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**SCHEDULE A**

**Dwelling Base Prices (in hundreds of dollars)**

**100 to 1475**

Area	First Floor			Half Upper Story			(+/- 1)		Full Upper Story			Unfin	Attic	Unfin	Bsmt	
	1 - 5	+	6 - 8	1 - 5	+	6 - 8	1 - 5	6 - 8	1 - 5	+	6 - 8	Attic	Fin	Bsmt	Crawl	Fin
100	140	3	160	53	1	62	12	16	77	3	93	13	19	42	12	54
125	154	4	176	60	2	69	13	18	86	3	105	15	21	47	14	57
150	167	4	190	67	2	77	15	20	96	3	116	16	23	52	15	61
175	179	4	205	73	2	84	16	21	105	4	127	17	25	56	17	64
200	191	5	219	79	2	91	17	23	113	4	137	19	27	61	18	67
225	203	5	232	85	2	97	18	25	122	4	147	20	29	65	20	71
250	215	5	245	91	2	104	20	26	130	4	156	22	31	69	21	74
275	226	5	258	96	2	110	21	28	138	5	166	23	33	73	23	77
300	237	6	271	102	2	117	22	29	146	5	175	24	35	77	24	80
325	248	6	283	108	3	123	23	30	154	5	184	26	38	81	25	83
350	259	6	295	113	3	129	24	32	161	5	193	27	40	85	27	86
375	270	6	307	119	3	135	25	33	169	5	201	29	42	88	28	90
400	280	6	319	124	3	141	26	34	176	6	210	30	44	92	29	93
425	291	7	331	130	3	147	27	36	184	6	218	31	46	96	30	96
450	301	7	342	135	3	153	28	37	191	6	227	33	48	99	32	99
475	312	7	354	141	3	159	29	38	199	6	235	34	50	103	33	102
500	322	7	365	146	3	165	30	39	206	6	243	36	52	106	34	105
525	333	7	378	152	3	171	32	41	215	6	253	37	54	110	35	109
550	345	8	390	157	3	176	34	44	224	7	264	38	56	113	37	114
575	356	8	402	162	3	182	36	46	234	7	274	40	58	117	38	119
600	367	8	414	167	3	188	38	48	243	7	284	41	60	120	39	124
625	378	8	426	174	3	195	39	49	252	7	294	43	62	124	40	128
650	389	8	438	181	4	202	40	51	261	7	304	44	64	127	41	133
675	400	8	450	188	4	209	41	52	270	7	314	45	66	130	42	138
700	411	9	462	194	4	216	42	54	279	7	323	47	68	133	43	142
725	422	9	474	201	4	224	43	55	288	8	333	48	70	137	45	147
750	432	9	485	208	4	231	45	56	297	8	343	50	72	140	46	152
775	443	9	497	215	4	238	46	57	306	8	353	51	74	143	47	156
800	454	9	509	222	4	246	47	58	315	8	362	53	76	146	48	161
825	465	9	520	229	4	253	48	60	324	8	372	54	78	150	49	165
850	475	9	532	236	4	260	49	61	333	8	381	55	80	153	50	170
875	486	10	543	243	4	267	50	62	342	8	391	57	82	156	51	175
900	497	10	555	249	4	274	51	63	350	8	401	58	84	159	52	179
925	507	10	566	256	4	282	51	64	359	8	410	60	88	162	53	184
950	518	10	578	264	4	289	52	65	368	9	420	61	91	165	54	189
975	529	10	589	271	4	297	53	66	377	9	430	62	94	168	55	194
1000	539	10	601	278	4	304	54	68	386	9	439	64	97	172	56	199
1025	550	10	612	285	4	312	55	69	395	9	449	65	100	175	57	204
1050	561	10	623	292	5	319	56	70	404	9	459	67	104	178	58	208
1075	571	11	635	299	5	326	57	71	413	9	468	68	107	181	60	213
1100	582	11	646	306	5	334	58	72	422	9	478	69	110	184	61	218
1125	592	11	657	313	5	341	59	73	431	9	487	71	113	187	62	223
1150	603	11	668	320	5	348	60	74	440	9	497	72	117	190	63	228
1175	613	11	680	327	5	356	61	75	449	10	506	74	120	193	64	233
1200	624	11	691	334	5	363	62	76	458	10	516	75	124	196	65	237
1225	634	11	702	341	5	370	63	77	467	10	525	76	127	199	66	242
1250	645	11	713	348	5	377	64	79	475	10	534	78	130	202	67	247
1275	655	12	724	355	5	385	65	80	484	10	544	79	134	205	68	252
1300	665	12	735	362	5	392	66	81	493	10	553	81	137	208	69	257
1325	676	12	746	369	5	399	66	82	502	10	563	82	141	211	70	262
1350	686	12	757	376	5	406	67	83	511	10	572	83	144	214	71	266
1375	696	12	768	383	5	414	68	84	519	10	581	85	147	217	72	271
1400	707	12	779	390	5	421	69	85	528	10	591	86	151	220	73	276
1425	717	12	790	397	5	428	70	86	537	11	600	88	154	222	74	281
1450	727	12	801	404	5	435	71	87	545	11	609	89	158	225	75	286
1475	738	12	812	410	5	443	72	88	554	11	618	90	161	228	76	290

**SCHEDULE A (continued)**

**Dwelling Base Prices (in hundreds of dollars)**

**1500 to 2875**

Area	First Floor			Half Upper Story			(+/- 1)		Full Upper Story			Unfin	Attic	Unfin	Bsmt	
	1 - 5	+	6 - 8	1 - 5	+	6 - 8	1 - 5	6 - 8	1 - 5	+	6 - 8	Attic	Fin	Bsmt	Crawl	Fin
1500	748	13	823	417	5	450	73	89	563	11	628	92	164	231	77	295
1525	758	13	834	424	5	457	74	90	572	11	637	93	168	234	78	300
1550	768	13	845	431	5	464	74	91	580	11	646	95	171	237	79	305
1575	779	13	855	438	6	471	75	92	589	11	655	96	175	240	80	310
1600	789	13	866	445	6	478	76	93	597	11	664	97	178	243	81	314
1625	799	13	877	452	6	486	77	94	606	11	674	99	181	246	82	319
1650	809	13	888	459	6	493	78	95	615	11	683	100	185	248	83	324
1675	819	13	899	466	6	500	79	96	623	11	692	102	188	251	83	329
1700	829	13	909	473	6	507	80	97	632	11	701	103	192	254	84	334
1725	840	13	920	479	6	514	81	98	641	12	710	104	195	257	85	338
1750	850	14	931	486	6	521	81	99	649	12	719	106	198	260	86	343
1775	860	14	941	493	6	528	82	100	658	12	728	107	202	263	87	348
1800	870	14	952	500	6	535	83	101	666	12	737	109	205	266	88	353
1825	880	14	963	507	6	543	84	102	675	12	746	110	209	268	89	357
1850	890	14	974	514	6	550	85	103	683	12	755	111	212	271	90	362
1875	900	14	984	521	6	557	86	104	692	12	764	113	215	274	91	367
1900	910	14	995	527	6	564	87	105	701	12	773	114	219	277	92	372
1925	920	14	1005	534	6	571	87	106	709	12	782	116	222	280	93	377
1950	930	14	1016	541	6	578	88	107	718	12	791	117	225	282	94	381
1975	941	14	1027	548	6	585	89	108	726	12	800	119	229	285	95	386
2000	951	14	1037	555	6	592	90	109	735	12	809	120	232	288	96	391
2025	961	15	1048	562	6	599	91	110	743	13	818	121	236	291	97	396
2050	971	15	1058	568	6	606	92	111	752	13	827	123	239	294	98	400
2075	981	15	1069	575	6	613	92	112	760	13	836	124	242	296	99	405
2100	991	15	1079	582	6	620	93	112	769	13	845	126	246	299	100	410
2125	1001	15	1090	589	6	627	94	113	777	13	854	127	249	302	101	415
2150	1011	15	1100	596	6	634	95	114	786	13	863	128	253	305	102	419
2175	1021	15	1111	602	6	641	96	115	794	13	872	130	256	307	102	424
2200	1031	15	1121	609	7	648	97	116	803	13	881	131	259	310	103	429
2225	1041	15	1132	616	7	656	97	117	811	13	890	133	263	313	104	434
2250	1051	15	1142	623	7	663	98	118	819	13	899	134	266	316	105	438
2275	1060	15	1153	630	7	670	99	119	828	13	908	135	269	318	106	443
2300	1070	15	1163	636	7	677	100	120	836	13	916	137	273	321	107	448
2325	1080	16	1174	643	7	684	101	121	845	13	925	138	276	324	108	453
2350	1090	16	1184	650	7	691	102	122	853	14	934	140	280	327	109	457
2375	1100	16	1195	657	7	698	102	123	862	14	943	141	283	329	110	462
2400	1110	16	1205	664	7	705	103	124	870	14	952	142	286	332	111	467
2425	1120	16	1215	670	7	712	104	125	878	14	961	144	290	335	112	472
2450	1130	16	1226	677	7	719	105	126	887	14	970	145	293	338	113	476
2475	1140	16	1236	684	7	726	106	126	895	14	978	147	296	340	114	481
2500	1150	16	1247	691	7	732	106	127	904	14	987	148	300	343	115	486
2525	1160	16	1257	697	7	739	107	128	912	14	996	149	303	346	115	491
2550	1169	16	1267	704	7	746	108	129	920	14	1005	151	307	348	116	495
2575	1179	16	1278	711	7	753	109	130	929	14	1014	152	310	351	117	500
2600	1189	16	1288	718	7	760	110	131	937	14	1022	154	313	354	118	505
2625	1199	17	1298	725	7	767	110	132	945	14	1031	155	317	356	119	510
2650	1209	17	1309	731	7	774	111	133	954	14	1040	156	320	359	120	514
2675	1219	17	1319	738	7	781	112	134	962	14	1049	158	323	362	121	519
2700	1229	17	1329	745	7	788	113	135	971	14	1057	159	327	365	122	524
2725	1238	17	1339	752	7	795	114	136	979	15	1066	161	330	367	123	528
2750	1248	17	1350	758	7	802	114	136	987	15	1075	162	334	370	124	533
2775	1258	17	1360	765	7	809	115	137	996	15	1084	163	337	373	125	538
2800	1268	17	1370	772	7	816	116	138	1004	15	1092	165	340	375	125	543
2825	1278	17	1381	778	7	823	117	139	1012	15	1101	166	344	378	126	547
2850	1287	17	1391	785	7	830	118	140	1021	15	1110	168	347	381	127	552
2875	1297	17	1401	792	7	837	118	141	1029	15	1119	169	350	383	128	557

**SCHEDULE A (continued)**

**Dwelling Base Prices (in hundreds of dollars)**

**2900 to 5000**

Area	First Floor			Half Upper Story			(+/- 1)		Full Upper Story			Unfin	Attic	Unfin	Bsmt	
	1 - 5	+	6 - 8	1 - 5	+	6 - 8	1 - 5	6 - 8	1 - 5	+	6 - 8	Attic	Fin	Bsmt	Crawl	Fin
2900	1307	17	1411	799	8	844	119	142	1037	15	1127	170	354	386	129	562
2925	1317	17	1422	805	8	851	120	143	1046	15	1136	172	357	389	130	566
2950	1327	18	1432	812	8	858	121	144	1054	15	1145	173	361	391	131	571
2975	1336	18	1442	819	8	864	122	144	1062	15	1153	175	364	394	132	576
3000	1346	18	1452	826	8	871	122	145	1070	15	1162	176	367	397	133	580
3025	1356	18	1462	832	8	878	123	146	1079	15	1171	177	371	399	134	585
3050	1366	18	1473	839	8	885	124	147	1087	15	1179	179	374	402	134	590
3075	1375	18	1483	846	8	892	125	148	1095	15	1188	180	377	405	135	595
3100	1385	18	1493	853	8	899	126	149	1104	16	1197	182	381	407	136	599
3125	1395	18	1503	859	8	906	126	150	1112	16	1205	183	384	410	137	604
3150	1405	18	1513	866	8	913	127	151	1120	16	1214	185	387	413	138	609
3175	1414	18	1524	873	8	920	128	151	1128	16	1223	186	391	415	139	613
3200	1424	18	1534	879	8	927	129	152	1137	16	1231	187	394	418	140	618
3225	1434	18	1544	886	8	934	129	153	1145	16	1240	189	398	420	141	623
3250	1444	18	1554	893	8	940	130	154	1153	16	1249	190	401	423	142	628
3275	1453	18	1564	899	8	947	131	155	1162	16	1257	192	404	426	142	632
3300	1463	19	1574	906	8	954	132	156	1170	16	1266	193	408	428	143	637
3325	1473	19	1584	913	8	961	133	157	1178	16	1274	194	411	431	144	642
3350	1483	19	1595	920	8	968	133	158	1186	16	1283	196	414	434	145	646
3375	1492	19	1605	926	8	975	134	158	1195	16	1292	197	418	436	146	651
3400	1502	19	1615	933	8	982	135	159	1203	16	1300	199	421	439	147	656
3425	1512	19	1625	940	8	989	136	160	1211	16	1309	200	424	441	148	660
3450	1521	19	1635	946	8	995	136	161	1219	16	1317	201	428	444	149	665
3475	1531	19	1645	953	8	1002	137	162	1228	16	1326	203	431	447	150	670
3500	1541	19	1655	960	8	1009	138	163	1236	16	1335	204	435	449	150	675
3525	1550	19	1665	966	8	1016	139	164	1244	17	1343	206	438	452	151	679
3550	1560	19	1675	973	8	1023	140	164	1252	17	1352	207	441	455	152	684
3575	1570	19	1686	980	8	1030	140	165	1260	17	1360	208	445	457	153	689
3600	1579	19	1696	987	8	1037	141	166	1269	17	1369	210	448	460	154	693
3625	1589	19	1706	993	8	1044	142	167	1277	17	1378	211	451	462	155	698
3650	1599	20	1716	1000	8	1050	143	168	1285	17	1386	213	455	465	156	703
3675	1608	20	1726	1007	8	1057	143	169	1293	17	1395	214	458	468	157	708
3700	1618	20	1736	1013	8	1064	144	170	1302	17	1403	215	461	470	158	712
3725	1628	20	1746	1020	9	1071	145	170	1310	17	1412	217	465	473	158	717
3750	1637	20	1756	1027	9	1078	146	171	1318	17	1420	218	468	475	159	722
3775	1647	20	1766	1033	9	1085	146	172	1326	17	1429	220	472	478	160	726
3800	1657	20	1776	1040	9	1091	147	173	1334	17	1437	221	475	481	161	731
3825	1666	20	1786	1047	9	1098	148	174	1343	17	1446	222	478	483	162	736
3850	1676	20	1796	1053	9	1105	149	175	1351	17	1454	224	482	486	163	740
3875	1686	20	1806	1060	9	1112	149	176	1359	17	1463	225	485	488	164	745
3900	1695	20	1816	1067	9	1119	150	176	1367	17	1472	227	488	491	165	750
3925	1705	20	1826	1073	9	1126	151	177	1375	17	1480	228	492	494	165	754
3950	1714	20	1836	1080	9	1132	152	178	1383	18	1489	229	495	496	166	759
3975	1724	20	1846	1087	9	1139	153	179	1392	18	1497	231	498	499	167	764
4000	1734	20	1856	1093	9	1146	153	180	1400	18	1506	232	502	501	168	769
	96	1	100	67	0	68	8	8	82	1	85	14	34	26	9	47
4250	1830	21	1956	1160	9	1214	161	188	1481	18	1590	246	535	527	177	815
	96	1	99	66	0	68	7	8	81	1	85	14	34	26	9	47
4500	1925	22	2055	1226	9	1282	168	196	1563	19	1675	260	569	553	185	862
	95	1	99	66	0	68	7	8	81	1	84	14	34	25	9	47
4750	2021	22	2154	1293	10	1350	176	205	1644	19	1759	274	603	578	194	909
	95	1	99	66	0	68	7	8	81	0	84	14	34	25	9	47
5000	2116	23	2253	1359	10	1418	183	213	1725	20	1843	288	636	603	202	956

