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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	264	5	292	99	0	99	20	38	139	6	175	33	19	132	26	66
125	278	5	308	105	0	105	21	39	147	6	184	34	22	135	27	73
150	293	6	324	112	0	112	22	41	155	6	193	35	24	138	28	79
175	307	6	340	118	0	118	22	42	163	7	202	36	27	141	30	86
200	321	6	355	125	0	125	23	43	170	7	211	37	29	144	31	92
225	336	6	371	131	0	131	24	44	178	7	220	38	32	147	32	99
250	350	7	387	138	0	138	25	46	186	7	229	39	35	150	33	106
275	364	7	403	144	0	144	25	47	194	7	238	39	37	153	34	112
300	379	7	419	150	0	150	26	48	202	7	247	40	40	156	35	119
325	393	7	435	157	0	157	27	49	210	8	256	41	42	159	37	125
350	407	8	450	163	0	163	28	51	217	8	265	42	45	162	38	132
375	422	8	466	170	0	170	28	52	225	8	274	43	47	165	39	138
400	436	8	482	176	0	176	29	53	233	8	283	44	50	168	40	145
425	452	8	500	183	0	183	30	55	242	8	293	45	53	173	41	152
450	468	9	519	190	0	190	31	56	251	9	303	46	56	178	42	159
475	483	9	537	197	0	197	32	58	260	9	313	46	59	182	43	165
500	499	10	555	204	0	205	33	60	269	9	324	47	63	187	45	172
525	515	10	573	210	0	212	34	61	278	9	334	48	66	192	46	179
550	531	10	592	217	0	219	35	63	287	10	344	49	69	197	47	186
575	546	11	610	224	0	226	36	64	296	10	354	49	72	201	48	192
600	562	11	628	231	0	233	37	66	305	10	364	50	75	206	49	199
625	577	11	644	237	0	239	37	66	311	10	371	51	77	210	50	205
650	592	11	660	243	0	246	37	67	316	11	378	52	80	213	50	212
675	607	11	675	249	0	252	36	67	322	11	385	53	82	217	51	218
700	622	12	691	255	1	258	36	68	328	11	393	54	85	221	51	224
725	636	12	707	261	1	264	36	68	333	11	400	55	87	224	52	230
750	651	12	723	267	1	271	36	68	339	12	407	56	89	228	52	237
775	666	12	738	273	1	277	35	69	344	12	414	57	92	231	53	243
800	681	12	754	279	1	283	35	69	350	12	421	58	94	235	53	249
825	697	12	770	284	1	288	36	70	356	12	428	59	96	239	54	255
850	712	12	787	288	1	293	37	72	362	13	436	60	97	243	54	261
875	728	12	803	293	1	297	37	73	368	13	443	60	99	246	55	266
900	743	13	820	297	1	302	38	75	374	13	451	61	100	250	56	272
925	759	13	836	302	1	307	39	76	380	13	458	62	102	254	56	278
950	774	13	852	306	1	312	40	77	386	14	465	63	103	258	57	284
975	790	13	869	311	1	316	40	79	392	14	473	63	105	261	57	289
1,000	805	13	885	315	1	321	41	80	398	14	480	64	106	265	58	295
1,025	817	13	898	319	1	325	42	82	404	14	487	65	108	269	59	300
1,050	828	14	910	323	1	329	43	84	410	14	495	66	110	274	60	306
1,075	840	14	923	326	1	333	44	85	416	14	502	66	111	278	60	311
1,100	851	14	936	330	1	337	46	87	422	15	510	67	113	282	61	317
1,125	863	14	948	334	1	340	47	89	428	15	517	68	115	286	62	322
1,150	874	15	961	338	1	344	48	91	434	15	524	69	117	291	63	327
1,175	886	15	973	341	1	348	49	92	440	15	532	69	118	295	63	333
1,200	897	15	986	345	1	352	50	94	446	15	539	70	120	299	64	338
1,225	909	15	1,000	350	1	357	52	95	453	15	546	71	122	303	65	343
1,250	921	16	1,014	354	1	362	53	96	460	15	553	72	125	307	66	349
1,275	933	16	1,028	359	1	366	55	97	467	15	559	72	127	311	66	354
1,300	945	16	1,042	363	1	371	56	98	474	15	566	73	129	315	67	359
1,325	954	16	1,051	367	1	375	57	99	480	15	572	74	131	318	67	365
1,350	962	17	1,061	371	1	379	58	100	487	15	579	75	133	322	68	370
1,375	971	17	1,070	375	1	383	59	101	493	15	585	75	135	325	68	376
1,400	979	17	1,079	379	1	387	60	102	499	15	591	76	137	328	68	381
1,425	989	17	1,090	383	1	391	61	104	505	15	598	77	139	332	69	386
1,450	999	17	1,101	387	1	395	62	105	511	16	605	78	141	335	70	391
1,475	1,009	17	1,112	391	1	399	62	107	516	16	612	78	143	339	70	396
1,500	1,019	17	1,123	395	1	403	63	108	522	16	619	79	145	342	71	401
1,525	1,030	17	1,135	399	1	407	65	110	530	16	627	80	147	345	72	407
1,550	1,040	18	1,147	404	1	412	67	112	537	17	636	81	149	349	72	413
1,575	1,051	18	1,159	408	1	416	68	114	545	17	644	81	151	352	73	418
1,600	1,061	18	1,171	412	1	420	70	116	552	17	652	82	153	355	73	424
1,625	1,074	18	1,185	417	1	425	71	118	558	17	660	83	156	359	74	430
1,650	1,087	19	1,199	421	1	430	72	119	564	18	668	84	158	364	75	435
1,675	1,100	19	1,213	426	1	435	72	121	570	18	676	84	161	368	75	441
1,700	1,113	19	1,227	431	2	440	73	122	577	18	684	85	163	372	76	446
1,725	1,125	19	1,241	435	2	444	74	124	583	18	691	86	166	376	77	452
1,750	1,138	20	1,255	440	2	449	75	125	589	19	699	87	168	381	78	457
1,775	1,151	20	1,269	444	2	454	75	127	595	19	707	87	171	385	78	463

