

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	428	10	485	185	1	190	38	73	265	9	320	56	54	243	32	89
125	445	10	505	195	1	200	38	74	276	10	333	57	56	245	33	97
150	462	10	525	205	1	210	40	77	287	11	346	58	58	247	34	105
175	479	10	545	215	1	220	40	77	298	12	359	59	60	249	35	113
200	497	11	563	225	1	231	42	79	307	11	372	58	61	252	35	119
225	519	11	587	241	1	248	44	84	326	11	392	61	69	262	36	127
250	541	11	611	257	1	265	46	88	345	11	412	64	77	272	37	135
275	563	11	635	273	1	282	48	91	364	11	432	67	85	282	38	143
300	584	12	657	289	2	298	50	95	381	12	453	70	91	290	39	152
325	611	13	687	304	2	314	52	99	400	13	475	72	99	300	41	164
350	638	14	717	319	2	330	54	103	419	14	497	74	107	310	43	176
375	665	15	747	334	2	346	55	105	438	15	519	76	115	320	45	188
400	693	14	775	350	2	362	58	109	458	14	540	79	124	331	45	198
425	722	15	807	366	3	381	59	113	478	15	563	81	132	343	47	210
450	751	16	839	382	4	400	63	118	498	16	586	83	140	355	49	222
475	780	17	871	398	5	419	65	122	518	17	609	85	148	367	51	234
500	810	16	903	415	4	438	68	128	538	16	631	87	156	380	52	245
525	832	16	927	429	4	453	70	132	555	16	650	89	162	389	53	253
550	854	16	951	443	4	468	71	134	572	16	669	91	168	398	54	261
575	876	16	975	457	4	483	74	138	589	16	688	93	174	407	55	269
600	897	17	999	470	5	498	76	141	606	17	708	94	180	415	55	278
625	919	17	1023	482	5	511	76	142	618	17	720	96	185	422	56	286
650	941	17	1047	494	5	524	76	142	630	17	732	98	190	429	57	294
675	963	17	1071	506	5	537	74	143	642	17	744	100	195	436	58	302
700	986	18	1093	518	5	548	74	143	652	18	757	101	198	443	58	310
725	1012	18	1121	531	6	565	74	145	665	18	772	104	203	452	59	321
750	1038	18	1149	544	7	582	74	146	678	18	787	107	208	461	60	332
775	1064	18	1177	557	8	599	72	148	691	18	802	110	213	470	61	343
800	1091	19	1203	570	8	615	72	149	705	19	817	112	217	479	61	352
825	1115	19	1229	580	8	626	74	152	716	19	830	114	220	487	62	360
850	1139	19	1255	590	8	637	76	155	727	19	843	116	223	495	63	368
875	1163	19	1281	600	8	648	77	159	738	19	856	118	226	503	64	376
900	1187	20	1306	609	8	657	78	162	750	20	869	119	227	511	64	385
925	1212	20	1333	616	8	664	80	163	764	20	885	121	230	519	65	395
950	1237	20	1360	623	8	671	81	165	778	20	901	123	233	527	66	405
975	1262	20	1387	630	8	678	82	167	792	20	917	125	236	535	67	415
1,000	1288	21	1413	637	8	686	83	170	807	21	933	126	239	544	69	425
1,025	1308	21	1435	645	8	694	87	174	821	21	949	128	243	553	70	433
1,050	1328	21	1457	653	8	702	88	178	835	21	965	130	247	562	71	441
1,075	1348	21	1479	661	8	710	91	181	849	21	981	132	251	571	72	449
1,100	1369	22	1501	668	8	718	93	186	863	22	996	134	256	581	72	457
1,125	1388	23	1522	675	8	725	96	189	874	22	1008	136	259	590	73	464
1,150	1407	24	1543	682	8	732	97	192	885	22	1020	138	262	599	74	471
1,175	1426	25	1564	689	8	739	100	196	896	22	1032	140	265	608	75	478
1,200	1444	24	1585	694	9	746	101	199	906	23	1045	141	266	616	77	483
1,225	1468	24	1610	703	9	757	104	200	920	24	1061	143	270	626	78	491
1,250	1492	24	1635	712	9	768	107	204	934	25	1077	145	274	636	79	499
1,275	1516	24	1660	721	9	779	108	205	948	26	1093	147	278	646	80	507
1,300	1539	25	1686	730	10	789	111	207	962	25	1109	150	282	657	81	513
1,325	1557	25	1705	741	10	799	115	210	975	25	1123	152	287	666	82	522
1,350	1575	25	1724	752	10	809	117	212	988	25	1137	154	292	675	83	531
1,375	1593	25	1743	763	10	819	120	216	1001	25	1151	156	297	684	84	540
1,400	1610	25	1760	772	10	830	122	218	1015	25	1166	159	302	692	83	549
1,425	1631	25	1783	782	10	840	124	221	1029	25	1182	162	307	702	84	558
1,450	1652	25	1806	792	10	850	127	225	1043	25	1198	165	312	712	85	567
1,475	1673	25	1829	802	10	860	129	228	1057	25	1214	168	317	722	86	576
1,500	1694	26	1850	811	10	870	131	232	1071	26	1228	169	322	733	88	583
1,525	1716	26	1873	822	10	881	134	237	1089	26	1247	171	327	743	89	593
1,550	1738	26	1896	833	10	892	139	243	1107	26	1266	173	332	753	90	603
1,575	1760	26	1919	844	10	903	142	248	1125	26	1285	175	337	763	91	613
1,600	1780	27	1941	853	10	914	146	253	1141	27	1302	177	341	771	92	622
1,625	1801	27	1964	863	10	924	147	256	1158	27	1320	179	347	782	93	630
1,650	1822	27	1987	873	10	934	149	259	1175	27	1338	181	353	793	94	638
1,675	1843	27	2010	883	10	944	150	262	1192	27	1356	183	359	804	95	646
1,700	1864	28	2033	894	10	955	152	265	1207	28	1375	185	364	813	97	655
1,725	1884	28	2054	904	10	966	154	269	1219	28	1389	187	369	821	98	662
1,750	1904	28	2075	914	10	977	155	272	1231	28	1403	189	374	829	99	669
1,775	1924	28	2096	924	10	988	157	276	1243	28	1417	191	379	837	100	676

