

Table of Contents

Residential Dwelling Units Cost Tables2

Residential Yard and Agricultural Yard Structures
Cost Tables.....10

Location Cost Multipliers22

SCHEDULE A

Dwelling Base Prices (in hundreds of dollars)

100 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
100	245	5	273	95	0	95	18	35	131	6	166	33	17	120	25	61
125	258	5	288	101	0	101	19	36	138	6	174	34	19	123	26	67
150	271	6	302	107	0	107	19	37	145	6	182	35	22	126	27	73
175	284	6	317	113	0	113	20	39	152	7	191	36	24	128	28	79
200	297	6	331	118	0	119	20	40	159	7	199	36	26	131	29	85
225	310	6	346	124	0	125	21	41	166	7	207	37	29	134	30	91
250	324	7	361	130	0	131	22	42	173	7	215	38	31	137	31	97
275	337	7	375	136	0	136	22	43	180	7	223	39	33	139	32	103
300	350	7	390	142	0	142	23	44	187	7	231	40	36	142	33	109
325	363	7	404	148	0	148	23	46	194	8	240	41	38	145	34	115
350	376	8	419	153	0	154	24	47	201	8	248	41	40	148	35	121
375	389	8	433	159	0	160	24	48	208	8	256	42	43	150	36	127
400	402	8	448	165	0	166	25	49	215	8	264	43	45	153	37	133
425	416	8	465	171	0	172	26	50	223	8	273	44	48	157	38	139
450	431	9	482	178	0	179	27	52	231	9	283	45	50	162	39	145
475	445	9	498	184	0	185	28	53	239	9	292	45	53	166	40	151
500	460	10	515	190	0	192	29	55	247	9	301	46	56	171	41	158
525	474	10	532	196	0	198	29	56	255	9	310	47	58	175	42	164
550	488	10	549	203	0	204	30	57	263	10	320	48	61	179	43	170
575	503	11	565	209	0	211	31	59	271	10	329	48	63	184	44	176
600	517	11	582	215	0	217	32	60	279	10	338	49	66	188	45	182
625	531	11	597	221	0	223	32	60	284	10	344	50	68	191	46	188
650	544	11	611	226	0	229	32	61	289	11	351	51	70	195	46	193
675	558	11	626	232	0	234	31	61	294	11	357	52	72	198	47	199
700	571	12	640	237	1	240	31	61	299	11	363	53	75	201	47	205
725	585	12	655	243	1	246	31	61	304	11	369	54	77	204	48	210
750	598	12	669	248	1	252	31	62	309	12	376	55	79	208	48	216
775	612	12	684	254	1	257	30	62	314	12	382	56	81	211	49	221
800	625	12	698	259	1	263	30	62	319	12	388	57	83	214	49	227
825	639	12	713	263	1	267	31	63	324	12	395	58	84	217	50	232
850	653	12	728	267	1	272	31	65	330	12	401	59	86	221	50	238
875	667	12	743	271	1	276	32	66	335	12	408	59	87	224	51	243
900	682	13	758	276	1	280	33	67	340	13	415	60	89	227	52	248
925	696	13	772	280	1	284	33	68	345	13	421	61	90	230	52	253
950	710	13	787	284	1	289	34	70	351	13	428	62	91	234	53	259
975	724	13	802	288	1	293	34	71	356	13	434	62	93	237	53	264
1,000	738	13	817	292	1	297	35	72	361	13	441	63	94	240	54	269
1,025	748	13	829	295	1	301	36	74	366	13	448	64	96	244	55	274
1,050	759	14	840	299	1	304	37	75	372	14	454	65	97	248	55	279
1,075	769	14	852	302	1	308	38	77	377	14	461	65	99	252	56	283
1,100	780	14	863	306	1	312	39	78	383	14	468	66	101	256	57	288
1,125	790	14	875	309	1	315	39	80	388	14	474	67	102	259	57	293
1,150	800	15	886	312	1	319	40	81	393	15	481	68	104	263	58	298
1,175	811	15	898	316	1	322	41	83	399	15	487	68	105	267	58	302
1,200	821	15	909	319	1	326	42	84	404	15	494	69	107	271	59	307
1,225	832	15	922	323	1	330	43	85	411	15	501	70	109	275	60	312
1,250	842	16	934	328	1	335	45	86	417	15	507	71	111	279	61	317
1,275	853	16	947	332	1	339	46	87	424	15	514	71	112	282	61	321
1,300	863	16	959	336	1	343	47	88	430	15	520	72	114	286	62	326
1,325	871	16	967	340	1	347	48	89	436	15	526	73	116	289	62	331
1,350	879	16	976	343	1	351	49	90	441	15	531	74	118	292	63	336
1,375	886	16	984	347	1	354	50	91	447	15	537	74	120	294	63	340
1,400	894	16	992	350	1	358	51	92	452	15	542	75	122	297	63	345
1,425	903	16	1,002	354	1	362	52	93	457	15	548	76	124	300	64	350
1,450	912	17	1,012	358	1	366	53	95	462	16	555	77	126	304	64	354
1,475	921	17	1,022	361	1	369	53	96	467	16	561	77	127	307	65	359
1,500	930	17	1,032	365	1	373	54	97	472	16	567	78	129	310	65	363
1,525	940	17	1,043	369	1	377	55	99	479	16	575	79	131	313	66	368
1,550	949	18	1,054	373	1	381	57	101	485	16	582	79	133	316	66	374
1,575	959	18	1,065	376	1	385	58	102	492	16	590	80	134	319	67	379
1,600	968	18	1,076	380	1	389	59	104	498	16	597	80	136	322	67	384
1,625	980	18	1,089	384	1	393	60	105	504	16	604	81	138	326	68	389
1,650	991	18	1,102	389	1	398	60	107	509	17	611	82	141	330	69	394
1,675	1,003	18	1,114	393	1	402	61	108	515	17	618	83	143	333	69	399
1,700	1,015	19	1,127	397	2	407	62	110	520	18	625	84	145	337	70	404
1,725	1,026	19	1,140	401	2	411	62	111	526	18	632	84	147	341	71	409
1,750	1,038	19	1,153	406	2	415	63	112	531	18	639	85	150	345	72	414
1,775	1,049	19	1,165	410	2	420	63	114	537	19	646	86	152	348	72	419

SCHEDULE A

Dwelling Base Prices (in hundreds of dollars)

