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SCHEDULE A

Dwelling Base Prices (in hundreds of dollars) **100 to 5000**

	First Floor			Half Upper Story			(+/- 1)		Full Upper Story			Unfin	Attic	Unfin		Bsmt
Area	1 - 5	+	6 - 8	1 - 5	+	6 - 8	1 - 5	6 - 8	1 - 5	+	6 - 8	Attic	Fin	Bsmt	Crawl	Fin
100	238	4	264	92	0	92	17	33	126	5	159	31	17	114	24	60
125	251	4	278	98	0	98	18	34	134	5	168	32	19	117	25	66
150	264	5	293	104	0	104	18	36	141	6	176	33	22	120	26	73
175	277	5	307	110	0	111	19	37	149	6	185	34	24	122	28	79
200	290	5	322	116	0	117	20	38	156	6	193	35	26	125	29	85
225	303	5	336	122	0	123	20	39	164	6	202	36	28	128	30	91
250	316	6	351	129	0	129	21	41	171	7	210	38	31	131	31	98
275	329	6	365	135	0	135	22	42	179	7	219	39	33	133	32	104
300	342	6	379	141	0	141	22	43	186	7	227	40	35	136	33	110
325	355	6	394	147	0	148	23	44	194	7	236	41	37	139	35	116
350	368	7	408	153	0	154	24	46	201	8	244	42	40	142	36	123
375	381	7	423	159	0	160	24	47	209	8	253	43	42	144	37	129
400	394	7	437	165	0	166	25	48	216	8	261	44	44	147	38	135
425	408	7	453	171	0	172	26	49	224	8	270	45	47	151	39	141
450	422	8	469	178	0	179	27	51	232	8	280	46	50	155	40	148
475	436	8	485	184	0	185	28	52	240	8	289	47	52	159	41	154
500	450	9	502	190	0	192	29	54	249	9	299	48	55	164	42	160
525	464	9	518	196	0	198	30	55	257	9	308	48	58	168	43	166
550	478	9	534	203	0	204	31	56	265	9	317	49	61	172	44	173
575	492	10	550	209	0	211	32	58	273	9	327	50	63	176	45	179
600	506	10	566	215	0	217	33	59	281	9	336	51	66	180	46	185
625	519	10	580	221	0	223	33	59	286	9	343	52	68	183	47	191
650	532	10	594	226	0	229	33	60	292	10	349	54	70	186	47	196
675	545	10	608	232	0	235	32	60	297	10	356	55	72	189	48	202
700	559	11	623	238	1	241	32	61	302	10	362	56	75	193	48	208
725	572	11	637	243	1	246	32	61	307	10	369	57	77	196	49	213
750	585	11	651	249	1	252	32	61	313	11	375	59	79	199	49	219
775	598	11	665	254	1	258	31	62	318	11	382	60	81	202	50	224
800	611	11	679	260	1	264	31	62	323	11	388	61	83	205	50	230
825	624	11	693	264	1	269	32	63	329	11	395	62	85	208	51	235
850	637	11	706	269	1	273	32	64	334	12	402	63	86	212	52	241
875	650	11	720	273	1	278	33	65	340	12	409	64	88	215	52	246
900	663	12	734	278	1	283	34	67	345	12	416	65	89	219	53	252
925	676	12	747	282	1	287	34	68	351	12	422	65	91	222	54	257
950	689	12	761	286	1	292	35	69	356	13	429	66	92	225	55	262
975	702	12	774	291	1	296	35	70	362	13	436	67	94	229	55	268
1,000	715	12	788	295	1	301	36	71	367	13	443	68	95	232	56	273
1,025	725	12	799	299	1	305	37	73	373	13	450	69	97	236	57	278
1,050	735	13	811	303	1	309	38	74	379	13	457	70	98	240	58	283
1,075	745	13	822	306	1	312	39	76	384	13	464	70	100	243	58	288
1,100	756	13	834	310	1	316	40	78	390	14	471	71	102	247	59	293
1,125	766	13	845	314	1	320	41	79	396	14	477	72	103	251	60	298
1,150	776	14	856	318	1	324	42	81	402	14	484	73	105	255	61	303
1,175	786	14	868	321	1	327	43	82	407	14	491	73	106	258	61	308
1,200	796	14	879	325	1	331	44	84	413	14	498	74	108	262	62	313
1,225	807	14	891	329	1	336	45	85	420	14	505	75	110	266	63	318
1,250	817	15	904	334	1	340	47	86	427	14	512	76	112	269	64	323
1,275	828	15	916	338	1	345	48	87	434	14	518	77	114	273	64	327
1,300	838	15	928	342	1	349	49	88	441	14	525	78	116	276	65	332
1,325	846	15	936	346	1	353	50	89	447	14	531	79	118	279	65	337
1,350	853	15	945	350	1	357	51	90	452	14	537	80	120	282	66	342
1,375	861	15	953	354	1	361	52	91	458	14	542	80	122	284	66	347
1,400	868	15	961	358	1	365	53	92	463	14	548	81	124	287	66	352
1,425	877	15	971	362	1	369	54	93	469	14	555	82	126	290	67	357
1,450	886	16	981	366	1	373	55	95	474	15	561	83	128	293	68	362
1,475	895	16	990	370	1	377	55	96	480	15	568	84	129	296	68	366
1,500	904	16	1,000	374	1	381	56	97	485	15	574	85	131	299	69	371
1,525	914	16	1,011	378	1	385	57	99	492	15	582	86	133	302	70	376
1,550	923	17	1,022	382	1	389	59	101	499	15	589	87	135	306	70	382
1,575	933	17	1,032	385	1	393	60	102	505	15	597	87	137	309	71	387
1,600	942	17	1,043	389	1	397	61	104	512	15	604	88	139	312	71	392
1,625	953	17	1,056	393	1	402	62	105	518	15	611	89	141	316	72	397
1,650	965	17	1,068	398	1	406	62	107	523	16	619	90	143	319	73	402
1,675	976	17	1,081	402	1	411	63	108	529	16	626	91	145	323	73	407
1,700	988	18	1,093	407	2	415	64	109	535	16	633	92	148	327	74	413
1,725	999	18	1,106	411	2	420	64	110	540	16	640	92	150	330	75	418
1,750	1,010	18	1,118	415	2	424	65	112	546	17	648	93	152	334	76	423
1,775	1,022	18	1,131	420	2	429	65	113	551	17	655	94	154	337	76	428