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	1942	29	2117	932	11	997	158	278	1254	29	1430	193	385	846	101	681
1,825	1961	29	2137	941	11	1006	159	281	1267	29	1444	195	389	855	102	689
1,850	1980	29	2157	950	11	1015	161	283	1280	29	1458	197	393	864	103	697
1,875	1999	29	2177	959	11	1024	162	286	1293	29	1472	199	397	873	104	705
1,900	2016	30	2196	967	11	1032	164	289	1305	30	1485	202	401	881	103	713
1,925	2037	30	2218	977	11	1042	166	290	1319	30	1500	204	405	891	104	721
1,950	2058	30	2240	987	11	1052	167	294	1333	30	1515	206	409	901	105	729
1,975	2079	30	2262	997	11	1062	169	297	1347	30	1530	208	413	911	106	737
2,000	2101	31	2285	1007	11	1072	171	299	1362	31	1545	211	417	920	107	745
2,025	2123	31	2308	1018	11	1084	173	303	1377	31	1562	213	423	928	108	755
2,050	2145	31	2331	1029	11	1096	174	307	1392	31	1579	215	429	936	109	765
2,075	2167	31	2354	1040	11	1108	176	309	1407	31	1596	217	435	944	110	775
2,100	2189	31	2377	1050	11	1118	179	312	1423	31	1611	220	439	951	110	786
2,125	2208	31	2398	1057	11	1125	181	315	1434	31	1623	222	442	959	111	794
2,150	2227	31	2419	1064	11	1132	182	316	1445	31	1635	224	445	967	112	802
2,175	2246	31	2440	1071	11	1139	183	318	1456	31	1647	226	448	975	113	810
2,200	2266	32	2459	1078	11	1146	184	321	1467	32	1658	228	450	981	112	817
2,225	2285	32	2478	1087	11	1155	186	322	1483	32	1676	230	455	989	113	826
2,250	2304	32	2497	1096	11	1164	187	326	1499	32	1694	232	460	997	114	835
2,275	2323	32	2516	1105	11	1173	189	329	1515	32	1712	234	465	1005	115	844
2,300	2341	33	2536	1114	11	1182	190	330	1532	33	1729	236	471	1013	114	852
2,325	2361	33	2557	1122	11	1191	192	333	1542	33	1740	238	474	1021	115	859
2,350	2381	33	2578	1130	11	1200	193	336	1552	33	1751	240	477	1029	116	866
2,375	2401	33	2599	1138	11	1209	195	338	1562	33	1762	242	480	1037	117	873
2,400	2420	33	2620	1146	12	1218	196	341	1573	33	1773	244	483	1043	117	881
2,425	2439	34	2641	1157	12	1229	197	344	1586	34	1788	246	487	1053	118	889
2,450	2458	35	2662	1168	12	1240	201	347	1599	35	1803	248	491	1063	119	897
2,475	2477	36	2683	1179	12	1251	202	352	1612	36	1818	250	495	1073	120	905
2,500	2497	35	2704	1188	12	1260	204	355	1626	35	1834	252	499	1082	121	913
2,525	2517	35	2726	1196	12	1268	207	357	1642	35	1851	254	503	1092	122	921
2,550	2537	35	2748	1204	12	1276	208	360	1658	35	1868	256	507	1102	123	929
2,575	2557	35	2770	1212	12	1284	209	364	1674	35	1885	258	511	1112	124	937
2,600	2578	36	2793	1220	12	1292	212	366	1688	36	1903	260	516	1122	126	944
2,625	2600	36	2817	1231	12	1303	213	370	1704	36	1921	262	522	1131	127	954
2,650	2622	36	2841	1242	12	1314	215	373	1720	36	1939	264	528	1140	128	964
2,675	2644	36	2865	1253	12	1325	218	376	1736	36	1957	266	534	1149	129	974
2,700	2666	37	2888	1264	12	1335	220	381	1750	37	1973	268	540	1159	130	982
2,725	2688	37	2912	1275	12	1347	222	385	1764	37	1989	270	545	1169	131	990
2,750	2710	37	2936	1286	12	1359	225	389	1778	37	2005	272	550	1179	132	998
2,775	2732	37	2960	1297	12	1371	227	392	1792	37	2021	274	555	1189	133	1006
2,800	2754	38	2984	1307	13	1384	230	397	1805	38	2035	277	558	1198	135	1013
2,825	2773	39	3005	1316	13	1392	231	400	1820	39	2051	279	562	1207	136	1020
2,850	2792	40	3026	1325	13	1400	233	402	1835	40	2067	281	566	1216	137	1027
2,875	2811	41	3047	1334	13	1408	236	405	1850	41	2083	283	570	1225	138	1034
2,900	2830	40	3067	1341	13	1417	237	408	1863	40	2100	284	574	1234	139	1042
2,925	2851	40	3089	1351	13	1427	238	413	1878	40	2117	286	580	1243	140	1051
2,950	2872	40	3111	1361	13	1437	241	415	1893	40	2134	288	586	1252	141	1060
2,975	2893	40	3133	1371	13	1447	243	418	1908	40	2151	290	592	1261	142	1069
3,000	2912	41	3156	1382	13	1457	245	422	1922	41	2167	291	598	1271	142	1077
3,025	2931	41	3177	1392	13	1468	247	425	1936	41	2183	293	602	1280	143	1085
3,050	2950	41	3198	1402	13	1479	249	430	1950	41	2199	295	606	1289	144	1093
3,075	2969	41	3219	1412	13	1490	251	433	1964	41	2215	297	610	1298	145	1101
3,100	2987	42	3239	1423	13	1499	254	436	1978	42	2229	300	614	1308	147	1108
3,125	3006	42	3259	1431	13	1508	255	439	1990	42	2242	302	618	1316	148	1115
3,150	3025	42	3279	1439	13	1517	256	443	2002	42	2255	304	622	1324	149	1122
3,175	3044	42	3299	1447	13	1526	259	446	2014	42	2268	306	626	1332	150	1129
3,200	3061	43	3317	1456	13	1535	260	448	2024	43	2281	307	629	1338	150	1135
3,225	3080	43	3338	1468	13	1547	262	452	2038	43	2297	309	635	1346	151	1145
3,250	3099	43	3359	1480	13	1559	264	454	2052	43	2313	311	641	1354	152	1155
3,275	3118	43	3380	1492	13	1571	266	457	2066	43	2329	313	647	1362	153	1165
3,300	3138	44	3400	1502	13	1581	267	460	2080	44	2343	315	651	1371	153	1173
3,325	3157	44	3420	1511	13	1590	269	461	2093	44	2357	317	656	1380	154	1180
3,350	3176	44	3440	1520	13	1599	270	463	2106	44	2371	319	661	1389	155	1187
3,375	3195	44	3460	1529	13	1608	271	466	2119	44	2385	321	666	1398	156	1194
3,400	3212	45	3481	1536	13	1616	273	467	2132	45	2400	323	669	1406	156	1201
3,425	3232	45	3502	1546	13	1626	275	470	2146	45	2415	325	675	1414	157	1210
3,450	3252	45	3523	1556	13	1636	276	472	2160	45	2430	327	681	1422	158	1219
3,475	3272	45	3544	1566	13	1646	278	474	2174	45	2445	329	687	1430	159	1228

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	Bsmnt	
	1 - 5	+	6 - 8	1 - 5	+	6 - 8	1 - 5	6 - 8	1 - 5	+	6 - 8	Attic	Fin	Bsmnt	Crawl	Fin
3,500	3291	46	3564	1576	13	1655	279	476	2188	46	2461	331	692	1439	160	1236
3,525	3311	46	3586	1587	13	1666	281	478	2202	46	2476	333	696	1447	161	1244
3,550	3331	46	3608	1598	13	1677	283	481	2216	46	2491	335	700	1455	162	1252
3,575	3351	46	3630	1609	13	1688	285	484	2230	46	2506	337	704	1463	163	1260
3,600	3371	47	3651	1619	13	1698	286	486	2243	47	2522	340	709	1471	162	1266
3,625	3395	47	3676	1631	14	1715	288	490	2256	47	2537	343	713	1480	163	1275
3,650	3419	47	3701	1643	15	1732	290	494	2269	47	2552	346	717	1489	164	1284
3,675	3443	47	3726	1655	16	1749	292	499	2282	47	2567	349	721	1498	165	1293
3,700	3465	48	3751	1666	17	1767	294	503	2295	48	2580	350	725	1505	165	1302
3,725	3485	48	3773	1676	17	1777	295	506	2310	48	2596	352	731	1514	166	1311
3,750	3505	48	3795	1686	17	1787	297	508	2325	48	2612	354	737	1523	167	1320
3,775	3525	48	3817	1696	17	1797	298	510	2340	48	2628	356	743	1532	168	1329
3,800	3546	49	3838	1705	17	1806	300	512	2353	49	2645	357	748	1539	169	1338
3,825	3566	49	3860	1715	17	1816	301	515	2367	49	2660	359	752	1547	170	1347
3,850	3586	49	3882	1725	17	1826	303	517	2381	49	2675	361	756	1555	171	1356
3,875	3606	49	3904	1735	17	1836	304	519	2395	49	2690	363	760	1563	172	1365
3,900	3626	50	3924	1744	17	1845	306	521	2408	50	2706	365	764	1571	173	1375
3,925	3645	50	3944	1753	17	1856	307	524	2419	50	2718	367	768	1579	174	1382
3,950	3664	50	3964	1762	17	1867	308	526	2430	50	2730	369	772	1587	175	1389
3,975	3683	50	3984	1771	17	1878	310	529	2441	50	2742	371	776	1595	176	1396
4,000	3700	51	4003	1781	18	1887	311	531	2451	51	2755	372	780	1603	176	1402
4,250	3907	53	4224	1880	20	1995	322	551	2579	53	2897	394	824	1689	184	1483
4,500	4114	55	4445	1979	22	2103	332	572	2707	55	3039	416	868	1775	192	1564
4,750	4321	57	4666	2078	24	2211	343	591	2835	57	3181	438	912	1861	200	1645
5,000	4529	60	4888	2176	24	2317	353	611	2964	60	3323	460	955	1945	208	1725

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 concrete	included in base specifications four (4) concrete steel mesh reinforced, increase the grade and design factor by five percent (5%)

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

PERCENTAGE OF COMPLETION

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

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	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	63	90	14	4	5	2	14	14	33	3	11	2	10	24	52	62	107
200	79	113	17	3	6	2	19	19	45	4	15	2	13	32	70	83	144
300	116	160	25	5	8	7	26	26	45	5	17	3	19	42	87	103	197
400	152	205	32	6	11	9	34	34	47	7	20	4	25	53	107	131	247
500	190	252	40	8	13	11	42	42	48	8	23	5	30	63	127	158	299
600	220	292	47	9	15	12	49	49	48	9	26	6	36	73	143	181	345
700	246	331	54	11	18	14	57	57	47	11	31	7	41	82	157	203	389
800	275	368	60	12	20	16	64	64	47	12	30	8	46	91	173	229	432
900	291	404	67	13	22	18	71	71	46	14	32	9	51	100	188	255	474
1000	296	440	74	15	24	20	78	78	46	15	34	10	56	109	204	277	515
1100	313	471	86	17	28	24	85	85	45	16	36	11	61	118	219	292	551
1200	324	498	89	18	29	24	92	92	45	18	38	12	66	127	236	307	584
1300	337	526	91	18	30	24	99	99	44	19	40	13	71	136	251	322	616
1400	359	546	93	19	31	24	106	106	45	20	43	13	76	145	264	335	642
1500	377	572	96	19	32	24	113	113	46	21	45	14	81	153	279	349	673
1600	396	612	98	20	32	24	120	120	47	23	47	15	86	162	294	364	718
1700	420	648	100	20	33	24	126	126	47	24	49	16	91	171	311	383	759
1800	443	680	102	21	34	24	133	133	47	25	51	17	96	179	325	401	796
1900	457	707	105	21	35	24	140	140	47	27	54	18	101	188	339	415	828
2000	472	736	108	22	36	25	147	147	49	28	57	19	106	197	354	433	864
2100	493	774	116	23	38	27	155	155	51	29	59	20	111	205	368	450	907
2200	506	804	120	24	40	28	162	162	51	31	61	20	116	214	383	468	942
2300	527	841	125	25	41	29	169	169	52	32	64	21	121	223	397	482	985
2400	539	868	130	26	43	30	176	176	53	33	67	22	127	232	410	499	1017
2500	558	895	136	27	45	31	183	183	55	35	69	23	132	241	427	516	1050
2600	575	926	141	28	47	32	190	190	56	36	71	24	137	250	443	532	
2700	601	962	146	29	48	34	198	198	59	37	75	25	142	260	460	548	
2800	620	992	152	30	50	35	205	205	61	39	77	26	147	269	476	568	
2900	639	1022	157	31	52	36	212	212	61	40	79	27	152	278	492	584	
3000	665	1058	162	32	54	37	219	219	61	41	81	28	157	287	508	600	
3100	684	1088	168	34	55	38	226	226	61	43	84	29	162	296	524	616	
3200	701	1113	173	35	57	40	233	233	68	44	87	29	167	305	538	633	
3300	725	1146	178	36	59	41	240	240	93	45	94	30	172	314	554	649	
3400	744	1176	183	37	60	42	247	247	93	47	97	31	178	323	569	664	
3500	769	1211	188	38	62	43	254	254	92	48	99	32	183	332	584	678	
3600	789	1241	194	39	64	44	261	261	92	50	101	33	188	341	600	698	
3700	808	1272	199	40	66	46	268	268	92	51	103	34	193	350	615	713	
3800	832	1309	205	41	68	47	276	276	92	52	106	35	198	359	630	728	
3900	852	1339	209	42	69	48	283	283	92	54	108	36	203	368	646	747	
4000	871	1363	215	43	71	49	290	290	102	55	112	37	209	378	662	763	
4100	895	1400	220	44	73	51	297	297	102	56	114	38	214	387	677	779	
4200	912	1430	223	45	74	51	305	305	102	58	117	39	219	396	693	794	
4300	931	1461	227	45	75	52	312	312	103	59	119	39	224	405	708	810	
4400	949	1492	232	46	77	52	319	319	104	61	122	40	229	414	724	827	
4500	967	1523	236	47	78	53	327	327	105	62	124	41	235	423	739	843	
4600	986	1554	241	48	79	54	334	334	106	63	127	42	240	432	755	859	
4700	1004	1585	245	49	81	55	341	341	107	65	129	43	245	441	770	876	
4800	1022	1616	249	50	82	56	348	348	109	66	132	44	250	450	786	892	
4900	1041	1647	254	51	84	57	356	356	110	67	134	45	256	460	801	908	
5000	1059	1678	258	52	85	57	363	363	111	69	137	46	261	469	817	925	

