	Between 25000-40000 Square Feet	100
	Between 40001-50000 Square Feet	105
	Between 50001-60000 Square Feet	110
	Between 60001-75000 Square Feet	115
	Between 75001-100000 Square Feet	120

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF3	Between 25000-40000 Square Feet	100
	Between 40001-450000 Square Feet	105
	Between 45001-500000 Square Feet	110

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF6	Between 30000-45000 Square Feet	100
	Between 45001-55000 Square Feet	105
	Between 55001-75000 Square Feet	110
	Between 75001-100000 Square Feet	115
	1000001 Square Feet and Up	120

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF7	Between 10000-14999 Square Feet	90
	Between 15000-19999 Square Feet	95
	Between 20000-30000 Square Feet	100
	Between 30001-40000 Square Feet	105
	Between 40001-50000 Square Feet	110
	Between 50001-75000 Square Feet	115
	Between 75001-100000 Square Feet	120
	Between 100001-125000 Square Feet	125
	Between 125001-150000 Square Feet	130
	Between 150001-175000 Square Feet	135

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF9	Between 15000-19999 Square Feet	90
	Between 20000-24000 Square Feet	95
	Between 24001-35000 Square Feet	100
	Between 35001-40000 Square Feet	105
	Between 40001-50000 Square Feet	110
	Between 50001-75000 Square Feet	115

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF10	Between 20000-35000 Square Feet	100
	Between 35001-40000 Square Feet	105
	Between 40001-50000 Square Feet	110
	Between 50001-75000 Square Feet	115
	Between 75001-100000 Square Feet	120
	Between 100001-150000 Square Feet	125
	Between 150001-175000 Square Feet	130

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF11	Between 15000-19999 Square Feet	95
	Between 20000-30000 Square Feet	100
	Between 30001-40000 Square Feet	105
	Between 40001-50000 Square Feet	110
	Between 50001-75000 Square Feet	115
	Between 75001-100000 Square Feet	120

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF12	Between 15000-20000 Square Feet	95
	Between 20001-35000 Square Feet	100
	Between 35001-45000 Square Feet	105
	Between 45001-60000 Square Feet	110

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF13	UP TO 39000 Square Feet	100
	Between 39001-49000 Square Feet	115
	Between 49001-60000 Square Feet	120
	OVER 60001 Square Feet	125

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF14	Between 15000-25000 Square Feet	90
	Between 25001-35000 Square Feet	95
	Between 35001-45000 Square Feet	100
	Between 45001-55000 Square Feet	105
	Between 55001-65000 Square Feet	110
	Between 65001-75000 Square Feet	115
	Between 75001-100000 Square Feet	120
	Between 100001-140000 Square Feet	125

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF15	Between 15000-25000 Square Feet	90
	Between 25001-35000 Square Feet	95
	Between 35001-55000 Square Feet	100
	Between 55001-60000 Square Feet	105
	Between 60001-75000 Square Feet	110

	Between 75001-100000 Square Feet	115
	Between 100001-125000 Square Feet	120
	Between 125001-150000 Square Feet	125
	Between 150001-200000 Square Feet	130
	Between 200001-250000 Square Feet	135

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF16	Between 10000-19999 Square Feet	90
	Between 20000-24999 Square Feet	95
	Between 25000-40000 Square Feet	100
	Between 40001-50000 Square Feet	105
	Between 50001-60000 Square Feet	110
	Between 60001-75000 Square Feet	115
	Between 75001-100000 Square Feet	120
	Between 100001-125000 Square Feet	125
	Between 125001-150000 Square Feet	130

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF17	Between 15000-25000 Square Feet	90
	Between 25001-35000 Square Feet	95
	Between 35001-55000 Square Feet	100
	Between 55001-60000 Square Feet	105
	Between 60001-75000 Square Feet	110
	Between 75001-100000 Square Feet	115
	Between 100001-125000 Square Feet	120
	Between 125001-150000 Square Feet	125
	Between 150001-200000 Square Feet	130
	Between 200001-250000 Square Feet	135
	Between 250001-300000 Square Feet	140
	Between 300001-350000 Square Feet	145
	Between 350001-400000 Square Feet	150
	Between 400001-450000 Square Feet	155

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF18	Between 20000-30000 Square Feet	90
	Between 30001-50000 Square Feet	100
	Between 50001-60000 Square Feet	105

NEIGHBORHOOD	DESCRIPTION	% GOOD
WF19	Between 75000-90000 Square Feet	100
	Between 90001-110000 Square Feet	105
	Between 110001-130000 Square Feet	110
	Between 130001-150000 Square Feet	115
	Between 150001-180000 Square Feet	120

RESTRICTIONS

A negative land influence adjustment for restrictions is applicable for cases where the property is subject to a legal or physical restriction to its utilization. Typical examples would include: Utility easements, such as power lines and sewer lines. Zoning or deed restrictions to the property, limiting the utilization to a less than normal use for typical lots in the neighborhood. Physical barriers to the property such as bridges, highway medians, fences or abutments.

The following is presented as a land influence factor guide for restrictions:

Code	Description	Factor
CNV	Conservation Easement	0-99%
CO	Contamination	0-99%
EAS	Easement	0-99%
NP	No Perc	25%
RE	Restriction	0-99%

ECONOMIC MIS-IMPROVEMENT

This category is reserved as a reviewer's judgment of the comparative loss of value. In essence, this judgment is expressing the appraiser's opinion that the existing structure represents an encumbrance to the full utilization of the land. The application of a mis-improvement factor for Residential/Agricultural property is possible but very rare. Most instances occur in commercial or industrial situations where market evidence indicates a different economic utilization of the land than the current utilization. It is important to recognize in the application of economic mis-improvement factors that the land is presumed to be valued on the bases of typical "highest and best" utilization and the existing structure is non-contributory to this most economical utilization. Obviously, vacant tracts are not encumbered by any structure; therefore, vacant tracts are not subject to economic mis-improvement factors. Further, the appraiser should recognize that the economic mis-improvement condition is "curable", i.e., if the structure is removed, the previously applied economic mis-improvement factor is normally no longer applicable. The following is presented as a land influence factor guide for restrictions:

Code	Description	Factor
EMI	Economic Mis-improvement	0-99%

CORNER INFLUENCE

This category is reserved for the recognition of the enhancement in land value attributable to the potential utilization of a corner lot, over and above the value of an otherwise comparable inside lot. The enhancement due to the presence of a rear or side alley is normally common to all lots in a given area or block. Therefore, recommended procedure for enhancement due to alley influence, if any, is to consider this factor in the land rate itself. The amount of enhancement, if any, to a corner lot must be based on the individual merits of each corner location. Normally, corner influence is not applicable to Residential/Agricultural property. Corner influence factors should

be applied to only those cases of commercial or industrial property where the corner is an actual enhancement to the land. Following is presented as a guide for Corner Influence Factors:

Code	Description	Factor
CIF	Corner Influence	110-200%

VIEW INFLUENCE

This factor is a positive adjustment for lots or parcels where the land value is significantly enhanced by the presence of a scenic or waterfront view when compared to similar lots in the area where no significant view is present. It is highly recommended that the appraiser exercise due caution in the application of view influence. It is useful to remember that, while the subject may have an appealing view, if this condition is common to most parcels in the area, then comparatively there is probably no real view enhancement. The appraiser should also consider the permanency of the view, i.e., the probability of potential obstruction. The following is a View Influence Factor Guide:

Code	Description	Factor
VW	View	105-200%

OTHER INFLUENCE

The following is a list of influences not listed previously. The influences can be either negative or positive.

Code	Description	Factor
COR	Land Inside Bypass Corridor	20-95%
DP	Detention Pond	20-95%
LC	Location	20-200%
LG	Lot Grade	100%
LS	Lake Lot Size Factors	80-160%
ING	Ingress/Egress	50-150%
OTP	Outparcel	125-200%
SPE	Special (See Notes)	00-200%
UDS	Undeveloped Base	80-90%
WFC	Waterfront Cove	60-90%
WFF	Waterfront Frontage	80-160%

CONSERVATION EASEMENTS

A conservation easement is a voluntary restriction of one's real property rights for the purpose of preserving land from development and for future benefit as scenic areas, wildlife habitat, and open space for a sustainable natural environment.

Due to the uniqueness of both land and property owner, it is necessary to tailor a conservation easement equally as unique. Each conservation easement must be reviewed and analyzed to determine the relinquished rights as well as the allowable exceptions in order to equitably reflect the value for the property.

All pertinent data that might be shared by either the conservation easement grantor or grantee will be considered by the Cleveland County Tax Office in the appraisal of any property encumbered by a conservation easement. The following section is a portion of North Carolina General Statute 105 known as the Machinery Act of North Carolina.

§ 105-317. Appraisal of real property; adoption of schedules, standards, and rules.(a) Whenever any real property is appraised it shall be the duty of the persons making appraisals: (1)In determining the true value of land, to consider as to each tract, parcel, or lot separately listed at least its advantages and disadvantages as to location; zoning; quality of soil; waterpower; water privileges; dedication as a nature preserve; conservation or preservation agreements; mineral, quarry, or other valuable deposits; fertility; adaptability for agricultural, timber-producing, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value except growing crops of a seasonal or annual nature.

COST APPROACH TO VALUE

ESTIMATING REPLACEMENT COST NEW

The informed buyer is not justified in paying anything more for a property than what it would cost him to acquire an equally desirable substitute property. Likewise, the upper limit of value of most improvements is the cost of reproducing an equally desirable substitute improvement. It follows, then, that a uniform starting point for an Equalization Program is to determine the Replacement Cost New of each and every improvement.

REPLACEMENT COST

Replacement Cost is the current cost of producing an improvement of equal utility to the subject property; it may or may not be the cost of reproducing a replica property. The distinction being drawn is one between Replacement Cost, which refers to a substitute property of equal utility, as opposed to Reproduction Cost, which refers to a substitute replica property.

The Replacement Cost of an improvement includes the total cost of construction incurred by the builder, whether preliminary to, during the course of, or after completion of its construction. Among these are materials, labor, all sub-contracts, builder's overhead and profit, architectural and engineering fees, consultation fees, survey and permit fees, legal fees, taxes, insurance and the cost of interim financing.

PRICING SCHEDULES

Pricing schedules and related cost tables are included in this manual to assist the appraiser in arriving at accurate estimation of Replacement Cost New. They have been developed by applying unit-in-place costs to the construction of specified hypothetical or model buildings. Application of the schedules involves the selection of the model which most nearly resembles the subject building and adjusting its price to compensate for all significant variations.

Pricing schedules are included for various types of Residential, Agricultural, Institutional, Commercial and Industrial structures.

Cost adjustments for the variations which are most frequently encountered in a particular type building are included. Adjustments for other variations may be made by using either the other Feature Cost Tables or other appropriate schedules.

SELECTING THE PROPER QUALITY GRADE

The quality of materials and workmanship is the one most significant variable to be considered in estimating the replacement cost of a structure. Two buildings may be built from the same general plan, each offering exactly the same facilities and with the same specific features, but with widely different costs due entirely to the quality of materials and workmanship used in their construction. For instance, the cost of a dwelling constructed of high quality materials and with

the best of workmanship throughout can be more than twice that of one built from the same floor plan, but with inferior materials and workmanship.

The schedules included in this manual have been developed to provide the appraiser with a range of grades comprehensive enough to distinguish all significant variations in the quality of materials and workmanship which may be encountered; the basic specifications for each grade as to the type of facility furnished remain relatively consistent throughout, and the primary criterion for establishing the grade being the overall quality of materials and workmanship.

The majority of buildings erected fall within a definite class of construction, involving the use of average quality of materials with average quality of workmanship. This type of construction being the most common, it can readily be distinguished by the layman as well as the professional appraiser. Consequently, better or inferior quality of construction can be comparatively observed. The quality grading system and pricing schedules in this manual are keyed to this obvious condition; the basic grade being representative of that cost of construction using average quality of materials with average quality workmanship. The principal Quality Grade classifications are as follows:

Grade AAA	Superior Quality
Grade AA	Excellent Quality
Grade A	Very Good Quality
Grade B	Good Quality
Grade C	Average Quality
Grade D	Fair Quality
Grade E	Poor Quality

The seven grades listed above will cover the entire range of construction quality, from the poorest quality to the finest quality.
The general quality specifications for each grade are as follows:

AAA Grade Buildings generally having an exceptional architectural style and design, constructed with the finest quality materials and custom workmanship. Superior quality interior finish, built-in features, deluxe heating system, plumbing and lighting fixtures.

AA Grade Buildings generally having an outstanding architectural style and design, constructed with the finest quality materials and workmanship. Superior quality interior finish, built-in features, deluxe heating system, plumbing and lighting fixtures.

A Grade Architecturally attractive buildings constructed with excellent quality materials and workmanship throughout. High quality interior finish and built-in features. Deluxe heating system and very good grade plumbing and lighting fixtures.

B Grade Buildings constructed with good quality materials and above

average workmanship throughout. Moderate architectural treatment. Good quality interior finish and built-in features. Good grade heating, plumbing and lighting fixtures.

C Grade — Buildings constructed with average quality materials and workmanship throughout, conforming to the base specifications used to develop the pricing schedule. Minimal architectural treatment. Average quality interior finish and built-in features. Standard grade heating, plumbing and lighting fixtures.

D Grade — Buildings constructed with economy quality materials and fair workmanship throughout. Void of architectural treatment. Cheap quality interior finish and built-in features. Low grade heating, plumbing and lighting fixtures.

E Grade — Buildings constructed with a very cheap grade of materials, usually "culls" and "seconds" and very poor quality workmanship resulting from unskilled, inexperienced, "do-it-yourself" type labor. Low grade heating, plumbing, and lighting fixtures.

In order to facilitate using this grading system and, again to promote and maintain uniformity in approach, the value relationship of grade to grade as just described has been incorporated into the development of the base specifications relating to each schedule used in the manual.

Note: The appraiser must exercise extreme caution not to confuse the concepts "quality" and "condition" when selecting the proper grade. This is especially applicable to older buildings, wherein a deteriorated condition can have a noticeable effect on their physical appearance. A building will always retain its initial grade of construction, regardless of its existing deteriorated condition. The Quality Grade ultimately selected must reflect that original built-in quality and the selection of that grade cannot be influenced in any way by the physical condition of the building.

APPLYING THE PROPER GRADE FACTOR

Grading would be a relatively simple process if all buildings were built to conform to the quality grade specifications outlined above. The fact is, however, that this ideal condition does not exist. It is not unusual for any conventional building to be built incorporating construction qualities that fall between the established grade levels. The grading system in this manual has been designed in such a way as to provide the appraiser with a method for accounting for such variations by establishing intermediate grades.

If the Subject building is judged to be of a better or inferior quality than the actual grade levels, a grade factor of plus (+) or minus (-) should be applied, i.e., C+ would be better than a straight "C" Grade, B- poorer than a straight "B" Grade, etc.

There is rarely a clear-cut designation of a specific grade factor. The appraiser will generally select a range, such as C+ to B-, and then weigh the various quality factors exhibited in the construction in order to select the proper factor.

Following the above procedures results in the full range of Quality Grade Factors, examples of these factors are listed below.

AAA+	2.50	B+10	1.40	D+10	.90	E-15	.45
AAA	2.25	B+05	1.30	D+05	.85	E-20	.40
AAA-	2.10	B	1.25	D	.80	E-25	.35
AA+	2.00	B-05	1.15	D-05	.75		
AA	1.85	B-10	1.12	D-10	.72		
AA-	1.75						
A+10	1.65	C+10	1.10	E+10	.70		
A+05	1.60	C+05	1.05	E+05	.65		
A	1.50	C	1.00	E	.60		
A-05	1.45	C-05	.95	E-05	.55		
A-10	1.42	C-10	.92	E-10	.50		

Note: the quality factor ultimately selected should represent a composite judgment of the overall Quality Grade. Generally, the quality of materials and workmanship is fairly consistent throughout the construction of a specific building; however, since this is not always the case, it is frequently necessary to weight the quality of each major component in order to arrive at the proper "overall" Quality Grade. Equal consideration must also be given to any "Additions" which are constructed of materials and workmanship inconsistent with the quality of the main building.

APPLYING THE PROPER COST AND DESIGN FACTOR

Architectural fees, material quantities, labor efficiency, and other factors influencing total construction costs may vary considerably from one building to another, depending upon its particular design. Two dwellings, for instance, showing no marked difference in size and quality may still show a measurable difference in cost, attributable primarily to a difference in design.

In computing the replacement cost of any building, therefore, it is necessary to adjust the cost to account for any features varying significantly from the base specifications from which the pricing schedules were developed.

The pricing schedules included in this manual, unless otherwise specified, have been developed to reflect perimeter-to-area wall ratios of rectangular shaped buildings, uniform eave lines and roof slopes, overhangs, ceiling heights, and other architectural features most typical of conventional designs.

The adjustment for variations in design must be made by applying a Cost and Design Factor denoting a percentage adjustment of the sub-total replacement cost, i.e., apply a +5% to indicate a 5% increase in the replacement cost, apply a +10% to indicate a 10% increase, etc.

The Cost and Design Factors applicable to dwellings will normally range from 85% to 125%. However, the Cost and Design Factors applicable to special architectural designs may range considerably higher. The selection of the proper Cost and Design Factor is largely a product of the experience and sound judgment of the appraiser, who must have the ability to analyze various construction components and determine the influence of each upon the overall cost.

APPLYING THE PROPER NEIGHBORHOOD MARKET FACTOR

The Neighborhood Market Factor to the dwelling normally ranges from 75% to 125%; but occasionally a higher or lower ratio may be required. This adjustment becomes necessary after all the adjustments to the cost have been completed accurately, but the value still needs to be adjusted to represent the sales market for an area. The sales information for the area will determine the amount of market adjustment required.

PRICING SCHEDULES AND COST TABLES

The Pricing Schedules and Cost Tables in this manual are provided to assist the appraiser in arriving at accurate and uniform valuations. Used properly, they should prove to be an invaluable tool. Quality valuations, however, are not the product of schedules and tables themselves, but rather of the appraiser's ability to use them effectively. In order to bring this about, a thorough understanding of the make-up and the capabilities and limitations of each schedule is essential. The appraiser must know the specifications, from which the base prices were derived, the composition of the prices, and the proper techniques and procedures for applying the prices. What's more important, the appraiser must be able to exercise good common sense and sound judgment in selecting and using them.

It should also be noted that the schedules and tables in the manual have been developed primarily for mass appraisal and tax equalization purposes. They have, therefore, been designed to provide the appraiser with an uncomplicated, fast, and effective method of arriving at an accurate estimate of replacement costs. In order to maintain simplicity in the schedules, techniques, and procedures, it is often necessary to make certain compromises from a strictly technical and engineering point of view. Extensive effort has been made in developing the schedules to minimize these compromises and limit them to variables that have minimal influence on the final value of the building. The schedules have been designed to reflect actual building costs and practices. Field tests have proven them to be both accurate and reliable and, when applied properly, highly effective in arriving at realistic replacement costs.

GENERAL RESIDENTIAL PRICING SCHEDULES

QUALITY GRADE OR CLASS

The quality grade of materials and workmanship is the one most significant variable to be considered in estimating the replacement cost of a structure. Two buildings may be built from the same general plan, each offering exactly the same facilities and with the same specific features, but with widely different cost due entirely to the quality of materials and workmanship used in their construction. For instance, the cost of a dwelling constructed of high quality

materials and with the best of workmanship throughout can be more than twice that of one built from the same floor plan but with inferior materials and workmanship prevailing.
The following schedule has been developed to distinguish between variations in cost. This schedule represents the full range of conventional dwelling construction. The basic specifications for each grade, as to type of facilities furnished, is relatively constant; that is, each has a specific type of heating system, two bathrooms, kitchen unit, and other typical living facilities, but with variable quality of materials and workmanship prevailing.