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	1,164	20	1,283	449	2	459	76	128	601	19	715	88	173	389	79	468
1,825	1,176	20	1,295	453	2	463	77	129	607	19	722	89	175	392	79	474
1,850	1,187	20	1,307	458	2	468	78	131	613	19	729	90	177	396	80	480
1,875	1,199	20	1,319	462	2	472	78	132	619	20	736	91	179	399	80	485
1,900	1,210	20	1,332	467	2	477	79	133	625	20	743	91	181	403	81	491
1,925	1,222	20	1,344	471	2	481	80	134	631	20	750	92	183	406	81	497
1,950	1,233	21	1,356	476	2	486	81	136	637	20	757	93	185	410	82	503
1,975	1,245	21	1,368	480	2	490	82	137	643	20	764	94	187	413	82	509
2,000	1,256	21	1,380	485	2	495	82	138	649	20	771	95	189	417	82	514
2,025	1,268	21	1,392	489	2	499	83	140	655	21	778	96	191	420	83	520
2,050	1,279	21	1,404	494	2	504	84	141	661	21	785	96	193	424	83	526
2,075	1,291	21	1,416	498	2	508	85	142	667	21	792	97	195	427	84	532
2,100	1,303	21	1,429	503	2	513	86	144	674	21	799	98	198	431	84	538
2,125	1,314	21	1,441	507	2	517	86	145	680	21	806	99	200	434	84	543
2,150	1,326	21	1,453	511	2	521	87	146	686	21	813	100	202	437	85	549
2,175	1,337	21	1,465	516	2	526	88	147	692	22	820	101	204	441	85	555
2,200	1,349	21	1,477	520	2	530	89	149	698	22	827	101	206	444	86	561
2,225	1,360	21	1,489	525	2	535	89	150	704	22	834	102	208	448	86	566
2,250	1,372	22	1,501	529	2	539	90	151	710	22	841	103	210	451	87	572
2,275	1,383	22	1,513	534	2	544	91	153	716	22	848	104	212	455	87	578
2,300	1,395	22	1,526	538	2	548	92	154	722	22	855	105	214	458	87	584
2,325	1,406	22	1,538	543	2	553	93	155	728	23	862	106	216	462	88	590
2,350	1,418	22	1,550	547	2	557	93	156	734	23	869	106	218	465	88	595
2,375	1,429	22	1,562	552	2	562	94	158	740	23	876	107	220	469	89	601
2,400	1,441	22	1,574	556	2	566	95	159	746	23	883	108	222	472	89	607
2,425	1,455	22	1,589	561	2	571	96	161	753	23	891	109	224	476	90	613
2,450	1,468	22	1,604	566	2	576	97	162	760	23	900	110	226	481	91	619
2,475	1,482	23	1,618	571	2	581	98	164	767	24	908	110	229	485	91	625
2,500	1,496	23	1,633	576	2	586	99	166	774	24	916	111	231	490	92	631
2,525	1,510	23	1,648	581	2	591	100	167	781	24	925	112	233	494	93	637
2,550	1,523	23	1,663	585	2	596	101	169	788	24	933	113	235	498	94	643
2,575	1,537	23	1,678	590	2	601	102	171	795	25	941	114	238	503	95	649
2,600	1,551	24	1,693	595	2	606	103	172	802	25	950	115	240	507	96	655
2,625	1,564	24	1,707	600	2	611	104	174	808	25	958	115	242	512	96	661
2,650	1,578	24	1,722	605	2	616	105	176	815	25	966	116	244	516	97	667
2,675	1,592	24	1,737	610	2	621	106	177	822	25	974	117	246	520	98	673
2,700	1,606	24	1,752	615	2	626	107	179	829	26	983	118	249	525	99	679
2,725	1,619	24	1,767	620	2	631	108	181	836	26	991	119	251	529	100	685
2,750	1,633	25	1,781	625	2	636	109	182	843	26	999	119	253	534	100	691
2,775	1,647	25	1,796	630	2	641	110	184	850	26	1,008	120	255	538	101	697
2,800	1,661	25	1,811	635	2	646	112	186	857	27	1,016	121	258	543	102	703
2,825	1,674	25	1,826	639	2	650	113	187	864	27	1,024	122	260	547	103	708
2,850	1,688	25	1,841	644	2	655	114	189	871	27	1,033	123	262	551	104	714
2,875	1,702	26	1,855	649	2	660	115	190	878	27	1,041	123	264	556	104	720
2,900	1,715	26	1,870	654	2	665	116	192	885	27	1,049	124	266	560	105	726
2,925	1,729	26	1,885	659	2	670	117	194	892	28	1,058	125	269	565	106	732
2,950	1,743	26	1,900	664	2	675	118	195	899	28	1,066	126	271	569	107	738
2,975	1,757	26	1,915	669	2	680	119	197	906	28	1,074	127	273	573	108	744
3,000	1,770	27	1,930	674	2	685	120	199	913	28	1,083	128	275	578	109	750
3,025	1,784	27	1,944	679	2	690	121	200	919	28	1,091	128	277	582	109	756
3,050	1,798	27	1,959	684	2	695	122	202	926	29	1,099	129	280	587	110	762
3,075	1,811	27	1,974	688	2	700	123	204	933	29	1,107	130	282	591	111	768
3,100	1,825	27	1,989	693	2	705	124	205	940	29	1,116	131	284	595	112	774
3,125	1,839	27	2,004	698	2	710	125	207	947	29	1,124	132	286	600	113	780
3,150	1,853	28	2,018	703	2	715	126	209	954	30	1,132	132	289	604	113	786
3,175	1,866	28	2,033	708	2	720	127	210	961	30	1,141	133	291	609	114	792
3,200	1,880	28	2,048	713	2	725	128	212	968	30	1,149	134	293	613	115	798
3,225	1,893	28	2,062	718	2	730	129	213	975	30	1,157	135	295	617	116	804
3,250	1,905	28	2,075	723	2	736	130	215	982	30	1,165	136	298	621	116	810
3,275	1,918	28	2,089	728	2	741	130	216	988	31	1,172	137	300	625	117	816
3,300	1,930	29	2,102	734	2	746	131	217	995	31	1,180	138	302	629	118	822
3,325	1,943	29	2,116	739	2	751	132	218	1,002	31	1,188	139	305	633	118	828
3,350	1,955	29	2,129	744	2	757	133	220	1,009	31	1,196	140	307	637	119	834
3,375	1,968	29	2,143	749	2	762	133	221	1,015	31	1,203	141	309	641	119	840
3,400	1,981	29	2,157	754	2	767	134	222	1,022	32	1,211	142	312	645	120	846
3,425	1,993	29	2,170	759	2	773	135	223	1,029	32	1,219	142	314	649	121	852
3,450	2,006	30	2,184	764	2	778	136	225	1,036	32	1,227	143	316	653	121	858
3,475	2,018	30	2,197	769	2	783	137	226	1,042	32	1,234	144	319	657	122	864

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	2,031	30	2,211	775	2	788	137	227	1,049	32	1,242	145	321	661	123	870
3,525	2,043	30	2,224	780	2	794	138	228	1,056	32	1,250	146	323	665	123	876
3,550	2,056	30	2,238	785	2	799	139	230	1,063	33	1,258	147	326	669	124	882
3,575	2,068	30	2,251	790	2	804	140	231	1,069	33	1,265	148	328	673	124	888
3,600	2,081	31	2,265	795	3	810	141	232	1,076	33	1,273	149	331	677	125	894
3,625	2,094	31	2,279	800	3	815	141	233	1,083	33	1,281	150	333	680	126	899
3,650	2,106	31	2,292	805	3	820	142	235	1,090	33	1,289	151	335	684	126	905
3,675	2,119	31	2,306	810	3	825	143	236	1,096	34	1,296	152	338	688	127	911
3,700	2,131	31	2,319	816	3	831	144	237	1,103	34	1,304	153	340	692	128	917
3,725	2,144	31	2,333	821	3	836	144	238	1,110	34	1,312	154	342	696	128	923
3,750	2,156	31	2,346	826	3	841	145	240	1,117	34	1,320	155	345	700	129	929
3,775	2,169	32	2,360	831	3	846	146	241	1,123	34	1,327	156	347	704	129	935
3,800	2,182	32	2,374	836	3	852	147	242	1,130	35	1,335	157	349	708	130	941
3,825	2,194	32	2,387	841	3	857	148	243	1,137	35	1,343	157	352	712	131	947
3,850	2,207	32	2,401	846	3	862	148	245	1,144	35	1,351	158	354	716	131	953
3,875	2,219	32	2,414	851	3	868	149	246	1,150	35	1,358	159	356	720	132	959
3,900	2,232	32	2,428	857	3	873	150	247	1,157	35	1,366	160	359	724	133	965
3,925	2,244	33	2,441	862	3	878	151	248	1,164	35	1,374	161	361	728	133	971
3,950	2,257	33	2,455	867	3	883	151	250	1,171	36	1,382	162	363	732	134	977
3,975	2,269	33	2,468	872	3	889	152	251	1,177	36	1,389	163	366	736	134	983
4,000	2,282	33	2,482	877	3	894	153	252	1,184	36	1,397	164	368	740	135	989
4,250	2,408	35	2,617	929	3	947	159	262	1,247	38	1,471	173	391	779	141	1,048
4,500	2,535	36	2,753	981	4	1,001	165	272	1,310	39	1,544	183	414	818	147	1,107
4,750	2,661	38	2,888	1,032	4	1,054	170	282	1,373	41	1,618	192	436	857	152	1,165
5,000	2,787	39	3,023	1,084	4	1,107	176	292	1,436	42	1,691	201	459	896	158	1,224