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	74
Deduct for water only	65
Add per fixture more than 5 per unit	14
Deduct per fixture less than 5 per unit	14

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	131
Conversion	131

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	25
Per each bathtub with steam conversion, 220 cubic feet max	56

Per Sauna bath:

2 person capacity	90
4 person capacity	120
6 person capacity	130
8 person capacity	150
10 person capacity	199

Per Steam bath:

2 person capacity	90
4 person capacity	120
6 person capacity	130
8 person capacity	150
10 person capacity	199

Whirlpool - permanent installation with water source

2 person capacity	83
4 person capacity	99
6 person capacity	120
8 person capacity	176
10 person capacity	188

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

21

SCHEDULE E.1**Interior Features****Fireplaces (in hundreds of dollars)**

Average Quality Stack

	<u>Masonry</u>	<u>Prefab Steel</u>
First opening	73	64

Each additional opening	55	23
-------------------------	----	----

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	90	108	126	141	162	184	196	215	232	250	268	289	307	324	341	361	381	401	421	438	456	473	490	14
Brick or																								
Equal	115	137	160	178	202	229	242	266	287	310	328	354	375	390	409	430	452	473	494	514	533	552	571	17

Integral Garage, deduct per item

Per car																								
capacity	8	15	21	35	43	55	68	83	96	111	115	132	137	142	147	153	161	168	176	182	190	198	205	11

Basement Garage, add per item

Add per																								
item, per																								
capacity	28	33	38	41	46	44	47	50	53	59	65	68	71	78	85	91	96	102	108	111	115	119	122	2

Attached Carports, add per item

Integral roof																								
extension	28	34	39	49	58	67	76	85	94	103	111	120	130	139	148	157	166	175	184	193	202	211	220	9
Shed type	30	36	42	52	61	71	80	90	99	109	118	127	137	146	156	165	174	184	193	203	212	221	231	9

SCHEDULE E.2 (continued)**Additions (1)**

Add per value point - \$100.00

3 WALL ADDITION ATTACHED AT 1 END

	Area																				Per
	25	50	75	100	125	150	175	200	225	250	275	300	325	350	375	400	425	450	475	500	25
1 S Frame/Slab	49	69	88	106	120	133	143	154	164	176	190	205	216	227	237	247	257	267	279	290	11
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1 S Brick/Slab	81	106	128	151	165	179	190	200	211	223	236	247	258	269	279	289	299	307	318	328	11
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Basement	55	77	95	111	121	132	141	149	155	160	166	170	176	182	192	203	217	231	244	256	12
Add for Crawl	1	4	6	8	10	11	11	11	11	11	11	11	12	12	12	12	12	12	12	12	1

3 WALL ADDITION ATTACHED AT 1 SIDE OR A SQUARE ADDITION

	Area																				Per
	25	50	75	100	125	150	175	200	225	250	275	300	325	350	375	400	425	450	475	500	25
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	25
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
		25	50	75	100	125	150	175	200	225	250	275	300	325	350	375	400	100
PATIOS																		
Concrete, at Grade	ConcP	2	4	6	8	10	12	14	16	18	20	23	25	27	29	31	33	8
Flagstone or Brick	FsP, BrP	6	11	17	23	29	34	40	46	51	57	63	69	74	80	86	91	23
Treated Pine	WdP	2	5	7	10	12	14	17	19	21	24	26	29	31	33	36	38	10
Add for Terraced Type	T	5	6	8	8	9	9	10	10	10	11	11	11	12	13	13	14	3
CANOPIES																		
Roof Extension	RFX	8	10	13	15	19	22	24	26	28	31	37	39	42	44	46	48	9
Conventional Shed Type	Cnpy	7	11	15	18	23	27	30	34	38	41	47	51	54	58	61	65	14
PORTICOS																		
Two Story Height	Port	31	40	49	58	70	77	84	91	98	105	122	128	135	142	149	155	27
STOOPS																		
Masonry, Elevated	MStp	15	20	25	30	34	37	41	45	49	53	56	60	64	67	71	74	14
PORCHES																		
Open Frame or Equal	OFp	26	36	46	56	67	76	85	94	103	111	124	132	141	149	158	167	34
Add per Upper Floor		24	29	34	39	46	50	55	59	64	68	76	81	85	89	94	98	17
Enclosed Frame or Equal	EFp	45	64	82	100	114	126	140	152	166	178	190	202	213	225	237	249	47
Add per Upper Floor		42	54	66	78	86	94	102	110	118	125	133	140	147	154	161	168	29
Open Masonry	OMP	31	43	54	66	81	91	101	111	121	131	150	160	170	180	190	199	39
Add per Upper Floor		34	41	47	53	64	69	74	79	84	89	104	109	113	118	123	128	20
Enclosed Masonry	EMP	55	78	100	122	142	156	173	187	203	217	237	251	265	279	293	307	56
Add per Upper Floor		64	82	100	117	132	142	154	163	176	185	200	209	219	228	238	247	38
**BAYS																		
Frame or Masonry	Bay	51	84	115	144	174	202	231	260	288	314	339	365	392	418	446	474	109
Add per Upper Floor		40	67	93	117	142	165	188	212	236	258	279	301	324	346	368	391	89
WOOD DECKS																		
Treated Pine or Equal	WdDk	10	14	19	23	27	32	36	40	45	49	53	58	62	66	71	75	17
BALCONIES																		
Uncovered, w/Railing	Balc	17	21	27	30	35	37	40	44	47	51	54	57	59	60	65	67	10
SOLARIUMS	SOL	139	276	412	549	685	821	957	1093	1229	1365	1501	1637	1773	1909	2045	2181	544