The basic grade represents cost of construction using average quality materials with average workmanship. The majority of dwellings erected fall within one class above and one class below the base grade of C. The layman or professional appraiser can readily distinguish between these classes. The three classes of grade of quality for this group of dwelling have been established as follows:

Grade B	Good	Quality 125%
Grade C	Average	Quality 100%
Grade D	Fair	Quality 80%

In order to justify variation in cost, maintain uniformity and retain complete control throughout the cost range, we have established these base grades. The pricing spread of 20% ± between each grade is based upon the use of better grade materials and higher quality workmanship from C Grade to B Grade. B Grade dwellings are found to have better individual features and interior finish, which reflects approximately 25% higher costs than C Grade. Likewise, the D Grade dwelling would be constructed of approximately 20% less quality than C Grade, due to the type of materials used and workmanship. Consequently, better quality of construction or construction of cheaper quality can be comparatively observed.

To cover the entire range of dwelling construction, three additional classes of dwellings above the three base grade dwellings must be considered along with one grade dwelling below the base three grades.
The three base grades above are:

"AAA"	Ultimate Quality	250%
"AA"	Superior Quality	175%
"A"	Excellent Quality	150%

The A, AA and AAA Grade dwelling incorporates the best quality of materials and workmanship. Construction costs of AAA Grade dwellings usually run 250% and higher than the cost of C Grade dwellings. The prestige type and the mansion, or country estate-type homes, are usually in this class. The AA Grade dwellings having exceptional architectural style and design are generally the custom built homes and are 175% better in overall construction than the C Grade dwellings. The A Grade dwellings having outstanding architectural style and design are generally the custom built homes and are 50% better in overall construction than the C Grade dwellings. The dwelling of the cheapest quality construction built of low-grade materials is the E Grade quality. These seven (7) established base graded or classes of quality will cover the entire range of dwelling construction, from the cheapest to the finest in quality.

USE OF GRADE FACTORS

The grading method is based on C Grade as standards of quality and design. A factor highest grade level to the lowest grade level is established by means of grade factor multipliers. Since not all dwellings are constructed to fall into one of the precise grade levels with no adjustments, it becomes necessary to further refine our grading system. It is not unusual for conventional houses to be built incorporating qualities that fall above or below these established grades. If the house that is being appraised does not fall exactly on a specific grade, but should be classified within that grade, the use of Grade Factor Symbols (+10, +, -, -10) will accomplish this adjustment in the Grade AAA, AA, A, B, C, D and E Classes.

For a grading increase in the AA Grade category, a plus factor can be used, which will result in each factor being higher than the last.

A Sample Would Be - A dwelling with outstanding architectural style and design, constructed with the finest quality materials and workmanship throughout. Superior quality interior, finish with extensive built-in features. Deluxe heating system and high-grade lighting and plumbing fixtures may be graded A+. The A+ Grade places this house in the Superior Quality range. The + part of the A+ Grade places this house one level above the A Grade category. Grade A+ has a multiplier of 160%. Thus, once you have priced this house to the base level of C, a multiplier of 160% would be applied to adjust the C Grade base level up to the A+ Grade level you desired.

The same approach would apply should you have a house constructed with a very cheap grade of materials, usually culls and seconds, and very poor quality workmanship resulting from unskilled, inexperienced, do-it-yourself type labor. Minimal code, low-grade mechanical features and fixtures may be graded E. The E Grade places this house in the Cheap Quality range. Grade E has a multiplier of 60%. Thus once you have priced this house to the base level of "E", a multiplier of 60% would be applied to adjust the C Grade base level down to the E Grade level you desired.

NOTE: The quality factor ultimately selected is to represent a composite judgment of the overall Quality Grade. Generally, the quality of materials and workmanship is fairly consistent throughout the construction of a specific building; however, since this is not always the case, it is frequently necessary to weigh the quality of each major component in order to arrive at the proper overall Quality Grade. Equal consideration must also be given to any additions which are constructed of materials and workmanship inconsistent with the quality of the main building.

The appraiser must use extreme caution not to confuse Quality and Condition when establishing grades for older houses in which a deteriorated condition may have a noticeable effect on their appearance. Grades should be established on original built-in quality as new dwellings, and not be influenced by physical condition. Proper grading must reflect replacement cost of new buildings. Bear in mind a house will always retain its initial grade of construction, regardless of its present deteriorated condition.

AAA Quality Dwellings

These dwellings are constructed of the finest quality materials and workmanship, exhibiting unique and elaborate architectural styling and treatment, and having all the features typically characteristic of mansion-type homes.

BASE SPECIFICATIONS

- FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.
- EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of high quality and constructed with much detail and workmanship. Ample insulation and numerous openings for windows and doors are typical.
- ROOF: Slate, metal, tile, cedar shake, or architectural asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.
- INTERIOR FINISH: The interior of these homes is of the highest custom design and construction with much attention given to fine detail and master craftsmanship.
- FLOORS: Heavy construction utilizing wood or steel joists and sub floor with the best quality combination of hardwoods, ceramic tile, terrazzo, marble or granite tile, vinyl, or luxurious carpeting.
- PLUMBING: A combination of high quality fixtures, high quality materials, and skilled workmanship. Considered typical and adequate for the type of construction, generally exceeding a total of twelve fixtures.
- CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout.
- ELECTICAL: Good quality wiring, maximum electrical outlets and expensive light fixtures.

AA Quality Dwellings

These homes are architecturally designed, and custom built by contractors who specialize in good quality construction. Extensive detail is given to ornamentation with the use of good grade materials and skilled craftsmanship. Homes of this quality are typically located in affluent areas that will enhance and benefit the home the most.

BASE SPECIFICATIONS

- FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.
- EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of high quality and constructed with much detail and workmanship. Ample insulation and numerous openings for windows and doors are typical.
- ROOF: Slate, metal, tile, cedar shake, or architectural asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.
- INTERIOR FINISH: The interior of these homes is of the highest custom design and construction with much attention given to fine detail and master craftsmanship.
- FLOORS: Heavy construction utilizing wood or steel joists and sub floor with the best quality combination of hardwoods, ceramic tile, terrazzo, marble or granite tile, vinyl, or luxurious carpeting.
- PLUMBING: A combination of high quality fixtures, good quality materials, and skilled workmanship. Considered typically and adequate for the type of construction, generally exceeding a total of twelve fixtures.
- CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout.
- ELECTICAL: Good quality wiring, maximum electrical outlets and expensive light fixtures.

A Quality Dwellings

These homes are architecturally designed, and custom built by contractors who specialize in good quality construction. Extensive detail is given to ornamentation with the use of good grade materials and skilled craftsmanship. Homes of this type are typically located in areas that are specifically developed for this level of quality.

BASE SPECIFICATIONS

- FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers or on a raised concrete slab.
- EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of good quality and constructed with detail and workmanship. Ample insulation and adequate openings for windows and doors is typical.
- ROOF: Slate, metal, tile, cedar shake, or architecture asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.
- INTERIOR FINISH: The interior of these homes is of good design and good construction with much attention given to detail and good quality craftsmanship.
- FLOORS: Heavy construction utilizing wood or steel joists and sub floor with a good quality combination of hardwoods, ceramic tile, marble or granite tile, vinyl, or good quality carpeting.
- PLUMBING: A combination of good quality fixtures, good quality materials, and skilled workmanship. Considered typically and adequate for the type of construction, generally exceeding a total of ten fixtures.
- CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications.
- ELECTICAL: Good quality wiring, maximum electrical outlets and expensive light fixtures.

B Quality Dwellings

These homes are architecturally designed and built by contractors who specialize in good quality construction. Much detail is given to ornamentation with the use of good grade materials and skilled workmanship.

BASE SPECIFICATIONS

- FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers or a raised concrete slab.
- EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of good quality and constructed with detail and workmanship. Ample insulation and adequate openings for windows and doors is typical.
- ROOF: Metal or architectural asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.
- INTERIOR FINISH: The interior of these homes is of good design and good construction and good quality workmanship.
- FLOORS: Moderate construction utilizing wood or steel joists and sub floor with a good combination of hardwoods, ceramic tile, vinyl, or good quality carpeting.
- PLUMBING: A combination of quality fixtures, quality materials, and skilled workmanship. Considered typically and adequate for this type of construction, generally having at least eight fixtures.
- CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout.

- ELECTICAL: Good quality wiring, maximum electrical outlets and good light fixtures.

C Quality Dwellings

These homes are designed and built by contractors who specialize in average quality construction. Adequate detail is given to ornamentation with the use of average grade materials and typical workmanship.

BASE SPECIFICATIONS

- FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers, concrete slab, or a raised concrete slab.
- EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be average quality and constructed with detail and workmanship. Ample insulation and adequate openings for windows and doors is typical.
- ROOF: Metal or asphalt shingles on average quality sheathing with frame trusses and having typical slopes.
- INTERIOR FINISH: The interior of these homes is of average design and average construction with attention given to detail and average quality workmanship.
- FLOORS: Moderate construction utilizing wood or steel joists and sub floor with an average combination of hardwoods, ceramic tile, vinyl, or average quality carpeting.
- PLUMBING: A combination of average quality fixtures, average quality materials, and workmanship. Considered typically and adequate for the type of construction, generally not exceeding a total of twelve fixtures.
- CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout.
- ELECTICAL: Average quality wiring, adequate electrical outlets and average light fixtures from base pricing.

D Quality Dwellings

These homes are usually built of fair quality materials with expense-saving construction. Economy built homes would normally fall into this classification.

BASE SPECIFICATIONS

- FOUNDATION: Brick or concrete block walls on concrete footings, concrete slab, or exposed pier/post.
- EXTERIOR WALLS: Brick veneer, concrete block, or frame siding. All exterior walls are average quality or less and constructed with minimal detail and workmanship. Insulation is minimal and openings for windows and doors are typical.
- ROOF: Metal or asphalt shingles on adequate sheathing and frame trusses with minimal slope.
- INTERIOR FINISH: The interior of these homes is below average design and construction with limited attention given to detail and quality workmanship.
- FLOORS: Low cost construction utilizing wood or steel joists and sub floor with some hardwoods, vinyl, and/or low quality carpeting.
- PLUMBING: A combination of fair quality fixtures and typical quality materials and workmanship. Considered typical and adequate for this type of construction, normally has eight fixtures or less.
- CLIMATE CONTROL: A heating system equal to forced air with minimal capacity and ductwork throughout.
- ELECTICAL: Adequate quality wiring, minimal electrical outlets and low cost light fixtures.

E Quality Dwellings

These homes are constructed of low quality materials and usually designed not to exceed minimal building code. Little detail is given to interior or exterior finish. They are usually built for functional use only. Homes of this type are not specifically located within developments, but may be built as in-fill housing.

BASE SPECIFICATIONS

- FOUNDATION: Brick or concrete block foundation walls on concrete footings, piers, or concrete slab.
- EXTERIOR WALLS: Brick veneer, frame siding, or concrete block. All walls are cheaply constructed with minimal detail and workmanship. Little or no insulation and minimal windows and doors are typical.
- ROOF: Light weight asphalt shingles, roll roofing, or metal on plywood sheathing and frame trusses with minimal slope.
- INTERIOR FINISH: The interior of these homes is of fair design and construction with low cost materials. Little attention is given to detail and quality workmanship.
- FLOORS: Low cost construction utilizing wood or steel joists and sub floor with some hardwoods, vinyl, and/or low quality carpeting.
- PLUMBING: A combination of fair quality fixtures, typical quality materials, and workmanship. Considered adequate for the type of construction. Generally not more than a total of five fixtures.
- CLIMATE CONTROL: A heating system equal to forced air with minimal capacity and ductwork throughout.
- ELECTRICAL: Minimal quality wiring, limited electrical outlets and inexpensive lighting.

MANUFACTURED HOUSING

Manufactured housing can be single-wide mobile homes, double-wide mobile homes, multi-sectional homes, or modular homes. Non-modular structures are designed with a steel undercarriage and wheel assemblies for transporting to the site: Note most modular homes have wood joist rather than a steel undercarriage. For mass appraisal purposes, both wood joist and steel undercarriage homes that are classified as modular are considered to be like stick-built homes.

As of June 15, 1976, all manufactured homes built, after that time, must meet or exceed Federal Standards outlined in Title VI, Housing and Community Development Act of 1974. These standards (building codes) are administered by United States Department of Housing and Urban Development (HUD). The HUD code, unlike conventional building codes, requires manufactured homes to be constructed on permanent chassis. Manufactured homes that are not consider modular homes must have a red/silver certification (HUD certification) on the exterior of each transportable section when transported from the factory.

Modular homes are constructed on the same state, local and regional building codes (conventional building codes) as site built homes which exceed the HUD code and have a "State of North Carolina Modular Construction Validating Stamp" on the interior of the home. For mass appraisal purposes all factory constructed homes are to be classified as either manufactured (single-wide, double-wide, etc.) or modular.

MODULAR HOME CLASSIFICATION STANDARDS

All homes constructed in a factory may be considered a manufactured home, but only those that meet or exceed the North Carolina State Residential Building Code may be considered modular homes. North Carolina General Statute 105-164.3(21b) defines modular home as "a factory-built structure that is designed to be used as a dwelling, is manufactured in accordance with the specifications for modular homes under the North Carolina State Residential Building Code (NCSRBC), and bears a seal or label issued by the Department of Insurance pursuant to G.S. 143-139.1". Also, in addition to NCSRBC, modular homes may be required to be constructed to local and/or regional building codes. North Carolina addresses the construction and definition of modular homes under the North Carolina State Building Code Volume VIII – Modular Construction Regulations. The quality of modular homes is consider to be the same as site built homes per memorandum from the North Carolina Department of Insurance (see memorandum, page 383). For mass appraisal purposes structures that are considered modular must meet current general statute requirements. Note: All homes classified as modular will be considered as real property, even if on someone else's land.

MANUFACTURED HOME CLASSIFICATION STANDARDS

All manufactured homes not meeting the requirements of a modular home are to be considered using the term "manufactured home" for mass appraisal purposes. N.C.G.S. 105-273(13), in

defining real property, provides for the inclusion of manufactured homes. Also, N.C.G.S. 105-316.7 defines mobile home and manufactured home.

Any manufactured home will be considered *real property* and will be valued in accordance with the schedule of values if the owner of the land and the owner of the home placed upon the land are the same, having the towing hitch and axle assembly removed and placed upon a permanent foundation as required by the Cleveland County Building Department; also, any manufactured home on land leased for twenty (20) years or more or on a land/home purchase contract.

If the owner of the manufactured home does not own the land it occupies, the home will be considered a *personal property* item. If the manufactured home is considered a *personal* item, it will be noted within the miscellaneous items section of the property record card.

59W Modular Home

30W Multi-Sect Manufactured Home

58W
Single-Sect
Manufactured
Home

RESIDENTIAL COST SCHEDULES

The Cost Approach to value lends itself best to property valuation for tax purposes for two principal reasons.

1) Appraisals for Ad Valorem purposes require separate land value estimates.

2) The Cost Approach can be applied to all classes of property.

The use of one approach to the exclusion of others is contrary to the appraisal process. The approach outlined in this manual includes cost schedules which have been developed and are supported through analysis and incorporation of economic factors indicated by all three approaches to value: Cost, Income and Market.

The following cost schedules are based on a model residence constructed using typical components, average quality workmanship and materials, consisting of fifteen hundred (1500) square feet, one full bath, kitchen sink and hot water tank, forced hot air, crawl space, and vinyl siding.

The general pricing procedure is as follows:

Main Area Type (MA)- Determine the type of residential structure. Multiply the base square footage of the first floor by the main area price and the size factor for the MA code of the entire main area. For example, a MA 37W Residential Single Family with 1500 sf on the first floor, 400 sf on the upper floor, has a total of 1900 sf. (1500 sf x $135 x .94 = $190,350) With the upper floor, multiply the square footage by the main area price, then by the size factor and by the multiple story adjustment (ST) of 85%. (400 sf x $135 x .94 x .85 = $43,146) If there is a cost or design factor it would be multiplied to the total.

Adjustments to the Main Area (MA) are calculated from the norm of the base structure.

Heat type (HC) - the standard is forced hot air. Determine the heat type for the structure and multiply the total square footage by the heat type rate by the size adjustment for the total square footage of the main area.

Foundation type (FD)- the standard is crawl space or a raised slab. Determine the foundation type and multiply the 1st floor square footage by the foundation type rate by the size adjustment for the total square footage of the main area.

Exterior wall material (EW)- add for brick, stone, log, fiber cement siding, and precast concrete panel. Deduct for asbestos and Masonite siding. Determine the exterior wall type and multiply the perimeter units of the main area by the exterior wall rate.

Plumbing type (PL)- the standard is 5 fixtures for a single-family dwelling which encompasses 1 bath, 0 half bath, 1 kitchen sink, 1 hot water tank. A full bath has 3 fixtures; any additional fixtures add in addition fixtures. A Half bath has two fixtures. Determine the number of extra fixtures and multiply by $2,000 per fixture. There is no size adjustment applied. Add the total adjustment from full baths, half baths, and extra fixtures to get total plumbing adjustment.

Fireplace type (FP)- the standard is no fireplace. Determine the type of fireplace. Multiply the fireplace type rate by the number of fireplaces. No size adjustment applied.

Basement type- the standard is no basement. Determine the type of basement; unfinished, finished, or rec basement for residential properties. All commercial buildings will have either a finished or unfinished basement for their building MA code. Multiply the square footage of the basement type by the basement type rate.

Elevator type (EL)- the standard is no elevator. Determine the type of elevator. Multiply the elevator rate times the number of elevators. No size adjustment is applied.

Additions to the main area- select the addition type for each addition to the main area. Multiply the rate of the addition type by the square foot of the addition by the size adjustment for that addition type.

Final calculations - sub-total the main area, adjustment to the main area and additions to the main area. Apply the proper Quality Grade Factor to arrive at the Replacement Cost New. Estimate and/or calculate the effective age of the structure based on its utility, remodeling, or modernization. Apply appropriate depreciation/condition code. If a market adjustment is to be applied, it is applied at this stage. The final value for the building is finished.

Main areas are listed below, adjustments to main area, additions to main area and quality grade factor for pricing explanation above.