**SCHEDULE A.1**

**Dwelling Pricing Notes**

**"A" FRAME TYPE RESIDENCES**

The standard residential schedule should be used to compute the replacement cost new of "A" Frame type construction. If the entire living area is on one (1) level, price as one (1) story. If there is a loft living area, which is commonly the case with "A" Frames, the actual area of the loft should be priced from the Loft Schedule.

**KIT TYPE LOG HOMES**

Kit type log homes are defined as log homes, offered as a model by the builder. All logs are precut and preassembled, following a standard set of plans. There is little or no flexibility in style, size or quality available from the manufacturer. Because of the post and beam frame and log exterior walls, the cost of a log home with eight (8) inch log walls will cost ninety-five percent (95%) of a conventional home of the same general quality, and a home with six (6) inch log walls will cost ninety percent (90%). The standard residential schedule should be used to compute the cost new of a log home with five percent (5%) or ten percent (10%) decrease in grade and design.

**CUSTOM TYPE LOG HOMES**

Custom log homes are built individually from customized drawings and floor plans. These homes are individually constructed for specific owners. Custom log walls can run from ten (10) inches to fourteen (14) inches in thickness. The cost of a new log home with ten (10) inch log walls will cost one hundred percent (100%) of a conventional home of the same general quality and a home with approximately fourteen (14) inch walls will cost one hundred five percent (105%). The residential schedule should be used to compute the cost new of a log home with either no change or a five percent (5%) increase in grade and design.

Note: Owner-built log homes are often of a lower quality grade than professionally crafted and erected log homes.

**POLE TYPE CONSTRUCTION HOMES**

When determining replacement on pole type construction, the difference in cost, as compared with conventional construction, should be reflected in the quality grade. The factor should be lowered by a full grade. In other words "C" would be "D" and "D", in pole type construction, would be "E".

Note: Pole buildings of mixed use, i.e., both storage and living area, should be priced from the schedule which is most represented in the pole structure. For example, if a pole building is eighty percent (80%) storage and twenty percent (20%) living area, it should be priced from the type - 3 barn schedule with the appropriate amount added, from the bottom of the schedule for the actual finished living area. If, however, eighty percent (80%) of the pole building is finished living area and twenty percent (20%) is unfinished storage, then price the entire building as finished living area with the appropriate deduction from the residential schedule applied to the actual unfinished area.

**KIT TYPE GEODESIC DWELLINGS**

Kit type geodesic homes are predesigned and prefabricated by the manufacturer and sold to the home buyer as a unit, without much opportunity for the buyer to add individuality. A large portion of these homes are owner built. These homes should be priced from the residential schedule A. The quality grades for these

types of homes will generally run five percent (5%) to ten percent (10%) lower than a conventional dwelling, with the lower grades being assigned to pre - fabricated, owner constructed, and unprofessional type dwellings.

**CUSTOM BUILT GEODESIC DWELLINGS**

Custom built or "built to suit" geodesic dwellings are individually designed, fabricated and professionally constructed to the specific style requested by the owner. These dwellings are often built with unique features not found in conventional type construction. These homes should be price from the residential schedule A. The quality grades will follow those of conventional type construction with the use of a five percent (5%) to ten percent (10%) increase in cost and design factor to reflect the uniqueness of construction.

Note: For all Geodesic dwellings, if there is a loft living area, the actual area of the loft should be priced from the Loft Schedule.

**EARTH HOMES**

When pricing an earth home, the following specifications are to be utilized:

Floor	four (4) inch concrete, steel mesh reinforced
Walls	ten (10) inch steel reinforced concrete
Support Walls	six (6) inch concrete extending out fourteen (14) foot, tapering six (6) foot to two (2) foot high
Roof	
conventional concrete	included in base specifications
	four (4) concrete steel mesh reinforced, increase the grade and design factor by five percent (5%)

In determining replacement costs new for earth homes the base area should be computed and related to the general pricing schedule as one (1) story concrete. The quality grading of such constructed buildings will vary much as conventional type structures. However, most earth homes will be "C" grade.

**PERCENTAGE OF COMPLETION**

The following is a guideline for estimating the percent completion for a typical average quality single family residence.

1. Excavation, forms, water/sewage hook up and concrete	14%
2. Rough framing	21%
3. Windows, exterior door and floor cover	5%
4. Rough - in plumbing, insulation and electrical service	16%
5. Exterior	6%
6. Interior drywall and ceiling finish	8%
7. Built - in cabinets, interior doors, trim, etc.	13%
8. Plumbing fixtures	5%
9. Floor covers and built - in appliances	6%
10. Light fixtures, painting and decorating	6%
TOTAL	<hr/> 100%

**SCHEDULE B**

**Row Type Adjustments**

	Total Number of Units						
	2	3	4	6	8	10	Over 10
Frame or Equal Wall Types (1-5)	0.92	0.90	0.87	0.87	0.83	0.82	0.82
Brick or Equal Wall Types (6-8)	0.90	0.87	0.83	0.83	0.78	0.77	0.77

For masonry increments of 3 or less, use frame factor.  
 For masonry increments of 4 or more, use brick factor.

**SCHEDULE C**

**Base Price Components and Adjustments (in hundreds of dollars)**

Area	Deduct ( - ) Unfinished Int		Deduct ( - ) No Central Heating				Deduct ( - ) No Electricity			Add ( + ) Central Air Conditioning			Add ( + ) Basement Recreation Room				Add ( + ) For Loft	Area
	Half Story	Full Story	First Floor	Half Upper	Full Upper	Attic	First Floor	Upper Floor	First Floor	Half Upper/Loft	Full Upper	Attic	Rec 1	Rec 2	Rec 3	Rec 4		
	100	15	19	7	1	1	1	6	1	2	1	1	1	3	13	19	47	
200	28	34	8	2	2	2	8	3	3	2	2	1	6	18	29	58	60	200
300	40	49	10	3	3	2	10	4	5	3	3	2	8	22	38	69	85	300
400	52	64	11	4	4	3	12	6	6	4	4	2	10	27	46	80	109	400
500	65	78	13	5	5	4	15	7	8	5	5	3	12	30	55	90	134	500
600	77	100	14	6	6	5	19	9	9	6	6	3	14	34	63	106	159	600
700	95	121	16	7	7	5	22	10	11	6	7	4	16	38	72	122	183	700
800	113	142	17	8	8	6	25	12	12	7	8	4	18	43	84	138	208	800
900	131	163	19	9	9	7	28	15	14	8	9	5	21	47	97	154	232	900
1000	150	186	21	11	11	8	31	17	15	9	10	5	24	52	109	170	257	1,000
1100	169	208	23	13	13	8	34	20	17	10	11	6	27	56	122	186	282	1,100
1200	188	230	25	15	15	10	37	22	19	11	12	6	30	60	134	203	306	1,200
1300	207	252	27	17	17	12	40	25	20	12	13	7	33	65	146	219	331	1,300
1400	226	274	29	19	19	13	43	27	22	13	14	7	36	69	158	236	357	1,400
1500	244	296	31	21	21	15	46	30	23	14	16	8	39	73	171	253	380	1,500
1600	263	318	33	23	23	17	50	32	25	15	17	8	42	78	183	269	405	1,600
1700	282	340	35	25	25	18	53	35	26	16	18	9	44	82	196	286	431	1,700
1800	301	362	37	27	27	20	56	37	28	17	19	9	47	86	209	302	454	1,800
1900	320	384	39	29	29	22	59	40	29	18	20	10	50	90	222	319	480	1,900
2000	339	406	42	32	32	23	62	42	31	19	21	10	53	94	234	335	503	2,000
2100	358	428	44	34	34	25	65	45	32	19	22	11	56	98	247	352	529	2,100
2200	377	450	46	36	36	27	68	47	34	20	23	11	59	103	260	368	554	2,200
2300	395	472	48	38	38	28	71	50	35	21	24	12	61	107	273	385	577	2,300
2400	414	494	50	40	40	30	74	52	37	22	25	12	64	111	285	401	603	2,400
2500	433	516	52	42	42	32	77	55	39	23	26	13	67	115	298	418	628	2,500
2600	452	538	54	44	44	33	81	57	40	24	27	13	70	119	310	434	---	2,600
2700	471	559	56	46	46	35	84	60	42	25	28	14	73	123	323	450	---	2,700
2800	489	581	58	48	48	37	87	62	43	26	29	14	75	127	336	467	---	2,800
2900	508	603	60	50	50	38	90	64	45	27	30	15	78	131	348	483	---	2,900
3000	527	625	62	52	52	40	93	67	46	28	31	15	81	135	361	499	---	3,000
3100	546	647	64	54	54	42	96	69	48	29	32	16	84	139	373	516	---	3,100
3200	565	669	66	56	56	43	99	72	49	30	33	16	87	143	386	532	---	3,200
3300	583	690	68	59	59	45	102	74	51	31	34	17	89	147	399	548	---	3,300
3400	602	712	71	61	61	46	105	77	52	31	35	17	92	151	411	565	---	3,400
3500	621	734	73	63	63	48	108	79	54	32	36	18	95	155	424	581	---	3,500
3600	640	756	75	65	65	50	111	82	56	33	37	18	98	159	436	597	---	3,600
3700	658	777	77	67	67	51	115	84	57	34	38	19	100	163	449	614	---	3,700
3800	677	799	79	69	69	53	118	87	59	35	39	19	103	167	461	630	---	3,800
3900	696	821	81	71	71	55	121	89	60	36	40	20	106	171	474	646	---	3,900
4000	715	843	83	73	73	56	124	92	62	37	41	20	109	175	486	662	---	4,000
5000	902	1,060	104	94	94	73	155	117	77	46	52	25	136	214	611	825	---	5,000

Note : For areas above 5,000 square feet extrapolation procedures are applicable in 1000 square foot increments for all columns other than "Loft" column

**SCHEDULE D**

**Plumbing and Built-Ins (in hundreds of dollars)**

Base price includes kitchen sink, one (1) 3 - fixture bathroom (sink, toilet and tub or tub/shower combination), water heater and accessories commensurate with the quality grade for one (1) living unit. Make the following addition and deductions as required.

Deduct for no plumbing per living unit	32
Deduct for water only	28
Add per fixture more than five per unit	7
Deduct per fixture less than five per unit	7

Add for each additional living unit depending on whether the unit was originally designed as an individual family unit, or later converted to accommodate an additional family. Note that all attic apartments are to be considered as conversion units. The plumbing count for both the designed and conversion unit is five (5) plumbing fixtures.

Designed	91
Conversion	56

NOTE: Per fixture prices reflect only the cost of plumbing for the fixture and the cost of the fixture itself. The cost of the structure's original plumbing system is included in the total per living unit cost.

Add for specialty items:

Per each bathtub with jet	8 *
Per each bathtub with steam conversion	21 *

Per Sauna bath:

2 person capacity	41
4 person capacity	67
6 person capacity	74
8 person capacity	86
10 person capacity	89

Per Steam bath:

2 person capacity	52
4 person capacity	61
6 person capacity	74
8 person capacity	88
10 person capacity	94

Per whirlpool (permanent installation with water source):

2 person capacity	45
4 person capacity	53
6 person capacity	61
8 person capacity	68
10 person capacity	76

Per portable spas (nonpermanent installation without water source): all sizes

27

\* over and above fixture cost

**SCHEDULE E.1**

**Interior Features**

**Fireplaces (in hundreds of dollars)**

Average Quality Stack

	<u>Masonry</u>	<u>Prefab Steel</u>
First Opening	24	13
Each additional opening	10	5

A fireplace with two (2) openings on the same floor (see through) counts as one (1) fireplace opening.