SCHEDULE A

Dwelling Base Prices (in hundreds of dollars) **100 to 5000**

	First Floor			Half Upper Story			(+/- 1)		Full Upper Story			Unfin	Attic	Unfin		Bsmt
Area	1 - 5	+	6 - 8	1 - 5	+	6 - 8	1 - 5	6 - 8	1 - 5	+	6 - 8	Attic	Fin	Bsmt	Crawl	Fin
1,800	1,033	18	1,143	424	2	433	66	114	557	17	662	95	156	341	77	433
1,825	1,043	18	1,154	428	2	437	67	115	563	17	668	96	158	344	77	438
1,850	1,054	18	1,165	433	2	442	67	116	568	17	675	97	160	347	78	444
1,875	1,064	18	1,176	437	2	446	68	117	574	18	681	98	162	350	78	449
1,900	1,074	19	1,186	441	2	450	69	118	579	18	688	99	163	353	79	454
1,925	1,084	19	1,197	445	2	454	69	119	585	18	694	100	165	356	79	460
1,950	1,095	19	1,208	450	2	459	70	121	591	18	701	101	167	359	80	465
1,975	1,105	19	1,219	454	2	463	71	122	596	18	707	102	169	362	80	470
2,000	1,115	19	1,230	458	2	467	71	123	602	18	714	103	171	365	81	476
2,025	1,126	19	1,241	462	2	472	72	124	607	19	720	104	173	368	81	481
2,050	1,136	19	1,251	467	2	476	73	125	613	19	727	105	174	371	82	486
2,075	1,146	19	1,262	471	2	480	73	126	618	19	733	106	176	374	82	492
2,100	1,157	20	1,273	475	2	485	74	127	624	19	740	107	178	377	83	497
2,125	1,167	20	1,284	479	2	489	75	128	630	19	746	107	180	380	83	502
2,150	1,177	20	1,295	484	2	493	75	129	635	19	752	108	182	383	83	508
2,175	1,187	20	1,306	488	2	497	76	130	641	20	759	109	184	386	84	513
2,200	1,198	20	1,316	492	2	502	77	131	646	20	765	110	185	389	84	518
2,225	1,208	20	1,327	496	2	506	77	132	652	20	772	111	187	392	85	524
2,250	1,218	20	1,338	501	2	510	78	134	658	20	778	112	189	395	85	529
2,275	1,229	20	1,349	505	2	515	79	135	663	20	785	113	191	398	86	534
2,300	1,239	21	1,360	509	2	519	79	136	669	20	791	114	193	401	86	540
2,325	1,249	21	1,371	513	2	523	80	137	674	21	798	115	195	404	87	545
2,350	1,259	21	1,381	518	2	527	81	138	680	21	804	116	196	407	87	550
2,375	1,270	21	1,392	522	2	532	81	139	685	21	811	117	198	410	88	556
2,400	1,280	21	1,403	526	2	536	82	140	691	21	817	118	200	413	88	561
2,425	1,292	21	1,416	531	2	541	83	141	697	21	825	119	202	417	89	567
2,450	1,304	21	1,429	535	2	546	84	143	704	21	832	120	204	421	90	572
2,475	1,316	21	1,442	540	2	550	85	144	710	22	840	121	206	425	90	578
2,500	1,328	22	1,455	545	2	555	86	146	717	22	848	122	208	429	91	583
2,525	1,340	22	1,468	550	2	560	86	147	723	22	855	123	210	432	92	589
2,550	1,352	22	1,481	554	2	565	87	149	729	22	863	124	212	436	93	594
2,575	1,364	22	1,494	559	2	569	88	150	736	23	871	125	214	440	94	600
2,600	1,377	22	1,507	564	2	574	89	152	742	23	879	126	216	444	95	605
2,625	1,389	22	1,520	568	2	579	90	153	749	23	886	127	218	448	95	611
2,650	1,401	23	1,533	573	2	584	91	155	755	23	894	128	220	452	96	616
2,675	1,413	23	1,546	578	2	588	92	156	761	23	902	129	222	456	97	622
2,700	1,425	23	1,559	583	2	593	93	158	768	24	909	130	224	460	98	627
2,725	1,437	23	1,572	587	2	598	93	159	774	24	917	131	226	463	99	633
2,750	1,449	23	1,585	592	2	603	94	161	781	24	925	132	228	467	99	638
2,775	1,461	23	1,598	597	2	607	95	162	787	24	932	133	230	471	100	644
2,800	1,473	24	1,612	602	2	612	96	164	794	25	940	134	232	475	101	649
2,825	1,485	24	1,625	606	2	617	97	165	800	25	948	134	234	479	102	655
2,850	1,497	24	1,638	611	2	622	98	166	806	25	955	135	236	483	103	660
2,875	1,509	24	1,651	616	2	626	99	168	813	25	963	136	238	487	103	666
2,900	1,521	24	1,664	620	2	631	100	169	819	25	971	137	240	491	104	671
2,925	1,533	24	1,677	625	2	636	100	171	826	26	978	138	242	494	105	677
2,950	1,545	24	1,690	630	2	641	101	172	832	26	986	139	244	498	106	682
2,975	1,557	25	1,703	635	2	645	102	174	838	26	994	140	246	502	107	688
3,000	1,570	25	1,716	639	2	650	103	175	845	26	1,002	141	248	506	108	693
3,025	1,582	25	1,729	644	2	655	104	177	851	26	1,009	142	250	510	108	699
3,050	1,594	25	1,742	649	2	660	105	178	858	27	1,017	143	252	514	109	704
3,075	1,606	25	1,755	653	2	664	106	180	864	27	1,025	144	254	518	110	710
3,100	1,618	25	1,768	658	2	669	107	181	870	27	1,032	145	256	522	111	715
3,125	1,630	26	1,781	663	2	674	107	183	877	27	1,040	146	258	525	112	721
3,150	1,642	26	1,794	668	2	679	108	184	883	28	1,048	147	260	529	112	726
3,175	1,654	26	1,807	672	2	683	109	186	890	28	1,055	148	262	533	113	732
3,200	1,666	26	1,820	677	2	688	110	187	896	28	1,063	149	264	537	114	737
3,225	1,677	26	1,832	682	2	693	111	188	902	28	1,070	150	266	541	115	742
3,250	1,688	26	1,844	687	2	698	111	189	909	28	1,077	151	268	544	115	748
3,275	1,699	26	1,856	692	2	703	112	190	915	28	1,085	152	270	548	116	753
3,300	1,710	27	1,868	696	2	708	113	192	921	29	1,092	153	272	551	117	759
3,325	1,721	27	1,880	701	2	713	113	193	927	29	1,099	154	274	555	117	764
3,350	1,732	27	1,892	706	2	718	114	194	934	29	1,106	155	277	558	118	770
3,375	1,743	27	1,904	711	2	723	115	195	940	29	1,113	156	279	562	118	775
3,400	1,754	27	1,916	716	2	728	116	196	946	29	1,121	157	281	565	119	781
3,425	1,765	27	1,928	721	2	733	116	197	953	29	1,128	158	283	569	120	786
3,450	1,776	28	1,940	725	2	738	117	198	959	30	1,135	159	285	572	120	792
3,475	1,787	28	1,952	730	2	743	118	199	965	30	1,142	160	287	576	121	797