Schedule of Values Cleveland County 2025

Main Area (MA) Residential Rates

37W	Residential Single Family	$ 135.00
18W	Duplex	$ 118.00
57W	Triplex & Quadplex	$ 110.00
12W	Condo	$ 120.00
BA	Brick Addition	$ 100.00
FA	Frame Addition	$ 90.00

30W	Multi Sect Manufactured	$ 85.00
58W	Single Sect Manufactured	$ 60.00
59W	Modular Home	$ 120.00
58A	Addition to Single Sect	$ 50.00
30A	Addition to Multi Sect	$ 70.00

Size Adjustments to Main Area (RA) for all Residential with the exception of 58W & 58A

Quantity	Description	Adj
509	1-509 sf	1.43
519	510-519 sf	1.42
539	520-539 sf	1.41
559	540-559 sf	1.40
579	560-579 sf	1.39
599	580-599 sf	1.38
619	600-619 sf	1.37
639	620-639 sf	1.36
659	640-659 sf	1.35
679	660-679 sf	1.34
699	680-699 sf	1.33
719	700-719 sf	1.32
734	720-734 sf	1.31
759	735-759 sf	1.30
779	760-779 sf	1.29
799	780-799 sf	1.28
819	800-819 sf	1.27
839	820-839 sf	1.26
859	840-859 sf	1.25
879	860-879 sf	1.24
899	880-899 sf	1.23
919	900-919 sf	1.22
939	920-939 sf	1.21
959	940-959 sf	1.20
979	960-979 sf	1.19
989	980-989 sf	1.18
1009	990-1009 sf	1.17
1029	1010-1029 sf	1.16
1049	1030-1049 sf	1.15
1069	1050-1069 sf	1.14
1089	1070-1089 sf	1.13
1109	1090-1109 sf	1.12

Quantity	Description	Adj
1129	1110-1129 sf	1.11
1154	1130-1154 sf	1.10
1179	1155-1179 sf	1.09
1204	1180-1204 sf	1.08
1229	1205-1229 sf	1.07
1259	1230-1259 sf	1.06
1289	1260-1289 sf	1.05
1319	1290-1319 sf	1.04
1359	1320-1359 sf	1.03
1399	1360-1399 sf	1.02
1449	1400-1449 sf	1.01
1549	1450-1549 sf	1.00
1624	1550-1624 sf	.99
1699	1625-1699 sf	.98
1774	1700-1774 sf	.97
1849	1775-1849 sf	.96
1899	1850-1899 sf	.95
1949	1900-1949 sf	.94
1999	1950-1999 sf	.93
2099	2000-2099 sf	.92
2249	2100-2249 sf	.91
2399	2250-2399 sf	.90
2549	2400-2549 sf	.89
2699	2550-2699 sf	.88
2849	2700-2849 sf	.87
2999	2850-2999 sf	.86
3199	3000-3199 sf	.85
3399	3200-3399 sf	.84
3599	3400-3599 sf	.83
3799	3600-3799 sf	.82
3999	3800-3999 sf	.81
99999	4000-99999 sf	.80

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Size Adjustments to Main Area (SA) for 58W& 58A Single-section manufactured homes

Quantity	Description	Adj
500	1-500 sf	1.20
525	501-525 sf	1.19
550	525-550 sf	1.18
575	551-575 sf	1.17
600	576-600 sf	1.16
625	601-625 sf	1.15
650	626-650 sf	1.14
675	651-675 sf	1.13
700	676-700 sf	1.12
725	701-725 sf	1.11
750	726-750 sf	1.10
775	751-775 sf	1.09
800	776-800 sf	1.08
825	801-825 sf	1.07
850	826-850 sf	1.06
875	851-875 sf	1.05
900	876-900 sf	1.04
925	901-925 sf	1.03
950	926-950 sf	1.02
975	951-975 sf	1.01
1000	976-1000 sf	1.00
1025	1001-1025 sf	.99
1050	1026-1050 sf	.98
1075	1051-1075 sf	.97
1100	1076-1100 sf	.96

Quantity	Description	Adj
1125	1101-1125 sf	.95
1150	1126-1150 sf	.94
1175	1151-1175 sf	.93
1200	1176-1200 sf	.92
1225	1201-1225 sf	.91
1250	1226-1250 sf	.90
1275	1251-1275 sf	.89
1300	1276-1300 sf	.88
1325	1301-1325 sf	.87
1350	1326-1350 sf	.86
1375	1351-1375 sf	.85
1400	1376-1400 sf	.84
1425	1401-1425 sf	.83
1450	1426-1450 sf	.82
1475	1451-1475 sf	.81
1500	1476-1500 sf	.80
1550	1501-1550 sf	.79
1600	1551-1600 sf	.78
1650	1601-1650 sf	.77
1700	1651-1700 sf	.76
1750	1701-1750 sf	.75
1800	1751-1800 sf	.74
1850	1801-1850 sf	.73
1900	1851-1900 sf	.72
2000	1901-2000 sf	.71
2001+	2001 sf & UP	.70

CONSTRUCTION TYPES

The letter that follows the number for the Main Area code indicates the type of construction.

(W) Wood Frame construction, buildings that are constructed of combustible materials with wood frame interior walls and could be covered with wood siding, asbestos, aluminum, brick, or vinyl. Roof structure is usually wood frame or pre-constructed trusses with wood sheathing and composition shingles, built-up or corrugated metal cover. Floor structure may be perimeter footing with reinforced concrete slab or wood joists and sheathing.

(M) Masonry - Buildings built using Masonry Construction (M), are constructed of double brick, brick on concrete block, stone, or ornamental concrete block load bearing walls.

(C) Concrete and (T) Tilt-up - Buildings that is constructed of poured reinforced concrete super structure, or reinforced concrete, or per-cast panel load bearing walls.

(S) Steel – fabricated with heavy, structural steel column and beam framing.

(R) Rigid Steel - Pre-Engineered Steel structure that will incorporate metal beams, girders, purloins, or light gauge steel joists manufactured from cold formed shapes of sheet or strip sheet.

ADJUSTMENTS TO MAIN AREA (RESIDENTIAL)

Heat and Air Conditioning

HC Code	Description	Rate
01	None	($4.00)
02	Floor/Wall Furnace	($2.00)
03	Electric Baseboard	($1.00)
04	Radiant Water	$2.50
05	Forced Hot Air	Base
06	Unit Heaters	($2.00)

HC Code	Description	Rate
07	Packed Heat/Cool	$3.00
08	Electric Ht Pump	$3.00
09	Cooling w/ Ducts	$2.00
10	Radiant Floor	$2.50
12	Mini-Split	$1.00
13	Thru-Wall Unit	Base

Foundation

FD Code	Description	Rate
01	Earth	($5.00)
02	Pier/Post	($2.50)
03	Slab	($2.00)

FD Code	Description	Rate
04	Crawlspace	Base
06	Poured Concrete Walls	$1.00
07	Raised Slab	Base

Plumbing

PL Code	Description	Rate
R	Res Extra Fixtures	$1,500
RS-1	Res Shop	$1,500

PL Code	Description	Rate
R0	Res No Plumb Fixt	($1500)
RB	Res Base 5 Fixtures	Base

Exterior Walls

EW Code	Description	Rate
01	Brick	$32.49
02	Stone	$65.04
03	Concrete Block	Base
04	Stucco	Base
05	Log	$25.50
06	Wood Siding	Base

EW Code	Description	Rate
07	Asbestos & Masonite	($12.40)
08	Aluminum/Vinyl	Base
09	Corrugated Metal	Base
10	Precast Concrete Panel	$28.50
11	Fiber Cement Siding	$31.00
12	Synthetic Stucco	Base

Fireplace

FP code	Description	Rate
01	Coal	$0.00
02	Flue	$750.00
03	Prefabricated	$2,000
04	One Story Single	$5,000

FP code	Description	Rate
05	One Story Double	$6,500
06	Two Story Single	$6,000
07	Two Story Double	$7,200

Basement

F	Finished	$45.00
U	Unfinished	$20.00

R	Recreation Room	$30.00

Additions to Main Area

AC CODE	DESCRIPTION	RATE	SIZE ADJ
02	Brick Garage	$32.85	A1
03	Brick Garage Unfinished	$26.15	A1
04	Canopy/Lean-To	$10.00	A5
05	Carport	$17.50	A3
06	Covered Porch	$25.75	A5
07	Dock	$13.50	A5
08	Enclosed Frame Porch	$38.30	A6
09	Enclosed Glass Porch	$48.95	A6
12	Wood Deck	$16.50	A5
13	Frame Garage	$29.65	A1
14	Frame Garage Unfinished	$24.05	A1
15	Utility Room	$24.35	A6
16	Freight Elevator Enclosure	$6.75	A5
17	Full Screen Porch	$28.50	A6
18	Industrial Overhead Door	$1,625	N/A
19	Half Screen Porch	$32.60	A6
20	Masonry Stoop	$13.50	A4
21	Masonry Storage	$26.50	A6
22	Mezzanine Finished	$39.50	A2
23	Good Exterior Finish	$50.00	A2
24	Above Average Exterior Finish	$40.00	A2

25	Passenger Elevator Enclosure	$8.30	A5
26	Concrete Slab	$5.00	A5
27	Above Average Interior Finish	$35.00	A2
28	Average Interior Finish	$25.00	A2
29	Mezzanine Unfinished	$20.00	A2
30	Frame Partitions	$46.40	A1
31	Masonry Partitions	$60.70	A1
32	Masonry Warehouse	$32.00	A1
33	Miscellaneous Storage	$25.10	A1
34	Sunroom	$54.00	A6
35	Raised Patio/Terrace	$15.00	A4
36	Masonry Patio	$10.00	A4
41	Unfinished Frame Garage w/ Attic	$31.85	E3
42	Frame Garage w/ Attic	$38.90	E3
43	Unfinished Brick Garage w/ Attic	$33.85	E3
44	Brick Garage w/ Attic	$40.90	E3
45	Unfinished Frame Garage w/ Bonus	$64.90	E3
46	Frame Garage w/ Bonus Room	$68.20	E3
47	Unfinished Brick Garage w/ Bonus	$73.25	E3
48	Brick Garage w/ Bonus Room	$77.15	E3
49	Commercial Canopy	$20.00	A5
51	Balcony	$18.00	A5
52	Covered Loading Dock	$25.00	A3
53	Enclosed Loading Dock	$30.00	A6
54	Enclosed Entry	$48.00	A6

Additions (AC) Size Adjustment Table

A1			A2			A3	
AREA	**ADJ**		**AREA**	**ADJ**		**AREA**	**ADJ**
001-149 SF	116%		001-049 SF	150%		001-149	108%
150-199 SF	113%		050-99 SF	144%		150-199	106%
200-249 SF	110%		100-149 SF	127%		200-299	105%
250-299 SF	108%		150-199 SF	115%		300-399	102%
300-349 SF	106%		200-249 SF	110%		400-499	100%
350-399 SF	103%		250-299 SF	106%		500-599	98%
400-449 SF	101%		300-349 SF	104%		600-699	96%
450-499 SF	100%		350-399 SF	102%		700-799	94%
500-549 SF	99%		400-449 SF	100%		800-899	91%
550-599 SF	98%		450-499 SF	99%		900-949	89%
600-649 SF	96%		500-549 SF	97%		950 & UP	87%
650-699 SF	95%		550-649 SF	96%			
700-749 SF	94%		650-699 SF	95%			
750-799 SF	93%		700-749 SF	94%			
800-899 SF	91%		750-799 SF	93%			
900-999 SF	89%		800-999 SF	92%			
1000 & UP	87%		1000& UP	91%			

A4			A5			A6			E3	
AREA	**ADJ**		**AREA**	**ADJ**		**AREA**	**ADJ**		**AREA**	**ADJ**
001-020	135%		001-020	145%		001-020	283%		001-150	110%
021-040	134%		021-040	143%		021-040	214%		151-200	109%
041-060	119%		041-060	135%		041-060	176%		201-250	107%
061-080	112%		061-080	131%		061-080	165%		251-300	105%
081-100	109%		081-100	124%		081-100	152%		301-350	102%
101-150	107%		101-150	113%		101-150	125%		351-400	100%
151-200	105%		151-200	107%		151-200	109%		401-450	99%
201-250	100%		201-250	100%		201-250	100%		451-500	98%
251 & UP	90%		251-300	94%		251-300	93%		501-550	97%
			301-350	88%		301-350	86%		551-600	96%
			351-400	84%		351-400	84%		601-650	94%
			401-450	79%		401-450	80%		651-700	92%
			451-500	74%		451-500	77%		700-750	90%
			501 & UP	69%		501 & UP	76%		751 & UP	88%

HOUSE STYLES (Descriptive – carries no value adjustments)

ST01	Conventional
ST02	Ranch
ST03	Bungalow
ST04	Craftsman
ST05	1 ½ Story
ST06	Split-Level
ST07	Bi-Level
ST08	Multi-Level Conventional
ST09	Traditional
ST10	2 Story
ST11	Tudor
ST12	Victorian
ST13	2+ Story

ST14	Single Section Mobile Home
ST15	Multi-Section Mobile Home
ST16	Multi-Family
ST17	Condominium
ST18	Townhouse
ST19	Barndominium
ST20	Cabin
ST21	Contemporary
ST22	Geodesic Dome
ST23	Log Home
ST24	Terrace (Bunker)
ST25	Tiny Home
ST26	Farmhouse

COMMERCIAL/INDUSTRIAL SCHEDULES

Commercial and Industrial pricing schedules are provided for a variety of buildings based on the use of the buildings. Commercial/Industrial Schedules are to be used as a guide for computing the replacement cost new of Commercial / Industrial / Apartments / Exempt buildings.

The general application of all the schedules is essentially the same; select the base price (per square foot) which is most representative of the subject building and adjust the base price to account for any significant variations.

SCHEDULE FORMAT - BASE PRICES

The schedules designate base prices by use type for a series of perimeter-area ratios and construction types. "C" Grade base prices are provided for various finish types at different floor levels with specified floor-to-floor heights.

The base price is determined by selecting the appropriate square foot price based on the use and floor level. The base price is adjusted for variations in wall height and area perimeter ratio adjustments.

The base prices for each use type includes: the exterior walls with normal openings, mechanical features, partitions, plumbing, lighting and other basic features typical for that particular use.

Base prices also include: normal footings and foundation construction for a building at grade level, normal parapets and coping, ground floor slab including base and cement finish, normal roof construction consisting of insulation, decking, framing, and utility service.

Lower level include excavation and backfill and structural floor (for first floor) construction consisting of sub floor and framing.

CONSTRUCTION TYPES

(W) Wood (M) Masonry (S)Steel (C) Concrete (R) Rigid Steel (T) Tilt-up

- **(W) Wood Frame/Joist/Beam** - construction, which incorporates wood, stud balloon or platform framing or wood post and beam framing (mill construction). This category would incorporate wood joist or plank floor systems, or wood joist, truss, or rafter roof systems.
- **(M) Masonry –** concrete block or brick framing. This category would incorporate wood joist or plank floor system, or wood joists truss, or rafter roof systems.
- **(S) Steel –** Heavy structural steel column and beam framing. Floors will be reinforced concrete or pre-cast concrete plank on steel joists. Exterior walls will be masonry, or metal, or glass panels.
- **(C) Concrete and (T) Tilt-up -** Buildings that are constructed of poured reinforced concrete super structure, or reinforced concrete, or per-cast panel load bearing walls. Tilt-up construction is a series of concrete panels tilted into place to form a building's exterior

wall.

- **(R) Rigid Steel** - Pre-Engineered Steel structure that will incorporate metal beams, girders, purloins, or light gauge steel joists manufactured from cold formed shapes of sheet or strip sheet.

QUALITY GRADE SPECIFICATIONS

The base prices are for normal "C" Grade buildings erected with average quality materials and workmanship. A Table of Quality Factors is provided to adjust the "C" Grade prices in order to account for variations in construction quality.

AAA Grade	Buildings generally having an elaborate architectural style and design, constructed with the excellent quality materials and workmanship, excellent quality interior finish, built-in features, heating and cooling systems, and very good grade plumbing and lighting fixtures.
AA Grade	Buildings generally having an outstanding architectural style and design, constructed with the finest quality materials and workmanship, excellent quality interior finish, built-in features, heating and cooling systems, and very good grade plumbing and lighting fixtures.
A Grade	Architecturally attractive buildings constructed with very good quality materials and workmanship, high quality interior finish, built-in features, heating and cooling systems, and very good grade plumbing and lighting fixtures.
B Grade	Buildings constructed with good quality materials and above average workmanship, moderate architectural treatment, good quality interior finish, built-in features, heating and cooling, plumbing, and lighting fixtures.
C Grade	Buildings constructed with average quality materials and workmanship that conform to the base specifications used to develop the pricing schedule. Average architectural treatment, average quality interior finish and built-in features, standard quality heating and cooling systems, plumbing, and lighting fixtures.
D Grade	Buildings constructed with economy quality materials and fair quality workmanship, void of architectural treatment, with fair quality interior finish and built-in features, low grade heating and cooling, plumbing, and lighting fixtures.
E Grade	Buildings constructed with a very cheap grade of materials, usually "seconds", and very poor quality workmanship resulting from unskilled, inexperienced, "do-it-yourself" type labor. Contains low grade heating and cooling, plumbing, and lighting fixtures.

Note: The quality factor selected is to represent a composite judgment of the overall grade. Generally, the quality of materials and workmanship is consistent throughout the construction of a specific building. However, since this is not always the case, it is necessary to weigh the quality of each major component in order to arrive at the proper "overall" quality grade. Particular consideration must be given to "special features", such as elevators and banking features, since variations for quality are already considered in the respective pricing tables. Equal consideration must also be given to those "additions" which are constructed of materials and workmanship inconsistent with the quality of the main building.

QUALITY GRADE TABLE

AAA+	2.50	B+10	1.40	D+10	.90	E-15	.45
AAA	2.25	B+05	1.30	D+05	.85	E-20	.40
AAA-	2.10	B	1.25	D	.80	E-25	.35
AA+	2.00	B-05	1.15	D-05	.75		
AA	1.85	B-10	1.12	D-10	.72		
AA-	1.75						
A+10	1.65	C+10	1.10	E+10	.70		
A+05	1.60	C+05	1.05	E+05	.65		
A	1.50	C	1.00	E	.60		
A-05	1.45	C-05	.95	E-05	.55		
A-10	1.42	C-10	.92	E-10	.50		

All buildings not complete by January 1st 2025 must be valued as a percent complete.

This guide is to be used in estimating the percentage of completion of both residential and commercial buildings under construction.

PERCENT COMPLETION GUIDE

FOUNDATION ONLY……10%
FRAMING IN PLACE……. 25%
ROUGH INTERIOR…… 50%
FINISH INTERIOR…….. 75%
INTERIOR & EXTERIOR DECORATION……90%
WORKING UTILITIES, BUILDING COMPLETE… …… 100%

BASE SPECIFICATIONS

MAIN AREA 01 and 02 – APARTMENT/GARDEN APARTMENT

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF LIVING UNITS
FRAMING: WOOD OR RIGID STEEL FRAME
FLOOR COVER/FINISH: VINYL/CARPET/LUXURY VINYL
INTERIOR FINISH: DRYWALL/PANEL
PLUMBING FIXTURES: ADEQUATE FOR EACH UNIT
OTHER FEATURES: TYPICAL APPLIANCES
NOT INCLUDED IN BASE: HEATING/COOLING, ELEVATOR, SPRINKLER SYSTEM, FIREPLACES, EXTERIOR WALL

MAIN AREA 03 - ARMORY

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE/COMMON AREA/VEHICLE AREA
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/FINISHED CONCRETE
INTERIOR FINISH: DRYWALL/PANEL
OTHER FEATURES:
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, INTERIOR FINISH FOR OFFICE/RETAIL, EXTERIOR WALL

MAIN AREA 04 - AUDITOIUM

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SEATING/DRESSING ROOMS/STAGE AREA
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/WOOD
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
OTHER FEATURES:
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 05 - AUTO SHOWROOM

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SHOWROOM, OFFICES, AND STORAGE
FRAMING: BASIC WOOD OR LIGHT STEEL
FLOOR COVER/FINISH: VINYL/CARPET, FINISHED CONCRETE SLAB
INTERIOR FINISH: PAINTED BLOCK /DRYWALL/PANEL
NOT INCLUDED IN BASE: HEATING/COOLING, ELEVATOR, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 06 - BANK

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATIONO F OFFICE AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/TILE
INTERIOR FINISH: DRYWALL/PANEL
OTHER FEATURES: RECORD VAULT, MONEY VAULT
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, ELEVATORS, EXTERIOR WALL

MAIN AREA 07 - BEAUTY/BARBER SHOP

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE
FRAMING: BASIC
FLOOR COVER/FINISH: WOOD/VINYL/CARPET
INTERIOR FINISH: DRYWALL/PANEL
PLUMBING: ADEQUATE FIXTURES
OTHER FEATURES: N/A
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, INTERIOR FINISH FOR OFFICE/RETAIL, EXTERIOR WALL

MAIN AREA 08 – CAFETERIA

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION FOR KITCHEN AND DINING
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/CARPET
INTERIOR FINISH: DRYWALL/PANEL
PLUMBING: ADEQUATE FIXTURES
OTHER FEATURES: QUARRY TILE/ABUNDANT FLUORESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, EXTRA PLUMBING FIXTURES