**SCHEDULE E.2**

**Garages and Carports**

Add or deduct per value point - \$100.00

Area >	100	150	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1000	1050	1100	1150	1200	+50	
Car Capacity >	--	1	+			--	2	+		--	3	+		--	4	+		--	5	+		--			
Attached Garage, add per item																									
Frame or Equal	27	39	49	59	69	79	86	95	101	110	118	126	135	146	156	167	176	184	193	201	209	217	226	8	
Brick or Equal	33	45	57	68	79	89	97	106	113	122	131	140	149	161	171	184	193	202	210	219	228	236	245	9	
Integral Garage, deduct per item																									
Per car capacity	--	--	36	46	56	66	76	86	96	106	116	126	136	146	156	166	176	186	196	206	216	226	236	10	
Basement Garage, add per item																									
Add per item, per capacity	19	23	26	29	32	34	37	39	41	43	45	47	49	51	53	55	57	59	61	63	64	66	68	2	
Attached Carports, add per item																									
Integral roof extension	15	21	28	34	40	46	52	58	64	70	76	82	88	94	100	106	112	118	124	130	136	142	148	6	
Shed type	11	16	20	24	29	33	37	41	46	50	54	58	62	66	70	74	79	83	87	91	95	99	103	4	

**SCHEDULE E.2 (continued)**

**Additions (1)**

Add per value point - \$100.00

**3 WALL ADDITION ATTACHED AT 1 END**

		Area																				Per
		25	50	75	100	125	150	175	200	225	250	275	300	325	350	375	400	425	450	475	500	25
1S Frame/Slab	1S FR	27	41	54	65	76	86	96	106	116	125	134	143	152	161	169	178	186	195	203	211	8
Add for Half Upper	1/2 FR/	12	20	26	32	38	44	50	55	60	66	71	76	81	86	91	97	101	106	111	116	5
Add for Full Upper	1 FR/	21	33	43	52	61	69	77	85	92	99	107	114	121	128	135	142	148	155	162	168	7
1S Brick/Slab	1S BR	35	52	67	81	94	106	117	128	139	150	160	170	180	190	200	209	219	228	237	246	9
Add for Half Upper	1/2 BR/	16	24	32	39	46	52	59	65	71	77	82	88	94	99	105	110	115	121	126	131	5
Add for Full Upper	1 BR/	28	43	55	67	77	87	97	106	115	124	132	141	149	157	165	173	181	189	197	204	8
Add for Basement	-/B	12	18	24	28	33	37	41	52	56	60	63	67	70	74	77	80	83	87	90	93	3
Add for Crawl	-/C	4	6	8	10	11	13	14	16	17	18	19	21	22	23	24	25	26	27	28	29	1

**3 WALL ADDITION ATTACHED AT 1 SIDE OR A SQUARE ADDITION**

		Area																				Per
		25	50	75	100	125	150	175	200	225	250	275	300	325	350	375	400	425	450	475	500	25
1S Frame/Slab	1S FR	23	35	47	57	67	76	85	94	103	112	120	129	137	145	153	161	169	177	185	192	8
Add for Half Upper	1/2 FR/	11	17	23	29	35	40	45	50	56	61	66	70	75	80	85	90	95	99	104	109	5
Add for Full Upper	1 FR/	18	28	37	45	53	61	68	75	82	89	96	102	109	116	122	128	135	141	147	153	6
1S Brick/Slab	1S BR	29	44	57	70	81	92	102	112	122	132	141	150	159	169	177	186	195	204	212	221	8
Add for Half Upper	1/2 BR/	13	21	28	35	41	47	52	58	64	69	75	80	85	90	96	101	106	111	116	121	5
Add for Full Upper	1 BR/	24	36	47	57	67	76	84	93	101	109	117	125	132	140	147	155	162	169	176	183	7
Add for Basement	-/B	10	16	20	24	28	32	35	47	50	53	56	60	63	66	69	72	75	78	81	84	3
Add for Crawl	-/C	4	5	7	8	10	11	12	14	15	16	17	18	19	20	21	22	23	24	25	26	1

**2 WALL ADDITION**

		Area																				Per
		25	50	75	100	125	150	175	200	225	250	275	300	325	350	375	400	425	450	475	500	25
1S Frame/Slab	1S FR	18	29	39	49	57	66	74	83	91	99	106	114	122	129	137	144	152	159	167	174	7
Add for Half Upper	1/2 FR/	9	15	20	26	31	36	41	46	51	55	60	65	69	74	79	83	88	92	97	101	5
Add for Full Upper	1 FR/	15	23	31	39	46	53	59	66	72	79	85	91	97	103	109	115	121	127	133	139	6
1S Brick/Slab	1S BR	23	36	48	58	68	78	87	96	105	113	122	130	139	147	155	163	171	179	187	195	8
Add for Half Upper	1/2 BR/	11	18	24	30	35	41	46	52	57	62	67	72	77	82	87	91	96	101	106	111	5
Add for Full Upper	1 BR/	19	30	39	48	56	64	72	80	87	94	101	108	115	122	129	136	143	149	156	163	7
Add for Basement	-/B	8	13	17	20	24	27	30	41	44	47	50	53	55	58	61	64	66	69	72	74	3
Add for Crawl	-/C	3	4	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	1

Add for attic finish and basement finish from Schedule A.

Adjust for unfinished interior, heating, air conditioning and basement rec rooms from Schedule C. (2)

Add for plumbing from Schedule D.

Add for fireplaces and exterior features from Schedule E.

Adjust for quality grade from Schedule F.

Note (1): The primary purpose of this table is to accommodate annual maintenance by providing the means to price additions as line - entries, rather than repricing the entire dwelling. It is not intended for use during general revaluation's other than pricing additions to mobile homes as may be required.

Note (2): Adjustments for unfinished interior, heating and air conditioning from Schedule C are the difference between the adjustment applicable to the total area and the area including the addition and the area existing prior to the addition. For example, the deduction for no heating in a four hundred (400) square feet addition to a one thousand two hundred (1,200) feet dwelling with no heating would be calculated as the difference between the deduction for one thousand six hundred (1,600) feet and the deduction for one thousand two hundred (1,200) square feet; similarly the additive for air conditioning in the same addition to a one thousand two hundred (1,200) square feet air conditioned dwelling would be calculated as the difference between the additive for one thousand six hundred (1,600) square feet and the additive for one thousand two hundred (1,200) square feet.



**SCHEDULE E.2 (continued)**

**Exterior Features**

Add per value point - \$100.00

		Area																Per 100
		25	50	75	100	125	150	175	200	225	250	275	300	325	350	375	400	
<b>PATIOS</b>																		
Concrete, at Grade	ConcP	2	2	3	4	5	6	7	7	8	9	10	11	12	12	13	14	3
Flagstone or Brick	FsP, BrP	4	6	9	12	15	18	20	23	26	29	32	35	37	40	43	46	11
Treated Pine	WdP	3	4	6	8	9	11	13	15	16	18	20	22	23	25	27	28	7
Add for Terraced Type	T	3	4	5	5	6	6	7	7	7	8	8	8	9	9	9	10	1
<b>CANOPIES</b>																		
Roof Extension	RFX	2	4	7	9	11	13	15	17	20	22	24	26	28	30	33	35	9
Conventional Shed Type	Cnpy	1	2	4	5	6	7	9	10	11	12	14	15	16	17	19	20	5
<b>PORTICOS</b>																		
Two Story Height	Port	8	15	22	29	36	42	49	55	62	69	75	82	88	95	101	108	26
<b>STOOPS</b>																		
Masonry, Elevated	MStp	11	15	18	20	23	25	27	29	31	33	35	37	39	41	43	44	7
<b>PORCHES</b>																		
Open Frame or Equal	OFF	13	19	25	30	35	40	44	49	53	58	62	67	71	75	79	84	17
Add per Upper Floor		7	12	16	20	23	27	31	34	38	41	45	48	52	55	59	62	14
Enclosed Frame or Equal	EFP	21	30	38	46	53	59	66	72	78	84	89	95	100	106	111	116	22
Add per Upper Floor		15	23	30	36	42	48	54	59	64	69	74	79	84	89	94	99	19
Open Masonry	OMP	18	26	33	39	45	50	55	60	65	70	75	79	84	88	92	97	18
Add per Upper Floor		12	18	24	28	33	37	41	46	49	53	57	61	64	68	72	75	14
Enclosed Masonry	EMP	26	38	48	57	65	72	80	87	94	100	107	113	120	126	132	138	24
Add per Upper Floor		20	30	39	47	54	61	68	74	80	86	92	98	103	109	114	120	22
<b>**BAYS</b>																		
Frame or Masonry	Bay	11	19	27	34	42	49	56	63	70	77	83	90	97	104	110	117	27
Add per Upper Floor		10	17	23	29	35	41	47	52	58	63	68	74	79	84	90	95	21
<b>WOOD DECKS</b>																		
Treated Pine or Equal	WdDk	7	10	13	17	20	23	26	29	33	36	39	42	45	48	51	54	12
<b>BALCONIES</b>																		
Uncovered, w/Railing	Balc	6	9	12	14	17	19	21	23	26	28	30	32	34	36	38	40	8
<b>SOLARIUMS</b>																		
	SOL	39	60	79	97	113	129	145	159	174	188	203	217	230	244	257	271	54

\*\*Reference is to extended living floor space, not bay windows.

When using the exterior feature schedule, round the exterior feature's square footage to the nearest twenty-five (25) square feet. There is no need to interpolate between sizes. In the per one hundred (100) column, four hundred forty-nine (449) square feet rounds to four hundred (400) square feet, whereas, four hundred fifty (450) or more square feet rounds to five hundred (500) square feet.

**SCHEDULE F**

**Quality Grade and Design Factor**

-1	E	+1	+2																						
				-1	D	+1	+2																		
								-1	B	+1	+2														
30	40	50	60	70	80	85	90	95	100	105	110	115	120	130	140	150	160	180	200	220	240	270	300	330	360
					D				C					B					A			AA		AAA	

**MOBILE HOME COST SCHEDULE**

Base prices, good quality

Size (1)	Base	Add A.C.	(-) Htng.	Add Fdn (2)	Add Skirting
8 x 27	9200	400	1000	700	400
8 x 29	9800	400	1000	700	400
8 x 31	10500	400	1000	800	500
8 x 33	11100	400	1000	800	500
8 x 35	11700	500	1000	900	500
8 x 37	12300	500	1000	900	500
8 x 39	12900	500	1000	900	600
8 x 41	13500	500	1000	1000	600
8 x 43	14100	600	1000	1000	600
8 x 45	14700	600	1000	1100	600
8 x 47	15300	600	1000	1100	600
8 x 49	15900	600	1000	1100	700
8 x 51	16400	700	1000	1200	700
8 x 53	17000	700	1000	1200	700
8 x 55	17600	700	1000	1300	700
8 x 57	18200	800	1000	1300	800
8 x 59	18700	800	1000	1300	800
8 x 61	19300	800	1000	1400	800
8 x 63	19900	800	1100	1400	800
8 x 65	20400	900	1100	1400	900
8 x 67	21000	900	1200	1500	900
8 x 69	21500	900	1200	1500	900
8 x 71	22100	900	1200	1600	900
8 x 73	22600	1000	1300	1600	900
8 x 75	23200	1000	1300	1600	1000
8 x 77	23700	1000	1300	1700	1000
10 x 27	10500	400	1000	700	400
10 x 29	11200	500	1000	800	500
10 x 31	11900	500	1000	800	500
10 x 33	12600	500	1000	900	500
10 x 35	13300	600	1000	900	500
10 x 37	13900	600	1000	900	600
10 x 39	14600	600	1000	1000	600
10 x 41	15200	700	1000	1000	600
10 x 43	15900	700	1000	1100	600
10 x 45	16500	700	1000	1100	600
10 x 47	17200	800	1000	1100	700
10 x 49	17800	800	1000	1200	700
10 x 51	18400	800	1100	1200	700
10 x 53	19100	900	1100	1300	700
10 x 55	19700	900	1200	1300	800
10 x 57	20300	900	1200	1300	800
10 x 59	20900	1000	1300	1400	800
10 x 61	21500	1000	1300	1400	800
10 x 63	22100	1000	1400	1400	900
10 x 65	22700	1100	1400	1500	900
10 x 67	23300	1100	1400	1500	900
10 x 69	23900	1100	1500	1600	900
10 x 71	24500	1200	1500	1600	900
10 x 73	25100	1200	1600	1600	1000
10 x 75	25700	1200	1600	1700	1000
10 x 77	26300	1300	1700	1700	1000
12 x 27	11700	500	1000	800	500
12 x 29	12500	600	1000	800	500
12 x 31	13200	600	1000	900	500
12 x 33	14000	700	1000	900	500
12 x 35	14700	700	1000	900	600
12 x 37	15400	700	1000	1000	600
12 x 39	16100	800	1000	1000	600
12 x 41	16800	800	1000	1100	600
12 x 43	17500	900	1100	1100	600
12 x 45	18200	900	1200	1100	700
12 x 47	18900	900	1200	1200	700
12 x 49	19600	1000	1300	1200	700

# Appendix C

# Residential and Agricultural Cost Schedules

## MOBILE HOME COST SCHEDULE (continued)

Base prices, good quality

Size (1)	Base	Add A.C.	(-) Htng.	Add Fdtn (2)	Add Skirting
12 x 51	20300	1000	1300	1300	700
12 x 53	20900	1000	1400	1300	800
12 x 55	21600	1100	1400	1300	800
12 x 57	22300	1100	1500	1400	800
12 x 59	22900	1200	1500	1400	800
12 x 61	23600	1200	1600	1400	900
12 x 63	24200	1200	1600	1500	900
12 x 65	24900	1300	1700	1500	900
12 x 67	25500	1300	1700	1600	900
12 x 69	26100	1400	1800	1600	900
12 x 71	26800	1400	1800	1600	1000
12 x 73	27400	1400	1900	1700	1000
12 x 75	28000	1500	1900	1700	1000
12 x 77	28700	1500	2000	1800	1000
14 x 27	12900	600	1000	800	500
14 x 29	13700	700	1000	900	500
14 x 31	14500	700	1000	900	500
14 x 33	15300	800	1000	900	600
14 x 35	16000	800	1000	1000	600
14 x 37	16800	900	1100	1000	600
14 x 39	17600	900	1200	1100	600
14 x 41	18300	900	1200	1100	600
14 x 43	19000	1000	1300	1100	700
14 x 45	19800	1000	1400	1200	700
14 x 47	20500	1100	1400	1200	700
14 x 49	21200	1100	1500	1300	700
14 x 51	21900	1200	1500	1300	800
14 x 53	22700	1200	1600	1300	800
14 x 55	23400	1300	1700	1400	800
14 x 57	24100	1300	1700	1400	800
14 x 59	24800	1400	1800	1400	900
14 x 61	25400	1400	1800	1500	900
14 x 63	26100	1500	1900	1500	900
14 x 65	26800	1500	2000	1600	900
14 x 67	27500	1500	2000	1600	900
14 x 69	28200	1600	2100	1600	1000
14 x 71	28800	1600	2100	1700	1000
14 x 73	29500	1700	2200	1700	1000
14 x 75	30200	1700	2300	1800	1000
14 x 77	30800	1800	2300	1800	1100
16 x 27	14000	700	1000	900	500
16 x 29	14800	800	1000	900	500
16 x 31	15600	800	1000	900	600
16 x 33	16500	900	1100	1000	600
16 x 35	17300	900	1200	1000	600
16 x 37	18100	1000	1300	1100	600
16 x 39	18900	1000	1300	1100	600
16 x 41	19700	1100	1400	1100	700
16 x 43	20500	1100	1500	1200	700
16 x 45	21200	1200	1600	1200	700
16 x 47	22000	1200	1600	1300	700
16 x 49	22800	1300	1700	1300	800
16 x 51	23500	1300	1800	1300	800
16 x 53	24300	1400	1800	1400	800
16 x 55	25000	1500	1900	1400	800
16 x 57	25700	1500	2000	1400	900
16 x 59	26500	1600	2000	1500	900
16 x 61	27200	1600	2100	1500	900
16 x 63	27900	1700	2200	1600	900
16 x 65	28600	1700	2200	1600	900
16 x 67	29300	1800	2300	1600	1000
16 x 69	30000	1800	2400	1700	1000
16 x 71	30700	1900	2500	1700	1000
16 x 73	31400	1900	2500	1800	1000