SCHEDULE A

Dwelling Base Prices (in hundreds of dollars) **100 to 5000**

	First Floor			Half Upper Story			(+/- 1)		Full Upper Story			Unfin	Attic	Unfin		Bsmt
Area	1 - 5	+	6 - 8	1 - 5	+	6 - 8	1 - 5	6 - 8	1 - 5	+	6 - 8	Attic	Fin	Bsmt	Crawl	Fin
3,500	1,798	28	1,964	735	2	748	118	201	971	30	1,149	161	289	579	122	803
3,525	1,809	28	1,976	740	2	753	119	202	978	30	1,156	162	291	583	122	808
3,550	1,820	28	1,988	745	2	758	120	203	984	30	1,164	163	293	586	123	814
3,575	1,831	28	2,000	750	2	763	120	204	990	30	1,171	164	295	590	123	819
3,600	1,843	29	2,012	755	3	768	121	205	997	31	1,178	166	298	593	124	825
3,625	1,854	29	2,024	759	3	773	122	206	1,003	31	1,185	167	300	597	125	830
3,650	1,865	29	2,036	764	3	778	122	207	1,009	31	1,192	168	302	600	125	835
3,675	1,876	29	2,048	769	3	783	123	208	1,015	31	1,200	169	304	604	126	841
3,700	1,887	29	2,060	774	3	788	124	210	1,022	31	1,207	170	306	607	127	846
3,725	1,898	29	2,072	779	3	793	124	211	1,028	31	1,214	171	308	611	127	852
3,750	1,909	29	2,084	784	3	798	125	212	1,034	31	1,221	172	310	614	128	857
3,775	1,920	30	2,096	788	3	803	126	213	1,040	32	1,228	173	312	618	128	863
3,800	1,931	30	2,108	793	3	808	127	214	1,047	32	1,236	174	314	621	129	868
3,825	1,942	30	2,120	798	3	813	127	215	1,053	32	1,243	175	316	625	130	874
3,850	1,953	30	2,132	803	3	818	128	216	1,059	32	1,250	176	318	628	130	879
3,875	1,964	30	2,144	808	3	823	129	217	1,066	32	1,257	177	321	632	131	885
3,900	1,975	30	2,156	813	3	828	129	219	1,072	32	1,264	178	323	635	132	890
3,925	1,986	31	2,168	817	3	833	130	220	1,078	33	1,271	179	325	639	132	896
3,950	1,997	31	2,180	822	3	838	131	221	1,084	33	1,279	180	327	642	133	901
3,975	2,008	31	2,192	827	3	843	131	222	1,091	33	1,286	181	329	646	133	907
4,000	2,019	31	2,204	832	3	848	132	223	1,097	33	1,293	182	331	649	134	912
4,250	2,131	32	2,324	881	3	899	137	232	1,156	35	1,362	193	352	683	140	966
4,500	2,242	34	2,444	931	4	949	142	241	1,216	36	1,431	204	373	717	146	1,021
4,750	2,354	35	2,563	980	4	1,000	147	250	1,275	38	1,499	214	393	751	152	1,075
5,000	2,465	36	2,683	1,029	4	1,050	152	259	1,334	39	1,568	225	414	785	158	1,129

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 not 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 home 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	0.81	0.81
Brick or equal wall types	(6-8)	0.92	0.89	0.86	0.82	0.79	0.77	0.76

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

SCHEDULE C

Base Price Components and Adjustments (in hundreds of dollars)

	Deduct (-) Unfinished Int			Deduct (-) No Central			Deduct (-) No Electricity		Add (+) Central Air Conditioning				Add (+) Basement Recreation Room				Add (+) For Loft
Area	Half Story	Full Story	First Floor	Half Upper	Full Upper	Attic	First Floor	Upper Floor	First Floor	Half Upper/Loft	Full Upper	Attic	Rec 1	Rec 2	Rec 3	Rec 4	
100	24	34	5	1	2	1	29	5	18	1	2	1	8	15	26	36	55
200	35	50	9	2	3	2	32	10	20	2	3	2	12	21	35	49	80
300	47	67	13	3	5	2	36	14	23	3	5	2	16	28	45	61	104
400	58	83	17	4	6	3	39	19	25	4	6	3	20	34	54	74	129
500	71	101	21	5	8	4	43	23	28	5	8	4	24	40	63	87	154
600	84	119	24	5	9	4	47	27	30	5	9	4	28	45	72	99	178
700	96	136	28	6	11	5	51	31	33	6	11	5	32	51	81	111	192
800	108	153	31	7	12	5	54	35	35	7	12	5	36	57	89	123	205
900	115	170	39	8	13	6	58	39	31	8	13	6	40	63	97	133	220
1000	121	187	47	9	14	6	61	42	26	9	14	6	44	68	105	142	234
1100	129	203	48	10	16	7	65	46	27	10	16	7	48	74	114	151	249
1200	137	218	49	10	18	7	68	50	28	10	17	7	52	80	122	159	264
1300	146	236	51	11	19	8	72	53	29	11	18	7	56	85	131	167	283
1400	155	250	52	12	21	8	75	57	31	12	20	8	60	91	138	174	300
1500	164	264	53	13	22	9	79	61	32	12	21	8	64	96	146	181	313
1600	172	279	54	14	24	9	82	64	33	13	22	9	68	101	154	189	332
1700	182	294	56	15	26	10	88	68	34	14	24	10	72	107	163	199	347
1800	192	308	57	16	27	11	94	72	35	14	25	10	75	112	171	209	362
1900	201	324	59	17	29	12	98	76	37	15	26	11	79	118	179	219	378
2000	209	340	60	18	30	12	102	80	38	16	28	11	84	124	188	228	393
2100	218	356	62	19	32	13	106	84	40	17	29	12	88	130	196	238	409
2200	226	372	64	20	34	14	109	87	41	17	30	12	92	135	204	247	424
2300	235	388	65	21	35	14	113	91	43	18	32	13	97	141	213	257	440
2400	243	404	67	22	37	15	117	95	44	19	33	13	101	147	221	266	455
2500	252	420	72	23	39	16	122	99	47	20	34	14	105	153	230	275	468
2600	262	435	78	24	40	16	126	103	49	21	36	14	109	159	239	285	
2700	271	451	83	25	42	17	131	107	52	22	37	15	113	165	248	294	
2800	281	467	89	26	44	18	135	111	55	23	39	15	118	171	257	304	
2900	290	482	94	26	45	18	140	115	57	23	40	16	122	177	265	313	
3000	299	498	99	27	47	19	144	119	60	24	41	16	126	183	274	322	
3100	309	513	105	28	48	19	149	123	62	25	43	17	130	189	283	332	
3200	318	529	110	29	50	20	153	127	65	26	44	17	134	195	292	341	
3300	328	546	112	30	52	21	158	131	66	27	45	18	138	201	301	350	
3400	337	562	114	31	53	21	162	135	68	28	47	18	143	207	310	360	
3500	347	579	115	32	55	22	167	139	69	28	48	19	147	213	318	369	
3600	357	596	117	33	57	23	172	143	71	29	49	20	151	219	327	378	
3700	366	612	119	34	58	23	176	147	72	30	50	20	155	225	336	387	
3800	376	629	121	35	60	24	181	151	73	31	52	21	160	231	345	397	
3900	385	645	122	36	61	24	185	155	75	31	53	21	164	237	353	406	
4000	395	662	124	37	63	25	190	159	76	32	54	22	168	243	362	415	
4100	405	679	126	38	65	26	194	163	77	33	55	23	172	249	371	424	
4200	414	696	127	39	66	26	199	167	79	34	57	23	176	255	379	433	
4300	424	713	129	40	68	27	203	171	80	34	58	24	180	260	388	442	
4400	433	730	130	41	69	28	208	175	82	35	60	24	184	266	397	451	
4500	443	747	132	42	71	29	212	179	83	36	61	25	189	272	406	460	
4600	452	763	134	43	73	29	216	183	84	37	62	25	193	278	414	468	
4700	462	780	135	44	74	30	221	187	86	38	64	26	197	284	423	477	
4800	471	797	137	45	76	31	225	191	87	38	65	26	201	289	432	486	
4900	481	814	138	46	77	31	230	195	89	39	67	27	205	295	440	495	
5000	490	831	140	47	79	32	234	199	90	40	68	27	209	301	449	504	

Note: For areas above 5,000 square feet extrapolation prcoedures 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	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	77
Conversion	77

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	12
Per each bathtub with steam conversion, 220 cubic feet max	28
Per Sauna bath:	
2 person capacity	37
4 person capacity	48
6 person capacity	58
8 person capacity	75
10 person capacity	88
Per Steam bath:	
2 person capacity	55
4 person capacity	68
6 person capacity	78
8 person capacity	96
10 person capacity	109
Whirlpool - permanent installation with water source	
2 person capacity	38
4 person capacity	40
6 person capacity	50
8 person capacity	61
10 person capacity	68
Per portable spas (nonpermanent installation without water source): all sizes	16