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	0.90	0.86	0.82	0.80	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			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	28	39	5	1	2	1	32	6	19	1	2	1	8	17	30	42	61
200	41	57	9	2	4	2	35	10	22	2	4	2	12	24	40	56	86
300	53	74	13	3	5	2	38	14	24	3	5	2	16	30	49	69	111
400	69	98	19	4	7	3	43	20	27	4	7	3	21	39	61	87	145
500	83	117	23	5	9	4	47	24	30	5	9	4	25	45	71	101	170
600	101	139	27	6	10	4	51	29	33	6	10	4	30	52	82	116	200
700	114	158	31	7	11	5	54	33	36	7	11	5	35	59	91	129	214
800	130	181	35	8	13	5	59	38	39	8	13	5	38	65	101	143	231
900	137	199	47	9	15	6	63	42	34	9	15	6	42	71	110	154	246
1000	145	221	58	9	16	6	67	46	29	9	16	6	47	78	120	166	265
1100	153	238	59	10	18	7	70	50	31	10	18	7	51	84	129	175	280
1200	163	257	60	11	19	8	75	54	32	11	18	7	55	91	139	184	298
1300	174	279	62	12	21	8	78	58	33	12	20	8	59	98	148	193	318
1400	185	295	63	13	23	9	82	62	35	12	21	8	63	104	156	201	337
1500	195	311	65	14	24	10	86	66	36	13	22	9	67	110	165	210	352
1600	205	329	66	15	26	10	90	70	38	14	24	10	71	116	175	219	374
1700	216	344	67	16	28	11	96	73	40	15	26	11	75	122	184	230	390
1800	229	363	69	17	29	12	102	78	41	16	27	11	79	129	194	242	410
1900	238	380	71	18	31	13	106	82	43	17	28	12	83	135	203	252	426
2000	247	397	73	19	33	14	109	86	44	18	30	12	87	141	212	262	442
2100	256	414	75	20	35	15	113	90	46	19	31	13	92	147	221	272	458
2200	265	431	76	21	36	15	117	93	47	19	32	14	96	153	229	282	473
2300	274	448	78	22	38	16	120	97	49	20	34	14	100	159	238	292	489
2400	289	475	80	24	40	16	128	104	51	21	35	14	105	168	249	306	517
2500	299	492	86	25	42	17	132	108	54	22	36	15	109	174	259	316	
2600	309	508	93	26	44	17	137	111	57	23	38	15	114	181	268	326	
2700	319	525	99	27	45	18	141	115	59	24	39	16	118	187	278	336	
2800	329	542	106	28	47	19	145	119	62	25	41	16	122	194	287	346	
2900	339	558	112	29	49	19	149	122	65	25	42	17	126	200	297	356	
3000	349	575	118	30	51	20	154	126	68	26	43	17	131	206	306	366	
3100	359	591	125	31	52	20	158	129	70	27	45	18	135	213	316	376	
3200	378	622	134	32	55	22	168	139	75	28	47	19	141	223	331	392	
3300	388	640	136	33	57	23	172	143	77	29	49	20	145	229	340	402	
3400	399	658	138	34	59	24	177	147	78	30	50	20	149	236	350	412	
3500	409	675	139	35	60	24	181	150	80	30	52	21	153	242	359	422	
3600	420	693	141	36	62	25	185	154	81	31	53	22	158	248	369	432	
3700	430	711	143	37	64	26	189	158	83	32	55	22	162	254	378	441	
3800	440	729	145	38	66	27	194	162	84	33	56	23	166	261	387	451	
3900	451	746	146	39	67	27	198	165	86	33	58	23	170	267	397	461	
4000	469	780	149	41	70	28	207	174	88	35	59	24	176	277	410	475	
4100	479	798	151	42	72	29	211	178	90	36	60	25	180	283	419	485	
4200	489	816	153	43	73	29	215	181	91	37	62	25	184	289	428	494	
4300	500	834	154	44	75	30	219	185	93	38	63	26	189	296	438	504	
4400	510	852	156	45	77	31	223	188	94	39	65	26	193	302	447	513	
4500	520	870	158	47	79	32	228	192	96	40	66	27	197	308	456	523	
4600	530	888	160	48	80	32	232	196	98	40	67	27	201	314	465	532	
4700	540	906	162	49	82	33	236	199	99	41	69	28	205	320	474	542	
4800	551	924	163	50	84	34	240	203	101	42	70	28	210	327	484	551	
4900	561	942	165	51	85	34	244	206	102	43	72	29	214	333	493	561	
5000	582	980	167	52	88	35	255	217	105	43	74	29	220	343	507	577	

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	66
Deduct for water only	58
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	88
Conversion	88

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 jets	18
Per each bathtub with steam conversion, 220 cubic feet max	39

Per Sauna bath:	
2 person capacity	65
4 person capacity	83
6 person capacity	95
8 person capacity	139
10 person capacity	148

Per Steam bath:	
2 person capacity	87
4 person capacity	110
6 person capacity	126
8 person capacity	167
10 person capacity	174

Whirlpool - permanent installation with water source	
2 person capacity	67
4 person capacity	75
6 person capacity	98
8 person capacity	142
10 person capacity	152

Per portable spas (nonpermanent installation without water source): all sizes	17
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SCHEDULE E.1

Interior Features

Fireplaces (in hundreds of dollars)

Average Quality Stack

	<u>Masonry</u>	<u>Prefab Steel</u>
First opening	45	47
Each additional opening	35	16

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	72	80	87	99	115	126	134	143	152	162	186	196	207	217	228	238	250	263	275	287	298	309	320	8
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Brick or

Equal	72	80	88	100	116	126	136	147	157	168	194	205	217	229	241	253	267	280	294	307	320	332	345	9
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Integral Garage, deduct per item

Per car

capacity	6	11	15	25	31	37	46	55	63	71	79	89	92	95	97	100	105	110	114	119	124	129	134	8
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Basement Garage, add per item

Add per

item, per

capacity	24	26	27	28	33	34	36	37	38	40	53	54	56	59	61	63	67	71	75	79	81	84	86	1
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Attached Carports, add per item

Integral roof

extension	20	27	34	41	48	54	61	67	73	79	85	91	97	103	109	115	121	127	132	138	144	149	155	6
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Shed type	14	20	25	31	36	41	46	51	56	61	65	70	75	79	84	88	93	97	102	106	111	115	120	4
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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	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
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 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

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		
PATIOS																			
Concrete, at Grade	ConcP	2	3	5	6	8	9	10	12	13	14	15	17	18	19	20	21	5	
Flagstone or Brick	FsP, BrP	4	8	11	14	18	21	24	27	30	33	36	39	42	44	47	50	12	
Treated Pine	WdP	2	3	5	6	7	8	10	11	12	13	14	16	17	18	19	20	4	
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	8	10	12	14	16	18	20	22	24	26	28	30	32	33	35	6	
Conventional Shed Type	Cnpy	3	4	6	7	8	10	11	12	13	14	16	17	18	19	20	21	5	
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	15	18	21	25	27	29	32	34	36	38	40	42	44	46	48	50	9	
PORCHES																			
Open Frame or Equal	OFP	27	34	41	49	58	64	70	76	83	90	100	105	109	117	123	128	22	
Add per Upper Floor		15	19	23	26	32	35	39	42	46	51	58	61	64	68	71	74	12	
Enclosed Frame or Equal	EFP	38	49	61	72	81	89	97	105	114	121	128	135	141	150	156	163	27	
Add per Upper Floor		21	29	37	45	51	56	62	66	72	77	82	87	91	96	101	105	19	
Open Masonry	OMP	30	37	44	52	62	67	74	80	86	95	107	112	116	123	129	134	22	
Add per Upper Floor		20	23	26	30	37	40	44	47	51	57	67	70	74	77	80	83	13	
Enclosed Masonry	EMP	42	54	67	80	89	97	106	114	123	131	138	146	151	160	168	175	30	
Add per Upper Floor		34	44	53	62	69	75	81	87	93	98	104	109	114	120	125	130	20	
**BAYS																			
Frame or Masonry	Bay	24	35	45	53	62	70	77	85	93	99	106	112	119	125	132	139	27	
Add per Upper Floor		18	27	34	40	47	52	58	63	69	74	79	83	88	93	98	103	19	
WOOD DECKS																			
Treated Pine or Equal	WdDk	10	14	18	22	25	29	32	35	39	42	45	48	51	54	57	60	13	
BALCONIES																			
Uncovered, w/Railing	Balc	13	15	19	19	23	23	25	27	28	30	32	34	34	35	37	38	6	
SOLARIUMS																			
	SOL	78	142	204	263	320	376	431	485	538	591	643	695	746	796	847	897	202	