Base prices, good quality

Size (1)	Base	Add A.C.	(-) Htng.	Add Fdtn (2)	Add Skirting
16 x 75	32100	2000	2600	1800	1100
16 x 77	32800	2000	2700	1800	1100
20 x 27	24200	900	1200	900	600
20 x 29	25500	1000	1300	1000	600
20 x 31	26700	1000	1300	1000	600
20 x 33	27900	1100	1400	1100	600
20 x 35	29100	1200	1500	1100	600
20 x 37	30300	1200	1600	1100	700
20 x 39	31500	1300	1700	1200	700
20 x 41	32600	1400	1800	1200	700
20 x 43	33800	1400	1900	1300	700
20 x 45	34900	1500	1900	1300	800
20 x 47	36000	1500	2000	1300	800
20 x 49	37100	1600	2100	1400	800
20 x 51	38100	1700	2200	1400	800
20 x 53	39200	1700	2300	1400	900
20 x 55	40300	1800	2400	1500	900
20 x 57	41300	1900	2500	1500	900
20 x 59	42300	1900	2500	1600	900
20 x 61	43300	2000	2600	1600	900
20 x 63	44300	2100	2700	1600	1000
20 x 65	45300	2100	2800	1700	1000
20 x 67	46300	2200	2900	1700	1000
20 x 69	47300	2300	3000	1800	1000
20 x 71	48300	2300	3100	1800	1100
20 x 73	49300	2400	3200	1800	1100
20 x 75	50200	2500	3200	1900	1100
20 x 77	51100	2500	3300	1900	1100
24 x 27	26800	1100	1400	1000	600
24 x 29	28100	1100	1500	1100	600
24 x 31	29400	1200	1600	1100	600
24 x 33	30600	1300	1700	1100	700
24 x 35	31800	1400	1800	1200	700
24 x 37	33000	1500	1900	1200	700
24 x 39	34200	1500	2000	1300	700
24 x 41	35300	1600	2100	1300	800
24 x 43	36500	1700	2200	1300	800
24 x 45	37600	1800	2300	1400	800
24 x 47	38700	1900	2400	1400	800
24 x 49	39800	1900	2500	1400	900
24 x 51	40900	2000	2600	1500	900
24 x 53	41900	2100	2700	1500	900
24 x 55	43000	2200	2900	1600	900
24 x 57	44000	2300	3000	1600	900
24 x 59	45000	2300	3100	1600	1000
24 x 61	46000	2400	3200	1700	1000
24 x 63	47000	2500	3300	1700	1000
24 x 65	48000	2600	3400	1800	1000
24 x 67	49000	2700	3500	1800	1100
24 x 69	49900	2700	3600	1800	1100
24 x 71	50900	2800	3700	1900	1100
24 x 73	51800	2900	3800	1900	1100
24 x 75	52800	3000	3900	2000	1200
24 x 77	53700	3000	4000	2000	1200
26 x 27	28000	1200	1500	1100	600
26 x 29	29300	1200	1600	1100	600
26 x 31	30600	1300	1700	1100	700
26 x 33	31900	1400	1900	1200	700
26 x 35	33100	1500	2000	1200	700
26 x 37	34300	1600	2100	1300	700
26 x 39	35500	1700	2200	1300	800
26 x 41	36700	1800	2300	1300	800
26 x 43	37800	1800	2400	1400	800

**MOBILE HOME COST SCHEDULE (continued)**

Base prices, good quality

Size (1)	Base	Add A.C.	(-) Htng.	Add Fdtn (2)	Add Skirting
26 x 45	39000	1900	2500	1400	800
26 x 47	40100	2000	2600	1400	900
26 x 49	41200	2100	2800	1500	900
26 x 51	42300	2200	2900	1500	900
26 x 53	43300	2300	3000	1600	900
26 x 55	44400	2400	3100	1600	900
26 x 57	45400	2400	3200	1600	1000
26 x 59	46400	2500	3300	1700	1000
26 x 61	47400	2600	3400	1700	1000
26 x 63	48400	2700	3500	1800	1000
26 x 65	49400	2800	3700	1800	1100
26 x 67	50400	2900	3800	1800	1100
26 x 69	51400	3000	3900	1900	1100
26 x 71	52300	3000	4000	1900	1100
26 x 73	53300	3100	4100	2000	1200
26 x 75	54200	3200	4200	2000	1200
26 x 77	55100	3300	4300	2000	1200
28 x 27	29100	1200	1600	1100	600
28 x 29	30400	1300	1800	1100	700
28 x 31	31700	1400	1900	1200	700
28 x 33	33000	1500	2000	1200	700
28 x 35	34200	1600	2100	1300	700
28 x 37	35400	1700	2200	1300	800
28 x 39	36600	1800	2400	1300	800
28 x 41	37800	1900	2500	1400	800
28 x 43	38900	2000	2600	1400	800
28 x 45	40000	2100	2700	1400	900
28 x 47	41200	2200	2800	1500	900
28 x 49	42200	2300	3000	1500	900
28 x 51	43300	2400	3100	1600	900
28 x 53	44400	2400	3200	1600	900
28 x 55	45400	2500	3300	1600	1000
28 x 57	46400	2600	3400	1700	1000
28 x 59	47400	2700	3600	1700	1000
28 x 61	48400	2800	3700	1800	1000
28 x 63	49400	2900	3800	1800	1100
28 x 65	50400	3000	3900	1800	1100
28 x 67	51400	3100	4100	1900	1100
28 x 69	52300	3200	4200	1900	1100
28 x 71	53300	3300	4300	2000	1200
28 x 73	54200	3400	4400	2000	1200
28 x 75	55200	3500	4500	2000	1200
28 x 77	56100	3600	4700	2100	1200
32 x 27	32100	1400	1900	1200	700
32 x 29	33500	1500	2000	1200	700
32 x 31	34900	1600	2100	1300	700
32 x 33	36200	1700	2300	1300	800
32 x 35	37500	1800	2400	1300	800
32 x 37	38800	2000	2600	1400	800
32 x 39	40000	2100	2700	1400	800
32 x 41	41200	2200	2800	1400	900
32 x 43	42400	2300	3000	1500	900
32 x 45	43600	2400	3100	1500	900
32 x 47	44800	2500	3200	1600	900
32 x 49	45900	2600	3400	1600	900
32 x 51	47100	2700	3500	1600	1000
32 x 53	48200	2800	3700	1700	1000
32 x 55	49200	2900	3800	1700	1000
32 x 57	50300	3000	3900	1800	1000
32 x 59	51400	3100	4100	1800	1100
32 x 61	52400	3200	4200	1800	1100
32 x 63	53400	3300	4400	1900	1100
32 x 65	54500	3400	4500	1900	1100
32 x 67	55500	3500	4600	2000	1200
32 x 69	56500	3600	4800	2000	1200
32 x 71	57500	3700	4900	2000	1200
32 x 73	58400	3900	5000	2100	1200
32 x 75	59400	4000	5200	2100	1300
32 x 77	60400	4100	5300	2200	1300

Note (1) Both basic home and tag units will have length rated by the manufacturer to include tow bar (hitch). This extra length is normally approximately three (3) feet and should be deducted to determine size as utilized in these schedules.

Note (2) The additive for foundation is for continuous perimeter grade walls of concrete block (or equal) sixteen (16) inches to twenty-four (24) inches high on a concrete spread footer.

**ADJUST FOR PLUMBING**

Basic price includes one (1) 3 fixture bathroom, kitchen sink and water heater.

Add for additional bathrooms:

Full bath (toilet, sink, and tub or shower)	1400
Half bath ( (2) fixtures)	900

**ADD FOR EXPANDOS & TIP - OUTS**

Good quality

4' x 8'	800	6' x 8'	1100	8' x 8'	1400
4' x 10'	1000	6' x 10'	1300	8' x 10'	1600
4' x 12'	1100	6' x 12'	1500	8' x 12'	1900
4' x 14'	1300	6' x 14'	1700	8' x 14'	2100
4' x 16'	1400	6' x 16'	1900	8' x 16'	2400
4' x 18'	1600	6' x 18'	2100	8' x 18'	2600
4' x 20'	1700	6' x 20'	2300	8' x 20'	2900
4' x 22'	1900	6' x 22'	2500	8' x 22'	3100
4' x 24'	2000	6' x 24'	2700	8' x 24'	3400

The above prices apply only to extended living space which slides out or is tipped out from the main living area. **DOUBLE - WIDE AND TAG UNITS** forming triple - wide units are to be priced at eight-five percent (85%) of the corresponding single wide rate.

**DOUBLE - WIDE/SINGLE WIDE - COMBINATIONS**

These combinations are to be priced by applying the appropriate double - wide rate to the double - wide section and adding the single - wide extension at the following L/F rates:

10' wide	30.65
12' wide	27.70
14' wide	25.85

Add for foundation walls, per L/F (side walls only)

Add for air conditioning, per S. F.

Add for skirting, per L/F

**ADJUST FOR QUALITY GRADE**

These factors apply to manufactured components.

Custom	1.20
Good	1.00
Economy	0.90

Price basements, "stick-built" additions, and other exterior features such as porches, patios, etc. from Residential Schedules A and E with the appropriate adjustments for quality grade from Schedule F.

# Appendix C Residential and Agricultural Cost Schedules

## SCHEDULE G.1

### Residential Yard Improvements

#### Detached Garages

Per square foot

Area	Detached Garages				Add for Living - Quarters Over Garage						Deduct for Unfin. Int.	
	Average Quality				Half Story			Full Story			Half Story	Full Story
	Pole	Frame	C.B.	Brk/Stn	Frame	C.B.	Brk/Stn	Frame	C.B.	Brk/Stn		
100	31.85	41.05	44.35	53.50	86.40	90.55	94.30	110.05	118.25	125.80	58.30	64.30
150	25.80	33.75	36.45	43.75	68.25	71.65	74.70	88.35	95.10	101.25	45.75	51.30
200	22.55	29.75	32.05	38.25	58.85	61.75	64.40	76.85	82.65	88.00	39.45	44.70
250	20.40	27.10	29.20	34.60	53.05	55.65	58.00	69.60	74.80	79.55	35.65	40.70
300	18.95	25.25	27.15	32.00	49.05	51.40	53.60	64.55	69.30	73.65	33.05	38.00
350	17.80	23.85	25.60	30.00	46.15	48.35	50.35	60.80	65.20	69.25	31.20	36.00
400	16.95	22.70	24.40	28.45	43.90	45.95	47.85	57.95	62.05	65.80	29.80	34.55
450	16.25	21.80	23.40	27.15	42.15	44.05	45.85	55.60	59.50	63.05	28.75	33.40
500	15.65	21.05	22.55	26.05	40.70	42.55	44.20	53.70	57.40	60.75	27.85	32.45
550	15.15	20.45	21.85	25.15	39.50	41.25	42.85	52.10	55.65	58.85	27.15	31.65
600	14.75	19.90	21.25	24.35	38.50	40.15	41.70	50.75	54.10	57.20	26.55	31.00
650	14.50	19.60	20.90	23.95	37.75	39.40	40.90	49.90	53.20	56.20	26.05	30.50
700	14.15	19.15	20.45	23.30	37.00	38.60	40.05	48.85	52.00	54.95	25.60	30.05
750	13.85	18.75	20.00	22.75	36.35	37.85	39.25	47.95	51.00	53.80	25.25	29.60
800	13.60	18.40	19.60	22.25	35.75	37.25	38.60	47.10	50.10	52.80	24.90	29.25
900	13.15	17.85	18.95	21.40	34.75	36.15	37.40	45.70	48.50	51.05	24.35	28.65
1000	12.75	17.35	18.40	20.65	33.90	35.25	36.45	44.55	47.20	49.65	23.85	28.15
1100	12.45	16.90	17.95	20.00	33.25	34.50	35.65	43.55	46.10	48.40	23.50	27.70
1200	12.15	16.55	17.50	19.50	32.65	33.85	34.95	42.75	45.15	47.40	23.20	27.35
1300	12.10	16.45	17.45	19.40	32.35	33.55	34.65	42.45	44.85	47.10	22.95	27.15
1400	11.90	16.20	17.10	18.95	31.90	33.05	34.15	41.80	44.10	46.25	22.70	26.90
1500	11.70	15.90	16.85	18.60	31.50	32.65	33.65	41.20	43.45	45.55	22.50	26.65
1600	11.50	15.70	16.55	18.25	31.15	32.25	33.25	40.70	42.90	44.85	22.35	26.45
1700	11.35	15.50	16.35	17.90	30.85	31.90	32.90	40.25	42.35	44.30	22.20	26.25
1800	11.20	15.30	16.10	17.60	30.55	31.60	32.55	39.80	41.85	43.75	22.05	26.10
1900	11.10	15.10	15.90	17.35	30.30	31.30	32.25	39.40	41.45	43.25	21.90	25.95
2000	10.95	14.95	15.75	17.10	30.10	31.05	31.95	39.05	41.05	42.80	21.80	25.85
2100	10.85	14.80	15.55	16.85	29.85	30.80	31.70	38.75	40.65	42.40	21.70	25.70
2200	10.75	14.65	15.40	16.65	29.65	30.60	31.45	38.45	40.30	42.00	21.60	25.60
2300	10.65	14.50	15.25	16.45	29.50	30.40	31.25	38.15	40.00	41.65	21.50	25.50
2400	10.55	14.40	15.10	16.30	29.30	30.20	31.00	37.90	39.70	41.35	21.45	25.40

Deduct for earth floor 3.10  
 Add for unfinished loft 5.25

Make applicable adjustments from Schedules C-D-E-F.