MAIN AREA 09 - CAR WASH

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF BAYS/SALES AREA
FRAMING: BASIC CONCRETE BLOCK OR RIGID STEEL
FLOOR COVER/FINISH: VINYL/CONCRETE SLAB
INTERIOR FINISH: EXPOSED BRICK / DRYWALL
PLUMBING: ADEQUATE FIXTURES
OTHER FEATURES: FLOOR DRAINS
NOT INCLUDED IN BASE: HEATING/COOLING FOR COMFORT, INTERIOR FINISH FOR OFFICE, EXTERIOR WALL, EQUIPMENT

MAIN AREA 10 - CHURCH

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE/SANCTURARY
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/WOOD
INTERIOR FINISH: DRYWALL/PANEL
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, ELEVATOR, EXTERIOR WALL

MAIN AREA 11 - CLASSROOM

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE/CLASSROOM/ CAFETERIA
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/WOOD
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, ELEVATOR, EXTERIOR WALL

MAIN AREA 12 - CONDO

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF LIVING UNITS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/WOOD/LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL
CLIMATE CONTROL: FORCED HOT AIR
PLUMBING FIXTURES: 5 PLUMBING FIXTURES
NOT INCLUDED IN BASE: COOLING, SPRINKLER SYSTEM, EXTRA PLUMBING FIXTURES, ELEVATOR, EXTERIOR WALL, COMMON AREA

MAIN AREA 13 – CONVERSION/CONVERTED RESIDENCE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR OFFICES/KITCHEN
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/WOOD/LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL
CLIMATE CONTOL: FORCED HOT AIR
PLUMBING FIXTURES: 5 PLUMBING FIXTURES
NOT INCLUDED IN BASE: COOLING, SPRINKLER SYSTEM, EXTRA PLUMBING FIXTURES, ELEVATOR, EXTERIOR WALL, FIREPLACES, BASEMENTS

MAIN AREA 14 – COUNTRY CLUB

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF RETAIL / DINING / LOCKER ROOMS / KITCHEN / AND SUPPORT AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET
INTERIOR FINISH: DRYWALL/PANEL
OTHER FEATURES: QUARRY TILE/KITCHEN AREA
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, FIREPLACES, PLUMBING FIXTURES

MAIN AREA 15 – DEPARTMENT STORE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF RETAIL / STORAGE AREA
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/CARPET
INTERIOR FINISH: DRYWALL/PANEL/PLASTER/EXPOSED BRICK
OTHER FEATURES: GLASS STORE FRONT/ABUNDANT FLOURESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, PLUMBING FIXTURES, ELEVATORS, ESCALATORS

MAIN AREA 16 – DISCOUNT STORE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF RETAIL / STORAGE AREA
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
OTHER FEATURES: GLASS STORE FRONT/ABUNDANT FLOURESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, PLUMBING FIXTURES, ELEVATOR

MAIN AREA 17 - GROUP HOME/ DORMITORY

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF ROOMS/PUBLIC ROOMS/KITCHEN
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/WOOD
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
PLUMBING: 5 PLUMBING FIXTURES
OTHER FEATURES:QUARRY TILE/KITCHEN AREA
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTRA PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 18 – DUPLEX

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR KITCHENS / DENS / BEDROOMS / BATH
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/WOOD/LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL
CLIMATE CONTROL: FORCED HOT AIR
PLUMBING FIXTURES: 10 PLUMBING FIXTURES
NOT INCLUDED IN BASE: COOLING, SPRINKLER SYSTEM, EXTRA PLUMBING FIXTURES, EXTERIOR WALL, FIREPLACES

MAIN AREA 19 - GYMNASIUM

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE/REC AREA/LOCKER ROOM
FRAMING: BASIC
FLOOR COVER/FINISH:VINYL/CARPET/WOOD
INTERIOR FINISH: PAINTED BLOCK
OTHER FEATURES:
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 20 - FIRE STATION

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE/REC AREA/LOCKER ROOM/GARAGE
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/WOOD
INTERIOR FINISH: DRYWALL/PANEL
OTHER FEATURES: OVERHEAD DOORS
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 21 - FRATERNITY HOUSE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE / MEETING ROOM / KITCHEN
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/WOOD
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
OTHER FEATURES:QUARRY TILE/KITCHEN AREA
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 22 - HANGAR

FOUNDATION: POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: MINIMAL
FRAMING: BASIC
FLOOR COVER/FINISH: CONCRETE SLAB
INTERIOR FINISH: NONE
PLUMBING: NONE
OTHER FEATURES: SLIDING HANGAR DOORS / ABUNDANT FLOURESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL, OFFICE ENCLOSURES

MAIN AREA 23 - HOSPITAL

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICES / TREATMENT ROOMS / OPERATING ROOMS / PATIENT ROOMS / KITCHEN / CAFETERIA / CHAPEL
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
PLUMBING: ADEQUATE FIXTURES PER ROOM
OTHER FEATURES:QUARRY TILE/FLOURESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTRA PLUMBING FIXTURES, EXTERIOR WALL, ELEVATOR

MAIN AREA 24 - HOTEL

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE / SERVICE AREA / GUEST ROOMS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/CARPET
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
PLUMBING: ADEQUATE FIXTURES PER ROOM
OTHER FEATURES:QUARRY TILE / ROOMS WITH INTERIOR ENTRY
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTRA PLUMBING FIXTURES, EXTERIOR WALL, ELEVATORS, INDOOR POOLS, FIREPLACES

MAIN AREA 25 – INDUSTRIAL

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SMALL OFFICE AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: CONCRETE SLAB
INTERIOR FINISH: PAINTED BLOCK
OTHER FEATURES: OVERHEAD DOORS, FLOOR DRAINS, GOOD FLUORESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL, MEZZANINES, PASSENGER/FREIGHT ELEVATORS, INTERIOR FINISH

MAIN AREA 26 – LABORATORY/RESEARCH & DEVELOPMENT

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SMALL OFFICE AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
INTERIOR FINISH: PAINTED BLOCK
OTHER FEATURES: OVERHEAD DOORS, GOOD FLUORESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL, MEZZANINES, PASSENGER/FREIGHT ELEVATORS, INTERIOR FINISH

MAIN AREA 27 – LAUNDROMAT

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SMALL OFFICE AREA
FRAMING: BASIC
FLOOR COVER/FINISH: FINISHED CONCRETE/VINYL/HEAVY LINOLEUM
INTERIOR FINISH: PAINTED BLOCK/DRYWALL/PANEL
OTHER FEATURES: FLOOR DRAINS
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 28 – LIBRARY

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE AND STORAGE
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/CARPET
INTERIOR FINISH: PAINTED BLOCK/EXPOSED BRICK/DRYWALL/PANEL
OTHER FEATURES: GOOD FLUORESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL, ELEVATORS

MAIN AREA 29 – LOFT

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: NONE
FRAMING: BASIC
FLOOR COVER/FINISH: CONCRETE SLAB
INTERIOR FINISH: PAINTED BLOCK / MINIMAL
OTHER FEATURES: NONE
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL, INTERIOR FINISH

MAIN AREA 30 – MULTI-SECTION MANUFACTURED HOME

FOUNDATION: CONTINUOUS FOOTING
PARTITIONS/COMMON WALLS: ADEQUATE FOR KITCHENS / DENS / BEDROOMS / BATH
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/WOOD/LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL
CLIMATE CONTROL: FORCED HOT AIR
PLUMBING FIXTURES: 5 PLUMBING FIXTURES
NOT INCLUDED IN BASE: COOLING, EXTRA PLUMBING FIXTURES, EXTERIOR WALL, FIREPLACES

MAIN AREA 31 - MOTEL

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE / SERVICE AREA / GUEST ROOMS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/CARPET
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
PLUMBING: ADEQUATE FIXTURES PER ROOM
OTHER FEATURES:QUARRY TILE / ROOMS WITH EXTERIOR ENTRY
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTRA PLUMBING FIXTURES, EXTERIOR WALL, ELEVATORS, INDOOR POOLS, FIREPLACES

MAIN AREA 32 – OFFICE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE, LOBBY, AND STORAGE
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/CARPET
INTERIOR FINISH: PAINTED BLOCK/EXPOSED BRICK/DRYWALL/PANEL
OTHER FEATURES: GOOD FLUORESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL, ELEVATORS

MAIN AREA 33 – RESTAURANT

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION FOR KITCHEN/DINING/BAR AREA
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/CARPET
INTERIOR FINISH: DRYWALL/PANEL
OTHER FEATURES: QUARRY TILE/ABUNDANT FLUORESCENT LIGHTING/FLOOR DRAINS
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, EXTRA PLUMBING FIXTURES

MAIN AREA 34 – RETAIL STORE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF RETAIL / STORAGE AREA
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET
INTERIOR FINISH: DRYWALL/PANEL
OTHER FEATURES: GLASS STORE FRONT/GLASS DOORS/ABUNDANT FLOURESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, PLUMBING FIXTURES, ELEVATORS

MAIN AREA 35 - SERVICE GARAGE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE, OFFICE, AND STORAGE AREA
FRAMING: BASIC
FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
INTERIOR FINISH: PAINTED BLOCK
OTHER FEATURES: GARAGE DOORS, FLOOR DRAINS, GOOD FLUORESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 36 - SERVICE STATION

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE AREA / OFFICE / RETAIL
FRAMING: BASIC
FLOOR COVER/FINISH: FINISHED CONCRETE SLAB / QUARRY TILE OR EQUAL
INTERIOR FINISH: PAINTED BLOCK
OTHER FEATURES: GARAGE DOORS, GOOD FLUORESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 37 – SINGLE FAMILY DWELLING

FOUNDATION: CONTINUOUS FOOTING
PARTITIONS/COMMON WALLS: ADEQUATE FOR KITCHENS / DENS / BEDROOMS / BATH
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/WOOD/LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL
CLIMATE CONTROL: FORCED HOT AIR
PLUMBING FIXTURES: 5 PLUMBING FIXTURES
NOT INCLUDED IN BASE: COOLING, EXTRA PLUMBING FIXTURES, EXTERIOR WALL, FIREPLACES

MAIN AREA 38 – SUPERMARKET

FOUNDATION: POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF RETAIL / STORAGE AREA / FOOD PREPARATION AREA / OFFICE
FRAMING: BASIC
FLOOR COVER/FINISH: HEAVY VINYL / FINISHED CONCRETE
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
OTHER FEATURES: GLASS STORE FRONT/GLASS DOORS/ABUNDANT FLOURESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, PLUMBING FIXTURES

MAIN AREA 39 – THEATER

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF SERVICE / STORAGE / CONCESSIONS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/HEAVY LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
OTHER FEATURES: ELEVATED PROJECTION BOOTHS / PLATE GLASSFRONT / TICKET BOOTH
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, PLUMBING FIXTURES

MAIN AREA 40 – WAREHOUSE

FOUNDATION: POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SMALL OFFICE AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: CONCRETE SLAB
INTERIOR FINISH: PAINTED BLOCK / MINIMAL
OTHER FEATURES: OVERHEAD DOORS, GOOD FLUORESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL, MEZZANINES, FREIGHT ELEVATORS, INTERIOR FINISH, MAJOR INTERIOR ENCLOSURES/OFFICE AREA

MAIN AREA 41 – CONVENIENCE STORE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF STORAGE AREA
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/FINISHED CONCRETE
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
OTHER FEATURES: GLASS STORE FRONT/GLASS DOORS/ABUNDANT FLOURESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, PLUMBING FIXTURES

MAIN AREA 42 - NURSING/ELDERLY CARE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF HOUSING, TREATMENT, AND KITCHEN
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
PLUMBING: ADEQUATE FIXTURES PER ROOM
OTHER FEATURES: QUARRY TILE/KITCHEN AREA/FLOOR DRAINS
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 43 – BOWLING ALLEY

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF SERVICE / STORAGE / CONCESSIONS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/FINISHED CONCRETE SLAB
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
OTHER FEATURES: GLASS ENTRANCE
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, PLUMBING FIXTURES, ABUNDANT FLUORESCENT LIGHTING

MAIN AREA – 44 FUNERAL HOME

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SALES, VIEWING, CHAPEL
FRAMING: BASIC
FLOOR COVER/FINISH: CARPET/VINYL OR RUBBER TILE
INTERIOR FINISH: DRYWALL/PANEL
OTHER FEATURES: FLOOR DRAINS/QUARRY TILE/PREPARATION AREA
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, LIFTS, ELEVATORS, EXTERIOR WALL

MAIN AREA 45 – RADIO/TELEVISION STATION

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE BROADCAST AND OFFICE AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: CONCRETE SLAB/VINYL
INTERIOR FINISH: PAINTED BLOCK/DRYWALL
OTHER FEATURES: SOUNDPROOF INSULATION
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, INTERIOR FINISH FOR OFFICE/RETAIL, EXTERIOR WALL

MAIN AREA 46 – MEDICAL OFFICE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICES / TREATMENT ROOMS / LOBBY
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
OTHER FEATURES:QUARRY TILE/ ABUNDANT FLOURESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL, ELEVATOR

MAIN AREA 47 - GOVERNMENT BUILDING

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICES, MEETING ROOMS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
PLUMBING: ADEQUATE FIXTURES
OTHER FEATURES:
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, ELEVATORS, EXTERIOR WALL

MAIN AREA 48 – RESEARCH & DEVELOPMENT

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: FINISHED CONCRETE SLAB / HEAVY LINOLEUM
INTERIOR FINISH: PAINTED BLOCK/DRYWALL/PANEL
OTHER FEATURES: OVERHEAD DOORS, GOOD FLUORESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL, MEZZANINES, ELEVATOR

MAIN AREA 49 – REST HOME/ASSISTED LIVING

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF HOUSING, TREATMENT, AND KITCHEN
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
PLUMBING: ADEQUATE FIXTURES PER ROOM
OTHER FEATURES: QUARRY TILE/KITCHEN AREA/FLOOR DRAINS
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 50 – FAST FOOD RESTAURANT

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION FOR KITCHEN/DINING AREA
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/TERRAZZO/QUARRY TILE
INTERIOR FINISH: DRYWALL/PANEL/EXPOSED BRICK
PLUMBING FIXTURES: ADEQUATE FIXTURES
OTHER FEATURES: ABUNDANT FLUORESCENT LIGHTING/FLOOR DRAINS
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, EXTRA PLUMBING FIXTURES

MAIN AREA 51 – TRANSIT WAREHOUSE

FOUNDATION: POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SMALL OFFICE AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: CONCRETE SLAB
INTERIOR FINISH: PAINTED BLOCK / MINIMAL
OTHER FEATURES: OVERHEAD DOORS, GOOD FLUORESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL, FREIGHT ELEVATORS, INTERIOR FINISH, MAJOR INTERIOR ENCLOSURES/OFFICE AREA

MAIN AREA 52 – PRESS BOX

FOUNDATION: CONTINUOUS FOOTING
PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE BROADCAST AND OFFICE AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
INTERIOR FINISH: PAINTED BLOCK/DRYWALL
OTHER FEATURES: SOUNDPROOF INSULATION
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 53 – STORAGE BUILDING W/ PLUMBING

FOUNDATION: POURED CONCRETE SLAB/CONTINUOUS FOOTING
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SMALL OFFICE AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: MINIMAL
INTERIOR FINISH: PAINTED BLOCK / MINIMAL
PLUMBING FIXTURES: 2 FIXTURES
OTHER FEATURES: NONE – MIMIMAL ELECTRICAL
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTRA PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 54 – SHOP W/ PLUMBING

FOUNDATION: POURED CONCRETE SLAB/CONTINUOUS FOOTING
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SMALL OFFICE AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: MINIMAL
INTERIOR FINISH: PAINTED BLOCK / MINIMAL
PLUMBING FIXTURES: 2 FIXTURES
OTHER FEATURES: NONE
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTRA PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 56 – COMMERCIAL SHOP

FOUNDATION: POURED CONCRETE SLAB/CONTINUOUS FOOTING
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SMALL OFFICE AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
INTERIOR FINISH: PAINTED BLOCK / MINIMAL
OTHER FEATURES: HEAVY ELECTRICAL
PLUMBING FIXTURES: 2 FIXTURES
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTRA PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 57 – TRIPLEX

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR KITCHENS / DENS / BEDROOMS / BATH
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/WOOD/LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL
CLIMATE CONTROL: FORCED HOT AIR
PLUMBING FIXTURES: 15 PLUMBING FIXTURES
NOT INCLUDED IN BASE: COOLING, SPRINKLER SYSTEM, EXTRA PLUMBING FIXTURES, EXTERIOR WALL, FIREPLACES

MAIN AREA 58 – SINGLE-SECTION MANUFACTURED HOME

FOUNDATION: CONTINUOUS FOOTING
PARTITIONS/COMMON WALLS: ADEQUATE FOR KITCHENS / DENS / BEDROOMS / BATH
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/WOOD/LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL
CLIMATE CONTROL: FORCED HOT AIR
PLUMBING FIXTURES: 5 PLUMBING FIXTURES
NOT INCLUDED IN BASE: COOLING, EXTRA PLUMBING FIXTURES, EXTERIOR WALL, FIREPLACES

MAIN AREA 59 – MODULAR HOMES

FOUNDATION: CONTINUOUS FOOTING
PARTITIONS/COMMON WALLS: ADEQUATE FOR KITCHENS / DENS / BEDROOMS / BATH
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/WOOD/LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL
CLIMATE CONTROL: FORCED HOT AIR
PLUMBING FIXTURES: 5 PLUMBING FIXTURES
NOT INCLUDED IN BASE: COOLING, EXTRA PLUMBING FIXTURES, EXTERIOR WALL, FIREPLACES

MAIN AREA 62 – DATA CENTER

FOUNDATION: POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SMALL OFFICE AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
INTERIOR FINISH: PAINTED BLOCK / MINIMAL
OTHER FEATURES: HEAVY ELECTRICAL
PLUMBING FIXTURES: 2 FIXTURES
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTRA PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 63 – SPECIAL PURPOSE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF COMMUNITY ROOM/ KITCHEN / AND SUPPORT AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET
INTERIOR FINISH: DRYWALL/PANEL
OTHER FEATURES: PUBLIC BATHROOM / CHANGING ROOMS
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, FIREPLACES, PLUMBING FIXTURES

MAIN AREA 64 – MODULAR SPECIAL PURPOSE

FOUNDATION: CONTINUOUS FOOTING
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF COMMUNITY ROOM/ KITCHEN / AND SUPPORT AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET
INTERIOR FINISH: DRYWALL/PANEL
OTHER FEATURES: PUBLIC BATHROOM AREA
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, FIREPLACES, PLUMBING FIXTURES

MAIN AREA 65 – FITNESS CENTER

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF WORKOUT ROOMS/ LOCKER ROOMS / AND SUPPORT AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET/WOOD
INTERIOR FINISH: DRYWALL/PANEL /PAINTED BLOCK/EXPOSED BRICK
OTHER FEATURES: GOOD FLOURESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, PLUMBING FIXTURES, INDOOR POOL

MAIN AREA 66 – CASINO

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF RETAIL / DINING AREAS / LOUNGE/ AND SUPPORT AREAS
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET/WOOD
INTERIOR FINISH: DRYWALL/PANEL/BRICK
OTHER FEATURES: GOOD FLOURESCENT LIGHTING / HEAVY ELECTRICAL
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, PLUMBING FIXTURES, ELEVATORS

MAIN AREA 68 - POST OFFICE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE/STORAGE
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM
INTERIOR FINISH: DRYWALL/PANEL/PAINTED BLOCK
OTHER FEATURES: OVERHEAD DOORS, DOCK LEVELERS
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 69 – PARKING GARAGE

FOUNDATION: CONTINUOUS FOOTING
PARTITIONS/COMMON WALLS: NONE
FRAMING: BASIC
FLOOR COVER/FINISH: CONCRETE / NONE
INTERIOR FINISH: NONE
OTHER FEATURES: NONE
NOT INCLUDED IN BASE: EXTERIOR WALL, ELEVATORS

MAIN AREA 70 - MINI-LUBE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: OFFICE/SERVICE
FRAMING: BASIC
FLOOR COVER/FINISH: FINISHED CONCRETE SLAB
INTERIOR FINISH: PAINTED BLOCK
OTHER FEATURES: OVERHEAD DOORSGREASE PIT/ HOSE BIB
NOT INCLUDED IN BASE: HEATING/COOLING FOR COMFORT, INTERIOR FINISH FOR OFFICE, EXTERIOR WALL

MAIN AREA 71 – RETAIL STRIP CENTER

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF RETAIL SPACES / STORAGE AREA
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET
INTERIOR FINISH: DRYWALL/PANEL
OTHER FEATURES: GLASS STORE FRONT/GLASS DOORS/ABUNDANT FLOURESCENT LIGHTING
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, PLUMBING FIXTURES

MAIN AREA 72 – SELF STORAGE / MINI STORAGE

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE SEPARATION OF RENTAL UNITS
FRAMING: BASIC
FLOOR COVER/FINISH: CONCRETE / NONE
INTERIOR FINISH: MINIMAL
OTHER FEATURES: OVERHEAD DOORS AND PEDESTRIAL DOORS
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, EXTERIOR WALL, PLUMBING FIXTURES

MAIN AREA 73 – DAY CARE CENTER

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE OFFICE, CLASSROOMS, AND KITCHEN AREA
FRAMING: BASIC
FLOOR COVER/FINISH: CONCRETE SLAB/VINYL/CARPET
INTERIOR FINISH: PAINTED BLOCK/DRYWALL
OTHER FEATURES: N/A
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, EXTERIOR WALL

MAIN AREA 74 - FELLOWSHIP HALL

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF MEETING ROOM/KITCHEN
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/ WOOD
INTERIOR FINISH: DRYWALL/PANEL
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, ELEVATOR, EXTERIOR WALL

MAIN AREA 75 – CHURCH CLASSROOM

FOUNDATION: CONTINUOUS FOOTING OR POURED CONCRETE SLAB
PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE, CLASSROOMS, AND SANTUARY
FRAMING: BASIC
FLOOR COVER/FINISH: VINYL/CARPET/ WOOD
INTERIOR FINISH: DRYWALL/PANEL
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, ELEVATOR, EXTERIOR WALL
NOT INCLUDED IN BASE: HEATING/COOLING, SPRINKLER SYSTEM, PLUMBING FIXTURES, INTERIOR FINISH FOR OFFICE/RETAIL, EXTERIOR WALL

GENERAL APPLICATION

Main Area- There could be multiple sections with different main area types in one building. Each section could have a different base rate depending on the use of the section. Select the main area type that best describes the use of the section.