100 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
1,800	1,061	19	1,178	414	2	424	64	115	542	19	653	87	154	352	73	424
1,825	1,071	19	1,189	418	2	428	65	116	547	19	659	88	156	355	73	429
1,850	1,082	19	1,200	422	2	432	65	117	553	19	666	89	158	358	74	434
1,875	1,092	19	1,211	426	2	436	66	118	558	19	672	89	159	361	74	440
1,900	1,103	20	1,222	430	2	440	67	119	563	20	678	90	161	365	74	445
1,925	1,113	20	1,233	434	2	444	67	120	568	20	684	91	163	368	75	450
1,950	1,124	20	1,244	438	2	448	68	122	574	20	691	92	165	371	75	455
1,975	1,134	20	1,255	442	2	452	68	123	579	20	697	93	167	374	75	460
2,000	1,145	20	1,266	446	2	456	69	124	584	20	703	93	168	377	76	466
2,025	1,155	20	1,277	450	2	460	70	125	590	20	709	94	170	380	76	471
2,050	1,166	20	1,288	454	2	464	70	126	595	20	716	95	172	383	76	476
2,075	1,176	20	1,299	458	2	468	71	127	600	20	722	96	174	386	77	481
2,100	1,187	21	1,311	463	2	473	72	128	606	21	728	97	176	390	77	487
2,125	1,197	21	1,322	467	2	477	72	129	611	21	734	97	177	393	77	492
2,150	1,207	21	1,333	471	2	481	73	130	616	21	741	98	179	396	78	497
2,175	1,218	21	1,344	475	2	485	73	131	621	21	747	99	181	399	78	502
2,200	1,228	21	1,355	479	2	489	74	132	627	21	753	100	183	402	78	507
2,225	1,239	21	1,366	483	2	493	75	133	632	21	759	100	184	405	79	513
2,250	1,249	21	1,377	487	2	497	75	135	637	21	766	101	186	408	79	518
2,275	1,260	21	1,388	491	2	501	76	136	643	21	772	102	188	411	79	523
2,300	1,270	22	1,399	495	2	505	77	137	648	22	778	103	190	415	80	528
2,325	1,281	22	1,410	499	2	509	77	138	653	22	784	104	192	418	80	533
2,350	1,291	22	1,421	503	2	513	78	139	658	22	791	104	193	421	80	539
2,375	1,302	22	1,432	507	2	517	78	140	664	22	797	105	195	424	81	544
2,400	1,312	22	1,443	511	2	521	79	141	669	22	803	106	197	427	81	549
2,425	1,324	22	1,456	516	2	526	80	142	675	22	811	107	199	431	82	554
2,450	1,337	22	1,470	520	2	530	81	144	681	22	818	108	201	435	82	560
2,475	1,349	22	1,483	525	2	535	82	145	688	23	826	108	203	439	83	565
2,500	1,362	23	1,497	529	2	539	82	147	694	23	833	109	205	443	84	570
2,525	1,374	23	1,510	534	2	544	83	148	700	23	841	110	207	447	85	576
2,550	1,387	23	1,524	538	2	548	84	150	706	23	848	111	209	451	85	581
2,575	1,399	23	1,537	543	2	553	85	151	712	24	856	112	211	455	86	586
2,600	1,412	23	1,551	547	2	558	86	153	719	24	863	113	213	459	87	592
2,625	1,424	23	1,564	552	2	562	87	154	725	24	871	113	215	463	87	597
2,650	1,436	24	1,578	556	2	567	87	156	731	24	878	114	217	467	88	602
2,675	1,449	24	1,591	561	2	571	88	157	737	24	886	115	219	471	89	608
2,700	1,461	24	1,605	565	2	576	89	159	743	25	893	116	221	475	90	613
2,725	1,474	24	1,618	570	2	580	90	160	749	25	901	117	223	479	90	618
2,750	1,486	24	1,632	574	2	585	91	162	756	25	908	117	225	483	91	624
2,775	1,499	24	1,645	579	2	589	92	163	762	25	916	118	227	487	92	629
2,800	1,511	25	1,659	583	2	594	93	165	768	26	923	119	229	491	93	635
2,825	1,523	25	1,672	588	2	599	93	166	774	26	931	120	230	495	93	640
2,850	1,536	25	1,685	592	2	603	94	167	780	26	938	121	232	499	94	645
2,875	1,548	25	1,699	597	2	608	95	169	787	26	946	121	234	503	95	651
2,900	1,561	25	1,712	601	2	612	96	170	793	26	953	122	236	507	95	656
2,925	1,573	25	1,726	606	2	617	97	172	799	27	961	123	238	511	96	661
2,950	1,586	25	1,739	610	2	621	98	173	805	27	968	124	240	515	97	667
2,975	1,598	26	1,753	615	2	626	98	175	811	27	976	125	242	519	98	672
3,000	1,611	26	1,766	619	2	631	99	176	818	27	983	126	244	523	98	677
3,025	1,623	26	1,780	624	2	635	100	178	824	27	991	126	246	527	99	683
3,050	1,635	26	1,793	628	2	640	101	179	830	28	998	127	248	531	100	688
3,075	1,648	26	1,807	633	2	644	102	181	836	28	1,006	128	250	535	100	693
3,100	1,660	26	1,820	637	2	649	103	182	842	28	1,013	129	252	539	101	699
3,125	1,673	27	1,834	642	2	653	103	184	848	28	1,021	130	254	543	102	704
3,150	1,685	27	1,847	646	2	658	104	185	855	29	1,028	130	256	547	103	709
3,175	1,698	27	1,861	651	2	662	105	187	861	29	1,036	131	258	551	103	715
3,200	1,710	27	1,874	655	2	667	106	188	867	29	1,043	132	260	555	104	720
3,225	1,721	27	1,886	660	2	672	107	189	873	29	1,050	133	262	559	105	725
3,250	1,733	27	1,899	664	2	677	107	190	879	29	1,057	134	264	562	105	731
3,275	1,744	28	1,911	669	2	681	108	191	885	30	1,064	135	266	566	106	736
3,300	1,755	28	1,923	674	2	686	109	192	891	30	1,071	136	268	569	106	741
3,325	1,766	28	1,935	678	2	691	109	193	897	30	1,078	137	270	573	107	747
3,350	1,778	28	1,948	683	2	696	110	195	903	30	1,085	137	272	576	108	752
3,375	1,789	28	1,960	688	2	701	111	196	909	30	1,092	138	274	580	108	757
3,400	1,800	29	1,972	692	2	706	111	197	915	31	1,099	139	277	584	109	763
3,425	1,811	29	1,985	697	2	710	112	198	921	31	1,106	140	279	587	109	768
3,450	1,823	29	1,997	702	2	715	113	199	927	31	1,113	141	281	591	110	773
3,475	1,834	29	2,009	706	2	720	113	200	933	31	1,120	142	283	594	111	779

SCHEDULE A

Dwelling Base Prices (in hundreds of dollars)

100 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
3,500	1,845	29	2,021	711	2	725	114	201	939	31	1,127	143	285	598	111	784
3,525	1,856	29	2,034	716	2	730	115	202	945	31	1,134	144	287	601	112	789
3,550	1,868	30	2,046	720	2	734	115	203	951	32	1,141	145	289	605	112	795
3,575	1,879	30	2,058	725	2	739	116	204	957	32	1,148	146	291	608	113	800
3,600	1,890	30	2,071	730	3	744	117	206	963	32	1,155	147	293	612	114	806
3,625	1,901	30	2,083	734	3	749	117	207	968	32	1,162	147	295	616	114	811
3,650	1,913	30	2,095	739	3	754	118	208	974	32	1,169	148	297	619	115	816
3,675	1,924	31	2,107	743	3	758	118	209	980	33	1,176	149	299	623	115	822
3,700	1,935	31	2,120	748	3	763	119	210	986	33	1,183	150	301	626	116	827
3,725	1,946	31	2,132	753	3	768	120	211	992	33	1,190	151	303	630	116	832
3,750	1,958	31	2,144	757	3	773	120	212	998	33	1,197	152	305	633	117	838
3,775	1,969	31	2,156	762	3	778	121	213	1,004	33	1,204	153	307	637	118	843
3,800	1,980	32	2,169	767	3	783	122	214	1,010	34	1,211	154	310	641	118	848
3,825	1,991	32	2,181	771	3	787	122	215	1,016	34	1,218	155	312	644	119	854
3,850	2,003	32	2,193	776	3	792	123	216	1,022	34	1,225	156	314	648	119	859
3,875	2,014	32	2,206	781	3	797	124	218	1,028	34	1,232	156	316	651	120	864
3,900	2,025	32	2,218	785	3	802	124	219	1,034	34	1,239	157	318	655	121	870
3,925	2,036	32	2,230	790	3	807	125	220	1,040	34	1,246	158	320	658	121	875
3,950	2,048	33	2,242	795	3	811	126	221	1,046	35	1,253	159	322	662	122	880
3,975	2,059	33	2,255	799	3	816	126	222	1,052	35	1,260	160	324	665	122	886
4,000	2,070	33	2,267	804	3	821	127	223	1,058	35	1,267	161	326	669	123	891
4,250	2,184	35	2,389	852	3	870	131	232	1,114	37	1,333	170	346	704	128	944
4,500	2,297	36	2,512	899	4	919	136	241	1,171	38	1,399	180	367	740	133	997
4,750	2,411	38	2,634	947	4	967	140	249	1,227	40	1,465	189	387	775	138	1,049
5,000	2,524	39	2,756	994	4	1,016	144	258	1,283	41	1,531	198	407	810	143	1,102

Note: Dwelling base prices of highlighted rows may be used as interpolation points if desired.

SCHEDULE A.1

Dwelling Pricing Notes

“A” FRAME TYPE RESIDENCES

The standard residential schedule should be used to compute the replacement cost 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 priced 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	included in base specifications
concrete	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.

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

SCHEDULE B

Row Type Adjustment

		Total Number of Units						
		2	3	4	6	8	10	Over
Frame or equal wall types	(1-5)	0.95	0.93	0.90	0.86	0.84	0.82	0.81
Brick or equal wall types	(6-8)	0.92	0.89	0.86	0.82	0.79	0.77	0.76

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
	Half	Full	First	Half	Full	Attic	First	Upper	First	Half	Full	Attic	Rec 1	Rec 2	Rec 3	Rec 4	
	Story	Story	Floor	Upper	Upper		Floor	Floor	Floor	Upper/Loft	Upper						
100	25	36	5	1	2	1	29	5	18	1	2	1	8	15	28	38	58
200	38	54	9	2	4	2	32	9	21	2	4	2	12	22	38	52	83
300	50	71	13	3	5	2	35	13	23	3	5	2	16	28	47	65	108
400	63	89	17	4	7	3	38	17	26	4	7	3	20	35	57	79	133
500	76	107	21	5	9	4	41	21	29	5	9	4	24	42	67	93	158
600	91	126	25	6	10	4	45	25	31	6	10	4	28	47	77	106	183
700	104	145	29	7	11	5	48	29	34	7	11	5	33	54	86	119	197
800	117	164	32	7	12	5	51	32	37	7	12	5	37	60	94	132	210
900	124	182	44	8	14	6	55	36	40	8	14	6	41	66	103	143	225
1000	131	200	55	9	15	6	58	39	42	9	15	6	45	72	112	153	240
1100	139	217	56	10	17	7	61	43	45	10	17	7	49	78	121	162	255
1200	147	233	57	11	18	7	64	46	47	10	18	7	53	84	130	170	270
1300	157	252	58	12	20	8	68	50	50	11	19	8	57	90	139	178	289
1400	167	267	60	13	22	9	71	53	53	12	20	8	60	95	147	186	305
1500	176	281	61	14	23	9	74	56	55	13	22	9	64	101	155	194	319
1600	185	298	63	15	25	10	77	60	58	14	23	9	68	106	164	203	338
1700	196	313	64	16	27	11	78	63	61	15	25	10	72	112	173	214	354
1800	206	328	65	17	28	11	88	66	63	15	26	10	76	118	182	224	369
1900	215	345	67	18	30	12	92	70	66	16	27	11	80	124	191	234	385
2000	224	362	69	19	32	13	95	74	69	17	29	11	84	130	200	244	401
2100	233	379	71	20	34	14	99	78	72	18	30	12	89	136	209	254	417
2200	242	396	72	21	35	14	103	81	75	18	31	13	93	142	217	264	432
2300	251	413	74	22	37	15	106	85	78	19	33	13	97	148	226	274	448
2400	260	430	76	23	39	16	110	89	81	20	34	14	101	154	235	284	464
2500	270	447	82	24	41	17	114	93	85	21	35	15	105	160	245	294	482
2600	280	463	89	25	43	17	119	96	89	22	37	15	110	167	254	304	
2700	290	480	95	26	44	18	123	100	93	23	38	16	114	173	264	314	
2800	300	497	102	27	46	19	127	104	98	24	40	16	118	180	273	324	
2900	310	513	108	28	48	19	131	107	102	24	41	17	122	186	283	334	
3000	320	530	114	29	50	20	136	111	106	25	42	17	127	192	292	344	
3100	330	546	121	30	51	20	140	114	110	26	44	18	131	199	302	354	
3200	340	563	127	31	53	21	144	118	114	27	45	18	135	205	311	364	
3300	350	581	129	32	55	22	148	122	117	28	47	19	139	211	320	374	
3400	361	599	131	33	57	23	153	126	120	29	48	19	143	218	330	384	
3500	371	616	132	34	58	23	157	129	123	29	50	20	147	224	339	394	
3600	382	634	134	35	60	24	161	133	126	30	51	21	152	230	349	404	
3700	392	652	136	36	62	25	165	137	129	31	53	21	156	236	358	413	
3800	402	670	138	37	64	26	170	141	132	32	54	22	160	243	367	423	
3900	413	687	139	38	65	26	174	144	135	32	56	22	164	249	377	433	
4000	423	705	141	39	67	27	178	148	138	33	57	23	168	255	386	443	
4100	433	723	143	40	69	28	182	152	141	34	58	24	172	261	395	453	
4200	443	741	145	41	70	28	186	155	144	35	60	24	176	267	404	462	
4300	454	759	146	42	72	29	190	159	147	36	61	25	181	274	414	472	
4400	464	777	148	43	74	30	194	162	150	37	63	25	185	280	423	481	
4500	474	795	150	45	76	31	199	166	153	38	64	26	189	286	432	491	
4600	484	813	152	46	77	31	203	170	155	38	65	26	193	292	441	500	
4700	494	831	154	47	79	32	207	173	158	39	67	27	197	298	450	510	
4800	505	849	155	48	81	33	211	177	161	40	68	27	202	305	460	519	
4900	515	867	157	49	82	33	215	180	164	41	70	28	206	311	469	529	
5000	525	885	159	50	84	34	219	184	167	42	71	28	210	317	478	538	