From Schedule C for living quarters:

1. No heat only, deduct first floor price.
2. No electric, deduct upper floor price.
3. Air conditioning, add first floor price.

From Schedule D for living quarters:

No plumbing, deduct for a conversion unit.

Note: The unfinished deduction for living quarters includes amounts for interior finish, heating and plumbing.

#### Boat Houses

With or without overhead living area

Use detached garage Schedule G.1

Deduct for earth floor.

Deduct fifteen percent (15%) from base price per open side.

Add for living quarters above from detached garage schedule.

Adjust for quality grade from Schedule F.

#### Gazebos

Typical range per square foot

Average quality 24.30

NOTE: The above rates are for residential type gazebos only. In pricing commercial gazebos, multipliers of 2.00 to 3.00 are to be applied

**SCHEDULE G.1 (continued)**

**Residential Yard Improvements**

**In Ground Swimming Pools**

Per square foot, contractor installed, three (3) foot to eight (8) foot deep, including filter.

	Area											
	300	350	400	450	500	550	600	650	700	800	900	1000
Sandbase, Plastic Liner	23.60	21.70	20.15	18.90	17.85	16.95	16.20	15.50	14.90	13.90	13.05	12.35
C.B. or Equal, Plastic Liner	28.25	26.00	24.20	22.70	21.50	20.40	19.50	18.70	18.00	16.75	15.80	14.95
Prefab Steel, Vinyl Liner	30.55	28.15	26.20	24.60	23.30	22.15	21.15	20.30	19.50	18.20	17.15	16.20
Reinforced Concrete	58.45	54.00	50.40	47.45	44.95	42.80	40.95	39.35	37.90	35.40	33.35	31.65
Fiberglass	39.50	36.60	34.30	32.35	30.70	29.30	28.05	27.00	26.00	24.35	23.00	21.85
Gunited Steel	49.15	45.35	42.35	39.85	37.75	35.95	34.35	33.00	31.75	29.65	27.95	26.50
Add for Underwater Lighting	1.05	1.00	0.95	0.90	0.90	0.85	0.80	0.80	0.80	0.75	0.70	0.70
Add for Pool Heating, Gas	4.95	4.60	4.30	4.10	3.95	3.80	3.70	3.60	3.50	3.40	3.30	3.20
Add for Pool Heating, Electric	8.85	8.25	7.75	7.40	7.10	6.85	6.65	6.50	6.35	6.10	5.90	5.75
Add for Ceramic Tile*	13.60	13.00	12.50	12.10	11.80	11.50	11.25	11.05	10.85	10.50	10.20	10.00
Add for Plastic Tile*	9.30	8.90	8.55	8.30	8.05	7.85	7.70	7.55	7.40	7.20	7.00	6.85
Deduct for Lack of Filter	2.70	2.30	2.00	1.80	1.60	1.45	1.35	1.25	1.15	1.00	0.90	0.80

\*Wall & bottom

Irregular, or kidney shaped pool      Add 15% to base

Concrete aprons                              3.05 SF

Adjust for quality grade from Schedule F.

**RESIDENTIAL INDOOR SWIMMING POOLS**

Price area of pool enclosure as a separate part of the dwelling area from the appropriate type of enclosure schedule. Add pool cost from residential pool schedule in summary of improvements.

**Above Ground Swimming Pools**

Average quality installed, including pump, motor and filter

Circular		Oval/Rectangular	
Diameter	Cost	Size	Cost
12'	1300	10' x 20'	2400
14'	1800	12' x 22'	2700
16'	2100	12' x 24'	2900
18'	2300	14' x 26'	3200
20'	2500	14' x 28'	3300
24'	2900	15' x 30'	3500
27'	3300	16' x 32'	3800
30'	3800	18' x 36'	4200
Over/SF	5.00	Over/SF	5.55

Adjust for quality grade from Schedule F.

If subject above ground pool is within the size constraints of this schedule, use the rate nearest to the subject's size. For those above ground pools larger than those listed in the schedule, use the sq. ft. rate for the total area of the pool.

Note: Area of circle formula is:  
Area = R x R x 3.1416

Depreciate from the Above Ground Pool Depreciation Table

Sound value range                              \$ 100 - \$1000

**Car Sheds**

Per square foot, average quality

Open type	9.65		
<b>Enclosed type (three (3) walls and open front)</b>			
<b>Area</b>	<b>Frame</b>	<b>C.B.</b>	<b>Brick</b>
100	19.30	21.35	26.65
200	15.80	17.30	21.00
300	14.25	15.45	18.50
400	13.35	14.40	17.05
500	12.75	13.65	16.00
600	12.25	13.10	15.25
700	12.00	12.80	14.85
800	11.70	12.45	14.35
1000	11.25	11.95	13.65
1200	10.90	11.55	13.10
1400	10.65	11.25	12.65
1600	10.55	11.10	12.50
1800	10.40	10.90	12.25
2000	10.25	10.75	12.00

Deduct for back-to-back configuration  
 Frame    0.75  
 C.B.     0.90  
 Brick    1.55

Deduct for earth floor                        2.65

Add for stall walls  
 Frame    1.35  
 Brick    2.40

Adjust for quality grade from Schedule F.

**SCHEDULE G.1 (continued)**

**Residential Yard Improvements**

**Swimming Pool Enclosures**

Cost represents average cost ranges per square foot of complete shell - type enclosures or buildings excluding swimming pools and aprons.

Swimming pool enclosure depreciation:  
Use Swimming Pool and Pool Enclosure Depreciation Table

- Type 1 Unfinished - none of the following items are finished: floor, ceiling or walls.
- Type 2 Semifinished - one (1) or two (2) of the following are finished in a similar quality as the dwelling: floor, ceiling or walls.
- Type 3 Finished - all of the following items: floors, ceiling and walls are finished commensurate with the quality of the dwelling.

Frame (or equal), per square foot, average quality

Area	Type - 1	Type - 2	Type - 3
100	51.50	64.55	80.50
200	39.00	48.15	59.40
300	33.60	41.40	50.95
400	30.40	37.50	46.20
500	28.25	34.90	43.05
600	26.80	33.35	41.35
700	25.65	32.10	40.05
800	24.70	31.15	38.95
900	23.95	30.30	38.10
1000	23.30	29.60	37.35
1200	22.25	28.50	36.15
1300	21.80	28.05	35.65
1400	21.45	27.65	35.20
1500	21.10	27.25	34.80
1600	20.75	26.95	34.45

Brick (or equal), per square foot, average quality

Area	Type - 1	Type - 2	Type - 3
100	68.00	81.05	97.05
200	50.65	59.85	71.10
300	43.10	50.95	60.50
400	38.65	45.75	54.45
500	35.65	42.30	50.45
600	33.55	40.10	48.10
700	31.90	38.35	46.30
800	30.55	36.95	44.80
900	29.45	35.80	43.60
1000	28.50	34.85	42.55
1200	27.00	33.25	40.90
1300	26.40	32.60	40.20
1400	25.85	32.05	39.60
1500	25.35	31.50	39.05
1600	24.90	31.05	38.60

Adjust for quality grade from Schedule F.

**Bath Houses**

Per square foot

Area	Frame	C.B.	Brick	Add Heating
100	47.20	47.60	65.85	1.00
200	35.85	36.30	49.05	1.00
300	31.30	31.75	42.05	1.00
400	28.70	29.15	38.00	1.00
500	27.00	27.45	35.30	1.00
600	25.75	26.20	33.35	1.00
700	25.00	25.50	32.20	1.00
800	24.25	24.70	30.95	1.00
900	23.60	24.10	29.95	1.00
1000	23.10	23.60	29.10	1.00
1100	22.65	23.15	28.40	1.00
1200	22.25	22.75	27.75	1.00

Price includes 1 - hose bib and shower  
Deduct for no plumbing 680  
Add per additional fixture 590  
Adjust for quality grade from Schedule F.

**Utility Sheds**

Per square foot, average quality

Area	Fr/Mtl	C.B.	Brick/Stn
25	29.60	74.15	85.00
50	20.95	52.45	60.10
75	17.50	43.20	49.50
100	15.55	37.80	43.25
125	14.30	34.20	39.05
150	13.35	31.55	35.95
175	12.65	29.50	33.60
200	12.10	27.85	31.70
250	11.30	25.35	28.80
300	10.70	23.55	26.65
350	10.25	22.15	25.05
400	9.85	21.00	23.70
500	9.30	19.25	21.70

Adjust for quality grade from Schedule F.  
Sound value range \$ 100 to \$ 800  
Use the twenty (20) year depreciation schedule.

**SCHEDULE G.1 (continued)**

**Residential Yard Improvements**

**Greenhouses**

Per square foot, average quality, steel/tubular framed glass

Area	Free	Attached	Lean
	Standing	1 End	To
50	57.10	51.35	45.60
100	46.15	42.05	38.00
150	41.35	38.05	34.70
200	38.55	35.65	32.80
250	36.65	34.05	31.50
300	35.25	32.90	30.55
350	34.15	31.95	29.80
400	33.25	31.25	29.20
500	31.95	30.10	28.30
600	30.95	29.30	27.65
800	29.60	28.15	26.70
1000	28.65	27.35	26.10

Adjust for quality grade from Schedule F.

Use the twenty (20) year depreciation schedule.

**Tennis Courts**

Add per value point - \$100

Typical cost per court, 60' x 120' average quality, including fencing.

	Type		
	Clay	Sod	Asphalt
Single Court	226	228	231
Add per Multiple	178	180	182

Adjust for quality grade from Schedule F.

**Stables**

Per square foot, average quality

Area	Frame	C.B.	Brick
200	42.70	49.45	60.35
300	37.05	42.55	51.45
400	33.65	38.45	46.10
500	31.35	35.60	42.50
600	29.65	33.55	39.80
700	28.30	31.90	37.75
800	27.25	30.60	36.05
900	26.35	29.55	34.70
1000	25.60	28.65	33.50
1200	24.40	27.15	31.60
1400	23.45	26.05	30.15
1600	22.70	25.10	28.95
1800	22.10	24.35	27.95
2000	21.55	23.70	27.15
3000	19.75	21.50	24.30
4000	18.70	20.20	22.65

Deduct for earth floor 2.80

Add for unfinished loft 4.65

Add for masonry walls 1.05

Adjust for quality grade from Schedule F.

Note: Price pole frame construction from pole barn table (Type - 3) in Schedule G.2

**Residential - Type Solar Heating and Cooling Systems**

**INDEPENDENT SOLAR SYSTEM (COMPLETE) RATES**

Type	Liquid System	Air System
A	14100	16600
B	8700	10300
C	5500	6500
D	1400	1800

**COMPONENT COSTS OF INDEPENDENT SOLAR SYSTEM**

**SOLAR COLLECTION UNITS**

Type	SF	Per Unit
A	30	1400
B	25	700
C	20	400
D	minimal	200

**SOLAR STORAGE MEDIUMS**

Type	Liquid Storage	
	Gallons	Per Tank
A	120	400
B	80	200
C	60	100
D	40	100

Type	Rock Storage	
	Surface SF	Per Container
A	400	2900
B	300	1800
C	200	1100
D	Under 200	500

**SOLAR DISTRIBUTION UNITS**

(Includes the cost of pipe loops, transfer pumps, heat exchangers, air handlers, blowers, ducts, controls and control panels associated with either a liquid or air system.)

Type	
A	12300
B	7800
C	5000
D (integrated with existing base system.)	1100



## Appendix C Residential and Agricultural Cost Schedules

### **SCHEDULE G.1 (continued)**

#### **Residential Yard Improvements**

##### **Geothermal Heating and Cooling System Base Rates**

###### **HORIZONTAL CLOSED LOOP SYSTEMS**

System Tonnage	HCLSWD	HCLSWOD
	w/distribution	w/o distribution
2 Ton	7900	6900
2.5 Ton	10100	8500
3 Ton	12400	10300
3.5 Ton	14600	12100
4 Ton	16800	13800
5 Ton	20700	17200
6 Ton	24700	20600

###### **VERTICAL CLOSED LOOP SYSTEMS**

System Tonnage	VCLSWD	VCLSWOD
	w/distribution	w/o distribution
2 Ton	9400	8300
2.5 Ton	11900	10500
3 Ton	14600	12600
3.5 Ton	17200	14600
4 Ton	19800	16800
5 Ton	24500	20900
6 Ton	29200	25100

###### **OPEN DISCHARGE OPEN LOOP SYSTEMS**

System Tonnage	ODOLSWD	ODOLSWOD
	w/distribution	w/o distribution
2 Ton	6800	5800
2.5 Ton	8600	7100
3 Ton	10600	8400
3.5 Ton	12400	9800
4 Ton	14200	11100
5 Ton	17400	13900
6 Ton	20600	16600

###### **RETURN WELL OPEN LOOP SYSTEMS**

System Tonnage	RWOLSWD	RWOLSWOD
	w/distribution	w/o distribution
2 Ton	7400	6500
2.5 Ton	9300	7800
3 Ton	11200	9200
3.5 Ton	13000	10500
4 Ton	14900	11800
5 Ton	18100	14500
6 Ton	21200	17200

**SCHEDULE G.2**

**Farm Buildings and Structures**

**Barns and Sheds**

Per square foot, average quality, based either on 14' or 16' eaves heights, depending on type.

Type-1 Special purpose dairy and horse barns, 2-story with masonry stable walls and wood or metal sided loft walls, concrete ground floor, lighting, ventilation bibs, and drains, stalls and stanchions.

Type-2 General purpose conventional framed barns, 1-story flat or 2-story bank type with masonry foundation or lower level walls, wood or metal sided upper walls, concrete ground floor, plumbing, lighting and stalls.