**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	Full
	Pole	Frame	C.B.	Brk/Stn	Frame	C.B.	Brk/Stn	Frame	C.B.	Brk/Stn	Story	Story
100	50.52	76.36	75.51	100.17	170.91	170.66	172.43	218.03	229.06	247.63	88.63	109.48
150	43.12	64.13	63.40	84.77	134.02	133.81	135.31	169.93	179.19	194.80	69.03	85.41
200	35.72	51.90	51.29	69.36	97.13	96.96	98.19	121.82	129.32	141.96	49.43	61.33
250	31.12	45.76	45.23	60.71	86.86	86.66	88.20	108.32	114.68	125.36	45.03	56.06
300	30.65	42.59	42.15	55.02	79.33	79.08	80.95	98.64	104.24	113.65	42.06	52.48
350	27.43	39.23	38.85	49.89	73.91	73.64	75.60	91.68	96.73	105.23	39.89	49.86
400	25.55	37.11	36.75	47.09	70.33	70.02	72.29	86.96	91.61	99.44	38.25	47.88
450	23.90	35.01	34.68	44.46	68.24	67.97	69.97	84.42	88.76	96.06	37.50	46.86
500	22.69	33.35	33.03	42.37	66.57	66.32	68.10	82.38	86.47	93.35	36.90	46.03
550	21.60	32.10	31.80	40.66	65.07	64.81	66.71	80.57	84.42	90.89	36.38	45.32
600	21.89	31.48	31.21	39.35	61.81	61.55	63.44	76.58	80.26	86.43	34.75	43.27
650	22.17	30.86	30.61	38.04	58.54	58.28	60.16	72.59	76.09	81.97	33.12	41.22
700	21.49	29.88	29.64	36.84	56.68	56.44	58.18	69.54	72.89	78.50	32.29	40.27
750	20.80	28.90	28.66	35.65	54.81	54.59	56.21	66.50	69.68	75.04	31.46	39.31
800	20.12	27.92	27.69	34.45	52.95	52.75	54.23	63.45	66.48	71.57	30.63	38.36
900	19.41	26.79	26.58	32.83	50.78	50.60	51.92	60.90	63.78	68.64	29.59	37.72
1000	18.69	25.66	25.46	31.21	48.61	48.45	49.60	58.34	61.08	65.70	28.55	37.08
1100	18.49	25.08	24.89	30.35	46.03	45.88	46.93	55.73	58.38	62.84	26.97	35.56
1200	18.28	24.49	24.31	29.49	43.44	43.31	44.26	53.12	55.67	59.97	25.38	34.03
1300	17.82	23.93	23.76	28.75	42.16	42.03	42.97	51.81	54.26	58.40	24.68	33.24
1400	17.36	23.37	23.20	28.00	40.88	40.75	41.68	50.49	52.86	56.83	23.99	32.45
1500	16.90	22.81	22.65	27.26	39.60	39.47	40.40	49.18	51.45	55.27	23.29	31.66
1600	16.43	22.25	22.10	26.52	38.31	38.18	39.11	47.87	50.04	53.70	22.59	30.86
1700	15.97	21.69	21.54	25.77	37.03	36.90	37.82	46.55	48.64	52.13	21.90	30.07
1800	15.51	21.13	20.99	25.03	35.75	35.62	36.53	45.24	47.23	50.56	21.20	29.28
1900	15.30	20.85	20.72	24.64	35.04	34.91	35.80	44.39	46.33	49.59	20.79	28.86
2000	15.08	20.58	20.45	24.25	34.32	34.20	35.06	43.53	45.43	48.61	20.38	28.44
2100	14.87	20.30	20.18	23.87	33.61	33.50	34.33	42.68	44.53	47.64	19.98	28.02
2200	14.66	20.02	19.90	23.48	32.90	32.79	33.59	41.82	43.63	46.66	19.57	27.60
2300	14.44	19.75	19.63	23.09	32.18	32.08	32.86	40.97	42.73	45.69	19.16	27.18
2400	14.23	19.47	19.36	22.70	31.47	31.37	32.12	40.11	41.83	44.71	18.75	26.76
Deduct for earth floor	4.17											
Add for unfinished loft	4.96											

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 35.29

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	34.38	33.70	33.08	32.57	32.14	31.75	31.43	31.04	30.75	30.33	29.87	29.45
C.B. or Equal, Plastic Liner	41.16	40.39	39.74	39.11	38.72	38.22	37.81	37.46	37.14	36.57	36.16	35.65
Prefab Steel, Vinyl Liner	44.50	43.74	43.02	42.38	41.96	41.49	41.02	40.66	40.25	39.70	39.25	38.65
Reinforced Concrete	85.16	83.88	82.75	81.77	80.94	80.18	79.43	78.82	78.22	77.24	76.33	75.50
Fiberglass	57.54	56.85	56.32	55.75	55.28	54.89	54.40	54.08	53.65	53.13	52.64	52.13
Gunited Steel	71.61	70.44	69.53	68.67	67.98	67.34	66.63	66.09	65.52	64.70	63.99	63.22
Add for Underwater Lighting	1.53	1.50	1.49	1.48	1.46	1.45	1.44	1.43	1.42	1.39	1.37	1.36
Add for Pool Heating, Gas	7.22	7.12	7.02	6.96	6.87	6.80	6.74	6.67	6.62	6.52	6.44	6.39
Add for Pool Heating, Electric	12.88	12.73	12.59	12.42	12.30	12.17	12.05	11.94	11.84	11.67	11.53	11.41
Add for Ceramic Tile*	19.82	19.57	19.34	19.11	18.91	18.70	18.52	18.35	18.19	17.94	17.73	17.57
Add for Plastic Tile*	13.56	13.38	13.21	13.07	12.93	12.78	12.66	12.56	12.44	12.26	12.13	12.02
Deduct for Lack of Filter	3.94	3.57	3.28	3.09	2.88	2.72	2.61	2.50	2.37	2.18	2.05	1.92

*Wall & bottom

Irregular, or kidney shaped pool Add 15% to base

Concrete Aprons 6.23 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'	2400	10'x 20'	4200	
14'	3200	12'x 22'	4600	
16'	3800	12'x 24'	4900	
18'	4200	14'x 26'	5400	
20'	4500	14'x 28'	5600	
24'	5200	15'x 30'	6000	
27'	5900	16'x 32'	6600	
30'	6900	18'x 36'	7200	
Over / SF	8.27	Over / SF	9.15	

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	39.02	51.35	66.54
200	30.17	40.75	48.19
300	27.77	37.58	42.19
400	26.57	35.93	39.18
500	24.16	33.12	34.85
600	22.53	31.20	31.95
700	21.35	29.79	29.87
800	20.45	28.71	28.29
1000	19.59	27.58	26.50
1200	18.52	26.28	24.67
1400	17.99	25.58	23.61
1600	17.39	24.84	22.56
1800	16.91	24.24	21.74
2000	16.51	23.73	21.04

Deduct for back-to-back configuration

Frame	1.48
C.B.	1.80
Brick	2.70

Deduct for earth floor 6.09

Add for stall walls	
Frame	2.28
Brick	6.62

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	111.63	127.00	134.73
200	88.17	101.62	109.03
300	64.69	76.23	83.32
400	41.23	50.84	57.62
500	38.17	47.60	54.24
600	35.11	44.35	50.87
700	32.51	41.63	48.06
800	29.91	38.91	45.25
900	28.58	37.48	43.76
1000	27.25	36.06	42.27
1200	25.67	34.33	40.43
1300	25.07	33.66	39.72
1400	24.19	32.73	38.74
1500	23.62	32.10	38.07
1600	23.09	31.51	37.45

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

Area	Type - 1	Type - 2	Type - 3
100	163.29	178.23	185.74
200	128.54	141.58	148.76
300	93.79	104.93	111.77
400	59.04	68.28	74.79
500	54.35	63.39	69.77
600	49.65	58.50	64.74
700	45.71	54.44	60.58
800	41.77	50.37	56.42
900	39.76	48.26	54.25
1000	37.75	46.15	52.07
1200	35.38	43.62	49.42
1300	34.45	42.61	48.36
1400	33.06	41.17	46.88
1500	32.19	40.24	45.91
1600	31.41	39.39	45.02

Adjust for quality grade from Schedule F.

Bath Houses

Per square foot

Area	Frame	C.B.	Brick	Add Heating
100	71.34	82.37	111.97	4.79
200	50.13	57.63	77.77	4.46
300	40.95	46.55	61.55	4.27
400	36.43	41.08	53.56	4.14
500	33.00	37.09	48.06	4.05
600	30.41	33.93	43.39	4.01
700	28.98	32.23	40.94	3.97
800	27.31	30.33	38.45	3.85
900	26.03	28.90	36.57	3.76
1000	24.91	27.60	34.83	3.69
1100	23.30	25.72	32.20	3.53
1200	22.21	24.49	30.60	3.43

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	44.62	111.78	128.13
50	31.58	79.06	90.59
75	26.02	64.23	73.60
100	23.66	57.51	65.81
125	21.97	52.54	60.00
150	21.43	50.65	57.71
175	20.94	48.83	55.62
200	20.44	47.05	53.55
250	19.35	43.41	49.32
300	18.20	40.06	45.33
350	17.96	38.81	43.89
400	17.72	37.78	42.64
500	17.18	35.56	40.09

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	119.78	109.26	94.92
100	93.01	85.67	76.89
150	86.30	79.95	72.28
200	80.63	74.27	68.33
250	76.56	70.93	65.63
300	73.63	68.54	63.64
350	71.34	66.56	62.09
400	69.45	65.10	60.83
500	66.74	62.71	58.95
600	64.75	61.04	57.60
800	61.82	58.64	55.62
1000	59.84	56.99	54.38

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	358	363	363
Add per Multiple	275	279	286

Adjust for quality grade from Schedule F.