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

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	69
Deduct for water only	60
Add per fixture more than 5 per unit	8
Deduct per fixture less than 5 per unit	8

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	81
Conversion	81

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

Add for specialty items:

Per each bathtub with jets	17
Per each bathtub with steam conversion, 220 cubic feet max	39
<hr/>	
Per Sauna bath:	
2 person capacity	65
4 person capacity	71
6 person capacity	95
8 person capacity	139
10 person capacity	148
<hr/>	
Per Steam bath:	
2 person capacity	91
4 person capacity	99
6 person capacity	126
8 person capacity	170
10 person capacity	174
<hr/>	
Whirlpool - permanent installation with water source	
2 person capacity	63
4 person capacity	66
6 person capacity	83
8 person capacity	100
10 person capacity	112
<hr/>	
Per portable spas (nonpermanent installation without water source): all sizes	26

SCHEDULE E.1

Interior Features

Fireplaces (in hundreds of dollars)

Average Quality Stack

	Masonry	Prefab Steel
First opening	43	29
Each additional opening	34	14

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	66	73	80	90	105	113	120	128	136	145	167	176	185	194	203	212	223	234	245	256	265	274	284	7	
Brick or																									
Equal	67	74	80	92	106	113	122	132	141	151	175	185	195	206	216	226	239	251	264	276	287	297	308	8	

Integral Garage, deduct per item

Per car capacity	6	10	13	22	28	35	44	51	59	66	74	82	85	88	91	94	98	103	107	111	116	121	126	7
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Basement Garage, add per item

Add per item, per capacity	22	24	25	26	30	30	31	32	34	35	47	49	50	52	53	54	58	62	65	69	71	72	74	1
----------------------------	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	---

Attached Carports, add per item

Integral roof extension	18	25	31	36	42	48	54	59	65	70	75	80	86	91	97	102	107	112	117	122	127	132	137	5
Shed type	13	18	23	28	33	37	42	46	50	55	59	63	67	72	76	80	84	88	92	96	100	104	108	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	
1 S Frame/Slab	41	57	72	88	99	110	118	128	136	146	157	169	179	188	196	204	212	220	231	240	9
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1 S Brick/Slab	67	88	106	124	137	148	157	165	174	185	195	204	213	222	231	239	247	254	263	271	9
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Basement	38	53	65	77	84	91	97	103	107	110	114	117	121	125	133	140	150	159	168	176	8
Add for Crawl	1	4	7	9	11	12	12	12	12	12	12	12	13	13	13	13	13	13	13	13	13

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	
1 S Frame/Slab	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1 S Brick/Slab	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Basement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Crawl	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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	
1 S Frame/Slab	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1 S Brick/Slab	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Basement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Crawl	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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 foot addition to a one thousand two hundred (1,200) square foot dwelling with no heating would be calculated as the difference between the deduction for one thousand six hundred (1,600) square 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 foot 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

Exterior Features

Add per value point - \$100.00

		Area															Per	
		25	50	75	100	125	150	175	200	225	250	275	300	325	350	375	400	100
PATIOS																		
Concrete, at Grade	ConcP	2	3	4	6	7	8	9	11	12	13	14	15	16	17	18	20	5
Flagstone or Brick	FsP, BrP	4	8	11	14	17	20	23	26	29	32	35	38	41	43	46	49	12
Treated Pine	WdP	2	3	4	6	7	8	9	11	12	13	14	15	16	17	18	20	5
Add for Terraced Type	T	5	6	6	6	7	7	8	8	8	8	8	8	8	9	9	10	1
CANOPIES																		
Roof Extension	RFX	6	7	9	11	13	14	16	18	19	21	23	24	26	27	29	30	7
Conventional Shed Type	Cnpy	3	4	5	7	8	9	10	11	12	13	14	15	16	17	18	19	4
PORTICOS																		
Two Story Height	Port	11	19	25	33	40	44	53	57	63	71	74	80	86	91	96	102	23
STOOPS																		
Masonry, Elevated	MStp	14	17	20	23	25	27	29	31	33	35	37	39	41	43	44	46	6
PORCHES																		
Open Frame or Equal	OFP	25	31	37	44	52	57	63	69	74	81	89	94	98	105	109	114	19
Add per Upper Floor		13	16	20	23	28	31	34	37	40	45	51	54	57	60	63	65	11
Enclosed Frame or Equal	EFP	35	45	56	66	74	81	89	96	103	110	116	123	127	135	141	148	25
Add per Upper Floor		20	27	34	41	47	51	56	61	66	70	75	79	83	87	92	96	17
Open Masonry	OMP	28	34	40	46	55	60	66	71	76	84	95	100	103	110	114	119	18
Add per Upper Floor		17	20	23	26	33	36	39	42	45	51	60	63	66	69	71	74	10
Enclosed Masonry	EMP	39	50	62	74	82	89	97	104	112	119	125	132	137	145	152	158	26
Add per Upper Floor		31	40	48	57	63	68	74	79	85	90	95	99	104	109	114	118	19
**BAYS																		
Frame or Masonry	Bay	23	32	41	49	57	64	71	78	85	90	96	102	108	113	119	126	25
Add per Upper Floor		17	24	31	37	43	47	52	57	62	67	71	75	79	83	88	92	18
WOOD DECKS																		
Treated Pine or Equal	WdDk	9	13	17	20	24	27	30	33	36	39	42	44	47	50	53	56	12
BALCONIES																		
Uncovered, w/Railing	Balc	13	15	19	19	23	23	25	27	28	30	32	34	34	35	37	38	6
SOLARIUMS																		
	SOL	72	132	189	244	297	349	400	450	500	548	597	645	692	739	786	832	187

**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	C	+1	+2					-1	A	+1	+2	-1	AA	+1	+2	-1	AAA		
30	40	50	60	-1	D	+1	+2	95	100	105	110	-1	B	+1	+2	150	160	180	200	220	240	270	300	330	360		
E				D				C				B				A				AA				AAA			