SCHEDULE E.1

Interior Features

Fireplaces (in hundreds of dollars)

Average Quality Stack

	Masonry	Prefab Steel
First opening	43	21
Each additional opening	34	9

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	63	70	76	86	99	107	113	121	128	137	158	166	175	183	192	200	211	221	232	242	251	260	269	6
Brick or Equal	63	70	76	87	100	107	115	124	133	143	165	175	185	195	204	214	226	238	249	261	271	281	291	7
Integral Garage, deduct per item																								
Per car capacity	5	9	12	20	25	32	40	47	54	61	68	76	79	81	84	86	90	94	98	102	107	111	116	6
Basement Garage, add per item																								
Add per item, per capacity	21	23	24	25	29	28	30	31	32	33	45	46	47	49	50	51	55	59	62	66	67	69	70	1
Attached Carports, add per item																								
Integral roof extension	15	21	27	32	38	43	48	53	58	63	67	72	77	82	86	91	96	101	105	110	114	119	123	5
Shed type	12	17	21	26	30	34	39	43	47	51	55	59	63	67	71	75	79	83	86	90	94	98	102	3

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	40	56	71	86	97	108	116	125	133	143	154	166	175	184	192	200	208	216	226	335	9
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1 S Brick/Slab	66	86	104	122	134	145	154	162	171	181	191	200	209	218	226	234	242	249	258	266	9
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Basement	37	52	64	75	82	89	95	101	105	108	112	115	119	123	130	137	147	156	165	173	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	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	3	4	5	6	8	9	10	11	12	13	14	15	16	17	18	5
Flagstone or Brick	FsP, BrP	4	8	11	14	17	20	23	26	29	32	35	38	41	43	46	49	11
Treated Pine	WdP	2	3	4	5	7	8	9	10	11	12	13	14	16	17	18	19	3
Add for Terraced Type	T	5	6	6	6	7	7	8	8	8	8	8	8	9	9	9	10	1
CANOPIES																		
Roof Extension	RFX	5	6	7	9	11	12	14	15	17	18	20	21	23	24	25	26	5
Conventional Shed Type	Cnpy	2	3	5	6	7	8	9	10	11	12	13	14	15	16	17	18	3
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	13	16	19	22	24	26	28	30	32	33	35	37	39	41	42	44	6
PORCHES																		
Open Frame or Equal	OFP	23	29	35	41	48	54	59	64	69	76	83	88	93	97	102	107	19
Add per Upper Floor		12	15	18	21	25	28	31	34	37	42	47	50	53	55	58	61	12
Enclosed Frame or Equal	EFP	34	43	53	63	71	77	84	91	98	104	110	116	122	128	134	140	24
Add per Upper Floor		18	26	32	39	44	49	54	58	63	67	71	75	79	83	87	91	16
Open Masonry	OMP	27	33	38	45	53	58	63	68	73	81	92	96	101	105	110	114	18
Add per Upper Floor		16	19	22	25	31	34	37	40	43	49	58	61	64	66	69	72	11
Enclosed Masonry	EMP	37	48	59	70	78	84	92	99	107	113	119	125	132	138	144	150	24
Add per Upper Floor		29	37	45	54	59	64	70	74	80	85	89	94	99	103	107	112	18
**BAYS																		
Frame or Masonry	Bay	22	32	41	48	56	63	70	77	84	89	95	100	106	112	118	124	24
Add per Upper Floor		17	24	31	37	42	47	52	57	62	67	71	75	79	83	88	92	18
WOOD DECKS																		
Treated Pine or Equal	WdDk	9	12	16	20	23	26	29	32	35	38	41	44	47	50	52	55	10
BALCONIES																		
Uncovered, w/Railing	Balc	13	15	19	19	23	23	25	27	28	30	32	34	35	35	37	38	6
SOLARIUMS	SOL	68	124	178	230	280	329	377	424	471	517	563	608	653	697	741	785	175

**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

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

SCHEDULE G.1

Residental & Yard Improvements

Detached Garages

Per square foot

	Detached Garages				Add for Living Quarters Over Garage							
	Average Quality				Half Story			Full Story			Deduct for Unfin. Int.	
Area	Pole	Frame	C.B.	Brk/Stn	Frame	C.B.	Brk/Stn	Frame	C.B.	Brk/Stn	Half Story	Full Story
100	38.98	65.39	64.40	87.27	158.08	157.87	159.48	197.79	207.41	224.97	80.37	99.22
150	34.42	54.89	54.03	73.85	123.81	123.64	125.00	154.12	162.20	176.95	62.40	77.18
200	29.86	44.39	43.66	60.42	89.54	89.40	90.51	110.44	116.99	128.93	44.42	55.13
250	26.36	39.08	38.46	52.81	79.86	79.68	81.08	98.09	103.63	113.74	40.20	50.09
300	25.31	36.35	35.83	47.77	72.77	72.55	74.25	89.23	94.11	103.01	37.37	46.69
350	23.77	32.82	32.38	42.61	67.67	67.45	69.23	82.87	87.27	95.31	35.30	44.21
400	22.28	31.07	30.66	40.24	64.32	64.05	66.13	78.56	82.62	90.02	33.75	42.35
450	20.93	29.33	28.94	38.01	62.28	62.05	63.87	76.14	79.92	86.82	32.99	41.36
500	19.95	27.94	27.57	36.23	60.65	60.45	62.06	74.19	77.76	84.27	32.37	40.56
550	19.05	26.91	26.55	34.77	59.20	58.98	60.72	72.48	75.83	81.95	31.84	39.88
600	18.93	26.40	26.07	33.63	56.20	55.98	57.70	68.86	72.06	77.90	30.39	38.05
650	18.80	25.89	25.59	32.48	53.19	52.97	54.68	65.23	68.28	73.84	28.93	36.22
700	18.30	25.07	24.78	31.46	51.45	51.25	52.83	62.43	65.34	70.65	28.17	35.34
750	17.80	24.24	23.96	30.43	49.71	49.52	50.99	59.62	62.41	67.47	27.41	34.45
800	17.30	23.42	23.15	29.41	47.97	47.80	49.14	56.82	59.47	64.28	26.65	33.57
900	16.80	22.37	22.12	27.91	45.81	45.66	46.85	54.27	56.79	61.38	25.56	32.77
1000	16.29	21.31	21.09	26.41	43.64	43.51	44.56	51.72	54.11	58.48	24.46	31.96
1100	15.96	20.84	20.63	25.69	41.38	41.26	42.21	49.45	51.76	55.98	23.12	30.65
1200	15.62	20.37	20.17	24.97	39.11	39.00	39.86	47.17	49.40	53.47	21.78	29.33
1300	15.27	19.89	19.70	24.32	37.97	37.86	38.71	46.00	48.15	52.07	21.18	28.65
1400	14.93	19.41	19.22	23.67	36.82	36.71	37.56	44.83	46.90	50.66	20.59	27.96
1500	14.58	18.93	18.75	23.02	35.68	35.57	36.42	43.67	45.65	49.26	19.99	27.28
1600	14.23	18.44	18.27	22.36	34.54	34.43	35.27	42.50	44.39	47.85	19.39	26.60
1700	13.89	17.96	17.80	21.71	33.39	33.28	34.12	41.33	43.14	46.45	18.80	25.91
1800	13.54	17.48	17.32	21.06	32.25	32.14	32.97	40.16	41.89	45.04	18.20	25.23
1900	13.34	17.24	17.09	20.72	31.61	31.51	32.31	39.39	41.08	44.16	17.85	24.87
2000	13.14	17.01	16.85	20.38	30.98	30.87	31.65	38.62	40.27	43.28	17.50	24.51
2100	12.94	16.77	16.62	20.04	30.34	30.24	31.00	37.86	39.47	42.41	17.15	24.15
2200	12.73	16.53	16.39	19.70	29.70	29.61	30.34	37.09	38.66	41.53	16.80	23.79
2300	12.53	16.30	16.15	19.36	29.07	28.97	29.68	36.32	37.85	40.65	16.45	23.43
2400	12.33	16.06	15.92	19.02	28.43	28.34	29.02	35.55	37.04	39.77	16.10	23.07