Stables

Per square foot, average quality

Area	Frame	C.B.	Brick
200	46.81	50.20	82.59
300	39.31	41.34	67.76
400	37.37	39.05	65.58
500	33.61	34.98	57.98
600	31.11	32.28	52.96
700	29.53	30.61	49.56
800	28.11	29.11	46.77
900	27.52	28.46	46.09
1000	26.93	27.81	45.41
1200	26.03	26.79	42.93
1400	24.70	25.36	40.59
1600	24.02	24.66	39.23
1800	22.90	23.51	36.89
2000	22.53	23.12	36.13
3000	19.80	20.27	29.96
4000	18.39	18.79	27.13

Deduct for earth floor 3.40

Add for unfinished loft 4.96

Add for masonry walls 1.12

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	17900	21000
B	11000	13000
C	7000	8300
D	1800	2300

COMPONENT COSTS OF INDEPENDENT SOLAR SYSTEM

SOLAR COLLECTION UNITS

Type	SF	Per Unit
A	30	1800
B	25	900
C	20	500
D	minimal	300

SOLAR STORAGE MEDIUMS

Liquid Storage

Type	Gallons	Per Tank
A	120	500
B	80	300
C	60	100
D	40	100

Rock Storage

Type	Surface SF	Per Container
A	400	3600
B	300	2300
C	200	1400
D	Under 200	600

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	15600
B	9900
C	6400
D (integrated with existing base system.)	1400

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	10400	9100
2.5 Ton	13300	11200
3 Ton	16300	13600
3.5 Ton	19100	15900
4 Ton	22000	18100
5 Ton	27200	22600
6 Ton	32400	27000
VERTICAL CLOSED LOOP SYSTEMS		
System Tonnage	VCLSWD w/distribution	VCLSWOD w/o distribution
2 Ton	12400	10900
2.5 Ton	15700	13700
3 Ton	20600	17800
3.5 Ton	22600	19100
4 Ton	25600	22400
5 Ton	32200	27400
6 Ton	38400	33000
OPEN DISCHARGE OPEN LOOP SYSTEMS		
System Tonnage	ODOLSWD w/distribution	ODOLSWOD w/o distribution
2 Ton	8900	7600
2.5 Ton	11300	9300
3 Ton	13800	11100
3.5 Ton	16300	12800
4 Ton	18700	14600
5 Ton	22900	18200
6 Ton	27000	21800
RETURN WELL OPEN LOOP SYSTEMS		
System Tonnage	RWOLSWD w/distribution	RWOLSWOD w/o distribution
2 Ton	9700	8600
2.5 Ton	12200	10300
3 Ton	14700	12100
3.5 Ton	17000	13700
4 Ton	19600	15500
5 Ton	23700	19000
6 Ton	27900	22600

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	91.99	2.68	81.91	48.24	1.31
24 x 30	720	86.53	2.68	77.95	46.55	1.31
24 x 40	960	76.28	2.53	69.44	42.26	1.24
24 x 60	1440	66.05	2.35	61.33	37.64	1.15
24 x 80	1920	60.84	2.25	57.05	35.44	1.10
24 x 100	2400	58.13	2.20	54.60	33.98	1.08
30 x 40	1200	69.13	2.45	64.12	39.20	1.20
30 x 50	1500	62.51	1.68	58.62	36.19	1.13
30 x 60	1800	58.73	1.63	55.51	34.35	1.10
30 x 80	2400	54.81	1.58	52.06	32.59	1.07
30 x 100	3000	50.92	1.50	48.57	30.69	1.01
36 x 50	1800	57.43	1.62	54.44	33.97	0.77
36 x 60	2160	54.24	1.58	51.99	32.38	0.75
36 x 70	2520	51.09	1.53	49.14	31.05	0.73
36 x 80	2880	49.02	1.49	47.35	29.88	0.71
36 x 100	3600	46.00	1.44	44.84	28.28	0.68
40 x 60	2400	52.68	1.49	50.67	32.01	0.75
40 x 80	3200	47.91	1.41	46.70	29.46	0.71
40 x 100	4000	45.06	1.36	44.24	28.20	0.69
40 x 120	4800	43.26	1.33	42.67	27.22	0.67
40 x 140	5600	41.06	1.28	40.79	26.12	0.65
50 x 60	3000	47.91	1.42	46.65	29.64	0.72
50 x 80	4000	43.92	1.36	43.46	27.76	0.69
50 x 100	5000	41.44	1.32	41.24	26.63	0.67
50 x 120	6000	39.59	1.28	39.42	25.45	0.65
50 x 140	7000	37.59	1.24	37.79	24.47	0.63
60 x 80	4800	44.92	1.44	44.89	29.05	0.73
60 x 100	6000	42.04	1.39	42.46	27.49	0.70
60 x 120	7200	40.29	1.36	40.79	26.71	0.69
60 x 140	8400	39.17	1.33	39.81	25.98	0.67
60 x 160	9600	38.09	1.31	38.67	25.31	0.66
60 x 180	10800	37.12	1.29	37.66	24.73	0.65
60 x 200	12000	36.34	1.27	37.11	24.31	0.64

Included for (deduct if not present):

Stalls and Other Features	4.52	3.81	3.75
Loft Floor	7.05	--	--
Plumbing	1.58	0.56	0.41
Lighting	1.58	1.37	0.77
Concrete Floor	4.18	4.18	4.18
Roof Insulation	--	--	--

Add for wood loft floors (included in Type -1)	6.34
Add per square foot (bin area) for wood bins	12.76
Add for stable stall walls	3.81
Deduct for earth floor	3.37
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.