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	39.66	68.51	67.17	91.72	164.66	164.43	166.15	206.27	216.23	235.11	83.95	102.99		
150	34.99	57.55	56.39	77.66	128.86	128.66	130.12	160.53	168.90	184.76	65.25	80.17		
200	30.32	46.59	45.60	63.59	93.05	92.89	94.08	114.78	121.56	134.41	46.54	57.35		
250	26.76	41.05	40.21	55.62	82.84	82.65	84.15	101.69	107.42	118.30	42.22	52.20		
300	25.70	38.22	37.52	50.34	75.39	75.15	76.97	92.32	97.37	106.94	39.31	48.71		
350	24.15	34.55	33.95	44.94	70.03	69.78	71.69	85.59	90.15	98.79	37.19	46.17		
400	22.64	32.73	32.16	42.45	66.49	66.19	68.40	81.02	85.22	93.18	35.58	44.24		
450	21.28	30.91	30.37	40.11	64.37	64.11	66.05	78.48	82.40	89.82	34.82	43.22		
500	20.29	29.46	28.95	38.25	62.67	62.45	64.17	76.45	80.14	87.14	34.19	42.40		
550	19.38	28.37	27.89	36.72	61.16	60.92	62.77	74.66	78.13	84.71	33.66	41.70		
600	19.25	27.86	27.42	35.53	58.06	57.81	59.65	70.92	74.23	80.51	32.14	39.80		
650	19.12	27.34	26.94	34.33	54.95	54.70	56.52	67.17	70.32	76.31	30.61	37.89		
700	18.61	26.48	26.09	33.26	53.15	52.92	54.61	64.27	67.28	73.00	29.82	36.98		
750	18.11	25.61	25.23	32.18	51.34	51.13	52.69	61.36	64.24	69.68	29.03	36.08		
800	17.60	24.75	24.38	31.11	49.54	49.35	50.78	58.46	61.20	66.37	28.24	35.17		
900	17.09	23.66	23.32	29.54	47.51	47.34	48.61	56.07	58.68	63.61	27.32	34.61		
1000	16.58	22.56	22.25	27.96	45.47	45.32	46.44	53.67	56.15	60.84	26.39	34.04		
1100	16.24	22.07	21.78	27.21	43.03	42.89	43.91	51.21	53.61	58.14	24.90	32.60		
1200	15.90	21.58	21.30	26.45	40.58	40.46	41.37	48.75	51.06	55.43	23.41	31.15		
1300	15.55	21.08	20.81	25.77	39.36	39.24	40.15	47.50	49.73	53.93	22.75	30.40		
1400	15.20	20.57	20.31	25.09	38.14	38.02	38.92	46.26	48.39	52.44	22.09	29.66		
1500	14.85	20.07	19.82	24.41	36.92	36.80	37.70	45.01	47.06	50.94	21.43	28.91		
1600	14.49	19.56	19.32	23.72	35.69	35.57	36.47	43.76	45.73	49.44	20.77	28.16		
1700	14.14	19.06	18.83	23.04	34.47	34.35	35.25	42.52	44.39	47.95	20.11	27.42		
1800	13.79	18.55	18.33	22.36	33.25	33.13	34.02	41.27	43.06	46.45	19.45	26.67		
1900	13.59	18.30	18.09	22.00	32.57	32.46	33.32	40.46	42.21	45.53	19.07	26.28		
2000	13.38	18.06	17.85	21.64	31.90	31.78	32.62	39.65	41.36	44.60	18.68	25.89		
2100	13.18	17.81	17.61	21.29	31.22	31.11	31.92	38.85	40.52	43.68	18.30	25.50		
2200	12.98	17.56	17.37	20.93	30.54	30.44	31.22	38.04	39.67	42.76	17.92	25.10		
2300	12.77	17.32	17.13	20.57	29.87	29.76	30.52	37.23	38.82	41.83	17.53	24.71		
2400	12.57	17.07	16.89	20.21	29.19	29.09	29.82	36.42	37.97	40.91	17.15	24.32		
Deduct for earth floor	5.53													
Add for unfinished loft	4.64													

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 32.03

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

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	31.33	30.71	30.14	29.68	29.29	28.93	28.64	28.29	28.02	27.64	27.22	26.84
C.B. or Equal, Plastic Liner	37.51	36.81	36.21	35.64	35.28	34.83	34.46	34.14	33.85	33.32	32.95	32.49
Prefab Steel, Vinyl Liner	40.55	39.86	39.20	38.62	38.23	37.81	37.38	37.05	36.68	36.18	35.77	35.22
Reinforced Concrete	77.61	76.44	75.40	74.51	73.75	73.07	72.38	71.83	71.28	70.38	69.56	68.80
Fiberglass	52.44	51.81	51.32	50.80	50.37	50.02	49.57	49.28	48.89	48.41	47.97	47.50
Gunited Steel	65.26	64.19	63.36	62.58	61.94	61.37	60.72	60.23	59.71	58.96	58.31	57.61
Add for Underwater Lighting	1.39	1.37	1.36	1.35	1.33	1.32	1.31	1.30	1.29	1.27	1.25	1.24
Add for Pool Heating, Gas	6.58	6.49	6.40	6.34	6.26	6.20	6.14	6.08	6.03	5.94	5.87	5.82
Add for Pool Heating, Electric	11.74	11.60	11.47	11.32	11.21	11.09	10.98	10.88	10.79	10.63	10.51	10.40
Add for Ceramic Tile*	18.06	17.83	17.62	17.41	17.23	17.04	16.88	16.72	16.58	16.35	16.16	16.01
Add for Plastic Tile*	12.36	12.19	12.04	11.91	11.78	11.65	11.54	11.45	11.34	11.17	11.05	10.95
Deduct for Lack of Filter	3.59	3.25	2.99	2.82	2.62	2.48	2.38	2.28	2.16	1.99	1.87	1.75

*Wall & bottom

Irregular, or kidney shaped pool Add 15% to base
 Concrete Aprons 5.68 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

Diameter	Circular		Oval/Rectangular	
	Cost	Size	Cost	Size
12'	2200	10'x 20'	3800	
14'	2900	12'x 22'	4200	
16'	3500	12'x 24'	4500	
18'	3800	14'x 26'	4900	
20'	4100	14'x 28'	5100	
24'	4700	15'x 30'	5500	
27'	5400	16'x 32'	6000	
30'	6300	18'x 36'	6600	
Over / SF	7.54	Over / SF	8.34	

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 \$200 to \$1,500

Car Sheds

Per square foot, average quality

Open type	10.10			
Enclosed type (three (3) walls and open front)				
	Area	Frame	C.B.	Brick
	100	35.30	44.92	61.62
	200	27.21	35.38	44.44
	300	25.02	32.57	38.81
	400	23.93	31.12	35.99
	500	21.73	28.59	31.95
	600	20.24	26.86	29.25
	700	19.16	25.60	27.31
	800	18.34	24.64	25.84
	1000	17.56	23.64	24.16
	1200	16.58	22.48	22.46
	1400	16.10	21.87	21.47
	1600	15.56	21.21	20.50
	1800	15.12	20.68	19.73
	2000	14.75	20.23	19.08

Deduct for back-to-back configuration

Frame	1.36
C.B.	1.64
Brick	2.59

Deduct for earth floor 5.53

Add for stall walls	
Frame	2.18
Brick	6.39

Adjust for quality grade from Schedule F.

SCHEDULE G.1 (continued)

Residential Yard Improvements

Swimming Pool Enclosures

Cost represents average cost ranges per square floor 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	103.98	116.70	124.69
200	82.14	93.28	100.93
300	60.29	69.84	77.16
400	38.45	46.41	53.41
500	35.59	43.39	50.26
600	32.72	40.38	47.10
700	30.26	37.81	44.45
800	27.79	35.25	41.80
900	26.53	33.91	40.39
1000	25.27	32.57	38.98
1200	23.78	30.95	37.25
1300	23.23	30.34	36.60
1400	22.40	29.47	35.68
1500	21.85	28.87	35.04
1600	21.36	28.33	34.46

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

Area	Type - 1	Type - 2	Type - 3
100	151.18	163.55	171.31
200	119.03	129.83	137.24
300	86.87	96.09	103.16
400	54.72	62.37	69.09
500	50.36	57.85	64.43
600	46.00	53.32	59.76
700	42.32	49.53	55.88
800	38.63	45.74	52.00
900	36.75	43.78	49.97
1000	34.87	41.82	47.93
1200	32.65	39.47	45.46
1300	31.79	38.55	44.49
1400	30.50	37.21	43.10
1500	29.69	36.35	42.20
1600	28.95	35.56	41.37

Adjust for quality grade from Schedule F.

Bath Houses

Per square foot

Area	Frame	C.B.	Brick	Add Heating
100	64.37	74.33	103.16	4.41
200	45.18	51.96	71.58	4.10
300	36.87	41.92	56.54	3.93
400	32.77	36.98	49.14	3.81
500	29.67	33.36	44.05	3.72
600	27.31	30.49	39.71	3.69
700	26.02	28.95	37.43	3.65
800	24.50	27.23	35.15	3.54
900	23.35	25.94	33.41	3.46
1000	22.34	24.77	31.81	3.39
1100	20.89	23.07	29.38	3.25
1200	19.90	21.96	27.91	3.15

Price includes 1 - hose bib and shower

Deduct for no plumbing 900

Add per additional fixture 800

Adjust for quality grade from Schedule F.

Utility Sheds

Per square foot, average quality

Area	Fr/Mtl	C.B.	Brick/Stn
25	39.32	98.49	112.91
50	27.83	69.67	79.84
75	22.93	56.59	64.85
100	20.85	50.68	57.99
125	19.36	46.30	52.87
150	18.89	44.64	50.87
175	18.46	43.04	49.02
200	18.02	41.48	47.21
250	17.06	38.27	43.48
300	16.04	35.30	39.95
350	15.83	34.20	38.67
400	15.61	33.28	37.56
500	15.14	31.34	35.33

Adjust for quality grade from Schedule F.

Sound value range \$200 to \$1,200

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	111.43	100.89	88.19
100	86.86	79.10	71.82
150	80.72	73.82	66.34
200	74.45	68.16	62.71
250	70.69	65.10	60.23
300	67.99	62.90	58.41
350	65.87	61.09	56.98
400	64.13	59.75	55.83
500	61.62	57.55	54.10
600	59.78	56.03	52.86
800	57.08	53.82	51.05
1000	55.25	52.30	49.91

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	324	324	331
Add per Multiple	255	258	261

Adjust for quality grade from Schedule F.