Deduct for earth floor	3.04
Add for unfinished loft	5.28

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 30.55

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

Residental 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	28.55	27.99	27.47	27.05	26.69	26.37	26.10	25.79	25.54	25.18	24.80	24.46
C.B. or Equal, Plastic Liner	34.18	33.54	33.00	32.48	32.15	31.74	31.41	31.11	30.85	30.37	30.03	29.61
Prefab Steel, Vinyl Liner	36.96	36.32	35.72	35.20	34.84	34.46	34.07	33.77	33.43	32.97	32.60	32.09
Reinforced Concrete	70.73	69.66	68.72	67.90	67.21	66.59	65.96	65.46	64.96	64.14	63.39	62.70
Fiberglass	47.79	47.22	46.77	46.29	45.91	45.59	45.18	44.91	44.56	44.12	43.72	43.29
Gunited Steel	59.47	58.50	57.75	57.03	56.45	55.93	55.33	54.90	54.42	53.73	53.13	52.50
Add for Underwater Lighting	1.27	1.29	1.29	1.29	1.34	1.32	1.29	1.33	1.37	1.36	1.33	1.38
Add for Pool Heating, Gas	5.99	5.94	5.87	5.86	5.91	5.92	5.96	5.99	6.00	6.16	6.28	6.34
Add for Pool Heating, Electric	10.70	10.64	10.57	10.59	10.61	10.65	10.71	10.82	10.88	11.05	11.22	11.39
Add for Ceramic Tile*	16.46	16.77	17.04	17.32	17.65	17.89	18.12	18.38	18.60	19.02	19.39	19.81
Add for Plastic Tile*	11.25	11.48	11.66	11.87	12.04	12.21	12.41	12.56	12.68	13.04	13.31	13.57
Deduct for Lack of Filter	3.27	2.96	2.73	2.57	2.39	2.26	2.17	2.08	1.97	1.81	1.71	1.59

*Wall & bottom

Irregular, or kidney shaped pool Add 15% to base

Concrete Aprons 5.17 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 scl summary of improvements.

Above-Ground Swimming Pools

Average quality installed, including pump, motor and filter

Circular		Oval/Rectangular	
Diameter	Cost	Size	Cost
12'	2100	10'x 20'	3600
14'	2800	12'x 22'	4000
16'	3300	12'x 24'	4300
18'	3600	14'x 26'	4700
20'	3900	14'x 28'	4900
24'	4500	15'x 30'	5300
27'	5200	16'x 32'	5700
30'	6000	18'x 36'	6300
Over / SF	7.21	Over / SF	7.98

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 fro the total area of the pool.

Note:
Area of circle forumla 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 9.80

Enclosed type (three (3) walls and open front)

Area	Frame	C.B.	Brick
100	35.91	44.64	59.77
200	27.31	34.94	42.94
300	23.75	30.59	34.69
400	22.79	29.73	32.79
500	21.46	28.04	30.73
600	19.92	26.30	28.08
700	18.80	25.03	26.18
800	17.95	24.06	24.75
1000	17.13	23.06	23.12
1200	16.12	21.90	21.46
1400	15.62	21.28	20.49
1600	15.06	20.62	19.55
1800	14.62	20.09	18.80
2000	14.24	19.64	18.17

Deduct for back-to-back configuration

Frame	1.14
C.B.	1.73
Brick	2.63

Deduct for earth floor 3.04

Add for stall walls

Frame	2.05
Brick	4.61

Adjust for quality grade from Schedule F.

SCHEDULE G.1 (continued)

Residential Yard Improvements

Swimming Pool Enclosures

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

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

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

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

Area	Type - 1	Type - 2	Type - 3
100	99.82	112.22	119.32
200	78.83	89.68	96.49
300	57.84	67.14	73.66
400	36.85	44.61	50.83
500	34.09	41.70	47.80
600	31.33	38.79	44.77
700	28.93	36.29	42.20
800	26.54	33.80	39.62
900	25.31	32.50	38.26
1000	24.09	31.20	36.90
1200	22.64	29.62	35.22
1300	22.11	29.04	34.60
1400	21.31	28.20	33.72
1500	20.78	27.62	33.10
1600	20.30	27.09	32.54

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

Area	Type - 1	Type - 2	Type - 3
100	143.65	155.71	162.62
200	113.09	123.61	130.21
300	82.51	91.50	97.79
400	51.95	59.40	65.38
500	47.80	55.09	60.95
600	43.65	50.78	56.51
700	40.12	47.15	52.80
800	36.59	43.52	49.08
900	34.79	41.64	47.14
1000	32.99	39.76	45.19
1200	30.87	37.51	42.83
1300	30.05	36.63	41.92
1400	28.83	35.36	40.60
1500	28.05	34.53	39.74
1600	27.34	33.78	38.95

Bath Houses

Per square foot

Area	Frame	C.B.	Brick	Add Heating
100	61.70	71.33	98.50	4.26
200	43.22	49.77	68.27	3.97
300	35.22	40.10	53.87	3.80
400	31.28	35.33	46.80	3.69
500	28.28	31.85	41.93	3.60
600	26.01	29.08	37.77	3.57
700	24.76	27.59	35.59	3.53
800	23.31	25.95	33.40	3.43
900	22.81	25.47	32.98	3.34
1000	22.44	25.11	32.66	3.28
1100	22.07	24.75	32.34	3.14
1200	21.70	24.39	32.02	3.05

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	35.26	88.34	101.26
50	24.96	62.49	71.60
75	20.57	50.78	58.18
100	18.71	45.48	52.04
125	17.37	41.54	47.43
150	16.95	40.06	45.64
175	16.57	38.63	44.00
200	16.18	37.24	42.39
250	15.32	34.37	39.05
300	14.40	31.69	35.87
350	14.20	30.69	34.70
400	14.00	29.85	33.69
500	13.58	28.11	31.69

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 Standing	Attached 1 End	Lean To
50	117.44	106.25	93.48
100	91.43	83.30	76.00
150	84.99	77.75	70.26
200	78.40	72.19	66.42
250	74.44	68.94	63.79
300	71.60	66.62	61.86
350	69.37	64.70	60.35
400	67.54	63.28	59.13
500	64.90	60.95	57.30
600	62.86	59.33	55.99
800	60.12	57.00	54.07
1000	58.19	55.39	52.85

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	314	317	321
Add per Multiple	248	250	253

Adjust for quality grade from Schedule F.