Size	Area	(3)-Pole Framed General Purpose Buildings							
		All Walls		All Walls Insulated		1 Side Open		No Walls	
		14'	+/-2'	14'	+/-2'	14'	+/-2'	14'	+/-2'
20 x 20	400	29.15	1.01	34.55	1.78	23.72	0.75	17.37	0.32
20 x 30	600	25.15	0.80	29.67	1.45	20.29	0.56	15.38	0.26
20 x 40	800	22.51	0.71	26.58	1.29	18.51	0.47	14.31	0.22
20 x 60	1200	20.32	0.60	23.92	1.12	16.97	0.38	13.50	0.21
20 x 80	1600	18.71	0.55	22.06	1.03	15.84	0.33	12.74	0.19
20 x 100	2000	17.80	0.51	20.99	0.97	15.11	0.30	12.23	0.18
24 x 20	480	26.16	0.90	31.12	1.61	21.68	0.70	15.90	0.26
24 x 30	720	23.83	0.71	27.94	1.30	19.81	0.51	15.41	0.29
24 x 40	960	21.15	0.61	24.83	1.14	17.84	0.42	14.12	0.24
24 x 60	1440	18.54	0.52	21.77	0.98	15.77	0.33	12.74	0.19
24 x 80	1920	17.16	0.47	20.15	0.89	14.66	0.29	11.98	0.17
24 x 100	2400	16.27	0.43	19.11	0.84	13.95	0.26	11.48	0.16
24 x 120	2880	15.44	0.41	18.17	0.80	13.30	0.24	10.98	0.14
30 x 20	600	24.73	0.80	29.25	1.45	20.42	0.64	15.21	0.26
30 x 50	1500	17.68	0.47	20.72	0.90	15.23	0.32	12.38	0.19
30 x 60	1800	16.76	0.43	19.63	0.84	14.43	0.29	11.84	0.17
30 x 80	2400	15.63	0.39	18.27	0.76	13.55	0.25	11.28	0.16
30 x 100	3000	14.56	0.36	17.06	0.71	12.70	0.22	10.64	0.13
30 x 120	3600	13.94	0.34	16.33	0.68	12.23	0.20	10.30	0.12
30 x 140	4200	13.37	0.32	15.69	0.65	11.78	0.19	9.95	0.11
30 x 160	4800	13.06	0.31	15.32	0.63	11.51	0.18	9.75	0.10
36 x 20	720	23.76	0.74	27.98	1.34	20.19	0.60	15.37	0.29
36 x 40	1440	17.77	0.47	20.80	0.90	15.42	0.34	12.50	0.19
36 x 80	2880	14.39	0.33	16.79	0.68	12.65	0.22	10.66	0.14
36 x 100	3600	13.53	0.31	15.79	0.63	11.97	0.19	10.18	0.12
36 x 120	4320	12.84	0.29	15.01	0.60	11.41	0.18	9.74	0.10
36 x 140	5040	12.45	0.27	14.55	0.57	11.07	0.16	9.49	0.10
36 x 160	5760	11.97	0.26	14.02	0.55	10.67	0.16	9.16	0.08
36 x 180	6480	11.65	0.25	13.65	0.54	10.40	0.15	8.95	0.08
40 x 20	800	21.94	0.71	26.00	1.29	18.74	0.59	14.11	0.22
40 x 60	2400	15.59	0.35	18.09	0.71	13.75	0.25	11.60	0.16
40 x 80	3200	14.13	0.31	16.41	0.63	12.56	0.20	10.72	0.12
40 x 100	4000	13.41	0.28	15.56	0.59	12.01	0.18	10.35	0.11
40 x 120	4800	12.87	0.26	14.93	0.56	11.54	0.16	10.00	0.10
40 x 140	5600	12.29	0.25	14.28	0.53	11.05	0.15	9.59	0.09
40 x 160	6400	11.90	0.24	13.84	0.51	10.72	0.14	9.34	0.08
40 x 180	7200	11.73	0.23	13.63	0.50	10.46	0.14	9.13	0.07
40 x 200	8000	11.51	0.22	13.36	0.49	10.29	0.13	9.00	0.07
50 x 40	2000	16.44	0.38	19.09	0.76	14.63	0.30	12.15	0.18
50 x 50	2500	15.18	0.33	17.60	0.68	13.52	0.25	11.40	0.15
50 x 60	3000	14.24	0.30	16.51	0.63	12.76	0.22	10.87	0.13
50 x 80	4000	13.13	0.26	15.20	0.56	11.87	0.18	10.27	0.11
50 x 100	5000	12.40	0.23	14.34	0.51	11.22	0.16	9.79	0.10
50 x 120	6000	11.78	0.22	13.64	0.48	10.71	0.14	9.39	0.08
50 x 140	7000	11.33	0.21	13.12	0.46	10.32	0.13	9.09	0.08
50 x 160	8000	11.11	0.20	12.85	0.44	10.02	0.12	8.86	0.07
50 x 180	9000	10.85	0.19	12.54	0.43	9.82	0.11	8.70	0.06
50 x 200	10000	10.59	0.18	12.26	0.42	9.61	0.11	8.54	0.06
60 x 40	2400	16.75	0.35	19.24	0.71	15.14	0.28	12.86	0.16
60 x 60	3600	14.64	0.27	16.76	0.57	13.40	0.20	11.68	0.12
60 x 80	4800	13.58	0.23	15.50	0.50	12.47	0.16	11.03	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	12.73	0.20	14.54	0.46	11.74	0.14	10.47	0.08
60 x 120	7200	12.29	0.19	14.01	0.43	11.24	0.13	10.08	0.07
60 x 140	8400	11.88	0.18	13.53	0.41	10.90	0.11	9.82	0.07
60 x 160	9600	11.55	0.17	13.16	0.40	10.63	0.11	9.62	0.06
60 x 180	10800	11.29	0.16	12.86	0.38	10.42	0.10	9.44	0.06
60 x 200	12000	11.05	0.16	12.59	0.37	10.21	0.10	9.27	0.05
60 x 250	15000	10.63	0.14	12.11	0.35	9.86	0.09	8.99	0.05
60 x 300	18000	10.31	0.14	11.73	0.34	9.58	0.08	8.76	0.05
80 x 40	3200	15.10	0.31	17.38	0.63	13.88	0.26	11.85	0.12
80 x 60	4800	13.44	0.23	15.36	0.50	12.44	0.18	10.94	0.10
80 x 80	6400	12.28	0.19	14.02	0.44	11.43	0.14	10.19	0.08
80 x 100	8000	11.73	0.17	13.35	0.40	10.83	0.12	9.76	0.07
80 x 120	9600	11.26	0.15	12.81	0.37	10.45	0.11	9.48	0.06
80 x 140	11200	10.90	0.14	12.38	0.35	10.13	0.10	9.23	0.06
80 x 160	12800	10.62	0.13	12.06	0.34	9.90	0.09	9.06	0.05
80 x 180	14400	10.37	0.13	11.78	0.33	9.69	0.08	8.89	0.05
80 x 200	16000	10.17	0.12	11.54	0.32	9.51	0.08	8.75	0.05
80 x 250	20000	9.79	0.11	11.10	0.30	9.18	0.07	8.48	0.04
80 x 300	24000	9.55	0.11	10.82	0.29	8.94	0.06	8.29	0.04
80 x 350	28000	9.30	0.10	10.54	0.28	8.72	0.06	8.10	0.04
80 x 400	32000	9.10	0.10	10.32	0.27	8.55	0.06	7.96	0.04
100 x 40	4000	14.30	0.28	16.45	0.59	13.31	0.24	11.42	0.11
100 x 60	6000	12.54	0.20	14.34	0.46	11.72	0.17	10.35	0.08
100 x 80	8000	11.66	0.17	13.28	0.40	10.83	0.13	9.72	0.07
100 x 100	10000	11.03	0.15	12.55	0.36	10.30	0.11	9.34	0.06
100 x 120	12000	10.58	0.13	12.01	0.34	9.89	0.10	9.03	0.05
100 x 140	14000	10.27	0.12	11.65	0.32	9.63	0.09	8.85	0.05
100 x 160	16000	10.01	0.11	11.34	0.30	9.41	0.08	8.67	0.05
100 x 180	18000	9.79	0.11	11.09	0.29	9.22	0.07	8.53	0.05
100 x 200	20000	9.61	0.10	10.88	0.28	9.06	0.07	8.40	0.04
100 x 250	25000	9.29	0.09	10.51	0.27	8.75	0.06	8.15	0.04
100 x 300	30000	9.01	0.09	10.19	0.26	8.50	0.05	7.94	0.04
100 x 350	35000	8.80	0.08	9.94	0.25	8.30	0.05	7.77	0.03
100 x 400	40000	8.63	0.08	9.75	0.24	8.13	0.05	7.63	0.03

Included for (deduct if not present):

Stalls & other features	--	--	--	--
Loft floor	--	--	--	--
Plumbing	--	--	--	--
Lighting	0.25	0.25	0.15	0.10
Concrete Floor	4.18	4.18	4.18	4.18
Roof Insulation	--	1.01	--	--

Add for interior Finish - shop type (interior liner, heat, insulation, & up-graded lighting)	8.88
Add for interior finish office area (wall and ceiling finish, minimal ptns and floor covering)	30.83
Add for milk parlor & milk houses - Type - 3	11.09
Add for wood loft floors	6.34
Add per square foot (of bin area) for wood bins	12.76
Add for stable stall walls	3.81
Deduct for Earth floor	3.37

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	17.00	0.95	7000	11.94	0.63
2400	16.06	0.95	8000	11.42	0.63
2800	15.33	0.72	9000	11.10	0.44
3200	14.68	0.72	10000	10.78	0.44
3600	14.27	0.72	12000	10.57	0.44
4000	13.75	0.72	14000	10.25	0.44
4400	13.41	0.63	16000	9.93	0.44
4800	13.10	0.63	18000	9.61	0.44
5200	12.89	0.63	20000	9.40	0.44
5600	12.58	0.63	22000	9.30	0.44
6000	12.37	0.63	24000	9.10	0.32

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	0.77
Add for plumbing	0.41
Add for concrete floor	4.18
Add for roof insulation	1.01
Add for loft floor	7.05

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	Pole	Add for Slatted Floor	Add for Pits
	Frame Siding	Frame Metal Siding		
600	30.08	25.15	5.87	37.38
700	28.85	24.22	4.95	33.32
800	26.48	22.38	3.99	25.20
900	25.32	21.45	3.95	22.06
1000	23.59	20.07	3.87	15.77
1200	22.83	19.61	3.82	14.48
1400	22.22	19.14	3.78	13.64
1600	21.17	18.40	3.71	12.23
1800	20.69	18.13	3.67	11.67
2000	20.32	17.85	3.64	11.05
2200	20.03	17.58	3.61	10.43
2400	19.25	17.12	3.56	9.49
2600	19.01	16.95	3.54	9.17
2800	18.82	16.78	3.51	8.85
3000	18.65	16.60	3.49	8.53
3500	18.02	16.21	3.43	7.87
4000	17.72	15.99	3.39	7.53
4500	17.45	15.78	3.36	7.30
5000	16.97	15.34	3.30	6.70
5500	16.57	15.10	3.28	6.33
6000	16.19	14.87	3.26	5.96
7000	16.49	15.18	3.23	5.59
7500	16.64	15.31	3.17	5.03
8000	16.30	15.13	3.15	4.83
9000	16.12	14.95	3.13	4.63
10000	15.72	14.77	3.10	4.43
11000	15.61	14.59	3.08	4.23
12000	15.51	14.28	3.04	3.94
13000	15.24	14.15	3.01	3.85
14000	15.12	14.02	2.99	3.75
15000	14.78	13.89	2.97	3.66
16000	14.73	13.76	2.95	3.57
17000	14.42	13.63	2.92	3.48
18000	14.28	13.50	2.90	3.38
19000	14.14	13.38	2.88	3.29
20000	13.94	13.25	2.86	3.20
& Over	13.62	12.99	2.81	3.01

Included for (deduct if not present):

Plumbing	1.22
Lighting	1.46
Concrete floor	4.18
Insulation	1.01
Walls per LF	
Wood siding, wood frame	52.83
Metal siding, pole frame	31.82

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	8.80	9.69	10.50	11.69	12.39
Earth floor	4.69	5.58	6.39	7.58	8.28

Veal Confinement Facilities

Price per square foot

Area	Cost	Area	Cost
500	27.74	9500	11.06
600	26.18	10000	10.91
700	24.62	11000	10.76
800	22.12	12000	10.50
900	21.17	13000	10.39
1000	19.40	14000	10.27
1500	16.95	15000	10.16
2000	15.42	16000	10.05
2500	14.52	17000	9.94
3000	14.03	18000	9.83
3500	13.15	19000	9.71
4000	12.76	20000	9.60
4500	12.45	21000	9.49
5000	11.85	22000	9.38
5500	11.55	23000	9.27
6000	11.26	24000	9.16
6500	11.44	25000	9.03
7000	11.63	26000	8.91
7500	11.66	27000	8.79
8000	11.51	28000	8.66
8500	11.36	29000	8.54
9000	11.21	30000	8.42

Included for (deduct if not present):

Plumbing	1.22
Lighting	1.46
Concrete floor	4.18
Insulation	1.01

Use the twenty (20) year depreciation schedule.