Stables

Per square foot, average quality

Area	Frame	C.B.	Brick
200	44.05	46.90	63.58
300	38.08	39.83	53.60
400	35.28	36.75	50.67
500	31.47	32.68	44.76
600	28.94	29.99	40.86
700	27.94	28.91	38.87
800	26.43	27.34	36.62
900	25.96	26.82	36.10
1000	25.49	26.30	35.57
1200	24.35	25.06	33.58
1400	22.97	23.58	31.64
1600	22.72	23.31	31.02
1800	21.55	22.10	29.18
2000	21.46	22.01	28.88
3000	18.97	19.39	24.51
4000	17.68	18.04	22.45

Deduct for earth floor 5.53

Add for unfinished loft 4.64

Add for masonry walls 1.05

Adjust for quality grade from Schedule F.

Note: Price pole frame construction from barn table (Type - 3) in Schedule G2

Residential - Type Solar Heating and Cooling Systems

INDEPENDENT SOLAR SYSTEM (COMPLETE) RATES

Type	Liquid System	Air System
A	14600	17100
B	8900	10600
C	5700	6800
D	1500	1900

COMPONENT COSTS OF INDEPENDENT SOLAR SYSTEM

SOLAR COLLECTION UNITS

Type	SF	Per Unit
A	30	1500
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

Rock Storage

Type	Surface SF	Per Container
A	400	3000
B	300	1900
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	12500
B	8000
C	5200
D (integrated with existing base system.)	1100

SCHEDULE G.1 (continued)
Residential Yard Improvements

Geothermal Heating and Cooling System Base Rates

HORIZONTAL CLOSED LOOP SYSTEMS

System Tonnage	HCLSWD w/distribution	HCLSWOD w/o distribution
2 Ton	10700	9400
2.5 Ton	13700	11500
3 Ton	16800	14000
3.5 Ton	19600	16400
4 Ton	22600	18600
5 Ton	28000	23200
6 Ton	33300	27800

VERTICAL CLOSED LOOP SYSTEMS

System Tonnage	VCLSWD w/distribution	VCLSWOD w/o distribution
2 Ton	12800	11200
2.5 Ton	16100	14100
3 Ton	21000	18100
3.5 Ton	23200	19600
4 Ton	27800	21200
5 Ton	33100	28200
6 Ton	39500	33900

OPEN DISCHARGE OPEN LOOP SYSTEMS

System Tonnage	ODOLSWD w/distribution	ODOLSWOD w/o distribution
2 Ton	9200	7800
2.5 Ton	11600	9600
3 Ton	14200	11400
3.5 Ton	16800	13200
4 Ton	19200	15000
5 Ton	23500	18700
6 Ton	27800	22400

RETURN WELL OPEN LOOP SYSTEMS

System Tonnage	RWOLSWD w/distribution	RWOLSWOD w/o distribution
2 Ton	10000	8800
2.5 Ton	12500	10600
3 Ton	15100	12400
3.5 Ton	17500	14100
4 Ton	20200	15900
5 Ton	24400	19500
6 Ton	28700	23200

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	Height 16'	+/-2'	(2) Bank & Flat		
				2- Story		+/- 2'
				8 + 16	16'	
24 x 24	576	77.96	2.27	69.42	40.88	1.11
24 x 30	720	73.06	2.26	65.82	39.30	1.11
24 x 40	960	64.16	2.13	58.41	35.55	1.04
24 x 60	1440	55.33	1.97	51.37	31.53	0.97
24 x 80	1920	50.84	1.88	47.67	29.62	0.92
24 x 100	2400	48.52	1.84	45.57	28.36	0.90
30 x 40	1200	58.50	2.08	54.27	33.17	1.02
30 x 50	1500	52.50	1.41	49.23	30.40	0.95
30 x 60	1800	49.20	1.36	46.50	28.78	0.92
30 x 80	2400	45.83	1.32	43.53	27.25	0.89
30 x 100	3000	42.49	1.25	40.53	25.61	0.85
36 x 50	1800	48.32	1.36	45.80	28.58	0.65
36 x 60	2160	45.35	1.32	43.46	27.07	0.63
36 x 70	2520	42.59	1.27	40.97	25.88	0.61
36 x 80	2880	40.98	1.24	39.58	24.98	0.59
36 x 100	3600	38.35	1.20	37.38	23.58	0.57
40 x 60	2400	44.03	1.24	42.35	26.76	0.63
40 x 80	3200	39.87	1.17	38.87	24.52	0.59
40 x 100	4000	37.44	1.13	36.75	23.42	0.57
40 x 120	4800	35.90	1.10	35.41	22.59	0.56
40 x 140	5600	33.98	1.06	33.75	21.61	0.54
50 x 60	3000	40.01	1.18	38.95	24.75	0.60
50 x 80	4000	36.56	1.13	36.18	23.11	0.57
50 x 100	5000	34.39	1.10	34.22	22.10	0.55
50 x 120	6000	32.80	1.06	32.66	21.08	0.54
50 x 140	7000	31.09	1.02	31.25	20.23	0.52
60 x 80	4800	38.33	1.23	38.31	24.80	0.62
60 x 100	6000	35.83	1.19	36.19	23.43	0.60
60 x 120	7200	34.29	1.16	34.72	22.73	0.58
60 x 140	8400	33.30	1.13	33.85	22.09	0.57
60 x 160	9600	32.38	1.11	32.88	21.52	0.56
60 x 180	10800	31.53	1.09	31.99	21.01	0.55
60 x 200	12000	30.88	1.08	31.53	20.66	0.55

Included for (deduct if not present):

Stalls and Other Features	4.19	3.53	3.48
Loft Floor	6.54	--	--
Plumbing	1.44	0.56	0.41
Lighting	1.44	1.34	0.75
Concrete Floor	3.57	3.57	3.57
Roof Insulation	--	--	--

Add for wood loft floors (included in Type -1)	5.88
Add per square foot (bin area) for wood bins	11.83
Add for stable stall walls	3.53
Deduct for earth floor	3.57

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	24.72	0.90	29.14	1.53	19.98	0.68	14.32
20 x 30	600	21.17	0.72	24.89	1.25	16.97	0.50	12.61	0.24	
20 x 40	800	18.89	0.63	22.25	1.11	15.42	0.42	11.70	0.21	
20 x 60	1200	17.03	0.54	20.01	0.96	14.11	0.34	11.03	0.21	
20 x 80	1600	15.64	0.49	18.42	0.89	13.13	0.29	10.38	0.18	
20 x 100	2000	14.86	0.46	17.51	0.84	12.50	0.27	9.95	0.17	
24 x 20	480	22.17	0.81	26.24	1.39	18.25	0.63	13.10	0.25	
24 x 30	720	20.12	0.64	23.52	1.12	16.66	0.46	12.75	0.28	
24 x 40	960	17.79	0.55	20.85	0.99	14.93	0.38	11.63	0.23	
24 x 60	1440	15.53	0.46	18.23	0.85	13.12	0.30	10.43	0.19	
24 x 80	1920	14.34	0.42	16.84	0.77	12.15	0.26	9.78	0.16	
24 x 100	2400	13.58	0.39	15.96	0.73	11.54	0.23	9.36	0.15	
24 x 120	2880	12.86	0.37	15.14	0.70	10.98	0.22	8.93	0.13	
30 x 20	600	20.93	0.72	24.65	1.25	17.23	0.58	12.58	0.24	
30 x 50	1500	14.85	0.42	17.38	0.78	12.71	0.29	10.18	0.18	
30 x 60	1800	14.04	0.39	16.44	0.73	12.01	0.26	9.71	0.16	
30 x 80	2400	13.07	0.35	15.29	0.66	11.25	0.22	9.24	0.15	
30 x 100	3000	12.15	0.32	14.25	0.62	10.51	0.20	8.69	0.12	
30 x 120	3600	11.61	0.30	13.63	0.59	10.11	0.18	8.40	0.12	
30 x 140	4200	11.12	0.29	13.08	0.57	9.71	0.17	8.09	0.10	
30 x 160	4800	10.86	0.28	12.76	0.55	9.48	0.16	7.93	0.10	
36 x 20	720	20.17	0.66	23.65	1.16	17.11	0.54	12.80	0.28	
36 x 40	1440	14.95	0.42	17.48	0.78	12.92	0.31	10.32	0.19	
36 x 80	2880	12.03	0.30	14.05	0.59	10.50	0.20	8.74	0.13	
36 x 100	3600	11.28	0.27	13.20	0.55	9.92	0.17	8.33	0.12	
36 x 120	4320	10.69	0.26	12.53	0.52	9.43	0.16	7.95	0.10	
36 x 140	5040	10.35	0.24	12.13	0.50	9.13	0.15	7.74	0.09	
36 x 160	5760	9.94	0.23	11.67	0.48	8.78	0.14	7.45	0.08	
36 x 180	6480	9.66	0.23	11.36	0.47	8.56	0.13	7.27	0.07	
40 x 20	800	18.57	0.63	21.93	1.11	15.83	0.53	11.69	0.21	
40 x 60	2400	13.03	0.31	15.13	0.61	11.42	0.22	9.51	0.15	
40 x 80	3200	11.76	0.27	13.69	0.55	10.39	0.18	8.75	0.12	
40 x 100	4000	11.14	0.25	12.97	0.51	9.91	0.16	8.44	0.11	
40 x 120	4800	10.68	0.23	12.43	0.48	9.50	0.15	8.14	0.10	
40 x 140	5600	10.17	0.22	11.86	0.46	9.07	0.14	7.79	0.08	
40 x 160	6400	9.84	0.21	11.49	0.45	8.80	0.13	7.57	0.08	
40 x 180	7200	9.69	0.21	11.30	0.44	8.57	0.12	7.40	0.07	
40 x 200	8000	9.50	0.20	11.08	0.43	8.43	0.12	7.29	0.07	
50 x 40	2000	13.80	0.35	16.03	0.66	12.23	0.27	10.02	0.17	
50 x 50	2500	12.70	0.30	14.75	0.59	11.26	0.22	9.36	0.14	
50 x 60	3000	11.89	0.27	13.81	0.54	10.59	0.20	8.91	0.12	
50 x 80	4000	10.93	0.23	12.69	0.48	9.82	0.16	8.40	0.11	
50 x 100	5000	10.29	0.21	11.95	0.45	9.26	0.14	7.99	0.09	
50 x 120	6000	9.76	0.19	11.35	0.42	8.81	0.13	7.65	0.08	
50 x 140	7000	9.37	0.18	10.90	0.40	8.48	0.12	7.39	0.07	
50 x 160	8000	9.17	0.18	10.66	0.39	8.22	0.11	7.19	0.07	
50 x 180	9000	8.95	0.17	10.41	0.38	8.05	0.10	7.06	0.06	
50 x 200	10000	8.74	0.16	10.16	0.37	7.87	0.10	6.92	0.06	
60 x 40	2400	14.36	0.31	16.46	0.61	12.97	0.25	10.93	0.15	
60 x 60	3600	12.52	0.24	14.32	0.50	11.44	0.18	9.91	0.12	
60 x 80	4800	11.59	0.21	13.23	0.44	10.62	0.15	9.34	0.10	