**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**

<u>-1</u>	<u>E</u>	<u>+1</u>	<u>+2</u>					<u>-1</u>	<u>C</u>	<u>+1</u>	<u>+2</u>					<u>-1</u>	<u>A</u>	<u>+1</u>	<u>+2</u>	<u>-1</u>	<u>AA</u>	<u>+1</u>	<u>+2</u>	<u>-1</u>	<u>AAA</u>
				<u>-1</u>	<u>D</u>	<u>+1</u>	<u>+2</u>					<u>-1</u>	<u>B</u>	<u>+1</u>	<u>+2</u>										
30	40	50	60	70	80	85	90	95	100	105	110	115	120	130	140	150	160	180	200	220	240	270	300	330	360
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.	
	Average Quality				Half Story			Full Story			Int.	
	Pole	Frame	C.B.	Brk/Stn	Frame	C.B.	Brk/Stn	Frame	C.B.	Brk/Stn	Half Story	Full Story
100	105.68	120.77	147.74	173.37	211.37	220.58	221.87	217.45	268.81	278.62	139.84	144.04
150	83.32	95.21	116.47	136.69	166.65	173.91	174.92	171.43	211.93	219.67	110.25	113.57
200	76.58	87.52	107.06	125.63	153.17	159.84	160.78	157.57	194.79	201.90	101.34	104.38
250	67.12	76.71	93.55	109.56	133.68	139.70	140.94	139.43	171.22	177.28	89.99	94.43
300	60.67	69.34	84.37	98.66	121.96	127.49	128.85	128.50	156.65	162.02	83.90	87.64
350	58.82	67.22	80.97	94.04	113.87	119.20	120.85	119.58	145.16	150.03	79.54	82.78
400	52.61	60.12	71.50	82.31	106.37	111.04	112.80	113.73	136.84	141.24	75.10	79.13
450	49.72	56.82	67.61	77.88	101.34	105.69	107.24	108.36	130.04	134.17	72.61	76.22
500	47.42	54.19	64.53	74.36	96.36	100.46	101.85	104.09	124.63	128.55	69.71	73.90
550	44.50	50.86	60.32	69.30	94.61	98.35	99.60	103.00	122.42	126.12	68.30	72.77
600	42.07	48.08	56.80	65.09	93.16	96.60	97.73	102.10	120.57	124.09	67.13	71.82
650	40.87	46.70	55.23	63.33	90.69	94.01	95.06	99.43	117.27	120.66	65.67	70.24
700	39.83	45.52	53.88	61.82	88.58	91.80	92.76	97.14	114.44	117.73	64.42	68.89
750	39.29	44.91	52.75	60.21	86.67	89.69	90.58	95.23	111.90	115.08	63.30	67.83
800	38.82	44.36	51.76	58.80	85.00	87.84	88.67	93.55	109.68	112.76	62.32	66.90
900	36.80	42.05	49.01	55.63	81.95	84.59	85.32	90.24	105.59	108.52	60.64	64.81
1000	35.18	40.20	46.81	53.09	79.52	81.99	82.65	87.59	102.32	105.13	59.29	63.14
1100	34.28	39.17	45.49	51.50	76.91	79.25	79.84	84.84	99.06	101.76	57.77	61.36
1200	33.52	38.31	44.40	50.18	74.73	76.97	77.51	82.55	96.34	98.96	56.50	59.88
1300	32.73	37.41	43.16	48.62	72.86	75.02	75.60	80.07	93.00	95.46	55.38	58.57
1400	32.06	36.64	42.09	47.28	71.25	73.35	73.97	77.94	90.14	92.46	54.42	57.45
1500	31.47	35.96	41.17	46.13	69.85	71.90	72.56	76.09	87.66	89.86	53.58	56.47
1600	30.89	35.31	40.38	45.20	68.65	70.63	71.24	74.97	86.25	88.40	52.90	55.77
1700	30.38	34.72	39.67	44.38	67.60	69.50	70.08	73.97	85.01	87.12	52.31	55.14
1800	29.93	34.21	39.05	43.65	66.65	68.51	69.05	73.08	83.91	85.97	51.78	54.58
1900	29.45	33.65	38.32	42.76	65.85	67.65	68.20	72.08	82.52	84.51	51.30	54.05
2000	29.01	33.15	37.66	41.95	65.13	66.88	67.44	71.18	81.28	83.20	50.87	53.56
2100	28.62	32.70	37.07	41.23	64.47	66.19	66.75	70.37	80.15	82.01	50.48	53.12
2200	28.26	32.30	36.53	40.56	63.88	65.56	66.12	69.63	79.12	80.93	50.13	52.73
2300	27.93	31.92	36.04	39.96	63.33	64.98	65.55	68.95	78.19	79.95	49.80	52.36
2400	27.63	31.58	35.59	39.41	62.83	64.45	65.02	68.33	77.33	79.04	49.51	52.03
Deduct for earth floor		5.68										
Add for unfinished loft		7.62										

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

44.90

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	37.22	36.49	35.82	35.26	34.80	34.38	34.03	33.61	33.29	32.84	32.34	31.89
C.B. or Equal, Plastic Liner	44.56	43.73	43.03	42.34	41.92	41.38	40.94	40.56	40.21	39.59	39.15	38.60
Prefab Steel, Vinyl Liner	48.18	47.36	46.58	45.88	45.43	44.92	44.41	44.02	43.58	42.98	42.50	41.85
Reinforced Concrete	92.20	90.82	89.59	88.53	87.63	86.81	86.00	85.34	84.69	83.63	82.64	81.74
Fiberglass	62.30	61.55	60.98	60.36	59.85	59.43	58.90	58.55	58.09	57.52	56.99	56.44
Gunitied Steel	77.53	76.27	75.28	74.35	73.60	72.91	72.14	71.56	70.94	70.05	69.28	68.45
Add for Underwater Lighting	1.66	1.62	1.61	1.60	1.58	1.57	1.56	1.55	1.54	1.50	1.48	1.47
Add for Pool Heating, Gas	7.82	7.71	7.60	7.54	7.44	7.36	7.30	7.22	7.17	7.06	6.97	6.92
Add for Pool Heating, Electric	13.95	13.78	13.63	13.45	13.32	13.18	13.05	12.93	12.82	12.64	12.48	12.35
Add for Ceramic Tile*	21.46	21.19	20.94	20.69	20.47	20.25	20.05	19.87	19.69	19.42	19.20	19.02
Add for Plastic Tile*	14.68	14.49	14.30	14.15	14.00	13.84	13.71	13.60	13.47	13.27	13.13	13.01
Deduct for Lack of Filter	4.27	3.87	3.55	3.35	3.12	2.94	2.83	2.71	2.57	2.36	2.22	2.08

*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

Circular		Oval/Rectangular	
Diameter	Cost	Size	Cost
12'	3100	10'x 20'	5500
14'	4200	12'x 22'	6000
16'	4900	12'x 24'	6400
18'	5500	14'x 26'	7000
20'	5900	14'x 28'	7300
24'	6800	15'x 30'	7800
27'	7700	16'x 32'	8600
30'	9000	18'x 36'	9400
Over / SF	12.73	Over / SF	14.15

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: $\text{Area} = R \times R \times 3.1416$

Depreciate from the Above Ground Pool Depreciation Table

Sound Value Range \$300 to \$2,000

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	59.55	78.37	101.56
200	46.05	62.20	73.56
300	42.38	57.35	64.40
400	40.55	54.84	59.80
500	36.88	50.55	53.20
600	34.39	47.62	48.77
700	32.59	45.47	45.59
800	31.21	43.82	43.19
1000	29.91	42.09	40.44
1200	28.27	40.12	37.66
1400	27.46	39.05	36.03
1600	26.55	37.91	34.44
1800	25.82	37.00	33.18
2000	25.20	36.21	32.11

Deduct for back-to-back configuration

Frame	1.56
C.B.	1.98
Brick	3.05

Deduct for earth floor 5.68

Add for stall walls	
Frame	2.88
Brick	6.99

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	147.92	168.28	178.52
200	116.23	133.91	143.63
300	84.53	99.53	108.73
400	52.83	65.16	73.84
500	48.67	60.69	69.16
600	44.50	56.23	64.48
700	41.06	52.58	60.70
800	37.61	48.94	56.91
900	35.83	47.00	54.87
1000	34.05	45.07	52.83
1200	31.90	42.66	50.25
1300	31.09	41.74	49.25
1400	29.94	40.50	47.94
1500	29.16	39.63	47.01
1600	28.45	38.82	46.13

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

Area	Type - 1	Type - 2	Type - 3
100	251.39	274.39	285.96
200	198.81	219.03	230.18
300	146.22	163.66	174.39
400	93.64	108.30	118.62
500	86.57	100.99	111.14
600	79.50	93.67	103.65
700	73.42	87.43	97.30
800	67.34	81.20	90.95
900	64.27	78.00	87.67
1000	61.19	74.80	84.38
1200	57.61	71.01	80.46
1300	56.20	69.53	78.91
1400	54.04	67.28	76.62
1500	52.71	65.88	75.17
1600	51.52	64.62	73.84

Adjust for quality grade from Schedule F.

Bath Houses

Per square foot

Area	Frame	C.B.	Brick	Add Heating
100	136.50	181.78	185.50	8.72
200	97.52	129.85	132.50	6.23
300	79.23	104.38	106.45	5.19
400	80.50	102.05	103.82	4.67
500	72.28	91.68	93.28	4.36
600	66.93	84.53	85.97	4.15
700	62.57	78.89	80.23	4.00
800	64.06	79.15	80.39	3.89
900	61.45	76.00	77.19	3.85
1000	58.83	72.84	73.99	3.82
1100	58.80	72.46	73.58	3.80
1200	58.77	72.07	73.16	3.79

Price includes 1 - hose bib and shower

Deduct for no plumbing 4950

Add per additional fixture 1400

Adjust for quality grade from Schedule F.

Utility Sheds

Per square foot, average quality

Area	Fr/Mtl	C.B.	Brick/Stn
25	56.70	141.96	162.73
50	40.13	100.41	115.06
75	35.10	81.57	93.47
100	30.07	73.04	83.57
125	28.66	66.73	76.19
150	27.24	64.32	73.29
175	26.61	62.02	70.64
200	25.97	59.75	68.01
250	24.58	55.13	62.63
300	23.13	50.87	57.57
350	22.83	49.29	55.74
400	22.52	47.98	54.15
500	21.84	45.16	50.91

Adjust for quality grade from Schedule F.

Sound value range \$300 to \$1,500

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 Standing	Attached 1 End	Lean To
50	156.85	145.87	122.45
100	120.63	112.19	99.19
150	110.83	103.07	93.24
200	100.79	93.73	88.15
250	95.70	89.00	84.66
300	92.04	85.60	82.10
350	89.18	82.94	80.10
400	86.81	80.73	78.47
500	83.43	77.59	76.05
600	80.94	75.27	74.30
800	77.28	71.87	71.75
1000	74.80	69.56	70.15

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	754	762	777
Add per Multiple	603	609	622

Adjust for quality grade from Schedule F.