For each section of a building multiply the square footage by the base rate of the use type selected and then by the perimeter and height adjustment. Add the total of all floors for each section and multiply by the cost and design factor.

Adjustments to the main area are calculated below.

Heat type- Determine the percentage of each heat and air conditioning type for the finished total square footage of each section of the building. Multiply the square footage of each type of heat and air condition by the rate by the perimeter adjustment.
Exterior wall material- Add or subtract for the different types of wall material. There will be no wall adjustment for lower level. Multiply the perimeter units of the first and upper floors by the rate of the exterior wall type and then by perimeter adjustment.
Sprinkler System- Determine the percentage of each sprinkler system for the total square footage of each section of the building. Multiply the square footage of the type of sprinkler system selected by the rate.
Elevator/Escalator- Determine the type of elevator. Multiply the number of units by the rate.
Fireplace- Determine the type of fireplace or stack. Multiply the number of units by the rate.

Additions to the main area- select the addition type for each addition to the main area. Multiply the rate of the addition type by the square foot of the addition by the size adjustment for that addition type.

Final calculations - sub-total the main area, adjustment to the main area and additions to the main area for each section. Apply the proper Quality Grade Factor to arrive at the replacement cost new.

MAIN AREA RATES

MAIN AREA	DESCRIPTION	BASE RATE	FINISHED COMMERCIAL BASEMENT	UNFINISHED COMMERCIAL BASEMENT
BA	BRICK ADDITION	$100.00	-	-
FA	FRAME ADDITION	$90.00	-	-
RA	RIGID STEEL ADDITION	$20.00	-	-
01C	APARTMENT - CONCRETE	$89.65	$58.25	$29.10
01M	APARTMENT – MASONRY	$85.55	$55.60	$27.80
01R	APARTMENT – RIGID STEEL	$81.50	$52.95	$26.45
01S	APARTMENT – STEEL	$93.70	$60.90	$30.45
01W	APARTMENT – WOOD FRAME	$81.50	$52.95	$26.45
02C	APT TWNHS – CONCRETE	$89.65	$58.25	$29.15
02M	APT TWNHS – MASONRY	$85.55	$55.60	$27.80
02R	APT TWNHS – RIGID STEEL	$81.50	$52.95	$26.45
02S	APT TWNHS – STEEL	$93.70	$60.90	$30.45
02W	APT TWNHS – WOOD FRAME	$81.50	$52.95	$26.45
03C	ARMORY – CONCRETE	$80.15	$52.10	$26.05
03M	ARMORY – MASONRY	$76.55	$49.75	$24.85
03R	ARMORY – RIGID STEEL	$72.90	$47.35	$23.65
03S	ARMORY – STEEL	$83.80	$54.45	$27.25
03W	ARMORY – WOOD FRAME	$72.90	$47.35	$23.65
04C	AUDITORIUM – CONCRETE	$95.65	$62.15	$31.05
04M	AUDITORIUM – MASONRY	$91.30	$59.30	$29.65
04R	AUDITORIUM – RIGID STEEL	$86.95	$56.50	$28.25
04S	AUDITORIUM – STEEL	$99.95	$65.00	$32.50
04W	AUDITORIUM – WOOD FRAME	$86.95	$56.50	$28.25
05C	AUTO SHOWROOM – CONCRETE	$77.55	-	-
05M	AUTO SHOWROOM – MASONRY	$74.00	-	-
05R	AUTO SHOWROOM- RIGID STEEL	$70.50	-	-
05S	AUTO SHOWROOM – STEEL	$81.05	-	-
05W	AUTO SHOWROOM – WOOD FRAM	$70.50	-	-
06C	BANK - CONCRETE	$137.50	$89.35	$44.65
06M	BANK - MASONRY	$131.25	$85.30	$42.65
06R	BANK – RIGID STEEL	$125.00	$81.25	$40.60
06S	BANK – STEEL	$143.75	$93.40	$46.70
06W	BANK – WOOD FRAME	$125.00	$81.25	$40.60
07C	BEAUTY/BARBER - CONCRETE	$71.50	$46.45	$23.20
07M	BEAUTY/BARBER – MASONRY	$68.25	$44.35	$22.15
07R	BEAUTY/BARBER – RIGID STEEL	$65.00	$42.25	$21.10
07S	BEAUTY/BARBER – STEEL	$74.75	$48.55	$24.25
07W	BEAUTY/BARBER – WOOD FRAME	$65.00	$42.25	$21.15
08C	CAFETERIA – CONCRETE	$97.35	$63.25	$31.60
08M	CAFETERIA – MASONRY	$92.90	$60.40	$30.20
08R	CAFETERIA – RIGID STEEL	$88.50	$57.50	$28.75
08S	CAFETERIA – STEEL	$101.75	$66.15	$33.10
08W	CAFETERIA – WOOD FRAME	$88.50	$57.50	$28.75

MAIN AREA	DESCRIPTION	BASE RATE	FINISHED COMMERCIAL BASEMENT	UNFINISHED COMMERCIAL BASEMENT
09C	CAR WASH – CONCRETE	$53.35	-	-
09M	CAR WASH – MASONRY	$50.90	-	-
09R	CAR WASH – RIGID STEEL	$48.50	-	-
09S	CAR WASH – STEEL	$55.75	-	-
09W	CAR WASH – WOOD FRAME	$48.50	-	-
10C	CHURCH – CONCRETE	$116.05	$75.40	$37.70
10M	CHURCH – MASONRY	$110.75	$72.00	$36.00
10R	CHURCH – RIGID STEEL	$105.50	$68.55	$34.25
10S	CHURCH – STEEL	$121.30	$78.85	$39.40
10W	CHURCH – WOOD FRAME	$105.50	$68.55	$34.25
11C	CLASSROOM – CONCRETE	$92.95	$60.40	$30.20
11M	CLASSROOM – MASONRY	$88.70	$57.65	$28.80
11R	CLASSROOM – RIGID STEEL	$84.50	$54.90	$27.45
11S	CLASSROOM – STEEL	$97.15	$63.15	$31.55
11W	CLASSROOM – WOOD FRAME	$84.50	$54.90	$27.60
12C	CONDO – CONCRETE	$132.00	-	-
12M	CONDO – MASONRY	$126.00	-	-
12R	CONDO – RIGID STEEL	$120.00	-	-
12S	CONDO – STEEL	$138.00	-	-
12W	CONDO – WOOD FRAME	$120.00	-	-
13M	CONVERSION – MASONRY	$136.50	$88.70	$44.35
13W	CONVERSION – WOOD FRAME	$130.00	$84.50	$42.25
14C	COUNTRY CLUB – CONCRETE	$90.45	$58.80	$29.40
14M	COUNTRY CLUB – MASONRY	$86.35	$56.10	$28.05
14R	COUNTRY CLUB – RIGID STEEL	$82.25	$53.45	$26.70
14S	COUNTRY CLUB – STEEL	$94.55	$61.45	$30.70
14W	COUNTRY CLUB – WOOD FRAME	$82.25	$53.45	$26.70
15C	DEPARTMENT STORE – CONCRETE	$77.00	$50.05	$25.00
15M	DEPARTMENT STORE- MASONRY	$73.50	$47.75	$23.85
15R	DEPARTMENT STORE – RIGID STEEL	$70.00	$45.50	$22.75
15S	DEPARTMENT STORE – STEEL	$80.50	$52.30	$26.15
15W	DEPARTMENT STORE – WOOD FRA	$70.00	$45.50	$22.75
16C	DISCOUNT STORE – CONCRETE	$63.25	$41.10	$20.50
16M	DISCOUNT STORE – MASONRY	$60.25	$39.20	$19.60
16R	DISCOUNT STORE – RIGID STEEL	$57.50	$37.35	$18.65
16S	DISCOUNT STORE – STEEL	$66.10	$42.95	$21.45
16W	DISCOUNT STORE – WOOD FRAME	$57.50	$37.35	$18.65
17C	DORMITORY – CONCRETE	$86.90	$56.45	$28.20
17M	DORMITORY – MASONRY	$82.95	$53.90	$26.95
17R	DORMITORY – RIGID STEEL	$79.00	$51.35	$25.65
17S	DORMITORY – STEEL	$90.85	$59.05	$29.50
17W	DORMITORY - WOOD FRAME	$79.00	$51.35	$25.65
18C	DUPLEX – CONCRETE	$129.80	$84.35	$42.15
18M	DUPLEX – MASONRY	$123.90	$80.50	$40.25
18R	DUPLEX – RIGID STEEL	$118.00	$76.70	$38.35
18S	DUPLEX – STEEL	$135.70	$88.20	$44.10
18W	DUPLEX – WOOD FRAME	$118.00	$76.70	$38.35

MAIN AREA	DESCRIPTION	BASE RATE	FINISHED COMMERCIAL BASEMENT	UNFINISHED COMMERCIAL BASEMENT
19C	GYMNASIUM – CONCRETE	$83.35	$54.20	$27.10
19M	GYMNASIUM – MASONRY	$79.55	$51.70	$25.85
19R	GYMNASIUM – RIGID STEEL	$75.80	$49.25	$24.60
19S	GYMNASIUM - STEEL	$87.15	$56.65	$28.30
19W	GYMNASIUM – WOOD FRAME	$75.80	$49.25	$24.60
20C	FIRE STATION – CONCRETE	$75.00	$48.75	$24.35
20M	FIRE STATION – MASONRY	$71.60	$46.55	$23.25
20R	FIRE STATION – RIGID STEEL	$68.20	$44.30	$22.15
20S	FIRE STATION – STEEL	$78.40	$50.95	$25.45
20W	FIRE STATION – WOOD FRAME	$68.20	$44.30	$22.15
21C	FRATERNITY HOUSE – CONCRETE	$87.75	$57.05	$28.50
21M	FRATERNITY HOUSE – MASONRY	$83.75	$54.45	$27.20
21R	FRATERNITY HOUSE – RIGID STEEL	$79.80	$51.85	$25.90
21S	FRATERNITY HOUSE – STEEL	$91.75	$59.65	$29.80
21W	FRATERNITY HOUSE – WOOD FRAM	$79.80	$51.85	$25.90
22C	HANGAR – CONCRETE	$32.65	-	-
22M	HANGAR – MASONRY	$31.15	-	-
22R	HANGAR – RIGID STEEL	$29.70	-	-
22S	HANGAR – STEEL	$34.15	-	-
22W	HANDAR – WOOD FRAME	$29.70	-	-
23C	HOSPITAL – CONCRETE	$177.65	$115.45	$57.70
23M	HOSPITAL – MASONRY	$169.55	$110.20	$55.10
23R	HOSPITAL – RIGID STEEL	$161.50	$104.95	$52.45
23S	HOSPITAL – STEEL	$185.70	$120.70	$60.35
23W	HOSPITAL – WOOD FRAME	$161.50	$104.95	$52.45
24C	HOTEL – CONCRETE	$104.75	$68.10	$34.05
24M	HOTEL – MASONRY	$100.00	$65.00	$32.50
24R	HOTEL – RIGID STEEL	$95.25	$61.90	$30.95
24S	HOTEL – STEEL	$109.50	$71.20	$35.60
24W	HOTEL – WOOD FRAME	$95.25	$61.90	$30.95
25C	INDUSTRIAL - CONCRETE	$38.50	$30.80	$23.10
25M	INDUSTRIAL – MASONRY	$36.75	$29.40	$22.05
25R	INDUSTRIAL – RIGID STEEL	$35.00	$28.00	$21.00
25S	INDUSTRIAL – STEEL	$40.25	$32.20	$24.15
25T	INDUSTRIAL – TILT UP	$38.50	$30.80	$23.10
25W	INDUSTRIAL – WOOD FRAME	$35.00	$28.00	$21.00
26C	LABORATORY – CONCRETE	$58.00	$37.70	$28.25
26M	LABORATORY – MASONRY	$55.35	$36.00	$27.00
26R	LABORATORY – RIGID STEEL	$52.75	$34.25	$25.65
26S	LABORATORY – STEEL	$60.65	$39.40	$29.55
26W	LABORATORY – WOOD FRAME	$52.75	$34.25	$25.65
27C	LAUNDROMAT - CONCRETE	$61.70	$40.10	$20.05
27M	LAUNDROMAT – MASONRY	$58.90	$38.25	$19.10
27R	LAUNDROMAT – RIGID STEEL	$56.10	$36.45	$18.20
27S	LAUNDROMAT – STEEL	$64.50	$41.90	$20.95
27W	LAUNDROMAT – WOOD FRAME	$56.10	$36.45	$18.20

MAIN AREA	DESCRIPTION	BASE RATE	FINISHED COMMERCIAL BASEMENT	UNFINISHED COMMERCIAL BASEMENT
28C	LIBRARY – CONCRETE	$108.35	$70.40	$35.20
28M	LIBRARY – MASONRY	$103.40	$67.20	$33.60
28R	LIBRARY – RIGID STEEL	$98.50	$64.00	$32.00
28S	LIBRARY – STEEL	$113.25	$73.60	$36.80
28W	LIBRARY – WOOD FRAME	$98.50	$64.00	$32.00
29C	LOFT – CONCRETE	$49.65	-	-
29M	LOFT – MASONRY	$47.40	-	-
29R	LOFT – RIGID STEEL	$45.15	-	-
29S	LOFT – STEEL	$51.90	-	-
29W	LOFT – WOOD FRAME	$45.15	-	-
30A	DOUBLE-WIDE ADDITION	$70.00	-	-
30W	DW MOBILE HOME – WOOD FRAM	$85.00	-	-
31C	MOTEL – CONCRETE	$98.45	$63.95	$32.00
31M	MOTEL – MASONRY	$93.95	$61.05	$30.50
31R	MOTEL – RIGID STEEL	$89.50	$58.15	$29.05
31S	MOTEL – STEEL	$102.90	$66.90	$33.45
31W	MOTEL – WOOD FRAME	$89.50	$58.15	$29.05
32C	OFFICE – CONCRETE	$78.20	$50.80	$25.40
32M	OFFICE – MASONRY	$74.65	$48.50	$24.25
32R	OFFICE – RIGID STEEL	$71.10	$46.20	$23.10
32S	OFFICE – STEEL	$81.75	$53.15	$26.55
32T	OFFICE – TILT UP	$78.20	$50.80	$25.40
32W	OFFICE – WOOD FRAME	$71.10	$46.20	$23.10
33C	RESTAURANT – CONCRETE	$99.00	$64.35	$32.15
33M	RESTAURANT – MASONRY	$94.50	$61.40	$30.70
33R	RESTAURANT – RIGID STEEL	$90.00	$58.50	$29.25
33S	RESTAURANT – STEEL	$103.50	$67.25	$33.60
33W	RESTAURANT – WOOD FRAME	$90.00	$58.50	$29.25
34C	RETAIL STORE – CONCRETE	$68.75	$44.65	$22.30
34M	RETAIL STORE – MASONRY	$65.50	$42.65	$21.30
34R	RETAIL STORE – RIGID STEEL	$62.50	$40.60	$20.30
34S	RETAIL STORE – STEEL	$71.75	$46.70	$23.35
34W	RETAIL STORE – WOOD FRAME	$62.50	$40.60	$20.30
35C	SERVICE GARAGE – CONCRETE	$52.25	-	$23.00
35M	SERVICE GARAGE – MASONRY	$49.85	-	$22.00
35R	SERVICE GARAGE – RIGID STEEL	$47.50	-	$21.00
35S	SERVICE GARAGE – STEEL	$54.60	-	$24.00
35W	SERVICE GARAGE – WOOD FRAME	$47.50	-	$21.00
36C	SERVICE STATION – CONCRETE	$79.75	-	$23.00
36M	SERVICE STATION – MASONRY	$76.10	-	$22.00
36R	SERVICE STATION – RIGID STEEL	$72.50	-	$21.00
36S	SERVICE STATION – STEEL	$83.35	-	$24.00
36W	SERVICE STATION – WOOD FRAME	$72.50	-	$21.00