Size	Area	(1)-Dairy		(2)-Bank & Flat		
		Height 16'	+/-2'	2-Story		1-Story +/-2'
				8 + 16'	16'	
24 x 24	576	37.85	1.10	29.85	18.35	0.50
24 x 30	720	35.60	1.10	28.40	17.70	0.50
24 x 40	960	33.30	1.10	26.85	17.05	0.50
24 x 60	1440	30.95	1.10	25.45	16.30	0.50
24 x 80	1920	29.80	1.10	24.75	16.05	0.50
24 x 100	2400	29.15	1.10	24.25	15.75	0.50
30 x 40	1200	31.10	1.10	25.55	16.30	0.50
30 x 50	1500	29.80	0.80	24.75	15.95	0.50
30 x 60	1800	28.85	0.80	24.15	15.60	0.50
30 x 80	2400	27.75	0.80	23.35	15.25	0.50
30 x 100	3000	27.10	0.80	22.90	15.10	0.50
36 x 50	1800	28.35	0.80	23.80	15.50	0.35
36 x 60	2160	27.45	0.80	23.30	15.15	0.35
36 x 70	2520	26.70	0.80	22.75	15.00	0.35
36 x 80	2880	26.35	0.80	22.55	14.85	0.35
36 x 100	3600	25.60	0.80	22.10	14.55	0.35
40 x 60	2400	26.70	0.75	22.75	15.00	0.35
40 x 80	3200	25.60	0.75	22.10	14.55	0.35
40 x 100	4000	24.90	0.75	21.65	14.40	0.35
40 x 120	4800	24.50	0.75	21.40	14.25	0.35
40 x 140	5600	24.15	0.75	21.25	14.20	0.35
50 x 60	3000	25.45	0.75	21.95	14.55	0.35
50 x 80	4000	24.30	0.75	21.30	14.20	0.35
50 x 100	5000	23.65	0.75	20.85	14.05	0.35
50 x 120	6000	23.30	0.75	20.55	13.85	0.35
50 x 140	7000	22.85	0.75	20.35	13.75	0.35
60 x 80	4800	23.50	0.75	20.80	14.05	0.35
60 x 100	6000	22.75	0.75	20.35	13.75	0.35
60 x 120	7200	22.35	0.75	20.05	13.70	0.35
60 x 140	8400	22.10	0.75	19.90	13.55	0.35
60 x 160	9600	21.90	0.75	19.70	13.45	0.35
60 x 180	10800	21.75	0.75	19.55	13.40	0.35
60 x 200	12000	21.50	0.75	19.45	13.30	0.35

Included for (deduct if not present):

Stalls and other features	2.50	2.10	1.40
Loft Floor	3.90	---	---
Plumbing	1.70	0.60	0.20
Lighting	1.00	0.80	0.45
Concrete Floor	2.00	2.00	2.00
Roof Insulation	---	---	---
Add for wood loft floors, (included in Type-1)			3.50
Add per square foot (bin area) for wood bins			7.05
Add for stable stall walls			2.10
Deduct for earth floor			2.00

Adjust for quality grade from Schedule F.

Type 3 - General purpose pole-framed barns and machine sheds, 1-story, trussed roof, wood or metal siding, concrete floor and lighting. Alternative prices are given for insulated and partially open buildings.

(3)-Pole Framed General Purpose Buildings										
Size	Area	All Walls		All Walls Insulated		1 Side Open		No Walls		
		14'	+/-2'	14'	+/-2'	14'	+/-2'	14'	+/-2'	
		20 x 20	400	10.25	0.60	11.35	0.75	9.15	0.45	5.65
20 x 30	600	9.20	0.50	10.20	0.60	8.05	0.35	5.40	0.15	
20 x 40	800	8.70	0.45	9.60	0.60	7.55	0.35	5.25	0.15	
20 x 60	1200	8.20	0.45	9.00	0.50	7.05	0.30	5.10	0.15	
20 x 80	1600	7.90	0.45	8.80	0.45	6.75	0.30	5.05	0.15	
20 x 100	2000	7.75	0.35	8.55	0.45	6.60	0.20	5.00	0.15	
24 x 20	480	9.80	0.60	11.00	0.65	8.85	0.45	5.65	0.15	
24 x 30	720	8.80	0.50	9.80	0.60	7.85	0.35	5.35	0.15	
24 x 40	960	8.25	0.45	9.20	0.50	7.30	0.30	5.20	0.15	
24 x 60	1440	7.75	0.35	8.65	0.45	6.80	0.30	5.05	0.15	
24 x 80	1920	7.55	0.35	8.35	0.45	6.50	0.20	5.00	0.15	
24 x 100	2400	7.30	0.35	8.15	0.45	6.35	0.20	5.00	0.15	
24 x 120	2880	7.25	0.35	8.05	0.35	6.30	0.20	4.90	0.15	
30 x 20	600	9.35	0.50	10.55	0.60	8.65	0.45	5.55	0.15	
30 x 50	1500	7.55	0.35	8.40	0.45	6.80	0.30	5.10	0.15	
30 x 60	1800	7.40	0.35	8.20	0.35	6.60	0.20	5.05	0.15	
30 x 80	2400	7.10	0.30	7.85	0.35	6.35	0.20	5.00	0.15	
30 x 100	3000	6.95	0.30	7.70	0.35	6.20	0.20	5.00	0.15	
30 x 120	3600	6.90	0.30	7.55	0.35	6.10	0.20	5.00	0.15	
30 x 140	4200	6.80	0.30	7.45	0.35	6.00	0.20	4.90	0.15	
30 x 160	4800	6.75	0.30	7.40	0.30	5.95	0.20	4.85	0.15	
36 x 20	720	9.15	0.50	10.25	0.60	8.50	0.45	5.55	0.15	
36 x 40	1440	7.60	0.35	8.40	0.45	6.95	0.30	5.20	0.15	
36 x 80	2880	6.90	0.30	7.55	0.30	6.20	0.20	5.00	0.15	
36 x 100	3600	6.75	0.30	7.40	0.30	6.10	0.20	5.00	0.15	
36 x 120	4320	6.60	0.30	7.25	0.30	6.00	0.15	5.00	0.15	
36 x 140	5040	6.50	0.20	7.15	0.30	5.95	0.15	4.90	0.15	
36 x 160	5760	6.45	0.20	7.10	0.30	5.85	0.15	4.90	0.15	
36 x 180	6480	6.35	0.20	7.05	0.30	5.80	0.15	4.85	0.15	
40 x 20	800	9.10	0.45	10.10	0.60	8.50	0.45	5.55	0.15	
40 x 60	2400	7.05	0.30	7.75	0.35	6.45	0.20	5.05	0.15	
40 x 80	3200	6.75	0.30	7.40	0.30	6.15	0.20	5.00	0.15	
40 x 100	4000	6.60	0.20	7.25	0.30	6.00	0.20	5.00	0.15	
40 x 120	4800	6.50	0.20	7.10	0.30	5.95	0.20	5.00	0.15	
40 x 140	5600	6.45	0.20	7.05	0.30	5.85	0.15	4.90	0.15	
40 x 160	6400	6.35	0.20	6.95	0.30	5.80	0.15	4.90	0.15	
40 x 180	7200	6.30	0.20	6.95	0.30	5.70	0.15	4.90	0.15	
40 x 200	8000	6.20	0.20	6.90	0.30	5.65	0.15	4.85	0.15	
50 x 40	2000	7.30	0.30	8.20	0.35	6.80	0.20	5.20	0.15	
50 x 50	2500	6.95	0.30	7.85	0.30	6.50	0.20	5.10	0.15	
50 x 60	3000	6.80	0.30	7.60	0.30	6.30	0.20	5.10	0.15	
50 x 80	4000	6.50	0.20	7.30	0.30	6.10	0.20	5.05	0.15	
50 x 100	5000	6.35	0.20	7.10	0.20	5.95	0.15	5.00	0.15	
50 x 120	6000	6.20	0.20	6.95	0.20	5.80	0.15	5.00	0.15	
50 x 140	7000	6.15	0.20	6.90	0.20	5.70	0.15	4.90	0.15	
50 x 160	8000	6.15	0.20	6.80	0.20	5.65	0.15	4.90	0.15	
50 x 180	9000	6.10	0.20	6.80	0.20	5.65	0.15	4.90	0.15	
50 x 200	10000	6.00	0.20	6.75	0.20	5.55	0.15	4.85	0.15	
60 x 40	2400	7.15	0.30	8.00	0.35	6.80	0.20	5.10	0.15	
60 x 60	3600	6.65	0.20	7.30	0.30	6.30	0.20	5.05	0.15	
60 x 80	4800	6.35	0.20	7.05	0.20	6.00	0.15	5.00	0.15	

**SCHEDULE G.2 (continued)**  
**Farm Buildings and Structures**

**Barns and Sheds (continued)**

(3)-Pole Framed General Purpose Buildings										
Size	Area	All Walls		All Walls Insulated		1 Side Open		No Walls		
		14'	+/-2'	14'	+/-2'	14'	+/-2'	14'	+/-2'	
60 x 100	6000	6.20	0.20	6.80	0.20	5.85	0.15	5.00	0.15	
60 x 120	7200	6.15	0.20	6.65	0.20	5.70	0.15	4.90	0.15	
60 x 140	8400	6.10	0.20	6.60	0.20	5.65	0.15	4.90	0.15	
60 x 160	9600	6.00	0.20	6.50	0.20	5.55	0.15	4.90	0.15	
60 x 180	10800	5.95	0.20	6.50	0.20	5.55	0.15	4.90	0.15	
60 x 200	12000	5.95	0.20	6.45	0.20	5.50	0.15	4.90	0.15	
60 x 250	15000	5.85	0.15	6.35	0.20	5.40	0.15	4.90	0.15	
60 x 300	18000	5.80	0.15	6.30	0.20	5.35	0.15	4.85	0.15	
80 x 40	3200	7.10	0.30	7.85	0.30	6.80	0.20	5.35	0.15	
80 x 60	4800	6.50	0.20	7.15	0.30	6.20	0.20	5.20	0.15	
80 x 80	6400	6.20	0.20	6.80	0.20	5.95	0.15	5.05	0.15	
80 x 100	8000	6.10	0.20	6.65	0.20	5.80	0.15	5.05	0.15	
80 x 120	9600	5.95	0.20	6.50	0.20	5.65	0.15	5.00	0.15	
80 x 140	11200	5.85	0.15	6.45	0.20	5.55	0.15	5.00	0.15	
80 x 160	12800	5.80	0.15	6.35	0.20	5.50	0.15	5.00	0.15	
80 x 180	14400	5.80	0.15	6.30	0.20	5.50	0.15	4.90	0.15	
80 x 200	16000	5.70	0.15	6.20	0.15	5.40	0.15	4.90	0.15	
80 x 250	20000	5.65	0.15	6.15	0.15	5.35	0.15	4.90	0.15	
80 x 300	24000	5.65	0.15	6.15	0.15	5.35	0.15	4.90	0.15	
80 x 350	28000	5.55	0.15	6.10	0.15	5.25	0.15	4.90	0.15	
80 x 400	32000	5.50	0.15	6.00	0.15	5.20	0.15	4.85	0.15	
100 x 40	4000	7.10	0.30	7.85	0.30	6.80	0.20	5.40	0.15	
100 x 60	6000	6.45	0.20	7.10	0.20	6.20	0.20	5.25	0.15	
100 x 80	8000	6.15	0.20	6.75	0.20	5.95	0.15	5.10	0.15	
100 x 100	10000	6.00	0.15	6.60	0.20	5.80	0.15	5.05	0.15	
100 x 120	12000	5.85	0.15	6.45	0.15	5.65	0.15	5.05	0.15	
100 x 140	14000	5.80	0.15	6.30	0.15	5.55	0.15	5.00	0.15	
100 x 160	16000	5.70	0.15	6.20	0.15	5.50	0.15	5.00	0.15	
100 x 180	18000	5.70	0.15	6.15	0.15	5.40	0.15	5.00	0.15	
100 x 200	20000	5.65	0.15	6.15	0.15	5.40	0.15	5.00	0.15	
100 x 250	25000	5.55	0.15	6.10	0.15	5.35	0.15	4.90	0.15	
100 x 300	30000	5.50	0.15	6.00	0.15	5.25	0.15	4.90	0.15	
100 x 350	35000	5.50	0.15	5.95	0.15	5.25	0.15	4.90	0.15	
100 x 400	40000	5.40	0.15	5.85	0.15	5.20	0.05	4.85	0.15	
Included for (deduct if not present):										
Stalls & other features		---		---		---		---		
Loft floor		---		---		---		---		
Plumbing		---		---		---		---		
Lighting		0.20		0.20		0.20		0.20		
Concrete floor		2.00		2.00		2.00		2.00		
Roof Insulation		---		0.35		---		---		
Add for interior finish - shop type (Interior liner, heat, insulation, & up-graded lighting)								3.95		
Add for interior finish office area ( Wall and ceiling finish, minimal ptns and floor covering )								15.05		
Add for milk parlor & milk houses-Type-3								6.95		
Add for wood loft floors								3.50		
Add per square foot (of bin area) for wood bins								7.05		
Add for stable stall walls								2.10		
Deduct for Earth floor								2.00		
Adjust for quality grade from Schedule F										
<b>Barns and Sheds</b>										
Sound Value Guidelines										
Type-1	\$500	to	6200							
Type-2	\$400	to	5600							
Type-3	\$100	to	5900							

**Interpolation Procedures - Type 3 Barns**

1. Select the model width and length closest to the subject.
2. Select (or calculate) the square foot rate applicable to each of the two (2) areas immediately smaller than and larger than the subject.
3. Calculate the difference in the whole dollar value applicable to each of the areas selected in step #2.
4. Divide the result from step #3 by the difference in the areas used in step #2.
5. Apply the rate arrived at in step #4 to the difference in the area of the subject and the smaller area of the two (2) used in step #2.
6. Add the result from step #5 to the whole dollar value calculated for the smaller area in step #3 and round the result to the nearest ten dollars (\$10.00).

Note: For areas larger than those included in the table, calculate the additive value by following the same procedure (steps #1 to #6) for the two (2) largest representative areas provided.