Stables

Per square foot, average quality

Area	Frame	C.B.	Brick
200	76.73	107.04	136.32
300	65.79	86.44	112.48
400	57.48	73.83	96.55
500	50.22	64.34	84.15
600	45.44	57.81	75.98
700	44.09	55.48	72.23
800	41.23	51.82	67.50
900	39.46	49.22	64.08
1000	37.68	46.62	60.65
1200	34.86	42.85	55.77
1400	32.20	39.37	51.69
1600	32.03	38.89	50.73
1800	30.03	36.66	47.50
2000	31.04	37.49	48.05
3000	26.75	31.53	39.51
4000	24.83	28.93	35.86

Deduct for earth floor 5.68

Add for unfinished loft 7.32

Add for masonry walls 2.33

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	15400	18000
B	9500	11000
C	6000	7200
D	1600	2100

COMPONENT COSTS OF INDEPENDENT SOLAR SYSTEM

SOLAR COLLECTION UNITS

Type	SF	Per Unit
A	30	1600
B	25	800
C	20	450
D	minimal	250

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	4000
B	300	2600
C	200	1600
D	Under 200	750

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	17000
B	11000
C	7000
D (integrated with existing base system.)	1600

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	18500	15400
2.5 Ton	19800	16400
3 Ton	23100	19200
3.5 Ton	26100	21700
4 Ton	29500	24500
5 Ton	35500	29500
6 Ton	42700	35400

VERTICAL CLOSED LOOP SYSTEMS

System Tonnage	VCLSWD w/distribution	VCLSWOD w/o distribution
2 Ton	22100	18400
2.5 Ton	23400	20100
3 Ton	29200	25100
3.5 Ton	30900	26100
4 Ton	34300	30300
5 Ton	42000	35800
6 Ton	50600	43300

OPEN DISCHARGE OPEN LOOP SYSTEMS

System Tonnage	ODOLSWD w/distribution	ODOLSWOD w/o distribution
2 Ton	15900	12800
2.5 Ton	16800	13600
3 Ton	19600	15700
3.5 Ton	22300	17500
4 Ton	25100	19700
5 Ton	29900	23800
6 Ton	35600	28600

RETURN WELL OPEN LOOP SYSTEMS

System Tonnage	RWOLSWD w/distribution	RWOLSWOD w/o distribution
2 Ton	17300	14500
2.5 Ton	18100	15100
3 Ton	20900	17100
3.5 Ton	23300	18700
4 Ton	26300	20900
5 Ton	30900	24800
6 Ton	36800	29600

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.

(1) Dairy				(2) Bank & Flat		
Size	Area	Height 16'	+/-2'	2- Story 8 x 16	1- Story 16'	+/- 2'
24 x 24	576	82.36	1.89	85.00	55.71	1.89
24 x 30	720	77.81	1.70	78.78	51.16	1.70
24 x 40	960	73.50	1.51	73.09	46.85	1.51
24 x 60	1440	68.89	1.32	67.10	42.24	1.32
24 x 80	1920	67.13	1.23	64.51	40.48	1.23
24 x 100	2400	65.64	1.17	62.64	38.99	1.17
30 x 40	1200	69.45	1.32	67.75	42.80	1.32
30 x 50	1500	66.75	1.21	64.20	40.10	1.21
30 x 60	1800	65.53	1.13	62.41	38.88	1.13
30 x 80	2400	63.14	1.04	59.32	36.49	1.04
30 x 100	3000	61.95	0.98	57.70	35.30	0.98
36 x 50	1800	64.70	1.08	61.27	38.05	1.08
36 x 60	2160	62.83	1.01	58.83	36.18	1.01
36 x 70	2520	61.50	0.95	57.09	34.85	0.95
36 x 80	2880	60.75	0.91	56.13	34.10	0.91
36 x 100	3600	59.30	0.86	54.23	32.65	0.86
40 x 60	2400	63.36	0.94	58.95	36.71	0.94
40 x 80	3200	61.06	0.85	56.01	34.41	0.85
40 x 100	4000	59.81	0.79	54.30	33.16	0.79
40 x 120	4800	58.83	0.75	53.07	32.18	0.75
40 x 140	5600	58.13	0.73	52.20	31.48	0.73
50 x 60	3000	61.06	0.83	55.88	34.41	0.83
50 x 80	4000	58.85	0.74	52.99	32.20	0.74
50 x 100	5000	57.41	0.68	51.20	30.76	0.68
50 x 120	6000	56.46	0.64	49.96	29.81	0.64
50 x 140	7000	55.78	0.61	49.08	29.13	0.61
60 x 80	4800	60.68	0.66	54.34	34.03	0.66
60 x 100	6000	59.27	0.60	52.54	32.62	0.60
60 x 120	7200	58.32	0.57	51.33	31.67	0.57
60 x 140	8400	57.68	0.54	50.51	31.03	0.54
60 x 160	9600	57.17	0.52	49.86	30.52	0.52
60 x 180	10800	56.77	0.50	49.35	30.12	0.50
60 x 200	12000	56.50	0.49	49.00	29.85	0.49

Included for (deduct if not present):

Stalls and Other Features	4.86	4.10	4.04
Loft Floor	6.25	--	--
Plumbing	1.58	0.56	0.41
Lighting	1.58	1.37	0.77
Concrete Floor	4.03	4.03	4.03
Roof Insulation	2.26	2.26	2.26

Add for wood loft floors (included in Type -1)

6.25

Add per square foot (bin area) for wood bins

13.73

Add for stable stall walls

4.10

Deduct for earth floor

4.03

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										
		All Walls		All Walls Insulated		1 Side Open		No Walls		
Size	Area	14'	+/-2'	14'	+/-2'	14'	+/-2'	14'	+/-2'	
20 x 20	400	48.01	2.70	56.96	3.66	35.25	1.31	20.84	0.51	
20 x 30	600	41.37	2.25	49.20	3.05	31.56	1.04	19.00	0.43	
20 x 40	800	38.38	2.02	45.66	2.74	30.05	0.96	18.08	0.38	
20 x 60	1200	35.58	1.80	42.30	2.44	28.46	0.86	17.16	0.34	
20 x 80	1600	34.04	1.69	40.48	2.29	27.72	0.82	16.70	0.32	
20 x 100	2000	33.11	1.62	39.38	2.19	27.28	0.80	16.42	0.31	
24 x 20	480	44.40	2.48	52.79	3.36	33.77	1.20	20.10	0.48	
24 x 30	720	38.61	2.03	45.89	2.75	30.44	1.00	18.20	0.39	
24 x 40	960	35.71	1.80	42.43	2.44	28.77	0.89	17.25	0.34	
24 x 60	1440	32.97	1.58	39.13	2.14	27.05	0.78	16.30	0.30	
24 x 80	1920	31.49	1.46	37.37	1.98	26.23	0.73	15.83	0.28	
24 x 100	2400	30.60	1.40	36.32	1.89	25.74	0.70	15.54	0.27	
24 x 120	2880	30.69	1.35	36.30	1.83	24.77	0.59	15.35	0.26	
30 x 20	600	41.16	2.25	48.99	3.05	32.66	1.19	19.07	0.43	
30 x 50	1500	31.40	1.44	37.23	1.95	26.23	0.75	15.72	0.27	
30 x 60	1800	30.27	1.35	35.88	1.83	25.53	0.70	15.35	0.26	
30 x 80	2400	28.87	1.24	34.20	1.68	24.66	0.64	14.89	0.23	
30 x 100	3000	28.69	1.17	33.85	1.58	23.52	0.52	14.61	0.22	
30 x 120	3600	28.01	1.12	33.06	1.52	23.27	0.51	14.42	0.21	
30 x 140	4200	27.53	1.09	32.50	1.48	23.10	0.51	14.29	0.21	
30 x 160	4800	27.17	1.07	32.08	1.45	22.96	0.50	14.19	0.20	
36 x 20	720	39.02	2.09	46.48	2.83	31.94	1.18	18.41	0.39	
36 x 40	1440	31.20	1.42	36.99	1.92	26.35	0.78	15.65	0.27	
36 x 80	2880	27.67	1.08	32.63	1.46	23.04	0.50	14.26	0.20	
36 x 100	3600	26.74	1.02	31.53	1.38	22.61	0.48	13.99	0.19	
36 x 120	4320	26.23	0.97	30.91	1.31	22.28	0.46	13.80	0.18	
36 x 140	5040	25.89	0.94	30.49	1.27	22.04	0.44	13.67	0.18	
36 x 160	5760	25.53	0.92	30.07	1.25	21.90	0.44	13.57	0.17	
36 x 180	6480	25.48	0.90	29.97	1.22	21.53	0.39	13.50	0.17	
40 x 20	800	39.77	2.02	47.05	2.74	33.39	1.18	19.89	0.38	
40 x 60	2400	29.29	1.12	34.34	1.52	25.73	0.62	16.12	0.21	
40 x 80	3200	28.43	1.01	33.20	1.37	24.27	0.48	15.64	0.19	
40 x 100	4000	27.64	0.94	32.24	1.27	23.76	0.45	15.36	0.18	
40 x 120	4800	27.02	0.90	31.51	1.22	23.46	0.43	15.17	0.17	
40 x 140	5600	26.67	0.87	31.08	1.18	23.21	0.41	15.04	0.16	
40 x 160	6400	26.55	0.84	30.90	1.14	22.80	0.37	14.94	0.16	
40 x 180	7200	26.34	0.82	30.65	1.11	22.68	0.36	14.86	0.16	
40 x 200	8000	26.15	0.81	30.42	1.10	22.58	0.36	14.80	0.15	
50 x 40	2000	30.35	1.21	35.62	1.64	26.86	0.72	16.56	0.23	
50 x 50	2500	28.77	1.08	33.71	1.46	25.67	0.63	15.98	0.20	
50 x 60	3000	28.24	0.99	32.95	1.34	24.32	0.49	15.60	0.19	
50 x 80	4000	26.91	0.88	31.35	1.19	23.43	0.43	15.12	0.17	
50 x 100	5000	26.14	0.81	30.41	1.10	22.89	0.40	14.83	0.15	
50 x 120	6000	25.77	0.76	29.93	1.03	22.28	0.34	14.64	0.14	
50 x 140	7000	25.38	0.73	29.46	0.99	22.06	0.33	14.50	0.14	
50 x 160	8000	25.02	0.71	29.04	0.96	21.92	0.32	14.40	0.13	
50 x 180	9000	24.90	0.69	28.87	0.93	21.62	0.29	14.32	0.13	
50 x 200	10000	24.65	0.67	28.58	0.91	21.55	0.29	14.26	0.13	
60 x 40	2400	32.75	1.12	37.80	1.52	29.85	0.69	19.72	0.21	
60 x 60	3600	30.58	0.90	35.07	1.22	27.31	0.47	18.72	0.17	
60 x 80	4800	29.17	0.79	33.38	1.07	26.39	0.41	18.22	0.15	