Stables
Per square foot, average quality

Area	Frame	C.B.	Brick
200	42.41	45.01	59.62
300	36.60	38.15	50.28
400	33.87	35.15	47.43
500	30.16	31.20	41.87
600	27.70	28.59	38.20
700	26.73	27.55	36.36
800	26.19	26.99	36.30
900	25.29	26.03	34.79
1000	24.38	25.06	33.27
1200	23.26	23.84	31.38
1400	21.91	22.42	29.55
1600	21.69	22.18	29.00
1800	20.54	21.00	27.27
2000	19.28	19.69	25.10
3000	18.03	18.39	22.92
4000	16.78	17.08	20.99

Deduct for earth floor	3.04
Add for unfinished loft	4.43
Add for masonry walls	1.00

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 Rate

HORIZONTAL CLOSED LOOP SYSTEMS

System Tonnage	HCLSWD w/distribution	HCLSWOD w/o distribution
2 Ton	10800	9500
2.5 Ton	13800	11600
3 Ton	17000	14100
3.5 Ton	19900	16500
4 Ton	22900	18800
5 Ton	28300	23500
6 Ton	33700	28100

VERTICAL CLOSED LOOP SYSTEMS

System Tonnage	VCLSWD w/distribution	VCLSWOD w/o distribution
2 Ton	12900	11300
2.5 Ton	16300	14300
3 Ton	20500	17700
3.5 Ton	23500	19900
4 Ton	27500	24000
5 Ton	33500	28500
6 Ton	39900	34300

OPEN DISCHARGE OPEN LOOP SYSTEMS

System Tonnage	ODOLSWD w/distribution	ODOLSWOD w/o distribution
2 Ton	9300	7900
2.5 Ton	11800	9700
3 Ton	14400	11500
3.5 Ton	17000	13300
4 Ton	19400	15200
5 Ton	23800	18900
6 Ton	28100	22700

RETURN WELL OPEN LOOP SYSTEMS

System Tonnage	RWOLSWD w/distribution	RWOLSWOD w/o distribution
2 Ton	10100	8900
2.5 Ton	12700	10700
3 Ton	15300	12600
3.5 Ton	17700	14300
4 Ton	20400	16100
5 Ton	24700	19800
6 Ton	29000	23500

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		
				2- Story	1- Story	
Size	Area	Height 16'	+/-2'	8 + 16	16'	+/- 2'
24 x 24	576	74.13	2.16	66.01	38.87	1.06
24 x 30	720	69.25	2.15	62.38	37.25	1.05
24 x 40	960	60.84	2.02	55.39	33.71	0.99
24 x 60	1440	52.48	1.87	48.72	29.90	0.92
24 x 80	1920	48.18	1.78	45.18	28.07	0.87
24 x 100	2400	45.98	1.74	43.19	26.88	0.85
30 x 40	1200	54.78	1.94	50.81	31.06	0.95
30 x 50	1500	49.75	1.33	46.65	28.80	0.90
30 x 60	1800	46.64	1.29	44.08	27.28	0.87
30 x 80	2400	43.41	1.25	41.23	25.81	0.84
30 x 100	3000	37.04	1.09	35.34	22.33	0.74
36 x 50	1800	45.83	1.29	43.44	27.11	0.62
36 x 60	2160	42.94	1.25	41.15	25.63	0.60
36 x 70	2520	41.42	1.35	39.84	27.52	0.65
36 x 80	2880	39.84	1.21	38.48	24.29	0.58
36 x 100	3600	33.31	1.04	32.47	20.48	0.50
40 x 60	2400	45.28	1.28	43.55	27.52	0.65
40 x 80	3200	40.04	1.18	39.03	24.62	0.60
40 x 100	4000	31.42	0.95	30.84	19.66	0.48
40 x 120	4800	30.59	0.94	30.17	19.25	0.48
40 x 140	5600	29.84	0.93	29.64	18.98	0.47
50 x 60	3000	34.12	1.01	33.22	21.10	0.51
50 x 80	4000	32.58	1.01	32.24	20.59	0.51
50 x 100	5000	30.78	0.98	30.63	19.78	0.50
50 x 120	6000	29.40	0.95	29.28	18.90	0.48
50 x 140	7000	32.74	1.08	32.92	21.31	0.55
60 x 80	4800	29.96	0.96	29.94	19.38	0.49
60 x 100	6000	27.81	0.92	28.09	18.18	0.47
60 x 120	7200	31.73	1.07	32.13	21.04	0.54
60 x 140	8400	30.79	1.05	31.30	20.43	0.53
60 x 160	9600	29.94	1.03	30.40	19.90	0.52
60 x 180	10800	29.16	1.01	29.59	19.43	0.51
60 x 200	12000	28.54	1.00	29.15	19.10	0.51

Included for (deduct if not present):			
Stalls and Other Features	3.77	3.17	3.13
Loft Floor	5.88	--	--
Plumbing	2.45	0.60	0.44
Lighting	1.64	1.20	0.68
Concrete Floor	3.04	3.04	3.04
Roof Insulation	--	--	--

Add for wood loft floors (included in Type -1)	5.28
Add per square foot (bin area) for wood bins	10.64
Add for stable stall walls	3.17
Deduct for earth floor	3.04

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	23.47	0.93	27.25	1.47	18.98	0.69	13.29	0.42
20 x 30	600	20.09	0.74	23.27	1.20	16.09	0.52	11.72	0.33
20 x 40	800	17.93	0.65	20.81	1.06	14.59	0.43	10.88	0.29
20 x 60	1200	16.14	0.55	18.70	0.92	13.32	0.35	10.26	0.28
20 x 80	1600	14.83	0.50	17.22	0.84	12.38	0.30	9.67	0.25
20 x 100	2000	14.09	0.47	16.36	0.80	11.78	0.28	9.27	0.23
24 x 20	480	21.08	0.83	24.56	1.33	17.37	0.64	12.17	0.34
24 x 30	720	19.07	0.65	21.98	1.07	15.77	0.47	11.84	0.38
24 x 40	960	16.87	0.57	19.48	0.94	14.11	0.39	10.81	0.32
24 x 60	1440	14.73	0.47	17.04	0.80	12.39	0.31	9.72	0.25
24 x 80	1920	13.59	0.43	15.74	0.73	11.47	0.26	9.12	0.22
24 x 100	2400	12.87	0.40	14.91	0.69	10.89	0.24	8.73	0.20
24 x 120	2880	12.20	0.38	14.16	0.66	10.36	0.22	8.33	0.18
30 x 20	600	19.89	0.74	23.07	1.20	16.40	0.59	11.70	0.33
30 x 50	1500	14.07	0.43	16.25	0.74	12.01	0.30	9.49	0.24
30 x 60	1800	13.31	0.40	15.37	0.69	11.35	0.27	9.06	0.22
30 x 80	2400	12.41	0.35	14.31	0.63	10.64	0.23	8.65	0.20
30 x 100	3000	10.56	0.33	12.36	0.59	8.97	0.20	7.16	0.17
30 x 120	3600	10.13	0.31	11.86	0.56	8.66	0.19	6.97	0.16
30 x 140	4200	9.72	0.30	11.41	0.54	8.34	0.17	6.74	0.14
30 x 160	4800	9.58	0.29	11.22	0.52	8.23	0.17	6.70	0.14
36 x 20	720	19.14	0.68	22.12	1.11	16.26	0.56	11.89	0.38
36 x 40	1440	14.18	0.43	16.35	0.74	12.23	0.32	9.62	0.25
36 x 80	2880	11.66	0.31	13.40	0.55	10.19	0.20	8.44	0.18
36 x 100	3600	9.77	0.28	11.41	0.52	8.44	0.18	6.86	0.16
36 x 120	4320	9.48	0.26	11.06	0.49	8.25	0.16	6.78	0.14
36 x 140	5040	9.18	0.25	10.71	0.47	7.99	0.15	6.61	0.13
36 x 160	5760	8.88	0.24	10.37	0.45	7.75	0.14	6.44	0.11
36 x 180	6480	8.69	0.23	10.15	0.44	7.61	0.14	6.34	0.10
40 x 20	800	17.66	0.65	20.54	1.06	15.07	0.54	10.88	0.29
40 x 60	2400	13.40	0.32	15.21	0.58	11.86	0.23	9.95	0.20
40 x 80	3200	11.81	0.28	13.48	0.52	10.49	0.19	8.86	0.16
40 x 100	4000	9.35	0.26	10.92	0.48	8.16	0.17	6.69	0.15
40 x 120	4800	9.10	0.24	10.60	0.46	7.96	0.15	6.60	0.14
40 x 140	5600	8.93	0.23	10.39	0.44	7.86	0.14	6.59	0.11
40 x 160	6400	8.69	0.22	10.11	0.42	7.67	0.13	6.46	0.10
40 x 180	7200	10.24	0.21	11.63	0.41	9.15	0.13	7.99	0.10
40 x 200	8000	10.05	0.21	11.41	0.40	9.00	0.12	7.88	0.09
50 x 40	2000	12.74	0.35	14.66	0.63	11.25	0.28	9.03	0.23
50 x 50	2500	14.33	0.31	16.09	0.56	12.96	0.23	11.06	0.19
50 x 60	3000	10.14	0.28	11.80	0.51	8.91	0.20	7.22	0.17
50 x 80	4000	9.74	0.24	11.25	0.46	8.67	0.17	7.25	0.15
50 x 100	5000	9.21	0.22	10.63	0.42	8.21	0.14	6.95	0.13
50 x 120	6000	8.75	0.20	10.12	0.40	7.83	0.13	6.67	0.11
50 x 140	7000	9.85	0.19	11.17	0.38	8.98	0.12	7.90	0.10
50 x 160	8000	9.65	0.18	10.93	0.36	8.72	0.11	7.70	0.09
50 x 180	9000	9.43	0.17	10.68	0.35	8.54	0.11	7.57	0.08
50 x 200	10000	9.21	0.17	10.44	0.34	8.37	0.10	7.43	0.08
60 x 40	2400	15.71	0.32	17.51	0.58	14.39	0.26	12.33	0.20
60 x 60	3600	9.94	0.25	11.49	0.47	8.90	0.19	7.36	0.16
60 x 80	4800	9.07	0.21	10.49	0.41	8.14	0.15	6.86	0.14