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	10.85	0.18	12.40	0.40	9.98	0.13	8.85	0.08
60 x 120	7200	10.46	0.17	11.94	0.38	9.54	0.11	8.51	0.07
60 x 140	8400	10.10	0.16	11.53	0.36	9.25	0.10	8.29	0.06
60 x 160	9600	9.82	0.15	11.20	0.35	9.02	0.10	8.11	0.06
60 x 180	10800	9.59	0.14	10.94	0.34	8.83	0.09	7.97	0.06
60 x 200	12000	9.39	0.14	10.71	0.33	8.64	0.09	7.82	0.05
60 x 250	15000	9.03	0.13	10.30	0.31	8.34	0.08	7.58	0.05
60 x 300	18000	8.74	0.12	9.98	0.30	8.10	0.07	7.38	0.04
80 x 40	3200	12.93	0.27	14.87	0.55	11.88	0.23	10.06	0.12
80 x 60	4800	11.49	0.21	13.13	0.44	10.62	0.16	9.28	0.10
80 x 80	6400	10.47	0.17	11.97	0.38	9.73	0.13	8.63	0.08
80 x 100	8000	9.99	0.15	11.39	0.35	9.21	0.11	8.25	0.07
80 x 120	9600	9.58	0.14	10.92	0.33	8.87	0.10	8.01	0.06
80 x 140	11200	9.27	0.13	10.55	0.31	8.59	0.09	7.80	0.05
80 x 160	12800	9.03	0.12	10.28	0.30	8.40	0.08	7.65	0.05
80 x 180	14400	8.82	0.11	10.03	0.29	8.21	0.07	7.51	0.05
80 x 200	16000	8.64	0.11	9.83	0.28	8.06	0.07	7.38	0.05
80 x 250	20000	8.31	0.10	9.45	0.26	7.78	0.06	7.16	0.04
80 x 300	24000	8.10	0.09	9.21	0.25	7.57	0.06	6.99	0.04
80 x 350	28000	7.89	0.09	8.97	0.24	7.38	0.05	6.83	0.04
80 x 400	32000	7.72	0.09	8.78	0.24	7.23	0.05	6.71	0.03
100 x 40	4000	12.25	0.25	14.07	0.51	11.39	0.21	9.70	0.11
100 x 60	6000	10.71	0.18	12.25	0.40	10.00	0.15	8.78	0.08
100 x 80	8000	9.94	0.15	11.34	0.35	9.22	0.12	8.23	0.07
100 x 100	10000	9.39	0.13	10.70	0.32	8.75	0.10	7.90	0.06
100 x 120	12000	9.00	0.12	10.25	0.30	8.40	0.09	7.64	0.05
100 x 140	14000	8.74	0.11	9.94	0.28	8.18	0.08	7.48	0.05
100 x 160	16000	8.51	0.10	9.67	0.27	7.98	0.07	7.33	0.05
100 x 180	18000	8.32	0.10	9.46	0.26	7.82	0.06	7.21	0.04
100 x 200	20000	8.17	0.09	9.28	0.25	7.68	0.06	7.10	0.04
100 x 250	25000	7.89	0.08	8.95	0.24	7.41	0.05	6.88	0.04
100 x 300	30000	7.65	0.08	8.68	0.23	7.19	0.05	6.70	0.04
100 x 350	35000	7.47	0.07	8.47	0.22	7.03	0.05	6.56	0.03
100 x 400	40000	7.32	0.07	8.31	0.21	6.88	0.04	6.44	0.03

Included for (deduct if not present):

Stalls & other features	--	--	--	--
Loft floor	--	--	--	--
Plumbing	--	--	--	--
Lighting	0.24	0.24	0.14	0.10
Concrete Floor	3.57	3.57	3.57	3.57
Roof Insulation	--	0.99	--	--

Add for interior Finish - shop type (interior liner, heat, insulation, & up-graded lighting)	7.90
Add for interior finish office area (wall and ceiling finish, minimal ptns and floor covering)	21.12
Add for milk parlor & milk houses - Type - 3	11.26
Add for wood loft floors	5.88
Add per square foot (of bin area) for wood bins	11.83
Add for stable stall walls	3.53
Deduct for Earth floor	3.08

Adjust for quality grade from Schedule F.

Barns and Sheds

Sound Value Guidelines

Type -1	\$800	to	\$9,200
Type -2	\$600	to	\$8,300
Type -3	\$200	to	\$8,700

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, and Turkey Barns

(Typically associated with floor type operations.)

Per square foot, average quality, 12' eaves height

Area	Rate	+/-2	Area	Rate	+/-2
2000	14.45	0.80	7000	10.15	0.54
2400	13.65	0.80	8000	9.70	0.54
2800	13.03	0.62	9000	9.43	0.37
3200	12.48	0.62	10000	9.16	0.37
3600	12.12	0.62	12000	8.99	0.37
4000	11.68	0.62	14000	8.71	0.37
4400	11.40	0.54	16000	8.45	0.37
4800	11.13	0.54	18000	8.17	0.37
5200	10.96	0.54	20000	7.98	0.37
5600	10.69	0.54	22000	7.91	0.37
6000	10.52	0.54	24000	7.74	0.27

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	0.23
Add for plumbing	0.41
Add for concrete floor	3.08
Add for roof insulation	0.99
Add for loft floor	5.88

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	25.81	21.57	5.60	35.97
700	24.76	20.79	4.81	32.07
800	22.73	19.21	3.99	24.27
900	21.74	18.42	3.95	21.25
1000	20.19	17.17	3.87	15.22
1200	19.45	16.71	3.82	13.97
1400	18.88	16.26	3.78	13.15
1600	17.89	15.55	3.71	11.79
1800	17.43	15.28	3.67	11.25
2000	17.11	15.04	3.64	10.65
2200	16.86	14.79	3.61	10.05
2400	16.19	14.40	3.56	9.14
2600	15.98	14.25	3.54	8.82
2800	15.82	14.10	3.51	8.51
3000	15.67	13.95	3.49	8.19
3500	15.12	13.60	3.43	7.55
4000	14.86	13.41	3.39	7.23
4500	14.60	13.21	3.36	7.01
5000	14.16	12.80	3.30	6.43
5500	13.80	12.58	3.28	6.07
6000	13.46	12.36	3.26	5.71
7000	13.63	12.54	3.23	5.36
7500	13.65	12.56	3.17	4.82
8000	13.36	12.40	3.15	4.63
9000	13.20	12.24	3.13	4.44
10000	12.85	12.08	3.10	4.25
11000	12.75	11.91	3.08	4.06
12000	12.40	11.64	3.04	3.78
13000	12.34	11.53	3.01	3.69
14000	12.12	11.42	2.99	3.60
15000	12.01	11.31	2.97	3.51
16000	11.89	11.20	2.95	3.42
17000	11.73	11.09	2.92	3.33
18000	11.61	10.98	2.90	3.24
19000	11.49	10.87	2.88	3.15
20000	11.32	10.76	2.86	3.06
& Over	11.05	10.54	2.81	2.88

Included for (deduct if not present):

Plumbing	0.41
Lighting	1.34
Concrete floor	3.57
Insulation	1.62
Walls per LF	
Wood siding, wood frame	49.22
Metal siding, pole frame	29.64

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	7.41	8.16	8.84	9.84	10.43
Earth floor	3.95	4.70	5.38	6.38	6.97

Veal Confinement Facilities

Price per square foot

Area	Cost	Area	Cost
500	27.12	9500	10.76
600	25.67	10000	10.61
700	24.21	11000	10.47
800	21.84	12000	10.21
900	20.92	13000	10.10
1000	19.19	14000	9.99
1500	16.80	15000	9.88
2000	15.29	16000	9.78
2500	14.41	17000	9.67
3000	13.95	18000	9.56
3500	13.12	19000	9.45
4000	12.75	20000	9.34
4500	12.45	21000	9.24
5000	11.85	22000	9.13
5500	11.56	23000	9.02
6000	11.26	24000	8.91
6500	11.35	25000	8.79
7000	11.43	26000	8.67
7500	11.36	27000	8.55
8000	11.21	28000	8.43
8500	11.06	29000	8.30
9000	10.91	30000	8.18

Included for (deduct if not present):

Plumbing	0.41
Lighting	1.34
Concrete floor	3.57
Insulation	1.62

Use the twenty (20) year depreciation schedule.