SCHEDULE G.2 (continued)

Farm Buildings and Structures

Barns and Sheds (continued)

(3)-Pole Framed General Purpose Buildings									
		All Walls		All Walls Insulated		1 Side Open		No Walls	
Size	Area	14'	+/-2'	14'	+/-2'	14'	+/-2'	14'	+/-2'
60 x 100	6000	28.39	0.72	32.44	0.98	25.81	0.37	17.92	0.14
60 x 120	7200	28.06	0.67	31.99	0.91	25.20	0.32	17.72	0.13
60 x 140	8400	27.62	0.64	31.47	0.87	24.98	0.30	17.58	0.12
60 x 160	9600	27.41	0.62	31.20	0.84	24.64	0.27	17.47	0.12
60 x 180	10800	27.18	0.60	30.93	0.81	24.51	0.27	17.39	0.11
60 x 200	12000	27.06	0.58	30.77	0.79	24.29	0.24	17.32	0.11
60 x 250	15000	26.75	0.56	30.39	0.76	24.04	0.22	17.20	0.11
60 x 300	18000	26.49	0.54	30.09	0.73	23.96	0.22	17.12	0.10
80 x 40	3200	31.56	1.01	36.33	1.37	29.06	0.65	19.23	0.19
80 x 60	4800	29.17	0.79	33.38	1.07	26.59	0.45	18.21	0.15
80 x 80	6400	27.79	0.67	31.72	0.91	25.61	0.38	17.69	0.13
80 x 100	8000	27.21	0.61	30.98	0.82	24.79	0.30	17.39	0.11
80 x 120	9600	26.72	0.56	30.38	0.76	24.28	0.26	17.18	0.11
80 x 140	11200	26.28	0.53	29.86	0.72	24.05	0.25	17.03	0.10
80 x 160	12800	26.07	0.51	29.59	0.69	23.74	0.22	16.92	0.10
80 x 180	14400	25.87	0.49	29.34	0.66	23.52	0.20	16.84	0.09
80 x 200	16000	25.64	0.47	29.07	0.64	23.43	0.20	16.77	0.09
80 x 250	20000	25.39	0.45	28.76	0.61	23.11	0.17	16.65	0.08
80 x 300	24000	25.22	0.43	28.54	0.58	22.89	0.15	16.56	0.08
80 x 350	28000	25.01	0.41	28.30	0.56	22.85	0.15	16.51	0.08
80 x 400	32000	24.92	0.40	28.19	0.54	22.73	0.14	16.46	0.08
100 x 40	4000	31.00	0.94	35.60	1.27	28.30	0.58	18.98	0.18
100 x 60	6000	28.29	0.72	32.34	0.98	26.22	0.43	17.93	0.14
100 x 80	8000	27.18	0.61	30.95	0.82	24.95	0.33	17.40	0.11
100 x 100	10000	26.41	0.54	30.01	0.73	24.23	0.27	17.08	0.10
100 x 120	12000	25.90	0.49	29.39	0.67	23.74	0.23	16.87	0.09
100 x 140	14000	25.58	0.46	28.99	0.62	23.38	0.20	16.72	0.09
100 x 160	16000	25.26	0.44	28.61	0.60	23.21	0.19	16.61	0.08
100 x 180	18000	25.05	0.42	28.35	0.57	23.00	0.17	16.52	0.08
100 x 200	20000	24.91	0.40	28.18	0.54	22.82	0.16	16.45	0.08
100 x 250	25000	24.60	0.38	27.80	0.51	22.55	0.14	16.32	0.07
100 x 300	30000	24.39	0.36	27.54	0.49	22.36	0.12	16.24	0.07
100 x 350	35000	24.26	0.35	27.38	0.47	22.22	0.11	16.18	0.07
100 x 400	40000	24.09	0.34	27.19	0.46	22.20	0.11	16.13	0.06
Included for (deduct if not present):									
Stalls & other features	--	--	--	--	--	--	--	--	--
Loft floor	--	--	--	--	--	--	--	--	--
Plumbing	--	--	--	--	--	--	--	--	--
Lighting	0.85	0.85	0.51	0.34					
Concrete Floor	4.03	4.03	4.03	4.03					
Roof Insulation	--	2.26	--	--					
Add for interior Finish - shop type (interior liner, heat, insulation, & up-graded lighting			9.06						
Add for interior finish office area (wall and ceiling finish, minimal ptns and floor covering)			41.47						
Add for milk parlor & milk houses - Type - 3			26.65						
Add for wood loft floors			6.25						
Add per square foot (of bin area) for wood bins			13.73						
Add for stable stall walls			4.10						
Deduct for Earth floor			4.03						

Adjust for quality grade from Schedule F.

Barns and Sheds

Sound Value Guidelines

Type -1	\$900	to	\$9,900
Type -2	\$700	to	\$8,900
Type -3	\$300	to	\$8,000

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	37.17	0.97	7000	28.35	0.50
2400	35.13	0.90	8000	27.92	0.49
2800	35.32	0.91	9000	27.58	0.47
3200	34.74	0.89	10000	27.30	0.46
3600	34.41	0.87	12000	26.93	0.45
4000	34.04	0.86	14000	26.64	0.44
4400	33.85	0.85	16000	26.41	0.43
4800	33.49	0.84	18000	26.26	0.42
5200	31.48	0.55	20000	26.12	0.42
5600	29.15	0.54	22000	26.03	0.41
6000	28.86	0.53	24000	25.93	0.41

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	0.85
Add for plumbing	0.62
Add for concrete floor	4.03
Add for roof insulation	2.26
Add for loft floor	6.25

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	
	Frame	Frame	Add for	Add for
	Wood Siding	Metal Siding	Slatted Floor	Pits
600	57.65	46.29	11.10	51.96
700	55.01	45.19	9.35	46.32
800	53.04	42.90	7.54	35.02
900	51.51	41.75	7.46	30.66
1000	50.29	41.12	7.39	25.08
1200	48.44	39.71	7.34	23.02
1400	47.13	38.89	7.30	21.68
1600	46.14	38.46	7.26	19.45
1800	45.38	38.11	7.23	18.55
2000	45.27	38.56	7.21	17.57
2200	44.72	38.14	7.19	16.58
2400	44.06	37.47	7.16	15.09
2600	43.88	37.53	7.14	14.58
2800	43.55	37.07	7.13	14.07
3000	41.94	36.24	7.12	13.57
3500	42.81	36.33	7.10	12.52
4000	42.36	36.12	7.02	11.98
4500	42.13	35.95	6.96	11.61
5000	41.15	35.71	6.84	10.32
5500	37.35	36.38	6.79	9.75
6000	37.83	34.10	6.74	9.18
7000	37.36	33.59	6.68	8.61
7500	37.15	33.57	6.57	7.74
8000	36.96	33.48	6.52	7.43
9000	36.64	33.17	6.47	7.13
10000	36.39	32.98	6.43	6.82
11000	36.19	32.83	6.38	6.52
12000	36.05	32.81	6.29	6.07
13000	35.89	32.68	6.24	5.93
14000	35.78	32.60	6.19	5.78
15000	35.67	32.56	6.15	5.64
16000	35.57	32.49	6.10	5.50
17000	35.51	32.45	6.05	5.35
18000	35.43	32.43	6.01	5.21
19000	35.39	32.40	5.96	5.07
20000	35.30	32.32	5.91	4.92
& Over	35.20	31.90	5.82	4.64

Included for (deduct if not present):

Plumbing	1.58
Lighting	1.67
Concrete floor	5.68
Insulation	2.26
Walls per LF	
Wood siding, wood frame	62.25
Metal siding, pole frame	37.21

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	15.40	16.96	18.38	20.45	21.68
Earth floor	11.37	12.93	14.35	16.42	17.65

Veal Confinement Facilities

Price per square foot

Area		Cost	
500		53.85	
600		50.60	
700		50.01	
800		45.64	
900		45.77	
1000		41.78	
1500		36.50	
2000		34.13	
2500		32.33	
3000		31.72	
3500		29.80	
4000		29.67	
4500		29.20	
5000		27.84	
5500		26.37	
6000		27.17	
6500		27.79	
7000		28.53	
7500		28.72	
8000		26.42	
8500		26.99	
9000		25.84	
9500		25.12	
10000		25.16	
11000		24.88	
12000		24.73	
13000		24.50	
14000		24.29	
15000		24.03	
16000		23.76	
17000		23.50	
18000		23.24	
19000		22.97	
20000		22.71	
21000		22.44	
22000		22.18	
23000		21.91	
24000		21.65	
25000		21.36	
26000		21.07	
27000		20.77	
28000		20.48	
29000		20.19	
30000		19.90	

Included for (deduct if not present):

Plumbing	1.58
Lighting	1.67
Concrete floor	5.68
Insulation	2.26

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	Frame
20 X 400	8000	45.36	42.64
20 X 600	12000	42.53	39.98
20 X 800	16000	40.98	38.52
20 x 1000	20000	39.84	37.45
40 x 400	16000	31.62	29.72
40 x 600	24000	29.66	27.88
40 x 800	32000	28.44	26.73
40 x 1000	40000	28.02	26.34
60 x 400	24000	27.56	25.91
60 x 600	36000	25.87	24.32
60 x 800	48000	26.41	24.83
60 x 1000	60000	25.71	24.17

Included for (deduct if not present):

Insulation	2.26
Concrete floor	5.68
Plumbing	1.58
Electricity	1.67

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	46.17	32.83
6 x 38	228	44.59	31.96
6 x 52	312	44.08	31.84
6 x 66	396	43.93	31.52
6 x 80	480	43.42	31.39

DRIVE-THRU TYPE

Size	Area	Wood Slat	Weld Wire
24 x 30	720	37.56	30.25
28 x 30	840	37.36	29.84
28 x 34	952	37.03	29.67
30 x 36	1080	36.51	29.41
30 x 40	1200	36.35	29.25

Add for storage bins over crib

Wood slat 10.85

Weld wire 4.66

Add for lighting 1.58

Sound value range \$200 - 1400

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) 2.43

Included for (deduct if not present)

Concrete floor slab per sf. 4.03

Roof 4.05

Add per square foot of surface for metal skin 4.21

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	238	260	298	329	374	422
Plank 30' Wide	358	403	498	583	702	811
+/- 1" Wide	7.80	8.64	9.70	10.86	12.41	14.18
Bunker						
Plank 30' Wide	298	335	439	515	689	797
+/- 1" Wide	4.73	4.73	4.73	4.73	4.73	4.73

Use the twenty (20) year depreciation schedule.