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	8.40	0.19	9.73	0.38	7.56	0.13	6.43	0.11
60 x 120	7200	9.68	0.17	10.95	0.36	8.79	0.12	7.77	0.10
60 x 140	8400	9.34	0.16	10.57	0.34	8.52	0.11	7.57	0.09
60 x 160	9600	9.08	0.15	10.28	0.33	8.30	0.10	7.41	0.08
60 x 180	10800	8.87	0.15	10.04	0.31	8.12	0.09	7.27	0.08
60 x 200	12000	8.68	0.14	9.82	0.31	7.95	0.09	7.14	0.07
60 x 250	15000	8.34	0.13	9.44	0.29	7.67	0.08	6.92	0.07
60 x 300	18000	8.08	0.13	9.15	0.28	7.45	0.07	6.74	0.06
80 x 40	3200	10.68	0.28	12.34	0.52	9.68	0.23	7.83	0.16
80 x 60	4800	9.38	0.21	10.79	0.41	8.55	0.17	7.20	0.14
80 x 80	6400	8.47	0.18	9.76	0.36	7.75	0.13	6.65	0.10
80 x 100	8000	9.24	0.15	10.44	0.33	8.49	0.11	7.53	0.09
80 x 120	9600	8.86	0.14	10.01	0.31	8.18	0.10	7.31	0.08
80 x 140	11200	8.56	0.13	9.67	0.29	7.91	0.09	7.12	0.07
80 x 160	12800	8.34	0.12	9.42	0.28	7.73	0.08	6.99	0.07
80 x 180	14400	8.14	0.12	9.19	0.27	7.55	0.08	6.85	0.07
80 x 200	16000	7.98	0.11	9.01	0.26	7.41	0.07	6.74	0.06
80 x 250	20000	7.67	0.10	8.66	0.24	7.15	0.06	6.54	0.06
80 x 300	24000	7.48	0.10	8.44	0.23	6.95	0.06	6.38	0.05
80 x 350	28000	7.28	0.09	8.22	0.23	6.78	0.06	6.24	0.05
80 x 400	32000	7.12	0.09	8.04	0.22	6.64	0.05	6.13	0.05
100 x 40	4000	11.32	0.26	12.89	0.48	10.51	0.22	8.80	0.15
100 x 60	6000	9.52	0.19	10.86	0.38	8.84	0.15	7.61	0.11
100 x 80	8000	9.19	0.15	10.40	0.33	8.51	0.12	7.51	0.09
100 x 100	10000	8.68	0.13	9.81	0.30	8.07	0.10	7.21	0.08
100 x 120	12000	8.31	0.12	9.39	0.27	7.74	0.09	6.97	0.07
100 x 140	14000	8.07	0.11	9.10	0.26	7.53	0.08	6.83	0.07
100 x 160	16000	7.85	0.10	8.86	0.25	7.34	0.07	6.69	0.06
100 x 180	18000	7.68	0.10	8.66	0.24	7.19	0.07	6.58	0.06
100 x 200	20000	7.53	0.09	8.50	0.23	7.07	0.06	6.49	0.06
100 x 250	25000	7.28	0.09	8.20	0.22	6.81	0.06	6.29	0.05
100 x 300	30000	7.05	0.08	7.95	0.21	6.61	0.05	6.12	0.05
100 x 350	35000	6.88	0.08	7.75	0.20	6.45	0.05	5.99	0.04
100 x 400	40000	6.75	0.07	7.60	0.20	6.32	0.04	5.88	0.04

Included for (deduct if not present):				
Stalls & other features	--	--	--	--
Loft floor	--	--	--	--
Plumbing	--	--	--	--
Lighting	0.20	0.20	0.12	0.08
Concrete Floor	3.04	3.04	3.04	3.04
Roof Insulation	--	0.87	--	--

Add for interior Finish - shop type (interior liner, heat, insulation, & up-graded lighting	7.51
Add for interior finish office area (wall and ceiling finish, minimal ptns and floor covering)	21.97
Add for milk parlor & milk houses - Type - 3	10.80
Add for wood loft floors	5.28
Add per square foot (of bin area) for wood bins	10.64
Add for stable stall walls	3.17
Deduct for Earth floor	3.04

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	12.99	0.72	7000	9.12	0.48
2400	12.27	0.72	8000	8.72	0.48
2800	11.71	0.56	9000	8.48	0.33
3200	11.22	0.56	10000	8.23	0.33
3600	10.90	0.56	12000	8.08	0.33
4000	10.50	0.56	14000	7.83	0.33
4400	10.25	0.48	16000	7.59	0.33
4800	10.01	0.48	18000	7.34	0.33
5200	9.85	0.48	20000	7.18	0.33
5600	9.61	0.48	22000	7.11	0.33
6000	9.45	0.48	24000	6.95	0.24

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

Included for lighting	0.20
Add for plumbing	0.44
Add for concrete floor	3.04
Add for roof insulation	0.87
Add for loft floor	5.28

Adjust for quality grade from Schedule F

Use the twenty (20) year depreciation schedule.