Poultry Confinement

(Typically associated with cage type operations)

Per square foot

Size	Area	Wood Siding	Metal Siding
		Frame	Frame
20 X 400	8000	36.88	34.14
20 X 600	12000	34.58	32.10
20 X 800	16000	33.32	31.18
20 x 1000	20000	32.39	30.30
40 x 400	16000	25.71	24.30
40 x 600	24000	24.11	22.87
40 x 800	32000	23.12	21.93
40 x 1000	40000	22.78	21.72
60 x 400	24000	22.41	21.32
60 x 600	36000	21.03	20.02
60 x 800	48000	21.47	20.52
60 x 1000	60000	20.90	19.98

Included for (deduct if not present):

Insulation	--
Concrete floor	4.18
Plumbing	1.28
Electricity	1.43

Factor for high-rise construction

16' to 18' eaves	120%
Factor fo 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	26.38	22.64
6 x 38	228	25.48	22.04
6 x 52	312	25.19	21.96
6 x 66	396	25.10	21.74
6 x 80	480	24.81	21.65

DRIVE-THRU TYPE

Size	Area	Wood Slat	Weld Wire
24 x 30	720	21.46	20.86
28 x 30	840	21.35	20.58
28 x 34	952	21.16	20.46
30 x 36	1080	20.86	20.28
30 x 40	1200	20.77	20.17

Add for storage bins over crib

Wood slat	6.20
Weld wire	3.73
Add for lighting	1.46
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) 1.94

Included for (deduct if not present)

Concrete floor slab per sf. 4.18

Roof 3.88

Add per square foot of surface for metal skin 3.37

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	198	217	248	274	312	352
Plank 30' Wide	298	336	415	486	585	676
+/- 1" Wide	6.50	7.20	8.08	9.05	10.34	11.82
Bunker						
Plank 30' Wide	248	279	366	429	574	664
+/- 1" Wide	3.94	3.94	3.94	3.94	3.94	3.94

Use the twenty (20) year depreciation schedule.

Feed Lots

Per square foot

Canopies	5.05
Concrete flat work	6.30

Slurry Tanks

IN - GROUND

Round tanks	2.83	to	3.56	cu ft
Rectangular	3.09	to	4.29	cu ft
Plank cover, deduct			4.93	per SF
No cover, deduct			9.14	per SF

ABOVE GROUND

42 x 14	48000
42 x 19	56000
42 x 23	68000
62 x 14	68000
62 x 19	86000
62 x 23	107000
81 x 14	107000
81 x 19	131000
81 x 23	164000
101 x 14	134000
101 x 19	170000
101 x 23	188000

Use the twenty (20) year depreciation schedule.

Poultry Houses

Average quality, nonconfinement type

Area	Frame	C. B.
240	29.81	36.32
360	26.47	31.88
480	24.61	29.12
600	23.32	27.36
800	21.96	25.39
1000	20.86	24.01
1200	20.17	23.01
1400	19.59	22.34
1600	19.19	21.62
1800	18.89	21.16
2000	18.62	20.77
2200	18.31	20.46
2400	18.11	20.17
2600	17.92	19.89
2800	17.70	19.59
3000	17.62	19.48

Adjust for quality grade from Schedule F.

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

Butler Low-Moisture Silos

Per item

24' x 58'	88000
27' x 59'	105000
36' x 69'	170000

Granaries

Per square foot, average quality

Size	Area	1 Story
		& Loft
24 X 36	864	21.93
26 X 36	936	21.43
28 X 36	1008	20.76
28 X 40	1120	20.39
30 X 40	1200	20.08
36 X 40	1440	19.48

Add for storage bins 3.63

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'	8,700	11,300	9,700	13,500	12,200	16,500
12' x 25'	10,600	13,500	11,300	16,000	14,700	20,800
12' x 30'	11,800	16,000	13,500	18,700	17,100	23,400
12' x 40'	14,700	20,800	16,500	23,400	22,300	31,200
12' x 50'	18,700	24,700	20,800	29,000	27,100	38,400
14' x 20'	11,300	13,500	11,800	16,000	14,700	20,800
14' x 25'	12,200	16,000	13,500	18,700	17,700	24,400
14' x 30'	14,100	18,700	16,000	22,300	21,000	28,300
14' x 40'	17,700	24,400	20,800	28,300	25,900	36,500
14' x 50'	21,600	29,000	24,400	34,600	32,000	45,300
16' x 20'	12,200	16,000	13,500	18,700	17,100	23,400
16' x 25'	14,700	19,100	16,000	22,300	21,000	28,300
16' x 30'	16,500	22,300	18,700	25,900	23,400	33,000
16' x 40'	21,000	28,300	23,400	33,000	29,900	41,800
16' x 50'	25,200	34,000	28,300	40,400	36,800	51,700
16' x 60'	29,000	40,400	33,000	47,000	43,400	61,200
18' x 20'	14,700	18,700	16,000	21,000	20,800	26,600
18' x 25'	16,500	22,300	18,700	25,200	23,400	32,000
18' x 30'	19,100	25,200	21,000	29,000	27,100	37,500
18' x 40'	24,400	32,000	26,600	37,500	34,600	48,100
18' x 50'	28,300	38,400	32,000	45,600	41,800	58,300
18' x 60'	33,400	45,600	37,500	53,000	49,200	68,900
18' x 70'	38,400	51,700	42,500	61,200	56,400	82,700
20' x 20'	16,500	21,000	18,700	24,400	22,800	29,900
20' x 25'	19,600	25,200	21,000	28,300	27,100	35,900
20' x 30'	22,300	28,300	24,400	33,400	31,200	41,800
20' x 40'	27,100	35,900	29,900	41,800	39,000	53,500
20' x 50'	33,000	43,400	35,900	50,700	47,600	65,300
20' x 60'	37,500	50,700	41,800	60,100	55,800	77,800
20' x 70'	43,400	58,200	48,100	68,400	63,600	92,600
20' x 80'	48,100	65,300	53,500	77,800	72,000	109,300
20' x 90'	52,900	72,500	58,900	87,100	80,100	125,900
20' x 100'	57,400	79,600	64,600	96,500	88,300	142,500
24' x 20'	21,000	26,600	23,400	29,900	28,300	36,800
24' x 25'	24,400	31,200	26,600	35,900	33,400	44,300
24' x 30'	27,700	35,900	29,900	40,800	38,400	51,200
24' x 40'	34,600	44,300	36,800	51,200	48,100	65,300
24' x 50'	40,400	53,000	44,300	62,300	58,200	80,100
24' x 60'	45,600	62,300	51,200	72,800	67,700	94,600
24' x 70'	52,900	70,800	58,300	83,300	77,200	112,400
24' x 80'	58,300	80,100	65,300	94,600	87,000	131,900
24' x 90'	64,300	89,300	72,400	108,800	96,500	151,700
24' x 100'	69,900	98,700	78,900	120,000	106,000	171,300
25' x 35'	31,500	40,800	34,600	48,100	44,300	60,500
25' x 40'	34,600	45,600	38,400	53,000	49,200	67,700
25' x 65'	50,700	68,900	56,400	75,300	75,300	113,100
25' x 80'	60,500	82,700	67,700	97,500	89,900	137,100
25' x 90'	66,500	92,100	74,600	111,300	99,600	156,700
25' x 100'	72,900	101,300	81,300	122,500	109,300	176,400
28' x 40'	39,100	49,900	41,700	56,800	53,800	72,400
28' x 50'	44,800	58,800	49,200	68,100	64,200	87,000
28' x 60'	49,900	68,100	56,000	78,300	73,400	101,300
28' x 70'	57,100	76,400	63,400	89,000	82,900	119,000
28' x 80'	62,700	85,900	70,000	100,300	92,600	138,900
28' x 90'	68,400	94,100	77,100	111,300	102,200	158,500
28' x 100'	74,300	103,000	83,800	122,500	111,800	178,200
32' x 50'	49,200	64,300	54,100	73,800	69,500	93,700
32' x 60'	54,300	73,400	60,800	84,100	79,200	108,400
32' x 70'	61,300	82,000	68,300	94,700	88,900	125,900
32' x 80'	67,100	91,200	75,200	106,000	98,400	145,700
32' x 90'	72,900	100,600	82,000	117,100	107,800	165,400
32' x 100'	78,800	109,800	88,900	128,300	117,500	184,900

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'	58,800	78,900	65,900	89,800	84,900	115,000	
36' x 70'	67,100	87,300	73,200	100,600	94,600	132,800	
36' x 80'	71,600	96,600	80,100	111,800	104,100	152,400	
36' x 90'	77,200	106,000	87,000	122,800	113,700	172,000	
36' x 100'	82,900	115,200	93,700	134,100	123,000	191,800	
Deduct for no roof							
12'	1,500		18'	3,600		28'	6,400
14'	2,100		20'	4,400		30'	7,600
16'	2,700		24'	5,300		36'	8,600

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

Use the twenty (20) year depreciation schedule.