Feed Lots

Per square foot

Canopies	8.84
Concrete flat work	6.25

Slurry Tanks

IN - GROUND

Round tanks	3.54	to	4.45	cu ft
Rectangular	3.86	to	5.36	cu ft
Plank cover, deduct			6.16	per SF
No cover, deduct			11.43	per SF

ABOVE GROUND

42 x 14	58000
42 x 19	67000
42 x 23	82000
62 x 14	82000
62 x 19	103000
62 x 23	128000
81 x 14	128000
81 x 19	157000
81 x 23	197000
101 x 14	161000
101 x 19	204000
101 x 23	226000

Use the twenty (20) year depreciation schedule.

Poultry Houses

Average quality, nonconfinement type

Area	Frame	C. B.
240	52.17	61.56
360	46.32	54.66
480	43.07	50.82
600	40.81	48.16
800	38.43	45.35
1000	36.51	43.08
1200	35.30	41.65
1400	34.28	40.45
1600	33.58	39.62
1800	33.06	39.01
2000	32.59	38.46
2200	32.04	37.81
2400	31.69	37.39
2600	31.36	37.00
2800	30.98	36.56
3000	30.84	36.39

Adjust for quality grade from Schedule F.

Sound value range \$200 to \$3,000

Butler Low-Moisture Silos

Per item

24' x 58'	154000
27' x 59'	183750
36' x 69'	297500

Granaries

Per square foot, average quality

Size	Area	1 Story
		& Loft
24 X 36	864	38.38
26 X 36	936	37.50
28 X 36	1008	36.33
28 X 40	1120	35.68
30 X 40	1200	35.14
36 X 40	1440	34.09

Add for storage bins 6.25

Adjust for quality grade from Schedule F.

Sound value range \$200 to \$1,800

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'	8,800	16,600	14,200	19,800	23,900	32,300
12' x 25'	10,700	19,800	16,600	23,500	28,800	40,800
12' x 30'	11,900	23,500	19,800	27,500	33,500	45,900
12' x 40'	14,800	30,600	24,300	34,400	43,700	61,200
12' x 50'	18,900	36,300	30,600	42,600	53,100	75,300
14' x 20'	11,400	19,800	17,300	23,500	28,800	40,800
14' x 25'	12,300	23,500	19,800	27,500	34,700	47,800
14' x 30'	14,200	27,500	23,500	32,800	41,200	55,500
14' x 40'	17,900	35,900	30,600	41,600	50,700	71,500
14' x 50'	21,800	42,600	35,800	50,800	62,700	88,800
16' x 20'	12,300	23,500	19,800	27,500	33,500	45,900
16' x 25'	14,800	28,100	23,500	32,800	41,200	55,500
16' x 30'	16,700	32,800	27,500	38,100	45,900	64,700
16' x 40'	21,200	41,600	34,400	48,500	58,600	81,900
16' x 50'	25,500	50,000	41,600	59,400	72,100	101,300
16' x 60'	29,300	59,400	48,500	69,100	85,100	120,000
18' x 20'	14,800	27,500	23,500	30,900	40,700	52,100
18' x 25'	16,700	32,800	27,500	37,100	45,800	62,700
18' x 30'	19,300	37,000	30,800	42,600	53,100	73,500
18' x 40'	24,600	47,000	39,100	55,100	67,800	94,300
18' x 50'	28,600	56,400	47,000	67,000	82,000	114,300
18' x 60'	33,700	67,000	55,100	77,900	96,400	135,000
18' x 70'	38,800	76,000	62,500	90,000	110,500	162,100
20' x 20'	16,700	30,900	27,500	35,900	44,700	58,600
20' x 25'	19,800	37,000	30,800	41,600	53,100	70,400
20' x 30'	22,500	41,600	35,900	49,100	61,100	81,900
20' x 40'	27,400	52,800	44,000	61,500	76,500	104,900
20' x 50'	33,300	63,800	52,800	74,500	93,300	128,000
20' x 60'	37,900	74,500	61,400	88,300	109,400	152,500
20' x 70'	43,800	85,600	70,700	100,600	124,700	181,500
20' x 80'	48,600	96,000	78,700	114,400	141,100	214,200
20' x 90'	53,400	106,600	86,600	128,100	157,000	246,800
20' x 100'	58,000	117,000	95,000	141,800	173,100	279,300
24' x 20'	21,200	39,100	34,400	44,000	55,400	72,100
24' x 25'	24,600	45,900	39,100	52,800	65,400	86,800
24' x 30'	28,000	52,800	44,000	60,000	75,300	100,400
24' x 40'	34,900	65,100	54,100	75,200	94,300	128,000
24' x 50'	40,800	77,900	65,100	91,600	114,100	157,000
24' x 60'	46,100	91,600	75,300	107,000	132,700	185,400
24' x 70'	53,400	104,100	85,700	122,500	151,300	220,300
24' x 80'	58,900	117,700	96,000	139,000	170,500	258,500
24' x 90'	64,900	131,300	106,500	160,000	189,100	297,300
24' x 100'	70,600	145,100	116,000	176,400	207,700	335,700
25' x 35'	31,800	60,000	50,900	70,700	86,800	118,600
25' x 40'	34,900	67,000	56,400	77,900	96,400	132,700
25' x 65'	51,200	101,300	82,900	110,700	147,600	221,700
25' x 80'	61,100	121,600	99,500	143,400	176,200	268,700
25' x 90'	67,200	135,400	109,700	163,600	195,200	307,100
25' x 100'	73,600	148,900	119,500	180,100	214,200	345,700
28' x 40'	39,500	73,400	61,300	83,500	105,400	141,900
28' x 50'	45,200	86,400	72,300	100,100	125,800	170,500
28' x 60'	50,400	100,100	82,300	115,100	143,800	198,500
28' x 70'	57,700	112,300	93,200	130,800	162,500	233,200
28' x 80'	63,300	126,300	102,900	147,500	181,500	272,200
28' x 90'	69,100	138,300	113,300	163,600	200,300	310,700
28' x 100'	75,000	151,400	123,200	180,100	219,100	349,300
32' x 50'	49,700	94,500	79,500	108,500	136,300	183,700
32' x 60'	54,800	107,900	89,400	123,600	155,300	212,500
32' x 70'	61,900	120,500	100,400	139,200	174,300	246,800
32' x 80'	67,800	134,100	110,600	155,900	192,900	285,600
32' x 90'	73,600	147,900	120,600	172,200	211,300	324,200
32' x 100'	79,600	161,400	130,700	188,600	230,300	362,400

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'	59,400	116,000	93,900	134,800	143,200	225,400
36' x 70'	67,800	128,300	103,900	149,100	165,400	260,300
36' x 80'	72,300	142,000	115,000	165,000	189,800	298,700
36' x 90'	78,000	155,800	126,100	181,100	214,200	337,100
36' x 100'	83,700	169,300	137,100	196,800	238,900	375,900

Deduct for no roof

12'	1,900	18'	4,500	28'	8,000
14'	2,600	20'	5,500	30'	9,500
16'	3,400	24'	6,600	36'	10,800

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

Use the twenty (20) year depreciation schedule.