**Chicken, Duck, Turkey Barns**

(Typically associated with floor type operations.)  
 Per square foot, average quality, 12' eaves height

Area	Rate	+/-2	Area	Rate	+/-2
2000	8.05	0.45	7000	5.65	0.30
2400	7.60	0.45	8000	5.40	0.30
2800	7.25	0.35	9000	5.25	0.20
3200	6.95	0.35	10000	5.10	0.20
3600	6.75	0.35	12000	5.00	0.20
4000	6.50	0.35	14000	4.85	0.20
4400	6.35	0.30	16000	4.70	0.20
4800	6.20	0.30	18000	4.55	0.20
5200	6.10	0.30	20000	4.45	0.20
5600	5.95	0.30	22000	4.40	0.20
6000	5.85	0.30	24000	4.30	0.15

Prices are for metal clad, wood or light metal framed buildings with earth floor, minimal lighting and mechanically operated ventilator upper side walls.

Included for lighting	0.20
Add for plumbing	0.20
Add for concrete floor	2.00
Add for roof insulation	0.35
Add for loft floor	3.50

Adjust for quality grade from Schedule F  
 Use the twenty (20) year depreciation schedule.

**SCHEDULE G.2 (continued)**  
**Farm Buildings and Structures**

**Hog Confinement Facilities**

Per square foot, average quality, based on 8' eaves height

Area	Wood Frame	Pole Frame	Add for	Add for
	Wood Siding	Metal Siding	Slatted Floor	Pits
600	17.35	14.50	3.65	3.20
700	16.85	14.15	3.65	3.15
800	16.40	13.85	3.45	3.05
900	16.05	13.60	3.30	2.85
1000	15.75	13.40	3.15	2.70
1200	15.25	13.10	3.15	2.55
1400	14.85	12.80	3.05	2.55
1600	14.50	12.60	3.00	2.55
1800	14.20	12.45	2.85	2.40
2000	14.00	12.30	2.80	2.40
2200	13.85	12.15	2.70	2.35
2400	13.60	12.10	2.70	2.20
2600	13.45	12.00	2.65	2.20
2800	13.30	11.85	2.65	2.10
3000	13.25	11.80	2.55	2.10
3500	12.95	11.65	2.55	2.10
4000	12.75	11.50	2.50	2.10
4500	12.60	11.40	2.40	2.05
5000	12.45	11.25	2.40	2.00
5500	12.30	11.20	2.40	2.00
6000	12.15	11.15	2.35	1.90
7000	12.00	11.05	2.20	1.90
7500	11.95	11.00	2.20	1.90
8000	11.85	11.00	2.20	1.85
9000	11.70	10.85	2.10	1.85
10000	11.55	10.85	2.10	1.85
11000	11.50	10.75	2.10	1.85
12000	11.40	10.70	2.10	1.85
13000	11.35	10.60	2.10	1.75
14000	11.25	10.60	2.10	1.75
15000	11.20	10.55	2.10	1.75
16000	11.20	10.55	2.10	1.75
17000	11.15	10.55	2.10	1.75
18000	11.05	10.45	2.05	1.70
19000	11.05	10.45	2.05	1.70
20000	11.00	10.45	2.05	1.70
& Over	10.90	10.40	2.00	1.60

Included for (deduct if not present):

Plumbing	0.45
Lighting	0.65
Concrete floor	2.00
Insulation	0.35
Walls per LF	
Wood siding, wood frame	38.85
Metal siding, pole frame	23.40

Use the twenty (20) year depreciation schedule.

NOTE: When adding for pits and slatted floors, the concrete floor price included in the base building becomes the concrete floor price in the pit area.

**Lean-tos**

Per square foot

	Average height				
	8'	10'	12'	14'	16'
Concrete floor	3.95	4.40	4.85	5.40	5.80
Earth floor	2.35	2.80	3.20	3.80	4.15

**Veal Confinement Facilities**

Price per square foot

Area	Cost	Area	Cost
500	20.00	9500	13.85
600	18.90	10000	13.85
700	18.15	11000	13.85
800	17.55	12000	13.75
900	17.05	13000	13.75
1000	16.75	14000	13.75
1500	15.65	15000	13.75
2000	15.15	16000	13.70
2500	14.85	17000	13.70
3000	14.55	18000	13.70
3500	14.40	19000	13.70
4000	14.35	20000	13.70
4500	14.25	21000	13.70
5000	14.20	22000	13.70
5500	14.15	23000	13.70
6000	14.15	24000	13.70
6500	14.05	25000	13.70
7000	14.05	26000	13.60
7500	13.90	27000	13.60
8000	13.90	28000	13.60
8500	13.90	29000	13.60
9000	13.85	30000	13.55

Included for (deduct if not present):

Plumbing	0.80
Lighting	0.65
Concrete floor	1.85
Insulation	0.75

Use the twenty (20) year depreciation schedule.

**Poultry Confinement Buildings**

(Typically associated with cage type operations.)

Per square foot

Size	Area	Wood Siding	Metal Siding
		Wood Frame	Wood Frame or Pole
20 x 400	8000	12.75	11.80
20 x 600	12000	12.60	11.70
20 x 800	16000	12.50	11.70
20 x 1000	20000	12.45	11.65
40 x 400	16000	10.90	10.30
40 x 600	24000	10.85	10.30
40 x 800	32000	10.85	10.30
40 x 1000	40000	10.75	10.25
60 x 400	24000	10.30	9.80
60 x 600	36000	10.30	9.80
60 x 800	48000	10.25	9.80
60 x 1000	60000	10.20	9.75

Included for (deduct if not present):

Insulation	---
Concrete floor	1.85
Plumbing	0.65
Electricity	0.65

Factor for high-rise construction:

16' to 18' eaves	120%
Factor for each upper story	75%

Use the twenty (20) year depreciation schedule.

**SCHEDULE G.2 (continued)**  
**Farm Buildings and Structures**

**Frame Corn Cribs**

Per square foot

**FREE - STANDING TYPE**

Size	Area	Wood Slat	Weld Wire
6 x 24	144	13.40	11.50
6 x 38	228	12.95	11.20
6 x 52	312	12.80	11.15
6 x 66	396	12.75	11.05
6 x 80	480	12.60	11.00

**DRIVE - THRU TYPE**

Size	Area	Wood Slat	Weld Wire
24 x 30	720	10.90	10.60
28 x 30	840	10.85	10.45
28 x 34	952	10.75	10.40
30 x 36	1080	10.60	10.30
30 x 40	1200	10.55	10.25

Add for storage bins over crib

Wood slat	3.15
Weld wire	1.90

Add for lighting 0.65

Sound value range \$ 100-\$ 700

**Wire Corn Cribs**

Per item

Cylindrical wire mesh cribs with concrete base, steel frame and conical steel roof.

Per bushel (1 cubic foot = .80 bushels, or

1 bushel = 1.25 cubic feet) 1.10

Included for (deduct if not present):

Concrete floor slab per sq. ft. 1.60

Roof 220

Add per square foot of surface for metal skin 1.90

Sound value range 100-600

See the formula located under the grain bin schedule to calculate the number of bushels.

**Trench & Bunker Silos**

Per linear foot

Primarily used for corn & grass silage, the trench type below grade and the bunker type above grade, open ends, concrete and plank floor and side walls. (Both side walls are included in the linear foot rate).

	Depth or Height					
	10'	12'	16'	20'	25'	30'
<b>Trench</b>						
Earth 30' Wide	101	111	126	139	158	179
Plank 30' Wide	152	171	211	247	297	343
+/-1" Wide	3.30	3.65	4.10	4.60	5.25	6.00
<b>Bunker</b>						
Plank 30' Wide	126	142	186	218	291	338
+/-1" Wide	2.00	2.00	2.00	2.00	2.00	2.00

Use the twenty (20) year depreciation schedule.

**Feed Lots**

Per square foot

Canopies	2.85
Concrete flat work	1.60

**Slurry Tanks**

**IN-GROUND**

Round tanks	1.75	to	2.20	cu.ft.
Rectangular	1.90	to	2.65	cu.ft.
Plank cover, deduct				3.05 per SF
No cover, deduct				5.65 per SF

**ABOVE GROUND**

42 x 14	29000
42 x 19	35000
42 x 23	42000
62 x 14	42000
62 x 19	53000
62 x 23	66000
81 x 14	66000
81 x 19	81000
81 x 23	102000
101 x 14	83000
101 x 19	105000
101 x 23	116000

Use the twenty (20) year depreciation schedule.

**Poultry Houses**

**Average quality, nonconfinement type**

Area	Frame	C. B.
240	15.15	18.45
360	13.45	16.20
480	12.50	14.80
600	11.85	13.90
800	11.15	12.90
1000	10.60	12.20
1200	10.25	11.70
1400	9.95	11.35
1600	9.75	11.05
1800	9.60	10.75
2000	9.45	10.55
2200	9.30	10.40
2400	9.20	10.25
2600	9.10	10.10
2800	9.00	9.95
3000	8.95	9.90

Adjust for quality grade from Schedule F.

Sound value range 100-1800

**Butler Low Moisture Silage Silos**

Per item

24' x 58'	53000
27' x 59'	61200
36' x 69'	100400

**Granaries**

**Per square foot, average quality**

Size	Area	1 Story & Loft	
24 x 36	864	11.25	
26 x 36	936	11.00	
28 x 36	1008	10.65	
28 x 40	1120	10.45	
30 x 40	1200	10.30	
36 x 40	1440	10.00	

Add for storage bins 2.05

Adjust for quality grade from Schedule F

Sound value range 100-900

**SCHEDULE G.2 (continued)**

**Farm Buildings and Structures**

**Silos**

Per item, typical costs including floor slabs & foundation

Diameter & Height	Concrete		Masonry		Steel	
	Slab	Reinf	Tile/C.B.	Brick	Unlined	Glass Lined
12' x 20'	4,700	6,000	5,300	7,300	6,600	8,900
12' x 25'	5,600	7,300	6,000	8,600	7,900	11,100
12' x 30'	6,300	8,600	7,300	10,000	9,200	12,600
12' x 40'	7,900	11,100	8,900	12,600	12,000	16,700
12' x 50'	10,000	13,200	11,100	15,500	14,500	20,600
14' x 20'	6,000	7,300	6,300	8,600	7,900	11,100
14' x 25'	6,600	8,600	7,300	10,000	9,500	13,000
14' x 30'	7,600	10,000	8,600	12,000	11,300	15,200
14' x 40'	9,500	13,000	11,100	15,200	13,900	19,600
14' x 50'	11,600	15,500	13,000	18,600	17,100	24,300
16' x 20'	6,600	8,600	7,300	10,000	9,200	12,600
16' x 25'	7,900	10,200	8,600	12,000	11,300	15,200
16' x 30'	8,900	12,000	10,000	13,900	12,600	17,700
16' x 40'	11,300	15,200	12,600	17,700	16,100	22,500
16' x 50'	13,500	18,200	15,200	21,700	19,800	27,700
16' x 60'	15,500	21,700	17,700	25,200	23,300	32,800
18' x 20'	7,900	10,000	8,600	11,300	11,100	14,200
18' x 25'	8,900	12,000	10,000	13,500	12,600	17,100
18' x 30'	10,200	13,500	11,300	15,500	14,500	20,100
18' x 40'	13,000	17,100	14,200	20,100	18,600	25,800
18' x 50'	15,200	20,600	17,100	24,400	22,500	31,300
18' x 60'	17,900	24,400	20,100	28,400	26,400	36,900
18' x 70'	20,600	27,700	22,800	32,800	30,300	44,400
20' x 20'	8,900	11,300	10,000	13,000	12,200	16,100
20' x 25'	10,500	13,500	11,300	15,200	14,500	19,200
20' x 30'	12,000	15,200	13,000	17,900	16,700	22,500
20' x 40'	14,500	19,200	16,100	22,500	20,800	28,700
20' x 50'	17,700	23,300	19,200	27,200	25,500	35,000
20' x 60'	20,100	27,200	22,500	32,200	29,900	41,700
20' x 70'	23,300	31,200	25,800	36,700	34,100	49,600
20' x 80'	25,800	35,000	28,700	41,700	38,500	58,600
20' x 90'	28,300	38,800	31,600	46,700	42,900	67,500
20' x 100'	30,700	42,600	34,600	51,700	47,300	76,400
24' x 20'	11,300	14,200	12,600	16,100	15,200	19,800
24' x 25'	13,000	16,700	14,200	19,200	17,900	23,700
24' x 30'	14,800	19,200	16,100	21,800	20,600	27,400
24' x 40'	18,600	23,700	19,800	27,400	25,800	35,000
24' x 50'	21,700	28,400	23,700	33,400	31,200	42,900
24' x 60'	24,400	33,400	27,400	32,100	36,300	50,700
24' x 70'	28,300	37,900	31,300	44,700	41,400	60,200
24' x 80'	31,300	42,900	35,000	50,700	46,600	70,700
24' x 90'	34,400	47,900	38,700	58,300	51,700	81,300
24' x 100'	37,500	52,900	42,300	64,300	56,800	91,800
25' x 35'	16,800	21,800	18,600	25,800	23,700	32,400
25' x 40'	18,600	24,400	20,600	28,400	26,400	36,300
25' x 65'	27,200	36,900	30,300	40,400	40,400	60,600
25' x 80'	32,400	44,400	36,300	52,300	48,300	73,500
25' x 90'	35,700	49,300	40,000	59,700	53,400	84,000
25' x 100'	39,100	54,300	43,600	65,700	58,600	94,600
28' x 40'	20,900	26,800	22,400	30,500	28,800	38,700
28' x 50'	24,000	31,500	26,400	36,500	34,300	46,600
28' x 60'	26,800	36,500	30,000	42,000	39,400	54,300
28' x 70'	30,600	41,000	34,000	47,700	44,500	63,800
28' x 80'	33,700	46,000	37,600	53,700	49,600	74,400
28' x 90'	36,700	50,400	41,300	59,700	54,800	84,900
28' x 100'	39,800	55,300	44,900	65,700	59,900	95,500
32' x 50'	26,400	34,400	29,000	39,500	37,300	50,200
32' x 60'	29,100	39,400	32,600	45,100	42,500	58,000
32' x 70'	32,900	43,900	36,600	50,800	47,600	67,500
32' x 80'	36,000	48,900	40,300	56,800	52,700	78,000
32' x 90'	39,100	53,900	43,900	62,800	57,800	88,600
32' x 100'	42,200	58,900	47,600	68,800	63,000	99,100

**SCHEDULE G.2 (continued)**

**Farm Buildings and Structures**

**Silos (continued)**

Per item, typical costs including floor slabs & foundation

Diameter & Height	Concrete		Masonry		Steel	
	Stave	Reinf	Tile/C.B.	Brick	Unlined	Glass Lined
36' x 60'	31,500	42,300	35,300	48,200	45,500	61,600
36' x 70'	36,000	46,800	39,200	53,900	50,700	71,200
36' x 80'	38,400	51,800	42,900	59,900	55,800	81,700
36' x 90'	41,400	56,800	46,600	65,900	60,900	92,200
36' x 100'	44,500	61,800	50,200	71,900	66,000	102,800

Deduct for no roof

12'	900	18'	1,900	28'	3,500
14'	1,200	20'	2,300	30'	4,100
16'	1,500	24'	2,900	36'	4,700

Sound value range is \$ 100- \$ 5000

Use the twenty (20) year depreciation schedule.