MAIN AREA	DESCRIPTION	BASE RATE	FINISHED COMMERCIAL BASEMENT	UNFINISHED COMMERCIAL BASEMENT
37C	SINGLE-FAMILY DWELLING - CONCR	$148.50	-	-
37M	SINGLE-FAMILY DWELLING – MASO	$141.75	-	-
37R	SINGLE-FAMILY DWELL – RIGID STE	$135.00	-	-
37S	SINGLE-FAMILY DWELLING – STEEL	$155.25	-	-
37W	SINGLE-FAMILY DWELL – WOOD FR	$135.00	-	-
38C	SUPERMARKET – CONCRETE	$70.70	-	-
38M	SUPERMARKET – MASONRY	$67.50	-	-
38R	SUPERMARKET – RIGID STEEL	$64.30	-	-
38S	SUPERMARKET – STEEL	$73.95	-	-
38W	SUPERMARKET – WOOD FRAME	$64.30	-	-
39C	THEATRE – CONCRETE	$88.35	-	$28.70
39M	THEATRE – MASONRY	$84.35	-	$27.40
39R	THEATER – RIGID STEEL	$80.35	-	$26.10
39S	THEATER – STEEL	$92.40	-	$30.00
39W	THEATER – WOOD FRAME	$80.35	-	$26.10
40C	WAREHOUSE – CONCRETE	$33.55	$28.00	$23.00
40M	WAREHOUSE – MASONRY	$32.00	$27.00	$22.00
40R	WAREHOUSE – RIGID STEEL	$30.50	$26.00	$21.00
40S	WAREHOUSE – STEEL	$35.05	$29.00	$24.00
40T	WAREHOUSE – TILT UP	$33.55	$28.00	$23.00
40W	WAREHOUSE – WOOD FRAME	$30.50	$26.00	$21.00
41C	CONVENIENCE STORE – CONCRETE	$99.00	-	$23.00
41M	CONVENIENCE STORE – MASONRY	$94.50	-	$22.00
41R	CONVENIENCE STORE – RIGID STEE	$90.00	-	$21.00
41S	CONVENIENCE STORE – STEEL	$103.50	-	$24.00
41W	CONVENIENCE STORE – WOOD FRA	$90.00	-	$21.00
42C	REST HOME – CONCRETE	$121.00	$78.65	$39.30
42M	REST HOME – MASONRY	$115.50	$75.05	$37.50
42R	REST HOME – RIGID STEEL	$110.00	$71.50	$35.75
42S	REST HOME – STEEL	$126.50	$82.20	$41.10
42W	REST HOME – WOOD FRAME	$110.00	$71.50	$35.75
43C	BOWLING ALLEY – CONCRETE	$56.90	-	-
43M	BOWLING ALLEY – MASONRY	$54.30	-	-
43R	BOWLING ALLEY – RIGID STEEL	$51.75	-	-
43S	BOWLING ALLEY – STEEL	$59.50	-	-
43W	BOWLING ALLEY - WOOD FRAME	$51.75	-	-
44C	FUNERAL HOME – CONCRETE	$112.35	$73.00	$36.50
44M	FUNERAL HOME – MASONRY	$107.25	$69.70	$34.85
44R	FUNERAL HOME – RIGID STEEL	$102.15	$66.40	$33.20
44S	FUNERAL HOME – STEEL	$117.45	$76.35	$38.15
44W	FUNERAL HOME - WOOD FRAME	$102.15	$66.40	$33.20
45C	RADIO/TV STATION - CONCRETE	$99.55	-	$23.00
45M	RADIO/TV STATION – MASONRY	$95.00	-	$22.00
45R	RADIO/TV STATION – RIGID STEEL	$90.50	-	$21.00
45S	RADIO/TV STATION – STEEL	$104.05	-	$24.00
45W	RADIO/TV STATION – WOOD FRAM	$90.50	-	$21.00

MAIN AREA	DESCRIPTION	BASE RATE	FINISHED COMMERCIAL BASEMENT	UNFINISHED COMMERCIAL BASEMENT
46C	MEDICAL OFFICE – CONCRETE	$121.60	$79.00	$39.50
46M	MEDICAL OFFICE – MASONRY	$116.05	$75.45	$37.70
46R	MEDICAL OFFICE – RIGID STEEL	$110.55	$71.85	$35.90
46S	MEDICAL OFFICE – STEEL	$127.10	$82.60	$41.30
46W	MEDICAL OFFICE – WOOD FRAME	$110.55	$71.85	$35.90
47C	GOVERNMENT BUILDING – CONCRE	$106.40	$69.15	$34.55
47M	GOVERNMENT BUILDING – MASON	$101.55	$66.00	$33.00
47R	GOVERNMENT BUILDING – RIGID S	$96.75	$62.85	$31.40
47S	GOVERNMENT BUILDING – STEEL	$111.25	$72.30	$36.15
47W	GOVERNMENT BUILDING – WOOD	$96.75	$62.85	$31.40
48C	RESEARCH – CONCRETE	$58.00	$37.70	$23.00
48M	RESEARCH – MASONRY	$55.35	$36.00	$22.00
48R	RESEARCH – RIGID STEEL	$52.75	$34.25	$21.00
48S	RESEARCH – STEEL	$60.65	$39.40	$24.00
48W	RESEARCH – WOOD FRAME	$52.75	$34.25	$21.00
49C	CONVALESCENT HOME – CONCRET	$121.00	$78.65	$39.30
49M	CONVALESCENT HOME – MASONRY	$115.50	$75.00	$37.50
49R	CONVALESCENT HOME – RIGID STE	$110.00	$71.50	$35.75
49S	CONVALESCENT HOME – STEEL	$126.50	$82.20	$41.10
49W	CONVALESCENT HOME – WOOD FR	$110.00	$71.50	$35.75
50C	FAST FOOD RESTAURANT – CONCRE	$131.20	-	-
50M	FAST FOOD RESTAURANT – MASON	$125.25	-	-
50R	FAST FOOD RESTAURANT – RIGID S	$119.30	-	-
50S	FAST FOOD RESTAURANT – STEEL	$137.20	-	-
50W	FAST FOOD RESTAURANT – WOOD	$119.30	-	-
51C	TRANSIT WAREHOUSE - CONCRETE	$41.25	-	$23.00
51M	TRANSIT WAREHOUSE – MASONRY	$39.35	-	$22.00
51R	TRANSIT WAREHOUSE – RIGID STEE	$37.50	-	$21.00
51S	TRANSIT WAREHOUSE – STEEL	$43.10	-	$24.00
51W	TRANSIT WAREHOUSE – WOOD FRA	$37.50	-	$21.00
52M	PRESS BOX – MASONRY	$42.20	-	$22.00
52W	PRESS BOX - WOOD FRAME	$40.20	-	$21.00
53M	STORAGE W/PLUMBING – MASONR	$21.00	-	-
53W	STORAGE W/PLUMBING – WOOD F	$20.00	-	-
54M	SHOP (RESIDENTIAL) – MASONRY	$26.25	-	-
54R	SHOP (RESIDENTIAL) – RIGID STEEL	$25.00	-	-
54W	SHOP (RESIDENTIAL) – WOOD FRA	$25.00	-	-
56M	SHOP (COMMERCIAL) – MASONRY	$26.25	-	-
56R	SHOP (COMMERCIAL)- RIGID STEEL	$25.00	-	-
56W	SHOP (COMMERCIAL) – WOOD FRA	$25.00	-	-
57C	TRIPLEX – CONCRETE	$121.00	$78.65	$23.00
57M	TRIPLEX – MASONRY	$115.50	$75.05	$22.00
57R	TRIPLEX – RIGID STEEL	$110.00	$71.50	$21.00
57S	TRIPLEX – STEEL	$126.50	$82.20	$24.00
57W	TRIPLEX – WOOD FRAME	$110.00	$71.50	$21.00

MAIN AREA	DESCRIPTION	BASE RATE	FINISHED COMMERCIAL BASEMENT	UNFINISHED COMMERCIAL BASEMENT
58A	SINGLE-WIDE MH ADDITION	$50.00	-	-
58W	SINGLE-WIDE MH – WOOD FRAME	$60.00	-	-
59W	MODULAR HOME – WOOD FRAME	$120.00	-	-
62C	DATA CENTER – CONCRETE	$192.50	-	-
62M	DATA CENTER – MASONRY	$183.75	-	-
62R	DATA CENTER – RIGID STEEL	$175.00	-	-
62S	DATA CENTER – STEEL	$201.25	-	-
62T	DATA CENTER – TILT-UP	$192.50	-	-
63C	SPECIAL PURPOSE – CONCRETE	$77.00	$50.05	$25.00
63M	SPECIAL PURPOSE – MASONRY	$73.50	$47.75	$23.85
63R	SPECIAL PURPOSE – RIGID STEEL	$70.00	$45.50	$22.75
63S	SPECIAL PURPOSE – STEEL	$80.50	$52.30	$25.00
63T	SPECIAL PURPOSE – TILT UP	$77.00	$50.05	$25.00
63W	SPECIAL PURPOSE – WOOD FRAME	$70.00	$45.50	$22.75
64R	MODULAR SPECIAL PURP – RIGID	$100.00	-	-
64W	MODULAR SPECIAL PURP – WOOD	$100.00	-	-
65M	FITNESS CENTER – MASONRY	$99.75	$64.84	$32.40
65R	FITNESS CENTER – RIGID STEEL	$95.00	$61.75	$30.85
65W	FITNESS CENTER – WOOD FRAME	$95.00	$61.75	$30.85
66C	CASINO – CONCRETE	$275.00	-	$89.35
66M	CASINO – MASONRY	$262.50	-	$85.31
66R	CASINO – RIGID STEEL	$250.00	-	$81.25
66S	CASINO – STEEL	$287.50	-	$93.40
66W	CASINO – WOOD FRAME	$250.00	-	$81.25
68C	POST OFFICE – CONCRETE	$77.00	-	$25.00
68M	POST OFFICE – MASONRY	$73.50	-	$23.85
68R	POST OFFICE – RIGID STEEL	$70.00	-	$22.75
68S	POST OFFICE – STEEL	$80.50	-	$26.15
68W	POST OFFICE – WOOD FRAME	$70.00	-	$22.75
69C	PARKING GARAGE – CONCRETE	$66.85	-	-
69M	PARKING GARAGE - MASONRY	$63.80	-	-
69S	PARKING GARAGE – STEEL	$69.90	-	-
70C	MINI LUBE – CONCRETE	$132.00	-	-
70M	MINI LUBE – MASONRY	$126.00	-	-
70R	MINI LUBE – RIGID STEEL	$120.00	-	-
70S	MINI LUBE – STEEL	$138.00	-	-
70W	MINI LUBE – WOOD FRAME	$120.00	-	-
71C	RETAIL STRIP CENTER – CONCRETE	$72.05	-	-
71M	RETAIL STRIP CENTER – MASONRY	$68.75	-	-
71R	RETAIL STRIP CENTER – RIGID STEEL	$65.50	-	-
71S	RETAIL STRIP CENTER – STEEL	$75.30	-	-
72C	SELF STORAGE/MINI – CONCRETE	$30.80	-	-
72M	SELF STORAGE/MINI – MASONRY	$29.40	-	-
72R	SELF STORAGE/MINI – RIGID STEEL	$28.00	-	-
72S	SELF STORAGE/MINI – STEEL	$32.20	-	-
72W	SELF STORAGE/MINI – WOOD FRA	$28.00	-	-

MAIN AREA	DESCRIPTION	BASE RATE	FINISHED COMMERCIAL BASEMENT	UNFINISHED COMMERCIAL BASEMENT
73C	DAYCARE CENTER – CONCRETE	$88.00	$57.20	$28.60
73M	DAYCARE CENTER – MASONRY	$84.00	$54.60	$27.30
73R	DAYCARE CENTER – RIGID STEEL	$80.00	$52.00	$26.00
73S	DAYCARE CENTER – CONCRETE	$92.00	$59.80	$29.90
73W	DAYCARE CENTER – WOOD FRAME	$80.00	$52.00	$26.00
74C	FELLOWSHIP HALL – CONCRETE	$77.00	$50.05	$25.00
74M	FELLOWSHIP HALL – MASONRY	$73.50	$47.78	$23.85
74R	FELLOWSHIP HALL – RIGID STEEL	$70.00	$45.50	$22.75
74S	FELLOWSHIP HALL – STEEL	$80.50	$52.30	$26.16
74W	FELLOWSHIP HALL – WOOD FRAME	$70.00	$45.50	$22.75
75C	CHURCH CLASSROOM – CONCRETE	$88.00	$57.20	$28.60
75M	CHURCH CLASSROOM – MASONRY	$84.00	$54.60	$27.30
75R	CHURCH CLASSROOM – RIGID	$80.00	$52.00	$26.00
75S	CHURCH CLASSROOM – STEEL	$92.00	$59.80	$29.90
75W	CHURCH CLASSROOM – WOOD FRA	$80.00	$52.00	$26.00

ADJUSTMENTS TO MAIN AREA

AREA PERIMETER RATIO ADJUSTMENTS FOR COMMERCIAL BUILDINGS

CODE	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP
Perim.	150	175	200	250	300	400	500	600	700	800	1000	1200	1400	1600	1800	2000
Sq. Ft.																
1000	122%	126%	130%	132%	---	---	---	---	---	---	---	---	---	---	---	---
1500	111%	115%	119%	123%	126%	---	---	---	---	---	---	---	---	---	---	---
2000	104%	107%	111%	117%	120%	125%	---	---	---	---	---	---	---	---	---	---
2500	100%	103%	105%	110%	115%	120%	124%	---	---	---	---	---	---	---	---	---
3000	97%	100%	102%	106%	110%	119%	120%	---	---	---	---	---	---	---	---	---
4000	94%	96%	98%	100%	104%	110%	117%	119%	---	---	---	---	---	---	---	---
5000	92%	94%	95%	97%	100%	105%	110%	115%	---	---	---	---	---	---	---	---
6000	91%	92%	93%	95%	98%	102%	106%	110%	---	---	---	---	---	---	---	---
8000	89%	90%	91%	92%	94%	97%	100%	104%	107%	110%	---	---	---	---	---	---
10000	---	---	90%	91%	93%	95%	97%	100%	103%	105%	110%	115%	---	---	---	---
12000	---	---	89%	90%	91%	93%	95%	97%	100%	102%	106%	110%	115%	---	---	---
14000	---	---	---	---	90%	92%	94%	96%	98%	100%	103%	106%	110%	114%	---	---
16000	---	---	---	---	---	91%	93%	94%	96%	97%	100%	104%	107%	110%	---	---
18000	---	---	---	---	---	90%	92%	93%	95%	96%	99%	102%	104%	107%	110%	---
20000	---	---	---	---	---	89%	91%	92%	94%	95%	97%	100%	103%	105%	108%	110%
25000	---	---	---	---	---	88%	90%	91%	92%	93%	95%	97%	99%	101%	103%	105%
30000	---	---	---	---	---	87%	89%	90%	91%	92%	93%	95%	97%	98%	100%	102%
35000	---	---	---	---	---	86%	88%	89%	90%	91%	92%	93%	95%	96%	98%	99%
40000	---	---	---	---	---	85%	87%	88%	89%	90%	91%	92%	94%	95%	96%	98%
50000	---	---	---	---	---	---	---	---	88%	89%	90%	91%	92%	93%	94%	95%
75000	---	---	---	---	---	---	---	---	85%	86%	87%	88%	89%	90%	91%	92%
100000	---	---	---	---	---	---	---	---	---	84%	85%	86%	87%	88%	89%	90%
199999	---	---	---	---	---	---	---	---	---	---	---	85%	86%	87%	88%	89%

WALL HEIGHT ADJUSTMENT TO MAIN AREA

COMMERCIAL ADJUSTMENT TABLE						
CODE	Height	Adj.		CODE	Height	Adj.
HT	8	96.0%		HT	28	128.0%
HT	9	97.0%		HT	29	130.0%
HT	10	98.0%		HT	30	132.0%
HT	11	99.0%		HT	31	134.0%
HT	12	100.0%		HT	32	136.0%
HT	13	101.0%		HT	33	138.0%
HT	14	102.0%		HT	34	140.0%
HT	15	103.0%		HT	35	142.0%
HT	16	105.0%		HT	36	144.0%
HT	17	106.0%		HT	37	145.0%
HT	18	108.0%		HT	38	146.0%
HT	19	110.0%		HT	39	147.0%
HT	20	112.0%		HT	40	148.0%
HT	21	114.0%		HT	41	149.0%
HT	22	116.0%		HT	42	150.0%
HT	23	118.0%		HT	43	151.0%
HT	24	120.0%		HT	44	152.0%
HT	25	122.0%		HT	45	153.0%
HT	26	124.0%		HT	46	154.0%
HT	27	126.0%		HT	47 & UP	155.0%

(There is no height adjustment for Residential Dwellings)

HEAT AND AIR CONDITIONING

HC Code	Description	SF Rate
51	NO HEAT	BASE
52	FLOOR/WALL FURN	$2.00
53	ELEC BBOARD/CLG	$2.50
54	RADIANT WATER	$3.00
55	FORCED HOT AIR	$2.75
56	UNIT HEATERS	$1.75
57	PACK HEAT & AIR	$5.00

HC Code	Description	SF Rate
58	REV CYCLE PUMP	$5.00
59	COOLING W/ DUCTS	$3.50
60	HVAC	$6.00
61	IND UNIT HEAT	$1.75
62	IND CENTRAL HEAT	$2.50
63	INDUSTRIAL HVAC	$4.00
64	IND COOLING ONLY	$2.50

EXTERIOR WALLS

EW Code	Description	Rate
01	BRICK	$32.49
02	STONE	$65.04
03	CONCRETE BLOCK	BASE
04	STUCCO	BASE
05	LOG	$25.50
06	WOOD SIDING	BASE

EW Code	Description	Rate
07	ASBESTOS & MASONITE	($12.40)
08	ALUMINUM/VINYL	BASE
09	CORRUGATED METAL	BASE
10	PRECAST CONCR PANEL	$28.50
11	FIBER CEMENT SIDING	$31.00
12	SYNTHETIC STUCCO	BASE

SPRINKLER SYSTEM

SP Code	Description	SF Rate
01	WET	$2.00
02	DRY	$2.50
51	COMMERCIAL WET	$2.00
51	COMMERCIAL DRY	$2.50

ELEVATORS

EL Code	Description	Unit Rate
HL	Home Lift	$7,500
2S	Two Story	$60,000
3S	Three Story	$67,500
4S	Four Story	$75,000
5S	Five Story	$82,500
6S	Six Story	$90,000

EL Code	Description	Unit Rate
7S	Seven Story	$97,500
2F	Freight - Two Story	$35,000
3F	Freight – Three Story	$42,500
4F	Freight – Four Story	$50,000
5F	Freight – Five Story	$57,500
6F	Freight – Six Story	$65,000

MULTI-FAMILY APARTMENTS

An apartment is a residential living unit with the same living accommodations normally found in a single-family residence. An apartment contains four or more residential living units and generally provides each unit with a number of common facilities, services, and amenities. Two or more apartment buildings operating as a single unit are generally referred to as an apartment complex**.**

VALUATION

As with other types of property the replacement cost method of valuation is a starting point for the appraiser. The schedule prices are for average "C" Grade construction quality, erected with average materials and workmanship. A table of Quality Factors provided to adjust the "C" Grade prices in order to account for variations in construction quality. Apartment units found in a given apartment building or complex of buildings vary in size and arrangement. They may be one room efficiency units consisting of a bedroom and kitchenette; two room studio units consisting of a bedroom and living room and kitchen combination, and conventional units consisting of a kitchen, dining area, living room, and one or more bedrooms. Each apartment unit has one or more bathrooms and conventional units often have a separate dining room, den or family room.

INCOME APPROACH

Apartment buildings are built, bought, and sold as an investment or income producing property. The appraisal of apartments utilizing the Capitalization or Income Approach to value basic procedure is…

1. Collection of the income generated – including monthly rents from the units, parking, and other receipts, such as laundry facilities
2. The collection of the expenses associated with the management and maintenance of the property
3. The capitalization of the net income into an indication of value

Functional and Economic depreciation allowances must be derived from the income and expense of each apartment project as it relates to other properties of similar utility and condition.

DUPLEX/TRIPLEX

The Income Approach for two to three unit buildings will be using the GRM or Gross Monthly Multiplier. The GRM will range from 90 to 130 with normal being 110 to 115.

Example: Each unit in a Duplex rent for a total of $450 a month and using a 120 GRM.
$900 X 120 = $108000

SECTION 42 LOW-INCOME HOUSING

North Carolina General Statute 105-277.16
A North Carolina low-income housing development to which the North Carolina Housing Finance Agency allocated a federal tax credit under section 42 of the Code is designated a special class of property under Article V, Section 2(2) of the North Carolina Constitution and must be appraised, assessed and taxed in accordance with this section. The assessor must use the income approach as the method of valuation for property classified under this section and must take rent restrictions that apply to the property into consideration in determining the income attributable to the property. The assessor may not consider income tax credits received under section 42 of the Code or under G.S. 105-129.42 in determining the income attributable to the property. (2008-146, s. 3.1:2008-187, s. 47.6).

General Application
Identify the low-income housing property being appraised and request copies of the audited financial statements for current year (revaluation year) and three prior years.