Steel Grain Bins

Per item, installed

Size Capacity			Size Capacity			Size Capacity		
Dia x Hgt	(Bushels)	Cost	Dia x Hgt	(Bushels)	Cost	Dia x Hgt	(Bushels)	Cost
15' x 7'4"	1,035	7,000	27' x 33'0"	15,115	49,400	48' x 58'8"	84,920	195,400
15' x 11'0"	1,555	8,500	27' x 40'4"	18,470	56,900	60' x 18'4"	41,460	91,900
15' x 14'8"	2,070	10,900	27' x 47'8"	21,830	69,800	60' x 25'8"	58,040	129,300
15' x 18'4"	2,590	12,200	30' x 14'8"	8,290	25,700	60' x 33'0"	74,640	166,400
18' x 11'0"	2,240	11,200	30' x 18'4"	10,365	29,200	60' x 40'4"	91,225	203,100
18' x 14'8"	2,985	12,200	30' x 22'0"	12,440	33,500	60' x 47'8"	107,805	247,500
18' x 18'4"	3,730	15,200	30' x 25'8"	14,515	39,300	60' x 55'0"	124,345	267,900
18' x 22'0"	4,480	18,000	30' x 33'0"	18,660	54,200	60' x 66'0"	149,215	313,700
18' x 25'8"	5,225	21,000	30' x 40'4"	22,805	60,500	60' x 77'0"	174,080	361,300
18' x 33'0"	6,720	32,000	30' x 47'8"	26,955	76,300	72' x 33'0"	107,435	239,800
18' x 40'4"	8,210	36,600	36' x 14'8"	11,935	33,500	72' x 40'4"	131,295	282,900
18' x 47'8"	9,705	43,200	36' x 18'4"	14,925	39,300	72' x 47'8"	155,190	326,200
21' x 11'0"	3,050	14,400	36' x 22'0"	17,915	45,700	72' x 55'0"	179,055	371,600
21' x 14'8"	4,060	16,300	36' x 25'8"	20,895	51,600	72' x 66'0"	214,865	434,400
21' x 18'4"	5,170	18,700	36' x 33'0"	26,870	76,300	72' x 77'0"	250,680	493,300
21' x 22'0"	6,095	23,700	36' x 40'4"	32,840	84,200	75' x 33'0"	116,575	251,200
21' x 25'8"	7,110	25,700	36' x 47'8"	38,815	99,900	75' x 40'4"	142,465	299,400
21' x 33'0"	9,145	36,900	36' x 58'8"	47,770	122,400	75' x 47'8"	168,395	349,400
21' x 40'4"	11,175	40,500	42' x 14'8"	16,255	44,400	75' x 55'0"	194,290	392,900
21' x 47'8"	13,205	53,300	42' x 18'4"	20,320	52,600	75' x 66'0"	233,145	459,000
24' x 11'0"	3,980	17,200	42' x 22'0"	24,385	61,300	75' x 77'0"	272,005	535,400
24' x 14'8"	5,310	19,500	42' x 25'8"	28,445	71,300	78' x 33'0"	126,085	271,300
24' x 18'4"	6,635	22,700	42' x 33'0"	36,575	97,900	78' x 40'4"	154,090	323,700
24' x 22'0"	7,960	27,300	42' x 40'4"	44,775	115,500	78' x 47'8"	182,135	377,900
24' x 25'8"	9,290	31,200	42' x 47'8"	52,980	132,800	78' x 55'0"	210,140	424,800
24' x 33'0"	11,945	38,100	42' x 58'8"	65,020	162,900	78' x 66'0"	252,170	496,300
24' x 40'4"	14,595	45,300	48' x 14'8"	21,225	58,600	78' x 77'0"	294,200	563,400
24' x 47'8"	17,250	53,300	48' x 18'4"	26,535	70,200	90' x 33'0"	167,865	348,200
27' x 11'0"	5,040	18,700	48' x 22'0"	31,850	84,200	90' x 40'4"	205,150	414,900
27' x 14'8"	6,715	21,800	48' x 25'8"	37,155	91,900	90' x 47'8"	242,490	477,300
27' x 18'4"	8,395	26,200	48' x 33'0"	47,770	118,400	90' x 55'0"	279,775	535,800
27' x 22'0"	10,075	29,200	48' x 40'4"	58,385	140,300	90' x 66'0"	335,730	642,900
27' x 25'8"	11,755	33,500	48' x 47'8"	68,995	165,200	90' x 77'0"	391,685	750,200

Use the twenty (20) year depreciation schedule.

To calculate the volume of a cylindrical bin:

- Find the area of the circular base - $(3.1415) \times R \times R$ (R=radius)
- 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.
- 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	84.64	105.80	126.96
200	81.04	101.30	121.56
300	77.44	96.80	116.16
400	73.84	92.30	110.76
500	70.24	87.80	105.36
600	66.64	83.30	99.96
700	63.04	78.80	94.56
800	61.22	76.52	91.82
1000	59.38	74.23	89.08
1200	57.52	71.90	86.28
Sound value range	\$500	to	\$3,000

Milking Parlor

Per square foot

Area	Grade		
	D	C	B
100	80.53	100.66	120.79
300	65.66	82.07	98.48
500	64.26	80.33	96.40
700	64.09	80.11	96.13
900	61.10	76.37	91.64
1200	57.22	71.53	85.84
1400	55.35	69.19	83.03
1600	53.58	66.97	80.36
1800	53.50	66.87	80.24
2000	53.27	66.59	79.91
2200	53.02	66.28	79.54
2400	52.70	65.88	79.06
Sound value range	\$500	to	\$6,000

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	47.92	44.70	38.25	35.02	28.95	27.91
Masonry	67.70	62.20	51.20	45.70	33.96	32.06
Add or deduct for each 1' height						
Frame	0.65	0.60	0.48	0.42	0.26	0.24
Masonry	1.90	1.74	1.40	1.24	0.76	0.70

Add for concrete floor 5.68

Add for lighting 1.58

Adjust for quality grade from Schedule F.

Sound value range \$400 to \$7,500

Quonset Buildings

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

Length (Feet)	Width			
	30'	40'	60'	70'
30	47.74	44.40	42.97	41.06
36	45.39	42.21	40.85	39.04
48	42.31	39.04	38.08	36.39
60	40.28	37.36	33.95	34.64
72	39.04	36.27	35.00	33.73
84	37.36	34.15	33.72	33.09
96	38.11	34.81	33.09	31.83
108	37.24	34.35	32.63	31.69
120	36.83	33.92	32.25	31.29
160	35.10	32.04	30.09	29.18
200	32.60	30.29	28.86	28.31
240	31.87	29.61	28.36	27.77

Add per square foot floor area:

Asphalt floor	3.01
Concrete slab floor	5.68
Lighting	1.58
Insulation	2.26
Heating (unit gas heaters)	2.56

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	50.26	47.88	44.55	43.71	42.24
Masonry	57.82	53.72	49.22	48.02	44.08
Add or deduct for each 1' height					
Frame	1.17	1.08	0.87	0.77	0.48
Masonry	2.73	2.52	2.03	1.79	1.12
Add for concrete floor					5.68
Add for lighting					1.58

Adjust for quality grade from Schedule F.

Sound value range \$500 to \$10,000

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, 2026. 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, 2026 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	96%	Hendricks	100%	Pike	92%
Allen	96%	Henry	88%	Porter	99%
Bartholomew	92%	Howard	91%	Posey	93%
Benton	92%	Huntington	96%	Pulaski	92%
Blackford	87%	Jackson	91%	Putnam	100%
Boone	100%	Jasper	94%	Randolph	87%
Brown	94%	Jay	87%	Ripley	96%
Carroll	92%	Jefferson	91%	Rush	100%
Cass	91%	Jennings	91%	Scott	90%
Clark	90%	Johnson	100%	Shelby	99%
Clay	93%	Knox	91%	Spencer	93%
Clinton	100%	Kosciusko	92%	St. Joseph	93%
Crawford	90%	LaGrange	95%	Starke	94%
Daviess	91%	Lake	99%	Steuben	96%
Dearborn	96%	LaPorte	98%	Sullivan	93%
Decatur	91%	Lawrence	92%	Switzerland	96%
Dekalb	96%	Madison	100%	Tippecanoe	92%
Delaware	87%	Marion	100%	Tipton	100%
Dubois	91%	Marshall	92%	Union	87%
Elkhart	92%	Martin	92%	Vanderburgh	93%
Fayette	88%	Miami	91%	Vermillion	93%
Floyd	90%	Monroe	92%	Vigo	93%
Fountain	92%	Montgomery	92%	Wabash	91%
Franklin	96%	Morgan	100%	Warren	92%
Fulton	91%	Newton	94%	Warrick	93%
Gibson	93%	Noble	96%	Washington	90%
Grant	91%	Ohio	96%	Wayne	87%
Greene	92%	Orange	92%	Wells	96%
Hamilton	100%	Owen	93%	White	92%
Hancock	100%	Parke	93%	Whitley	96%
Harrison	90%	Perry	91%		

<u>Index</u>	<u>Page</u>
Balconies	9
Bank & Flat Barn	15
Barns and Sheds	15
Base Price Components and Adjustments	6
Bath Houses	12
Bays	9
Boat Houses	10
Canopies	9
Car Sheds	11
Carport	7
Chicken Barn	16
Dairy Barn	15
Detached Garage	10
Duck Barn	16
Dwelling Base Prices	2
Feed Lot	18
Fireplace	7
Frame Corn Crib	18
Garage, Attached	7
Garage, Basement	7
Garage, Detached	10
Gazebos	10
Geothermal-Residential	14
Grade	9
Granaries	18
Greenhouses	13
Hog Confinement Facilities	17
Lean-to	17
Location Cost Multiplier	23
Milk Houses	20
Milking Parlor	20
Patios	9
Plumbing and Built-Ins	7
Pole Framed Buildings	15
Porches	9
Portable Spa	7
Porticos	9
Potato Storage	20
Poultry Confinement	17
Poultry House	18
Quality Grade and Design Factor	9

<u>Index</u>	<u>Page</u>
Quonset Buildings	20
Sauna	7
Silo, Butler Low-Moisture	18
Silo, Trench & Bunker	18
Silo	19
Slurry Tank	18
Solar, Residential	13
Solarium	9
Stable	13
Steam Bath	7
Steel Grain Bins	20
Stoop	9
Swimming Pool Enclosures	12
Swimming Pool, In-ground	11
Swimming Pool, Residential	11
Tennis Court	13
Three-Wall Addition	8
Tobacco Barn	20
Turkey Barn	16
Type 1 Barn	15
Type 2 Barn	15
Type 3 Barn	15
Utility Sheds	12
Veal Confinement Facilities	17
Whirlpool	7
Wire Corn Crib	18
Wood Deck	9