**Steel Grain Bins**

Per item, installed

Size			Capacity			Size			Capacity		
Dia. x Hgt.	Capacity (Bushels)	Cost	Dia. x Hgt.	Capacity (Bushels)	Cost	Dia. x Hgt.	Capacity (Bushels)	Cost	Dia. x Hgt.	Capacity (Bushels)	Cost
15' x 7'4"	1,035	2,800	27' x 33'0"	15,115	19,700	48' x 58'8"	84,920	77,800	60' x 18'4"	41,460	36,600
15' x 11'0"	1,555	3,300	27' x 40'4"	18,470	22,700	60' x 18'4"	41,460	36,600	60' x 25'8"	58,040	51,500
15' x 14'8"	2,070	4,300	27' x 47'8"	21,830	27,800	60' x 25'8"	58,040	51,500	60' x 33'0"	74,640	66,300
15' x 18'4"	2,590	4,900	30' x 14'8"	8,290	10,200	60' x 33'0"	74,640	66,300	60' x 40'4"	91,225	81,000
18' x 11'0"	2,240	4,500	30' x 18'4"	10,365	11,700	60' x 40'4"	91,225	81,000	60' x 47'8"	107,805	98,700
18' x 14'8"	2,985	4,900	30' x 22'0"	12,440	13,400	60' x 47'8"	107,805	98,700	60' x 55'0"	124,345	106,700
18' x 18'4"	3,730	6,000	30' x 25'8"	14,515	15,700	60' x 55'0"	124,345	106,700	60' x 66'0"	149,215	125,000
18' x 22'0"	4,480	7,200	30' x 33'0"	18,660	21,600	60' x 66'0"	149,215	125,000	60' x 77'0"	174,080	143,900
18' x 25'8"	5,225	8,400	30' x 40'4"	22,805	24,100	60' x 77'0"	174,080	143,900	72' x 33'0"	107,435	95,600
18' x 33'0"	6,720	12,700	30' x 47'8"	26,955	30,400	72' x 33'0"	107,435	95,600	72' x 40'4"	131,295	112,700
18' x 40'4"	8,210	14,600	36' x 14'8"	11,935	13,400	72' x 40'4"	131,295	112,700	72' x 47'8"	155,190	130,000
18' x 47'8"	9,705	17,200	36' x 18'4"	14,925	15,700	72' x 47'8"	155,190	130,000	72' x 55'0"	179,055	148,100
21' x 11'0"	3,050	5,700	36' x 22'0"	17,915	18,200	72' x 55'0"	179,055	148,100	72' x 66'0"	214,865	173,100
21' x 14'8"	4,060	6,500	36' x 25'8"	20,895	20,600	72' x 66'0"	214,865	173,100	72' x 77'0"	250,680	196,600
21' x 18'4"	5,170	7,500	36' x 33'0"	26,870	30,400	72' x 77'0"	250,680	196,600	75' x 33'0"	116,575	100,100
21' x 22'0"	6,095	9,400	36' x 40'4"	32,840	33,600	75' x 33'0"	116,575	100,100	75' x 40'4"	142,465	119,300
21' x 25'8"	7,110	10,200	36' x 47'8"	38,815	39,800	75' x 40'4"	142,465	119,300	75' x 47'8"	168,395	139,200
21' x 33'0"	9,145	14,700	36' x 58'8"	47,770	48,800	75' x 47'8"	168,395	139,200	75' x 55'0"	194,290	156,600
21' x 40'4"	11,175	16,200	42' x 14'8"	16,255	17,700	75' x 55'0"	194,290	156,600	75' x 66'0"	233,145	182,900
21' x 47'8"	13,205	21,200	42' x 18'4"	20,320	20,900	75' x 66'0"	233,145	182,900	75' x 77'0"	272,005	213,400
24' x 11'0"	3,980	6,900	42' x 22'0"	24,385	24,400	75' x 77'0"	272,005	213,400	78' x 33'0"	126,085	108,200
24' x 14'8"	5,310	7,700	42' x 25'8"	28,445	28,400	78' x 33'0"	126,085	108,200	78' x 40'4"	154,090	129,000
24' x 18'4"	6,635	9,000	42' x 33'0"	36,575	39,000	78' x 40'4"	154,090	129,000	78' x 47'8"	182,135	150,600
24' x 22'0"	7,960	10,900	42' x 40'4"	44,775	46,000	78' x 47'8"	182,135	150,600	78' x 55'0"	210,140	169,300
24' x 25'8"	9,290	12,400	42' x 47'8"	52,980	52,900	78' x 55'0"	210,140	169,300	78' x 66'0"	252,170	197,800
24' x 33'0"	11,945	15,200	42' x 58'8"	65,020	64,900	78' x 66'0"	252,170	197,800	78' x 77'0"	294,200	224,500
24' x 40'4"	14,595	18,100	48' x 14'8"	21,225	23,400	78' x 77'0"	294,200	224,500	90' x 33'0"	167,865	138,800
24' x 47'8"	17,250	21,200	48' x 18'4"	26,535	27,900	90' x 33'0"	167,865	138,800	90' x 40'4"	205,150	165,300
27' x 11'0"	5,040	7,500	48' x 22'0"	31,850	33,600	90' x 40'4"	205,150	165,300	90' x 47'8"	242,490	190,200
27' x 14'8"	6,715	8,700	48' x 25'8"	37,155	36,600	90' x 47'8"	242,490	190,200	90' x 55'0"	279,775	213,500
27' x 18'4"	8,395	10,400	48' x 33'0"	47,770	47,200	90' x 55'0"	279,775	213,500	90' x 66'0"	335,730	256,200
27' x 22'0"	10,075	11,700	48' x 40'4"	58,385	55,900	90' x 66'0"	335,730	256,200	90' x 77'0"	391,685	298,900
27' x 25'8"	11,755	13,400	48' x 47'8"	68,995	65,900	90' x 77'0"	391,685	298,900			

Use the twenty (20) year depreciation schedule.

To calculate the volume of a cylindrical bin:

1. Find the area of the circular base - (3.1415) x R x R (R=radius)
2. Multiply the area of the base times the height of the storage bin.  
This results in the cubic feet or volume of storage contained by that particular storage bin.
3. You can convert the cubic feet of storage into the number of bushels by multiplying the cubic feet or volume of storage by .80  
(3.1415) x R x R x H x .80=Number of Bushels

**SCHEDULE G.2 (continued)**  
**Farm Buildings and Structures**

**Milk Houses**

Per square foot

Area	Grade		
	D	C	B
100	25.30	31.60	37.90
200	19.60	24.50	29.40
300	17.20	21.50	25.80
400	15.75	19.70	23.65
500	14.90	18.60	22.30
600	14.10	17.65	21.20
700	13.60	17.00	20.40
800	13.10	16.40	19.70
1000	12.50	15.60	18.70
1200	12.00	15.00	18.00

Sound value range \$ 100- \$ 1300

**Milking Parlor**

Per square foot

Area	Grade		
	D	C	B
100	24.75	30.95	37.15
300	18.30	22.85	27.40
500	16.30	20.35	24.40
700	15.25	19.05	22.85
900	14.60	18.25	21.90
1200	13.90	17.35	20.80
1400	13.50	16.90	20.30
1600	13.30	16.60	19.90
1800	13.05	16.30	19.55
2000	12.90	16.10	19.30
2200	12.75	15.95	19.15
2400	12.60	15.75	18.90

Sound value range \$ 100- \$ 2700

**Tobacco Barns**

Per square foot, average quality, 20' high

Frame-air curing post and beam or pole framed construction, vented siding, earth floor and ventilation.

Masonry-flue curing, masonry wall bearing construction, earth floor, and plumbing service.

	Area					
	800	1000	2000	4000	6000	8000
Frame	14.05	12.90	10.45	8.65	8.00	7.70
Masonry	30.30	27.25	20.95	16.20	14.40	13.70

Add or deduct for each 1' height

Frame	0.45	0.35	0.20	0.15	0.15	0.05
Masonry	1.15	1.10	0.75	0.50	0.45	0.45

Add for concrete floor 1.55  
 Add for lighting 0.50

Adjust for quality grade from Schedule F.  
 Sound value range \$ 100- \$ 3000

**Quonset Buildings**

Standard galvanized steel, minimum openings, concrete footings, excluding flooring, lighting and heating

Length (Feet)	Width			
	30'	40'	60'	70'
30	8.85	9.50	10.05	10.45
36	8.35	8.95	9.50	9.90
48	7.70	8.35	8.95	9.30
60	7.25	7.85	8.40	8.80
72	6.95	7.60	8.00	8.25
84	6.75	7.25	7.70	7.90
96	6.35	6.95	7.40	7.60
108	6.20	6.90	7.15	7.30
120	6.00	6.60	6.95	7.15
160	5.55	6.10	6.45	6.60
200	5.40	5.80	6.10	6.30
240	5.35	5.55	5.80	5.95

Add per square foot floor area:

Asphalt floor	1.10
Concrete slab floor	1.70
Lighting	0.65
Insulation	0.80
Heating (unit gas heaters)	0.75

Adjust for Quality Grade from Schedule F

**Potato Storage**

Per square foot, average quality, 16' high

Frame - below ground storage, post and girder construction, earth bottom, and ventilation.

Masonry - masonry wall bearing construction, concrete floor, insulated walls and ceiling, and ventilation.

	Area				
	2000	4000	6000	8000	20000
Frame	9.00	8.00	7.55	7.40	7.15
Masonry	18.15	14.55	12.50	12.20	11.20

Add or deduct for each 1' height

Frame	0.20	0.15	0.15	0.15	0.15
Masonry	0.65	0.45	0.35	0.35	0.20

Add for concrete floor 1.55  
 Add for lighting 0.60

Adjust for quality grade from Schedule F.  
 Sound value range \$ 200- \$ 5400



### **Location Cost Multipliers**

The residential cost schedules in this manual are based on the building costs for residential structures in the Indianapolis metropolitan area as of January 1, 1999. By applying these cost schedules, the assessing official is attempting to calculate the replacement cost new of a residential structure within his/her jurisdiction. Since construction costs vary from one jurisdiction to another, it shall be necessary to apply location cost multipliers to the costs published in this manual in order to accurately reflect actual costs within his/her jurisdiction.

These location cost multipliers can be determined in one of two ways. The first and most accurate method is for the county assessor to develop a location cost multiplier for his/her respective county. This can be done using techniques such as surveying residential contractors to determine actual construction costs or by comparing the cost of residential structures built and sold on or about January 1, 1999 to the costs published in this manual. The county assessor may use any acceptable technique of estimating a location cost multiplier and must submit the technique and resultant multiplier to the SBTC for review and approval prior to its application in the county.

The second method, which is presented as an alternative to the preferred method, is to use the location cost multipliers listed in Table C-1 below. These multipliers have been developed by reviewing comparative cost multipliers for various Indiana localities as published in several national cost services. The use of the location cost multipliers listed in Table C-1 does not require approval of the SBTC prior to their application in a county.

The location cost multiplier is to be applied to all residential improvements, not just the main structure, in order to arrive at replacement cost new. The only exception to this is with manufactured and mobile homes, they will not receive a cost multiplier, as they are typically built in a given location and delivered to various locations to be used. The proper place for applying the location cost multiplier is discussed in Chapters 3, 4 and 5 of this manual.

**Table G-1--Location Cost Multipliers by County**

COUNTY	MULTIPLIER	COUNTY	MULTIPLIER	COUNTY	MULTIPLIER
Adams	1.01	Hendricks	1.00	Pike	.96
Allen	1.01	Henry	.96	Porter	1.11
Bartholomew	.98	Howard	.99	Posey	.96
Benton	1.00	Huntington	1.01	Pulaski	.93
Blackford	.96	Jackson	.97	Putnam	1.00
Boone	1.00	Jasper	1.00	Randolph	.95
Brown	.97	Jay	.96	Ripley	.95
Carroll	.93	Jefferson	.96	Rush	1.00
Cass	.93	Jennings	.96	St. Joseph	1.09
Clark	.96	Johnson	1.00	Scott	.95
Clay	1.00	Knox	.96	Shelby	1.00
Clinton	1.00	Kosciusko	1.08	Spencer	.96
Crawford	.95	LaGrange	1.01	Starke	1.08
Daviess	.96	Lake	1.11	Steuben	1.01
Dearborn	.94	LaPorte	1.10	Sullivan	1.00
Decatur	.97	Lawrence	.96	Switzerland	.94
Dekalb	1.01	Madison	1.00	Tippecanoe	1.00
Delaware	.97	Marion	1.00	Tipton	.99
Dubois	.96	Marshall	1.08	Union	.94
Elkhart	1.08	Martin	.96	Vanderburgh	.96
Fayette	.95	Miami	.93	Vermillion	1.00
Floyd	.96	Monroe	.97	Vigo	1.00
Fountain	1.00	Montgomery	1.00	Wabash	.95
Franklin	.94	Morgan	1.00	Warren	1.00
Fulton	.93	Newton	1.00	Warrick	.96
Gibson	.96	Noble	1.01	Washington	.95
Grant	.95	Ohio	.94	Wayne	.94
Greene	.97	Orange	.95	Wells	1.01
Hamilton	1.00	Owen	.97	White	1.00
Hancock	1.00	Parke	1.00	Whitley	1.01
Harrison	.95	Perry	.96		