Poultry Confinement

(Typically associated with cage type operations)

Per square foot

Size	Area	Wood Siding	Metal Siding
		Wood Frame	Wood Frame or Poles
20 X 400	8000	25.63	23.73
20 X 600	12000	24.02	22.29
20 X 800	16000	23.14	21.66
20 x 1000	20000	22.48	21.03
40 x 400	16000	17.92	16.93
40 x 600	24000	16.77	15.91
40 x 800	32000	16.08	15.25
40 x 1000	40000	15.79	15.05
60 x 400	24000	15.57	14.81
60 x 600	36000	14.59	13.89
60 x 800	48000	15.18	14.51
60 x 1000	60000	14.78	14.13

Included for (deduct if not present):

Insulation	--
Concrete floor	3.57
Plumbing	1.30
Electricity	1.43

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	22.20	19.06
6 x 38	228	21.45	18.55
6 x 52	312	21.20	18.48
6 x 66	396	21.13	18.30
6 x 80	480	20.88	18.22

DRIVE-THRU TYPE

Size	Area	Wood Slat	Weld Wire
24 x 30	720	18.06	17.56
28 x 30	840	17.97	17.32
28 x 34	952	17.81	17.22
30 x 36	1080	17.56	17.07
30 x 40	1200	17.48	16.98

Add for storage bins over crib

Wood slat	5.22
Weld wire	3.14
Add for lighting	1.09
Sound value range	\$100 - 1100

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) 1.66

Included for (deduct if not present)

Concrete floor slab per sf. 3.57

Roof 3.26

Add per square foot of surface for metal skin 2.83

Sound value range \$100 to \$900

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'
Trench						
Earth 30' Wide	167	183	209	231	263	296
Plank 30' Wide	251	283	349	409	492	569
+/- 1" Wide	5.47	6.06	6.80	7.62	8.70	9.95
Bunker						
Plank 30' Wide	209	235	308	361	483	559
+/- 1" Wide	3.32	3.32	3.32	3.32	3.32	3.32

Use the twenty (20) year depreciation schedule.

Feed Lots

Per square foot

Canopies	4.37
Concrete flat work	3.57

Slurry Tanks

IN - GROUND

Round tanks	2.38	to	3.00	cu ft
Rectangular	2.60	to	3.61	cu ft
Plank cover, deduct			4.15	per SF
No cover, deduct			7.69	per SF

ABOVE GROUND

42 x 14	40000
42 x 19	47000
42 x 23	57000
62 x 14	57000
62 x 19	72000
62 x 23	90000
81 x 14	90000
81 x 19	110000
81 x 23	138000
101 x 14	113000
101 x 19	143000
101 x 23	158000

Use the twenty (20) year depreciation schedule.

Poultry Houses

Average quality, nonconfinement type

Area	Frame	C. B.
240	25.09	30.57
360	22.28	26.83
480	20.71	24.51
600	19.63	23.03
800	18.48	21.37
1000	17.56	20.21
1200	16.98	19.37
1400	16.49	18.80
1600	16.15	18.20
1800	15.90	17.81
2000	15.67	17.48
2200	15.41	17.22
2400	15.24	196.98
2600	15.08	16.74
2800	14.90	16.49
3000	14.83	16.40

Adjust for quality grade from Schedule F.

Sound value range \$100 to \$2,700

Butler Low-Moisture Silos

Per item

24' x 58'	74000
27' x 59'	88000
36' x 69'	143000

Granaries

Per square foot, average quality

Size	Area	1 Story
		& Loft
24 X 36	864	18.64
26 X 36	936	18.22
28 X 36	1008	17.64
28 X 40	1120	17.32
30 X 40	1200	17.07
36 X 40	1440	16.56

Add for storage bins 3.14

Adjust for quality grade from Schedule F.

Sound value range \$100 to \$1,400

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

Per item, typical costs including floor slabs & foundation

Diameter & Height	Concrete		Masonry		Steel	
	Stave	Reinf	Tile/C.B.	Brick	Unlined	Glass Lined
12' x 20'	7,300	9,500	8,200	11,400	10,300	13,900
12' x 25'	8,900	11,400	9,500	13,500	12,400	17,500
12' x 30'	9,900	13,500	11,400	15,700	14,400	19,700
12' x 40'	12,400	17,500	13,900	19,700	18,800	26,300
12' x 50'	15,700	20,800	17,500	24,400	22,800	32,300
14' x 20'	9,500	11,400	9,900	13,500	12,400	17,500
14' x 25'	10,300	13,500	11,400	15,700	14,900	20,500
14' x 30'	11,900	15,700	13,500	18,800	17,700	23,800
14' x 40'	14,900	20,500	17,500	23,800	21,800	30,700
14' x 50'	18,200	24,400	20,500	29,100	26,900	38,100
16' x 20'	10,300	13,500	11,400	15,700	14,400	19,700
16' x 25'	12,400	16,100	13,500	18,800	17,700	23,800
16' x 30'	13,900	18,800	15,700	21,800	19,700	27,800
16' x 40'	17,700	23,800	19,700	27,800	25,200	35,200
16' x 50'	21,200	28,600	23,800	34,000	31,000	43,500
16' x 60'	24,400	34,000	27,800	39,600	36,500	51,500
18' x 20'	12,400	15,700	13,500	17,700	17,500	22,400
18' x 25'	13,900	18,800	15,700	21,200	19,700	26,900
18' x 30'	16,100	21,200	17,700	24,400	22,800	31,600
18' x 40'	20,500	26,900	22,400	31,600	29,100	40,500
18' x 50'	23,800	32,300	26,900	38,400	35,200	49,100
18' x 60'	28,100	38,400	31,600	44,600	41,400	58,000
18' x 70'	32,300	43,500	35,800	51,500	47,500	69,600
20' x 20'	13,900	17,700	15,700	20,500	19,200	25,200
20' x 25'	16,500	21,200	17,700	23,800	22,800	30,200
20' x 30'	18,800	23,800	20,500	28,100	26,300	35,200
20' x 40'	22,800	30,200	25,200	35,200	32,800	45,000
20' x 50'	27,800	36,500	30,200	42,700	40,100	55,000
20' x 60'	31,600	42,700	35,200	50,600	47,000	65,500
20' x 70'	36,500	49,000	40,500	57,600	53,500	77,900
20' x 80'	40,500	55,000	45,000	65,500	60,600	92,000
20' x 90'	44,500	61,000	49,600	73,300	67,400	106,000
20' x 100'	48,300	67,000	54,400	81,200	74,300	119,900
24' x 20'	17,700	22,400	19,700	25,200	23,800	31,000
24' x 25'	20,500	26,300	22,400	30,200	28,100	37,300
24' x 30'	23,300	30,200	25,200	34,300	32,300	43,100
24' x 40'	29,100	37,300	31,000	43,100	40,500	55,000
24' x 50'	34,000	44,600	37,300	52,400	49,000	67,400
24' x 60'	38,400	52,400	43,100	61,300	57,000	79,600
24' x 70'	44,500	59,600	49,100	70,100	65,000	94,600
24' x 80'	49,100	67,400	55,000	79,600	73,200	111,000
24' x 90'	54,100	75,200	60,900	91,600	81,200	127,700
24' x 100'	58,800	83,100	66,400	101,000	89,200	144,200
25' x 35'	26,500	34,300	29,100	40,500	37,300	50,900
25' x 40'	29,100	38,400	32,300	44,600	41,400	57,000
25' x 65'	42,700	58,000	47,500	63,400	63,400	95,200
25' x 80'	50,900	69,600	57,000	82,100	75,700	115,400
25' x 90'	56,000	77,500	62,800	93,700	83,800	131,900
25' x 100'	61,400	85,300	68,400	103,100	92,000	148,500
28' x 40'	32,900	42,000	35,100	47,800	45,300	60,900
28' x 50'	37,700	49,500	41,400	57,300	54,000	73,200
28' x 60'	42,000	57,300	47,100	65,900	61,800	85,300
28' x 70'	48,100	64,300	53,400	74,900	69,800	100,200
28' x 80'	52,800	72,300	58,900	84,400	77,900	116,900
28' x 90'	57,600	79,200	64,900	93,700	86,000	133,400
28' x 100'	62,500	86,700	70,500	103,100	94,100	150,000
32' x 50'	41,400	54,100	45,500	62,100	58,500	78,900
32' x 60'	45,700	61,800	51,200	70,800	66,700	91,200
32' x 70'	51,600	69,000	57,500	79,700	74,800	106,000
32' x 80'	56,500	76,800	63,300	89,200	82,800	122,600
32' x 90'	61,400	84,700	69,000	98,600	90,700	139,200
32' x 100'	66,300	92,400	74,800	108,000	98,900	155,600

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'	49,500	66,400	55,500	75,600	71,500	96,800
36' x 70'	56,500	73,500	61,600	84,700	79,600	111,800
36' x 80'	60,300	81,300	67,400	94,100	87,600	128,300
36' x 90'	65,000	89,200	73,200	103,400	95,700	144,800
36' x 100'	69,800	97,000	78,900	112,900	103,500	161,400

Deduct for no roof

12'	1,300	18'	3,000	28'	5,500
14'	1,900	20'	3,700	30'	6,500
16'	2,400	24'	4,500	36'	7,300

Sound value range is \$100 - \$65,000

Use the twenty (20) year depreciation schedule.