Analyze the actual income stream: apply expense ratios, capitalization rates, and Gross Rent Multipliers (GRM) developed for use in the 2025 Cleveland County Revaluation Project.

Vacancy Rates
A normal rate of 3-5% has been adopted for use by Cleveland County.

Operating Expenses
An average expense ratio of 50% to 60% has been adopted for use by Cleveland County**.**
The expense ratio includes reserve for replacement but not property tax expenses. The property tax expense is loaded in the cap rate.

Capitalization Rate
Cleveland County uses a capitalization rate range of 6% to 10% for apartments that are not Section 42; a capitalization rate of .06 to .075 was selected for use in S42 low-income housing appraisal.

SAMPLE INCOME APPROACH APPRAISAL
SECTION 42 LOW INCOME HOUSING (G.S. 105-277.16)

100 UNIT @ $610 A MONTH

POTENTIAL GROSS INCOME (100 x $610 x 12 MONTHS)	**$732,000**
VACANCY (3%)	**(-$21,960)**
OTHER INCOME	**$3,500**
EFFECTIVE GROSS INCOME	**$713,540**
OPERATING EXPENSES (50%)	**(-$356,770)**
NET OPERATING INCOME	**$356,770**
CAP RATE (6.5%) + TAX RATE (.0135)	**{.0785}**
APPRAISED VALUE	**$4,544,840**
VALUE PER UNIT	**$45,448**

FAST FOOD RESTAURANTS

Franchise Food restaurants have become common place beginning in the 1950's. The buildings, though they offer similar accommodations, are highly distinctive in architectural style and design. Each operation is readily identifiable with a particular design and motif and relies heavily on the appearance or "eye appeal" of its buildings to attract, maintain and promote business. The wide range of styles and designs has a direct influence on the replacement costs of the buildings. The size and quality of materials and workmanship alone are not the prime determining factors. Two restaurants showing no marked difference in size and construction quality may still show a considerable difference in cost due to the difference in design and décor. The replacement cost schedule provided is based upon specifications of size, quality, and design. The schedule is to be used as a guide for estimating replacement costs of franchise food restaurants. The proper use of the schedule, along with experience and sound judgment, should enable the appraiser to establish a reasonable estimate of replacement cost.

BASE SPECIFICATIONS

The Cost Schedule assumes a basic layout which includes a serving area, food preparation area, a small office area, an employee dressing area, two toilet rooms, and depending upon size, a dining area. General construction features include masonry foundation walls on spread footings' 4" reinforced concrete floor slab on a granular base, roof and exterior wall construction; interior finish; and building equipment and fixtures commensurate with the grade; stud and masonry partitioning; unfinished floor and painted masonry or dry wall interior finish in storage areas and mechanical rooms; utility service, heating, fluorescent lighting fixtures in the preparation and office areas, plumbing fixtures and drains.

FRANCHISE FOOD QUALITY GRADE SPECIFICATIONS

AA and A Grade	A unique design featuring elaborate architecture, especially in the roof and exterior walls, built of high quality materials and workmanship. A-Frame, Mansard, Gambrel, or Multi-Pitch type roofs with extensive overhangs, and copper, porcelain enamel shingles, wood shakes, slate, or comparable high quality roofing on insulated wood or steel decking and framing, with laminated wood frame or steel frame supporting beams and columns often exposed to project architectural effects. Walls consist of a combination of face brick or ceramic glazed brick, decorative stone or wood and plate glass. High quality interior finish of ceramic or quarry tile flooring, exposed stone and brick or high grade wood or porcelain enamel paneling and ceramic tile wall finish. Porcelain enamel or acoustical tile ceilings, often open to the roof slope; combined heating and air conditioning system; high grade ornamental lighting fixtures in the dining and service areas; good quality plumbing fixtures for typical toilet room facilities.
B Grade	Conventional design featuring custom architectural styling, built of good quality materials and workmanship. Mansard, Gambrel or Double-Pitch roofs with liberal overhangs, composition tar and gravel, stone chip, or asphalt shingle roofing on insulated wood or steel decking and framing; face brick, ceramic tile and plate glass exterior walls with moderate architectural treatment; good quality interior finish of ceramic or quarry tile flooring, exposed brick or wood paneling and ceramic wall finish; acoustical tile or drywall ceiling; combined heating and air conditioning system, ornamental lighting fixtures in the dining and serving areas, and good quality plumbing fixtures for typical toilet room facilities.

C Grade — Conventional design featuring moderate architectural styling, built of good quality workmanship and materials. Double-Pitch type roofs with normal overhangs, composition tar and gravel or asphalt shingle roofing on insulated wood or steel decking and framing; face brick, wood, or painted concrete block and plate glass exterior walls; average quality interior finish of quarry or vinyl asbestos tile flooring, wood paneling or drywall and part ceramic tile wall finish; drywall or acoustical tile ceiling; combined heating and air conditioning system; fluorescent lighting fixtures in the dining area, and average quality plumbing fixtures for typical toilet room facilities.

D Grade — A simple conventional design void of architectural styling, built of average quality materials and workmanship. Flat or Single Pitch roof with normal overhangs, composition roofing on insulated wood decking and framing; painted concrete block or wood exterior walls with a minimal amount of plate glass; average quality interior finish consisting of asphalt or vinyl asbestos tile flooring; painted concrete block, drywall or paneled wall finish and drywall ceiling; forced-air heating; wall unit air conditioning; fluorescent lighting fixtures; fair quality plumbing fixtures for typical toilet room facilities.

E Grade — Simple design void of architectural styling, built of fair quality materials and workmanship. Single-Pitch roof with normal overhangs, and composition roofing on wood decking and framing; painted concrete block or wood exterior walls with a minimal amount of plate glass; low quality interior finish consisting of asphalt tile flooring and painted concrete block and drywall; unit heaters; no air conditioning; fluorescent lighting fixtures; and fair quality plumbing fixtures for typical toilet room facilities,

DEPRECIATION GUIDELINES

Franchise Food Restaurants are built for a special purpose which are not readily adaptable to other uses. They go out of style both functionally and economically at a much faster rate than they deteriorate physically. The business is highly competitive and relies heavily on site location and the physical appearance of its buildings. In order to keep abreast of competition, owners must frequently renovate the structures. Changing consumer habits, traffic patterns, and competition are but a few of the factors that influence the life span of the buildings and must therefore be considered in the evaluation process.

GOLF COURSES

Golf courses are designed and built in a variety of types and sizes. The pricing schedules in this section are provided as a guide to assist the appraiser in arriving at a reasonable and equitable estimate of the cost of developing the various types of courses.

REGULATION COURSES

A regulation golf course usually consists of 18 holes of varied length. There are generally four short holes, 130 to 200 yards (par 3); ten average holes 350 to 400 yards (par 4); and four long holes 450 to 550 yards (par 5). Average costs per hole are given for five grades of courses; the general specifications are as follows:

Excellent — Excellent- course designed for professional play; rolling terrain; well landscaped with wide tree lined fairways and large, excellent quality greens and tees; numerous natural and man-made hazards; generally 7200 yards long with a par 72 rating.

Very Good — Very good- course design for championship play; rolling terrain; well landscaped with wide fairways and large, very good quality greens and tees; many natural and man-made hazards; generally 6900 yards long with a par 72 rating.

Good — Good- course design for private club membership; rolling terrain; well landscaped with wide fairways and large good quality greens and tees; natural and some man-made hazards; generally 6500 yards long with a par 70 rating.

Average — Average- course designed for municipal or general public play; flat terrain; landscaped fairways; average size and quality greens and tees; some natural and few, if any, man-made hazards; generally 6000 yards long with a par 67 to 70 rating.

Fair — Fair- Simply developed course often referred to as a "cow-pasture course"; flat terrain; very little landscaping; small greens and tees; few natural hazards; generally 5400 yards long with a par 64 to 67 rating.

BASE PRICE COMPONENTS

The costs per hole have been developed to include the cost of normal on course improvements and do not include the cost of land, clubhouse, or any recreational facilities. The base price components are as follows:

Grading and Clearing. . . includes the removal of brush and trees from the fairways, greens, or tees; landscaping and the seeding of grass.

Sprinkler System. . . includes the water source, pumps, piping, and sprinkler heads.

Greens. . . includes the building, seeding and care of the greens until the opening of the course.
Tees. . . includes the building and care of the tees until the opening of the course.

Bunkers. . . includes the building and care of the bunkers until the opening of the course.

Service and Cart Roads. . . includes base preparation, paving, and bridges over hazards.

Architect's Fees. . . includes all plans and supervision during construction.

OTHER COURSES

Miniature Course	The entire course is comprised of a putting surface which has various obstacles and hazards placed between the tee and the cup.
Pitch and Putt Course	The course has greens, bunkers, tees, fairways, and very little, if any, rough area separating the holes. The holes are usually 60 to 120 yards long and the course often has lighting for night play.
Par 3 Course	The course is the same as a regulation course, but on a smaller scale with all the holes rated par 3, 140 to 160 yards long and the course may have lighting for night play.
Executive Course	Also called a par 60 course; the course is the same as a regulation course, but on a smaller scale with the holes 200 to 300 yards long. The holes are mostly par 3 with some par 4 and par 5 ratings.
Driving Range	Consists of a piece of land, usually 10 to 15 acres, with elevated tees along one side used for practice of hitting tee shots on regulation courses.
Practice Putting Greens	Consists of a large green with numerous cups used for putting practice.

GENERAL APPLICATION

The primary variables in golf courses are size, layout, sprinkler system, greens, tees, fairways, and bunkers. Costs of courses may vary from $50,000 per hole for a course with minimal improvements to $300,000 per hole for the best championship courses. The costs given are for average courses in each quality grade. Included in the cost per hole are normal clearing and grading, complete sprinkler systems, landscaping, greens, tees, bunkers, service and cart roads, and architect's fees. Costs do not include buildings, swimming pools, parking areas, or any other off-course improvements. Listed below is the procedure to be used for the appraisal of golf courses.

1. Identify the course by name.
   a. The type of course (regulation size, pitch and putt, miniature, etc.).
   b. The year of completion (if developed in phases, describe the number of holes completed each year).
   c. The number of holes and the amount of land used for the course.
   d. The course length and par.
   e. The terrain and topographical features.
   f. The average size of the greens, tees, and the number of bunkers.
   g. The type of sprinkler system.

2. Analyze the various components of the subject property, giving special consideration to . . . the extent of planning. . . .the natural contour of the land. . . clearing and grading of fairways, greens, and tees. . . the extent and quality of the sprinkler system: whether it is automatic, manual, covers the entire course, or only the tees and greens. . . the average green and tee size. . . the average number of bunkers per hole. . . the quality of cart and service roads. . . any other characteristics essential to establishing the proper grade level of the course.

3. Determine the Quality of the course by comparing its components, as analyzed above, with the given specifications for each grade and select the corresponding base cost per hole.

4. Multiply the replacement cost per hole based on the quality, as derived in Step #3, by the total number of holes to arrive at the total replacement cost of the course.

5. Determine the proper depreciation allowance based upon the condition, desirability, and usefulness of the course relative to its age, and apply it to the total replacement cost as derived in Step #4, to arrive at the depreciated value of the course.

6. Sketch, list, and compute by using the appropriate pricing schedule, the replacement cost and depreciated value of all improvements not included in the base cost.

GOLF COURSE PRICING EXAMPLE

Lavender Point Golf Course - an 18 hole regulation size course, 6500 yards long, par 72, located on 150 acres of rolling terrain. The course is 10 years old and has 10000 square foot greens, (3) 2500 square foot tee locations for each hole, and (3) bunkers per hole. Fairways and greens have automatic sprinkler system.

This course is judged to be a Good Quality Course with very good greens and tees, good overall condition, desirability and utility. Land value is estimated at $5000 per acre

Base Cost Per Hole	$ 100,000
Good Quality	X 1.25
Replacement Cost Per Hole	$ 125,000
Number of Holes	X 18
Total Replacement Cost	$2,250,000
Less Depreciation -20%	- 450,000
Total Value of Course Improvements	$1,800,000
Land Value (150 acres @ $5000)	$ 750,000
Total Value	$2,550,000
Value Per Hole (Rounded)	$ 141,166

GOLF COURSE PRICING

EXCELLENT QUALITY
Professional Course: 18 holes located on 160 to 250 acres, 6900 to 7200 yards long, rated par 72, rolling terrain. Costs include: automatic sprinkler system on greens and fairways; greens are 8000 square foot or above top quality construction with drainage tile; tees are 2100 square feet or above with 5 tee locations; 3 to 8 bunkers per hole; good quality cart paths.

VERY GOOD QUALITY
Championship Course: 18 holes located on 160 to 200 acres, 6900 to 7000 yards long, rated par 72, rolling terrain. Costs include: automatic sprinkler system on greens and fairways; greens are 8000 to 10000 square foot top quality construction with drainage tile; tees are 2100 to 2400 square feet with 3 tee locations; 3 to 4 bunkers per hole; good quality cart paths.

GOOD QUALITY
Private Club Course: 18 hole located on 130 to 175 acres, 6500 to 6900 yards long, rated par 70 to 72, rolling terrain. Costs include: automatic sprinkler system on greens and fairways; greens are 5000 to 8000 square foot good quality construction with drainage tile; tees are 1800 to 2100 square feet with 2 to 3 locations; 2 to 3 bunkers per hole; good quality cart paths.

AVERAGE QUALITY
Public or Semi-Private Course: 18 holes located on 100 to 125 acres, 5500 to 6500 yards long, rated par 68 to 72, gently rolling or flat terrain. Costs include: automatic sprinkler system on greens, manual system on fairways; greens are 3000 to 5000 square foot average quality with minimal drainage tile; tees are 1500 to 1800 square feet with 2 locations; 2 bunkers per hole; average quality cart paths.

FAIR QUALITY
Public Course: 9 to 18 holes located on 75 to 100 acres, up to 5400 yards long, rated par 34 to 70, flat terrain; automatic or manual sprinkler system on greens; manual on fairways; greens are 2000 to 3000 square feet with l or 2 locations; average of l or less bunkers per hole; fair quality cart paths.

PAR 3
Non-regulation golf course, consisting of 9 to 18 holes located on 25 to 50 acres, 1800 to 2500 yards long, par 27 to 54, flat or gently rolling terrain; manual sprinkler system on greens and fairways; greens are 1000 to 1500 square foot fair quality construction with natural drainage; tees are 500 to 1000 square feet with 1 location; minimal number of bunkers; no car

INCOME APPROACH TO GOLF COURSE

The Income Approach is typically the most accurate measure of value for golf courses. It reduces the differences between golf courses to the least common denominator, **Golf Income Revenue (GIR).** This revenue can be quantified from the market place and analyzed based on actual or anticipated number of rounds played and average daily rates per round.

Following is the formula for estimating the value of golf courses in Cleveland County, based on the Income Approach.

Stabilized # Rounds (SNR) x Stabilized Daily Rate (SDR) = Golf Income Revenue (GIR) x Golf Income Multiplier (GIM) = Indicated Value

EXAMPLE
Catapult Golf Club – an 18 hole, regulation size golf course, with a stabilized number of rounds of 20,000 per year and a stabilized daily rate of $50.

20,000 x $50 = $1,000,000 x 2.0 = $2,000,000 or $111,100 per hole.
(SNR) x (SDR) = (GIR) x (GIM) = Indicated Value

GOLF COURSE INCOME MODELS

GRADE	STABILIZED # ROUNDS	RATES DAILY & SEASONAL	STABILIZED RATE	GIM
EXCELLENT	20,000-30,000	$100 to $250	$75 to $200	1.0 to 2.5
VERY GOOD	20,000-30,000	$45 to $150	$50 to $100	1.0 to 2.5
GOOD	20,000-30,000	$30 to $125	$40 to $75	1.0 to 2.5
AVERAGE	20,000-30,000	$25 to $60	$30 to $60	1.0 to 2.5
FAIR	15,000-20,000	$15 to $25	$15 to $25	1.0 to 2.5
PAR 3	15,000-20,000	$10 to $25	$10 to $25	1.0 to 2.5

Note: Stabilized Daily Rates include cart rental and green fees only. Values generated by this formula are for golf course improvements and the land necessary to support the golf holes. Values for excess land and other buildings will be added based on separate cost or income analysis as outlined within the body of the Schedule of Values.

DEPRECIATION SCHEDULES AND TABLES

It is often advisable to develop schedules and tables to be used as a guide for the appraiser to determine value. The use of such tables is especially applicable in mass appraisals for tax equalization purposes where it is essential to establish and maintain uniformity. Depreciation tables, however, based on actual age alone are impractical. Remodeling, for instance, has the effect of prolonging the remaining life of a building, thus making its effective age considerably different than its actual age. Therefore, actual age does not determine depreciation. Effective age and remaining economic life, which form the basis for accrued depreciation and market value, must be estimated. The appraiser must exercise judgement in determining an appropriate effective age. The effective age should reflect an estimate of the remaining life for the property, taking into account the typical life expectancy of improvements in its class and type.

- Physical depreciation is loss in value due to physical deterioration
- Functional obsolescence is a result of the inability of the property to be adequately utilized for the purpose now being employed. Examples of functional obsolescence are: inadequacy, overcapacity, architecture, types and sizes of rooms, layout and design, traffic pattern, performance standards, etc. Functional obsolescence results from factors within the property itself
- Economic obsolescence is loss in value due to causes outside the property and independent of it.

Consideration must be given to all the factors operating to influence the overall physical condition, functional, and economic uses of the property.

RESIDENTIAL DEPRECIATION

As houses grow older, they wear out; they become less desirable, less useful. This universal decline in value is called depreciation, and appraisers are required to determine the degree of this loss in each property they examine. If all houses deteriorated at the same rate, this decline in value would be a simple function of the age of the structure - a certain percentage per year. However, houses depreciate at varying rates depending on a number of variables. The Effective Age can fluctuate year by year or remain somewhat stable in the absence of any major renewals or excessive deterioration.

Every building is acted upon by two value reducing forces. One tends to shorten its physical life; the other shortens its economic life. Both forces act concurrently, overlap, and affect each other. A new house, or any type of structure for that matter, has its greatest value at the moment of completion. Its expectancy of life - both physical and economic - is longest on the day the key is handed over by the builder. The building is then most desirable and most useful. The future benefits which the occupant may expect to enjoy are at the maximum. From that day forward, however, decay and wear and tear act to lessen the value of the structure by curtailing its remaining capacity for use.

At the same time the house is "wearing out ", it is also "going out of style". It is becoming less desirable. It is progressively becoming less useful, both from the effect of forces within the

property (obsolescence), and outside of it as well (encroachment of undesirable influences such as less desirable property uses).

Neither physical decline nor functional loss is constant in their action.

Deterioration is a relatively steady process offset periodically by maintenance. Worn-out elements of the building are repaired or replaced at intervals, depending upon the policy of the owner. Cheaper houses generally deteriorate faster than better ones. Obsolescence and encroachment may come slowly, or happen almost overnight. The forces which cause both deterioration and functional/economic depreciation may act, and often do act simultaneously, but they are not necessarily related. A house may decline in physical condition and yet, throughout its entire life, remain relatively functional.

Obviously enough, the effective age of a house remains an important factor in estimating accrued depreciation. A certain number of houses will receive "normal" maintenance and will experience "average" economic loss due to obsolescence and functional depreciation. These buildings will depreciate at an average rate as they grow older.

Other houses will lose value at lesser or more rapid rates. Condition Ratings provide a logical reasoning process, by means of which normal age depreciation may be modified according to the appraiser's best determination of the relative loss, of value in a structure, as compared with the average loss that might be expected. Thus, the age of a dwelling is an unreliable indicator of the degree of depreciation from its cost new. Houses depreciate not merely because they grow older - but because they wear out and become less desirable and less useful from a variety of causes.

To assist the appraiser in establishing the "Condition Ratings" of buildings, several simple classifications have been established. These classifications or ratings are entirely natural, and will fit the normal impressions of the appraiser as he examines a building. Following is a tabulation of Condition Ratings, with their accompanying definitions of the observed physical condition of the building, and its degree of desirability and usefulness for its age and for its type.