Steel Grain Bins

Per item, installed

Size	Capacity	Cost	Size	Capacity	Cost	Size	Capacity	Cost
Dia x Hgt	(Bushels)		Dia x Hgt	(Bushels)		Dia x Hgt	(Bushels)	
15' x 74"	1,035	5,200	27' x 33'0"	15,115	36,700	48' x 58'8"	84,920	145,300
15' x 11'0"	1,555	6,300	27' x 40'4"	18,470	42,300	60' x 18'4"	41,460	68,300
15' x 14'8"	2,070	8,100	27' x 47'8"	21,830	51,900	60' x 25'8"	58,040	96,100
15' x 18'4"	2,590	9,100	30' x 14'8"	8,290	19,100	60' x 33'0"	74,640	123,700
18' x 11'0"	2,240	8,300	30' x 18'4"	10,365	21,700	60' x 40'4"	91,225	151,000
18' x 14'8"	2,985	9,100	30' x 22'0"	12,440	24,900	60' x 47'8"	107,805	184,000
18' x 18'4"	3,730	11,300	30' x 25'8"	14,515	29,200	60' x 55'0"	124,345	199,200
18' x 22'0"	4,480	13,400	30' x 33'0"	18,660	40,300	60' x 66'0"	149,215	233,200
18' x 25'8"	5,225	15,600	30' x 40'4"	22,805	45,000	60' x 77'0"	174,080	268,600
18' x 33'0"	6,720	23,800	30' x 47'8"	26,955	56,700	72' x 33'0"	107,435	178,300
18' x 40'4"	8,210	27,200	36' x 14'8"	11,935	24,900	72' x 40'4"	131,295	210,300
18' x 47'8"	9,705	32,100	36' x 18'4"	14,925	29,200	72' x 47'8"	155,190	242,500
21' x 11'0"	3,050	10,700	36' x 22'0"	17,915	34,000	72' x 55'0"	179,055	276,300
21' x 14'8"	4,060	12,100	36' x 25'8"	20,895	38,400	72' x 66'0"	214,865	323,000
21' x 18'4"	5,170	13,900	36' x 33'0"	26,870	56,700	72' x 77'0"	250,680	366,800
21' x 22'0"	6,095	17,600	36' x 40'4"	32,840	62,600	75' x 33'0"	116,575	186,800
21' x 25'8"	7,110	19,100	36' x 47'8"	38,815	74,300	75' x 40'4"	142,465	222,600
21' x 33'0"	9,145	27,400	36' x 58'8"	47,770	91,000	75' x 47'8"	168,395	259,800
21' x 40'4"	11,175	30,100	42' x 14'8"	16,255	33,000	75' x 55'0"	194,290	292,100
21' x 47'8"	13,205	39,600	42' x 18'4"	20,320	39,100	75' x 66'0"	233,145	341,300
24' x 11'0"	3,980	12,800	42' x 22'0"	24,385	45,600	75' x 77'0"	272,005	398,100
24' x 14'8"	5,310	14,500	42' x 25'8"	28,445	53,000	78' x 33'0"	126,085	201,700
24' x 18'4"	6,635	16,900	42' x 33'0"	36,575	72,800	78' x 40'4"	154,090	240,700
24' x 22'0"	7,960	20,300	42' x 40'4"	44,775	85,900	78' x 47'8"	182,135	281,000
24' x 25'8"	9,290	23,200	42' x 47'8"	52,980	98,700	78' x 55'0"	210,140	315,800
24' x 33'0"	11,945	28,300	42' x 58'8"	65,020	121,100	78' x 66'0"	252,170	369,000
24' x 40'4"	14,595	33,700	48' x 14'8"	21,225	43,600	78' x 77'0"	294,200	418,900
24' x 47'8"	17,250	39,600	48' x 18'4"	26,535	52,200	90' x 33'0"	167,865	258,900
27' x 11'0"	5,040	13,900	48' x 22'0"	31,850	62,600	90' x 40'4"	205,150	308,500
27' x 14'8"	6,715	16,200	48' x 25'8"	37,155	68,300	90' x 47'8"	242,490	354,900
27' x 18'4"	8,395	19,500	48' x 33'0"	47,770	88,000	90' x 55'0"	279,775	398,400
27' x 22'0"	10,075	21,700	48' x 40'4"	58,385	104,300	90' x 66'0"	335,730	478,000
27' x 25'8"	11,755	24,900	48' x 47'8"	68,995	122,800	90' x 77'0"	391,685	557,800

Use the twenty (20) year depreciation schedule.

To calculate the volume of a cylindrical bin:

1. Find the area of the circular base - $(3.1415) \times R \times R$ (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
 $(3.1415) \times R \times R \times H \times .80 = \text{Number of Bushels}$

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

Milk Houses

Per square foot

Area	Grade		
	D	C	B
100	45.01	56.21	67.43
200	34.03	42.12	50.54
300	28.25	35.31	38.97
400	24.92	31.16	37.42
500	23.21	28.98	34.74
600	21.66	27.11	32.58
700	20.43	25.54	30.64
800	19.75	24.73	29.70
1000	18.68	23.30	27.94
1200	17.60	22.00	26.39
Sound value range	\$200	to	\$2,200

Milking Parlor

Per square foot

Area	Grade		
	D	C	B
100	43.89	54.88	65.86
300	28.22	35.23	42.36
500	24.34	30.40	36.44
700	22.54	28.16	33.78
900	21.03	26.29	31.56
1200	19.50	24.33	29.18
1400	18.75	23.49	28.21
1600	18.18	22.68	27.19
1800	17.65	22.03	26.43
2000	17.17	21.43	25.68
2200	16.80	20.97	25.18
2400	16.43	20.54	24.63
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	26.93	24.74	20.03	16.59	15.35	14.76
Masonry	58.09	52.24	40.16	31.06	27.61	26.26
Add or deduct for each 1' height						
Frame	0.86	0.68	0.38	0.29	0.29	0.10
Masonry	2.20	2.10	1.45	0.95	0.86	0.86
Add for concrete floor		4.18				
Add for lighting		1.46				

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	17.42	18.70	19.77	20.58
36	16.42	17.62	18.70	19.48
48	15.15	16.42	17.62	18.31
60	14.27	15.46	16.54	17.32
72	13.69	14.97	15.74	16.24
84	13.29	14.27	15.15	15.54
96	12.51	13.69	14.57	14.97
108	12.20	13.57	14.08	14.36
120	11.82	13.00	13.69	14.08
160	10.92	12.01	12.70	13.00
200	10.62	11.42	12.01	12.39
240	10.54	10.92	11.42	11.71

Add per square foot floor area:

Asphalt floor	1.64
Concrete slab floor	4.18
Lighting	1.46
Insulation	1.01
Heating (unit gas heaters)	1.54

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	17.70	15.74	14.85	14.57	14.08
Masonry	35.73	28.62	24.61	24.01	22.04
Add or deduct for each 1' height					
Frame	0.39	0.30	0.30	0.30	0.30
Masonry	1.28	0.88	0.69	0.69	0.39
Add for concrete floor					4.18
Add for lighting					1.46

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, 2022. 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, 2022 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	90%
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	91%
Clark	91%	Johnson	100%	Shelby	99%
Clay	93%	Knox	88%	Spencer	96%
Clinton	100%	Kosciusko	92%	St. Joseph	92%
Crawford	91%	LaGrange	94%	Starke	96%
Daviess	88%	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	88%	Marshall	92%	Union	89%
Elkhart	92%	Martin	88%	Vanderburgh	100%
Fayette	89%	Miami	88%	Vermillion	92%
Floyd	91%	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	91%
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	91%	Perry	88%		

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Balconies

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