Steel Grain Bins

Per item, installed

Size Dia x Hgt	Capacity (Bushels)	Cost	Size Dia x Hgt	Capacity (Bushels)	Cost	Size Dia x Hgt	Capacity (Bushels)	Cost
15' x 7'4"	1,035	4,400	27' x 33'0"	15,115	30,900	48' x 58'8"	84,920	122,300
15' x 11'0"	1,555	5,300	27' x 40'4"	18,470	35,600	60' x 18'4"	41,460	57,500
15' x 14'8"	2,070	6,800	27' x 47'8"	21,830	43,700	60' x 25'8"	58,040	80,900
15' x 18'4"	2,590	7,700	30' x 14'8"	8,290	16,100	60' x 33'0"	74,640	104,100
18' x 11'0"	2,240	7,000	30' x 18'4"	10,365	18,300	60' x 40'4"	91,225	127,100
18' x 14'8"	2,985	7,700	30' x 22'0"	12,440	21,000	60' x 47'8"	107,805	154,900
18' x 18'4"	3,730	9,500	30' x 25'8"	14,515	24,600	60' x 55'0"	124,345	167,700
18' x 22'0"	4,480	11,300	30' x 33'0"	18,660	33,900	60' x 66'0"	149,215	196,300
18' x 25'8"	5,225	13,100	30' x 40'4"	22,805	37,900	60' x 77'0"	174,080	226,100
18' x 33'0"	6,720	20,000	30' x 47'8"	26,955	47,700	72' x 33'0"	107,435	150,100
18' x 40'4"	8,210	22,900	36' x 14'8"	11,935	21,000	72' x 40'4"	131,295	177,000
18' x 47'8"	9,705	27,000	36' x 18'4"	14,925	24,600	72' x 47'8"	155,190	204,100
21' x 11'0"	3,050	9,000	36' x 22'0"	17,915	28,600	72' x 55'0"	179,055	232,600
21' x 14'8"	4,060	10,200	36' x 25'8"	20,895	32,300	72' x 66'0"	214,865	271,900
21' x 18'4"	5,170	11,700	36' x 33'0"	26,870	47,700	72' x 77'0"	250,680	308,700
21' x 22'0"	6,095	14,800	36' x 40'4"	32,840	52,700	75' x 33'0"	116,575	157,200
21' x 25'8"	7,110	16,100	36' x 47'8"	38,815	62,500	75' x 40'4"	142,465	187,400
21' x 33'0"	9,145	23,100	36' x 58'8"	47,770	76,600	75' x 47'8"	168,395	218,700
21' x 40'4"	11,175	25,300	42' x 14'8"	16,255	27,800	75' x 55'0"	194,290	245,900
21' x 47'8"	13,205	33,300	42' x 18'4"	20,320	32,900	75' x 66'0"	233,145	287,300
24' x 11'0"	3,980	10,800	42' x 22'0"	24,385	38,400	75' x 77'0"	272,005	335,100
24' x 14'8"	5,310	12,200	42' x 25'8"	28,445	44,600	78' x 33'0"	126,085	169,800
24' x 18'4"	6,635	14,200	42' x 33'0"	36,575	61,300	78' x 40'4"	154,090	202,600
24' x 22'0"	7,960	17,100	42' x 40'4"	44,775	72,300	78' x 47'8"	182,135	236,500
24' x 25'8"	9,290	19,500	42' x 47'8"	52,980	83,100	78' x 55'0"	210,140	265,800
24' x 33'0"	11,945	23,800	42' x 58'8"	65,020	101,900	78' x 66'0"	252,170	310,600
24' x 40'4"	14,595	28,400	48' x 14'8"	21,225	36,700	78' x 77'0"	294,200	352,600
24' x 47'8"	17,250	33,300	48' x 18'4"	26,535	43,900	90' x 33'0"	167,865	217,900
27' x 11'0"	5,040	11,700	48' x 22'0"	31,850	52,700	90' x 40'4"	205,150	259,700
27' x 14'8"	6,715	13,600	48' x 25'8"	37,155	57,500	90' x 47'8"	242,490	298,700
27' x 18'4"	8,395	16,400	48' x 33'0"	47,770	74,100	90' x 55'0"	279,775	335,300
27' x 22'0"	10,075	18,300	48' x 40'4"	58,385	87,800	90' x 66'0"	335,730	402,300
27' x 25'8"	11,755	21,000	48' x 47'8"	68,995	103,400	90' x 77'0"	391,685	469,500

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	41.70	52.08	62.47
200	31.21	38.63	46.35
300	25.83	32.29	35.64
400	22.73	28.42	34.13
500	21.08	26.33	31.56
600	19.65	24.60	29.56
700	18.52	23.14	27.77
800	17.86	22.36	26.86
1000	16.87	21.05	25.25
1200	15.86	19.83	23.79
Sound value range	\$200	to	\$2,200

Milking Parlor

Per square foot

Area	Grade		
	D	C	B
100	39.30	49.14	58.97
300	24.65	30.78	37.01
500	21.16	26.42	31.67
700	19.55	24.42	29.31
900	18.18	22.73	27.28
1200	16.79	20.95	25.13
1400	16.12	20.19	24.24
1600	15.59	19.46	23.32
1800	15.11	18.87	22.64
2000	14.66	18.31	21.94
2200	14.34	17.89	21.49
2400	14.01	17.50	20.99
Sound value range	\$200	to	\$3,800

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	22.67	20.82	16.86	13.96	12.92	12.42
Masonry	48.89	43.97	33.80	26.14	23.24	22.10
Add or deduct for each 1' height						
Frame	0.72	0.57	0.32	0.24	0.24	0.08
Masonry	1.85	1.77	1.22	0.80	0.72	0.72
Add for concrete floor		3.57				
Add for lighting		1.34				

Adjust for quality grade from Schedule F.

Sound value range \$200 to \$4,600

Quonset Buildings

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

Length (Feet)	Width			
	30'	40'	60'	70'
30	14.66	15.74	16.64	17.32
36	13.82	14.83	15.74	16.40
48	12.75	13.82	14.83	15.41
60	12.01	13.01	13.92	14.58
72	11.52	12.60	13.25	13.67
84	11.19	12.01	12.75	13.08
96	10.53	11.52	12.26	12.60
108	10.27	11.42	11.85	12.09
120	9.95	10.94	11.52	11.85
160	9.19	10.11	10.69	10.94
200	8.94	9.61	10.11	10.43
240	8.87	9.19	9.61	9.86

Add per square foot floor area:

Asphalt floor	1.67
Concrete slab floor	3.57
Lighting	1.34
Insulation	0.88
Heating (unit gas heaters)	1.14
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	14.90	13.25	12.50	12.26	11.85
Masonry	30.07	24.09	20.71	20.21	18.55
Add or deduct for each 1' height					
Frame	0.33	0.25	0.25	0.25	0.25
Masonry	1.08	0.74	0.58	0.58	0.33
Add for concrete floor					3.57
Add for lighting					1.34

Adjust for quality grade from Schedule F.

Sound value range \$200 to \$8,100

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, 2018. 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 guideline 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, 2018 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 DLGF 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 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 C-1--Location Cost Multipliers by County

COUNTY	MULTIPLIER	COUNTY	MULTIPLIER	COUNTY	MULTIPLIER
Adams	95%	Hendricks	100%	Pike	91%
Allen	95%	Henry	90%	Porter	104%
Bartholomew	92%	Howard	88%	Posey	100%
Benton	91%	Huntington	95%	Pulaski	90%
Blackford	88%	Jackson	92%	Putnam	100%
Boone	100%	Jasper	95%	Randolph	88%
Brown	95%	Jay	88%	Ripley	91%
Carroll	89%	Jefferson	92%	Rush	100%
Cass	88%	Jennings	92%	Scott	90%
Clark	90%	Johnson	100%	Shelby	99%
Clay	93%	Knox	89%	Spencer	96%
Clinton	100%	Kosciusko	92%	St. Joseph	92%
Crawford	90%	LaGrange	94%	Starke	96%
Daviess	89%	Lake	104%	Steuben	95%
Dearborn	91%	LaPorte	102%	Sullivan	93%
Decatur	92%	Lawrence	94%	Switzerland	91%
Dekalb	95%	Madison	100%	Tippecanoe	91%
Delaware	88%	Marion	100%	Tipton	100%
Dubois	89%	Marshall	92%	Union	89%
Elkhart	92%	Martin	88%	Vanderburgh	100%
Fayette	89%	Miami	88%	Vermillion	92%
Floyd	90%	Monroe	94%	Vigo	93%
Fountain	91%	Montgomery	91%	Wabash	88%
Franklin	91%	Morgan	100%	Warren	91%
Fulton	88%	Newton	94%	Warrick	99%
Gibson	100%	Noble	95%	Washington	90%
Grant	88%	Ohio	91%	Wayne	88%
Greene	94%	Orange	94%	Wells	95%
Hamilton	100%	Owen	94%	White	91%
Hancock	100%	Parke	93%	Whitley	95%
Harrison	90%	Perry	89%		