CONDITION RATING GUIDE

CONDITION RATING	DEFINITION
(D0) - Excellent	Building is in perfect condition.
(D2) - Good	Minor deterioration visible.
(D4) - Average	Normal wear and tear is apparent.
(D6) - Fair	Marked deterioration - but quite usable.
(D7) - Poor	Definite deterioration is obvious; and barely usable.
(D8) - Very Poor	Condition approaches unsoundness; and almost unusable.
(D9) - Unsound	Building is definitely unsound and unfit for use.

Age is reflected as an index of the normal deterioration and obsolescence in a structure which may be expected over the years. Effective age and physical condition represents a variable measure of the effects of maintenance and remodeling on a building.

Depreciation is defined as the resultant estimate of the diminishing value of an improvement, after subtracting the amount of estimated depreciation from the Replacement Cost New. Rating of a building has been established through a consideration of its physical condition for its effective age, reference to the Basic Depreciation Table will indicate the appropriate value percent to be reduced for a structure possessing these qualities in the degree observed and noted by the appraiser.

The degree of deterioration and obsolescence, or loss of value from all causes, both within and without the property, is taken into account. This is accomplished by means of adjusting for physical, function and economic by rating the capabilities and qualities of the structure in precisely the same terms as would a prospective purchaser. Sound valuation theory presupposes the existence of a prospective buyer with intelligence enough to compare the advantages and disadvantages of competing properties, and to rate the property he is examining according to its relative degree of desirability and usefulness.

APPLYING THE DEPRECIATION SYSTEM

To apply the System, the appraiser rates each house according to his composite impression of its relative physical condition for its effective age and type. The following three cases illustrate this convenient and practical method of determining physical depreciation in houses.

Case One: A twenty-five-year-old single-family residence, situated in an attractive residential suburb with a Grade "B", with minor exterior deterioration visible: slightly less attractive. The effective age of this house and others in the neighborhood fluctuated to have a twenty-year effective age and the appraiser rated this house as average on the physical depreciation table. Referring to the table, we find 25% depreciation would be appropriate.

Case Two: A one story frame house, seven years old. Grade "C" or average quality construction shows normal wear and tear and has average attractiveness. The actual and effective age is the same and the appraiser's impression is, "for a seven-year-old Grade "C" house, this would be rated as Average." From the table we find 6% depreciation is indicated.

Case Three: This century-old Colonial style frame house is located in a New England seaport community, erected 1858. It is actually a 167 year old house; however, has been extremely well maintained and completely modernized with central heating, electric lighting, and plumbing added. It may be determined by the appraiser that it is effectively more like a 25 year old house in good physical condition in spite of its actual age. From the depreciation table 29% is indicated.

DEPRECIATION TABLE

1. Rate the dwelling in terms of its overall physical condition.
2. Select the proper depreciation percentage relative to its effective age.

The following is the physical depreciation tables for all site built main structures which includes commercial structures and modular homes. Second table is for multi-sectioned manufactured homes. Third table is for single-section manufactured homes.

PHYSICAL DEPRECIATION TABLE

EFFECTIVE AGE (YEARS OLD)	EX (D0)	GD (D2)	AV (D4)	FR (D6)	PR (D7)	VP (D8)	UN (D9)
1	0	2	3	10	25	40	100
2	1	2	3	10	25	40	100
3	1	2	3	11	26	41	100
4	1	3	4	12	27	42	100
5	2	3	5	13	28	43	100
6	2	3	5	14	29	44	100
7	4	5	6	15	30	45	100
8	4	5	6	16	31	46	100
9	7	8	10	17	32	47	100
10	7	8	10	18	33	48	100
11	9	10	11	19	34	49	100
12	9	11	12	20	35	50	100
13	11	12	14	21	36	51	100
14	11	12	14	22	37	52	100
15	14	15	18	23	38	53	100
16	14	15	18	24	39	54	100
17	16	18	22	25	40	55	100
18	16	18	22	26	41	56	100
19	18	21	25	27	42	57	100
20	18	21	25	27	43	58	100
21	21	24	28	31	44	59	100
22	21	24	28	31	45	60	100
23	23	27	32	35	46	61	100
24	23	27	32	35	47	62	100
25	25	29	34	39	48	63	100
26	25	29	34	39	49	64	100
27	28	32	38	43	50	65	100
28	28	32	38	43	51	66	100
29	30	35	42	47	52	67	100
30	30	35	42	47	54	68	100
31	32	38	45	51	56	69	100
32	32	38	45	51	58	70	100
33	35	41	48	55	60	72	100
34	35	41	48	55	62	73	100
35	37	44	52	59	65	75	100
36	37	44	52	59	67	78	100
37	39	46	54	62	69	80	100
38	39	46	54	62	71	82	100
39	42	49	58	66	73	85	100
40	42	49	58	66	75	86	100

41	44	52	62	70	78	88	100
42	44	52	62	70	80	90	100
43	46	55	65	74	82	92	100
44	46	55	65	74	84	95	100
45	49	58	67	78	86	97	100
46	49	58	68	78	88	99	100
47	51	61	70	82	91	99	100
48	51	61	72	82	93	99	100
49	53	63	74	85	95	99	100
50	53	63	74	85	96	99	100
51	58	66	77	89	97	99	100
52	58	66	77	89	97	99	100
53	58	69	81	93	97	99	100
54	58	69	81	93	97	99	100
55	58	70	83	95	98	99	100
56	58	70	83	95	98	99	100
57	60	70	83	95	98	99	100
58 & OLDER	60	70	83	95	98	99	100

MULTI-SECTION MANUFACTURED HOME DEPRECIATION TABLE

EFFECTIVE AGE (YEARS OLD)	GD (M2)	AV (M4)	FR (M6)	PR (M7)	VP (M8)	UN (M9)
1	1	2	10	30	50	100
2	2	3	12	32	52	100
3	4	6	15	34	54	100
4	6	8	20	36	56	100
5	8	10	22	38	58	100
6	9	12	25	40	60	100
7	10	14	27	42	62	100
8	11	15	30	45	64	100
9	12	18	33	48	66	100
10	14	21	35	50	68	100
11	15	24	38	53	70	100
12	16	27	41	56	72	100
13	17	29	44	59	74	100
14	18	32	47	62	77	100
15	20	35	50	65	80	100
16	22	36	52	67	82	100
17	24	38	54	69	84	100
18	26	40	56	71	86	100
19	28	43	58	73	88	100
20	30	45	60	75	90	100
21	31	46	61	76	91	100
22	32	47	62	77	92	100
23	34	48	63	78	93	100
24	34	49	64	79	94	100
25	35	50	65	80	95	100
26	36	51	66	81	96	100

27	37	52	67	82	97	100
28	38	53	68	83	98	100
29	39	54	69	84	98	100
30	40	55	70	85	98	100
31	41	56	74	86	98	100
32	42	57	72	87	98	100
33	43	58	73	88	98	100
34	44	59	74	89	98	100
35	45	60	75	90	98	100
36	46	61	76	91	98	100
37	47	62	77	92	98	100
38	48	63	78	93	98	100
39	49	64	79	94	98	100
40 & OLDER	50	65	80	95	98	100

SINGLE-SECTION MANUFACTURED HOME DEPRECIATION TABLE

EFFECTIVE AGE (YEARS OLD)	GD (SM2)	AV (SM4)	FR (SM6)	PR (SM7)	VP (SM8)	UN (SM9)
1	2	5	10	40	55	100
2	5	8	15	45	58	100
3	8	12	20	50	62	100
4	10	14	24	52	65	100
5	15	18	28	55	68	100
6	17	22	32	58	70	100
7	20	26	36	60	72	100
8	23	30	40	62	75	100
9	25	35	45	65	78	100
10	27	40	50	68	80	100
11	30	42	52	70	84	100
12	33	44	54	73	86	100
13	35	46	56	76	87	100
14	37	48	58	79	88	100
15	38	50	60	82	89	100
16	39	52	62	84	90	100
17	40	54	64	88	91	100
18	41	56	66	90	92	100
19	42	58	68	91	93	100
20	43	60	70	92	94	100
21	45	62	72	93	95	100
22	46	64	74	94	96	100
23	48	66	76	95	97	100
24	49	68	78	96	98	100
25	50	70	80	97	98	100
26	52	72	82	97	98	100
27	54	74	84	97	98	100
28	55	76	86	97	98	100
29	58	78	88	97	98	100
30 & OLDER	60	80	90	97	98	100

COMMON CAUSES OF OBSOLESCENCE

In the final analysis, an estimate of depreciation or value loss represents an opinion of the appraiser as to the degree that the present and future appeal of a property has been diminished by deterioration and obsolescence. The accuracy of the estimate will be a product of the appraiser's experience in recognizing the symptoms of deterioration and obsolescence and his ability to exercise sound judgment in equating his observations to the proper monetary allowance to be deducted from the replacement cost new. The following tables have been provided as guidelines to assist the appraiser in arriving at the resultant estimate of the diminishing value of improvements after subtracting all forms of depreciation. Following is a listing of some of the most common sources of functional and economic obsolescence which should further assist the appraiser in arriving at a reasonable estimate of obsolescence.

Common Causes of Functional Obsolescence

Poor ratio of land to building area.

Inadequate parking, and/or truck and Railroad loading and unloading facilities.

An appearance unattractive and inconsistent with present use and surrounding properties.

Poor proportion of office, rental, or Manufacturing and warehouse space.

Inadequate or unsuited utility space.

Limited use and excessive material and product handling costs caused by irregular and inefficient floor plans, varying floor elevations, inadequate clearance, and cut up interiors with small bays and excessive number of walls, posts and columns.

Multi-story design when single story would be more efficient and economical.

Excessive or deficient floor load capacity

Insufficient and inadequate elevator service.

High maintenance costs resulting from mixed building constructions and/or the use of obsolete building materials.

Effects of corrosion created by manu facturing, processing, or storing of chemicals.

Foundational and structural failures due to poor soil conditions, poor design, excessive loading, poor maintenance, excessive vibration of building and process equipment.

Inadequate power distribution, heating, ventilation, air condition, or lighting systems.

Common Causes of Economic Obsolescence

Zoning laws and other governmental regulations which affect the usage and operation of the property.

Building code requirements which set current acceptable construction standards.

Market acceptability of the product or services for which the property was constructed or is currently used.

Profitability of the operation of the property and the justifiable investment which the business would support.

Termination of the need for the property due to actual or probable changes in economic or social conditions.

MARKET ADJUSTMENT

The cost tables in this manual represent the county in its entirety. Certain neighborhoods require an adjustment to the cost approach due to its location or desirability. This final adjustment is called the market factor. Sales within a neighborhood will give an indication as to whether a positive, negative or no adjustment at all is required. The adjustment will be applied after all cost and depreciation is completed. This is the final improvement value in the cost approach. The land value is then added to the final improvement value to indicate the market value from the cost approach.

OTHER BUILDING AND YARD ITEMS PRICING SCHEDULES

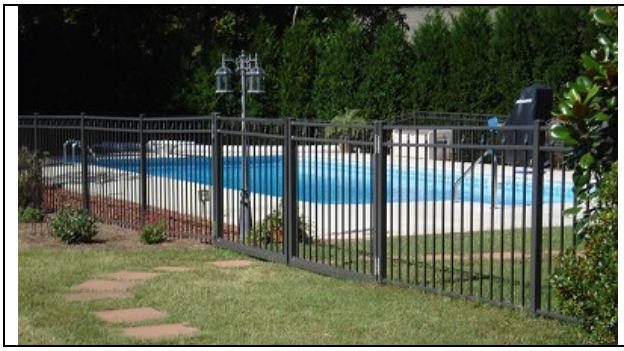
The Other Building and Yard Item pricing schedules are provided to calculate the replacement cost new of a variety of types of structures typically associated with residential, agriculture, and commercial property.

Base prices are provided for swimming pools, detached garages, carports, canopies, utility buildings, tennis courts, etc. Each structure has been assigned a unique Structure Type Code to be utilized on Computer-Assisted Mass Appraisal (CAMA) programs.

IMAGE SAMPLES:

MS 10
UNFINISHED
DETACHED
GARAGE

MS 29
STORAGE
BUILDING



MS 50
VINYL LINED
SWIMMING POOL

MS 63
BRICK
GARAGE
W/ATTIC

The general pricing procedure is as follows:

Determine the Miscellaneous Structure code that best describes the structure. (Ex. detached brick garage with attic is a 63) Multiply the square footage of the building by the square foot rate or quantity by the quantity rate for that structure code. Apply the proper Quality Grade to arrive at the Replacement Cost New.

MISCELLANEOUS IMPROVEMENT QUALITY GRADE TABLE

CODE	ADJ%	CODE	ADJ%	CODE	ADJ%
AAA+	2.50	B+10 or 140	1.40	D+10	.90
AAA	2.25	135	1.35	D+05	.85
AAA-	2.10	B+05 or 130	1.30	D	.80
AA+	2.00	B or 125	1.25	D-05	.75
AA	1.85	120	1.20	D-10	.72
AA-	1.75	B-05 or 115	1.15		
A+10	1.65	B-10	1.12	E+10	.70
A+05	1.60			E+05	.65
A or 150	1.50	C+10 or 100	1.10	E	.60
A-05 or 145	1.45	C+05 or 105	1.05	E-05	.55
A-10	1.42	C or 100	1.00	E-10	.50
		C-05	.95	E-15	.45
		C-10	.92	E-20	.40
				E-25	.35

The following table shows the cost table for miscellaneous structure codes and associated depreciation table codes that are most used. The appendix contains a complete list of all miscellaneous building codes and rates. The typical life expectancy (Depreciation Table) is given as a guideline only. The actual depreciation code that is applied will be the one deemed necessary by the appraiser. The depreciation on miscellaneous buildings is the same as with main structures, the depreciation rate is calculated based on the effective age of the improvement and not the actual age.

MISCELLANEOUS BUILDINGS

MS Code	Description	Rate per Square Ft	Deprec Table
01	Asphalt Paving	$3.50	25
02	Pool House	$40.00	40
04	Canopy	$6.00	25
05	Carport	$18.00	25
06	Concrete Paving	$4.50	25
07	Loading Dock	$13.50	40
09	Fence	$5.00 (per linear ft)	25
10	Unfinished Detached Garage	$15.00	50
12	Grain Bin (Dry Storage)	$3.00	25
13	Grain Elevator	$5.00	25
14	Grainery / Crib	$8.00	25
15	Greenhouse	$10.00	25
16	Hog Parlor	$14.00	25
17	Implement Shed	$5.00	25
19	Yard Lighting	$1,800 (per unit)	25
20	Milk Parlor	$20.00	25
21	Poultry House	$5.00	25
22	Railroad Siding/Spur	$100.00 (per linear ft)	50
23	Shed	$6.00	25
24	Shop	$18.00	50
24S	2 Story Shop Building	$25.00	50
25	Silo	$20.00	40
26	Stable	$25.00	50
27	Stock/Feed Barn	$15.00	40
28	Storage Barn	$8.00	40
29	Storage Building	$10.00	15
29S	2 Story Storage Building	$25.00	25
30	Concrete Swimming Pool	$65.00	40
31	Tennis Court	$6.00	15
33	Dwelling (Guest House)	$60.00	50
33S	2 Story Minor Dwell (Guest)	$110.00	50
34	Deck	$15.00	15
37	Well	$3,000 (per unit)	DX
38	Septic Tank	$3,500 (per unit)	DX
40	Pier/Dock	$20.00	40
41	Boat House	$40.00	40
43	Mobile Home Hookup	$7,500 (per unit)	DX
44	Hay Barn	$5.00	40
45	Dairy Barn	$18.00	40
46	Lounging Shed	$5.00	40
47	Pole Barn	$8.00	40
48	Lean-To Shelter	$3.00	25

50	Vinyl Lined Swimming Pool	$40.00	15
55	Fiberglass Swimming Pool	$60.00	25
60	Golf Course	$100,000 (per hole)	50
61	Frame Garage w/ Attic	$40.00	50
62	Frame Garage Apartment	$75.00	50
63	Brick Garage w/ Attic	$45.00	50
64	Brick Garage Apartment	$80.00	50
65	Reservoir	$0.50	50
75	Detached Covered Porch	$30.00	25
86	Campground/RV Site	$5,000 (per unit)	DX
CBS	Covered Boat Slip	$32.00	40
CCC	Commercial Canopy	$20.00	40
CGC	Commercial Gas Canopy	$25.00	40
CGH	Guard House	$75.00	40
CGK	Commercial Gas Kiosk	$50.00	50
CLD	Covered Loading Dock	$20.00	40
CLS	Lumber Shed	$8.00	40
CMC	Mobile Classroom Building	$20.00	25
CMO	Mobile Office	$21.50	25
CPH	Com Pool Enclosure	$50.00	50
CRS	Com Restroom Structure	$50.00	40
CS1	Concession/Ticket Booth	$50.00	40
CSL	Concrete Slab	$6.00	50
FH1	Field House	$80.00	50
GAZ10	Gazebo	$1,000 (per unit)	15
ODFP	Outdoor Fireplace	$5,000 (per unit)	15
ODKT	Outdoor Kitchen	$6,000 (per unit)	15
OFF	Minor Detached Office	$50.00	40
PLC	Pool Cage	$10.00	15
PLE	Res Pool Enclosure	$25.00	25
PTO	Patio	$8.00	50
QUB	Quonset Building	$15.00	40
RBG	Brick Detached Garage	$32.00	50
RDC	Double Metal Car Shed	$1,500 (per unit)	15
RFG	Frame Detached Garage	$28.00	50
RSC	Single Metal Car Shed	$1,000 (per unit)	15
RSH	Recreation Shelter	$15.00	25
RSP	Inground Spa	$7,500 (per unit)	10
RTC	Triple Metal Car Shed	$2,000 (per unit)	15
RVD	Double Metal RV Shed	$2,700 (per unit)	15
RVG	Frame RV Det Garage	$30.00	50
RVS	Single Metal RV Shed	$1,800 (per unit)	15
SUB	Steel Utility Building	$15.00	40
WFSI	Shoreline Improvement	$80.00 (per linear ft)	DX

MISCELLANEOUS BLDG DEPRECIATION TABLE

EFFECTIVE AGE (YEARS OLD)	10	15	25	40	50
1	10	7	4	3	2
2	20	13	8	5	4
3	30	20	12	8	6
4	40	27	16	10	8
5	50	33	20	13	10
6	60	40	24	15	12
7	70	47	28	18	14
8	80	53	32	20	16
9	90	60	36	23	18
10	90	67	40	25	20
11	90	73	44	28	22
12	90	80	48	30	24
13	90	87	52	33	26
14	90	90	56	35	28
15	90	90	60	38	30
16	90	90	64	40	32
17	90	90	68	43	34
18	90	90	72	45	36
19	90	90	76	48	38
20	90	90	80	50	40
21	90	90	84	52	42
22	90	90	88	54	44
23	90	90	90	56	46
24	90	90	90	58	48
25	90	90	90	60	50
26	90	90	90	62	52
27	90	90	90	64	54
28	90	90	90	66	56
29	90	90	90	68	58
30	90	90	90	70	60
31	90	90	90	72	62
32	90	90	90	74	64
33	90	90	90	76	66
34	90	90	90	78	68
35	90	90	90	80	70
36	90	90	90	82	72
37	90	90	90	84	74
38	90	90	90	86	76
39	90	90	90	88	78
40	90	90	90	90	80
41	90	90	90	90	82
42	90	90	90	90	84
43	90	90	90	90	86
44	90	90	90	90	88
45 & Older	90	90	90	90	90

COMPLETE LIST OF ALL MISCELLENOUS STRUCTURES AND NEIGHBORHOOD RATES IS AVAILABLE UPON REQUEST IN THE ASSESSOR'S OFFICE.