SCHEDULE G.2 (continued)
Farm Buildings and Structures

Hog Confinement Facilities

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

Area	Wood Frame Wood Siding	Pole Frame Metal Siding	Add for Slatted Floor	Add for Pits
600	26.14	21.85	6.01	36.20
700	25.05	21.03	5.19	32.27
800	22.97	19.41	4.34	24.42
900	21.94	18.59	4.30	21.38
1000	20.36	17.32	4.21	15.31
1200	19.62	16.86	4.16	14.05
1400	19.05	16.41	4.11	13.23
1600	18.08	15.71	4.03	11.86
1800	17.63	15.45	4.00	11.32
2000	17.30	1.20	3.96	10.71
2200	17.03	14.94	3.93	10.11
2400	16.32	14.52	3.87	9.20
2600	16.10	14.36	3.85	8.88
2800	15.93	14.20	3.82	8.57
3000	15.77	14.04	3.80	8.26
3500	15.22	13.69	3.73	7.61
4000	14.95	13.49	3.69	7.28
4500	14.70	13.30	3.66	7.06
5000	14.26	12.89	3.60	6.48
5500	13.90	12.67	3.57	6.12
6000	13.56	12.45	3.54	5.76
7000	13.87	12.77	3.51	5.41
7500	14.05	12.93	3.45	4.86
8000	13.76	12.77	3.43	4.67
9000	13.59	12.60	3.40	4.47
10000	13.24	12.44	3.38	4.28
11000	13.13	12.27	3.35	4.09
12000	12.78	12.00	3.30	3.81
13000	12.72	11.88	3.28	3.72
14000	12.49	11.77	3.25	3.63
15000	12.38	11.66	3.23	3.54
16000	12.26	11.55	3.21	3.45
17000	12.09	11.43	3.18	3.36
18000	11.97	11.32	3.16	3.27
19000	11.85	11.21	3.13	3.18
20000	11.68	11.10	3.11	3.09
& Over	11.40	10.87	3.06	2.91

Included for (deduct if not present):	
Plumbing	0.60
Lighting	1.20
Concrete floor	3.04
Insulation	0.87
Walls per LF	
Wood siding, wood frame	44.53
Metal siding, pole frame	26.82

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	6.66	7.33	7.95	8.84	9.37
Earth floor	3.55	4.22	4.83	5.73	6.26

Veal Confinement Facilities

Price per square foot

Area	Cost	Area	Cost
500	25.83	9500	10.31
600	24.40	10000	10.17
700	22.97	11000	10.03
800	20.66	12000	9.78
900	19.78	13000	9.68
1000	18.11	14000	9.57
1500	15.81	15000	9.47
2000	14.38	16000	9.37
2500	13.52	17000	9.26
3000	13.06	18000	9.16
3500	12.25	19000	9.06
4000	11.89	20000	8.95
4500	11.61	21000	8.85
5000	11.03	22000	8.75
5500	10.75	23000	8.64
6000	10.46	24000	8.54
6500	10.65	25000	8.42
7000	10.84	26000	8.30
7500	10.89	27000	8.19
8000	10.74	28000	8.07
8500	10.60	29000	7.95
9000	10.46	30000	7.84

Included for (deduct if not present):	
Plumbing	0.60
Lighting	1.20
Concrete floor	3.04
Insulation	0.87

Use the twenty (20) year depreciation schedule.

Poultry Confinement

(Typically associated with cage type operations)

Per square foot

Size	Area	Wood Siding Frame	Metal Siding Wood Frame or Pole
20 X 400	8000	24.52	22.70
20 X 600	12000	22.97	21.32
20 X 800	16000	22.14	20.72
20 x 1000	20000	21.52	20.13
40 x 400	16000	17.27	16.32
40 x 600	24000	16.19	15.36
40 x 800	32000	15.53	14.73
40 x 1000	40000	15.20	14.49
60 x 400	24000	15.02	14.29
60 x 600	36000	14.10	13.42
60 x 800	48000	14.45	13.81
60 x 1000	60000	14.08	13.46

Included for (deduct if not present):	
Insulation	--
Concrete floor	3.04
Plumbing	1.46
Electricity	1.44
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	19.95	17.13
6 x 38	228	19.29	16.68
6 x 52	312	19.06	16.61
6 x 66	396	18.99	16.45
6 x 80	480	18.77	16.38

DRIVE-THRU TYPE

Size	Area	Wood Slat	Weld Wire
24 x 30	720	16.23	15.79
28 x 30	840	16.16	15.57
28 x 34	952	16.01	15.48
30 x 36	1080	15.79	15.34
30 x 40	1200	15.71	15.27

Add for storage bins over crib	
Wood slat	4.69
Weld wire	2.83
Add for lighting	1.20
Sound value range	$ 100 - 1000

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)	1.63		
Included for (deduct if not present)			
Concrete floor slab per s.f.	3.04		
Roof	326		
Add per square foot of surface for metal skin	2.83		
Sound value range	$ 100	to	$ 800

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	150	165	188	207	236	266
Plank 30' Wide	226	255	314	368	443	511
+/- 1" Wide	4.92	5.44	6.11	6.85	7.82	8.94
Bunker						
Plank 30' Wide	188	211	277	324	434	503
+/- 1" Wide	2.98	2.98	2.98	2.98	2.98	2.98

Use the twenty (20) year depreciation schedule.

Feed Lots

Per square foot

Canopies	4.24
Concrete flat work	3.04

Slurry Tanks

IN - GROUND

Round tanks	2.14	to	2.69	cu ft
Rectangular	2.33	to	3.24	cu ft
Plank cover, deduct			3.73	per SF
No cover, deduct			6.92	per SF

ABOVE GROUND

42 x 14	36000
42 x 19	43000
42 x 23	51000
62 x 14	51000
62 x 19	65000
62 x 23	81000
81 x 14	81000
81 x 19	99000
81 x 23	124000
101 x 14	102000
101 x 19	129000
101 x 23	142000

Use the twenty (20) year depreciation schedule.

Poultry Houses

Average quality, nonconfinement type

Area	Frame	C. B.
240	22.56	27.48
360	20.03	24.12
480	18.62	22.04
600	17.65	20.70
800	16.61	19.21
1000	15.79	18.17
1200	15.27	17.42
1400	14.82	16.90
1600	14.52	16.45
1800	14.30	16.01
2000	14.08	15.71
2200	13.85	15.48
2400	13.70	15.27
2600	13.56	15.05
2800	13.40	14.82
3000	13.33	14.74

Adjust for quality grade from Schedule F.

Sound value range	$ 100	to	$ 2,500

Butler Low-Moisture Silos

Per item

24' x 58'	67000
27' x 59'	79000
36' x 69'	129000

Granaries

Per square foot, average quality

Size	Area	1 Story & Loft
24 X 36	864	16.76
26 X 36	936	16.38
28 X 36	1008	15.86
28 X 40	1120	15.57
30 X 40	1200	15.34
36 X 40	1440	14.89

Add for storage bins	3.05		
Adjust for quality grade from Schedule F.			
Sound value range	$ 100	to	$ 1,300

SCHEDULE G.2 (continued)
Farm Buildings and Structures

Silos
Per item, typical costs including floor slabs & foundation

Diameter	Concrete		Masonry		Steel	
& Height	Stave	Reinf	Tile/C.B.	Brick	Unlined	Glass Lined
12' x 20'	6,600	8,500	7,400	10,300	9,300	12,500
12' x 25'	8,000	10,300	8,500	12,100	11,100	15,700
12' x 30'	8,900	12,100	10,300	14,100	13,000	17,700
12' x 40'	11,100	15,700	12,500	17,700	16,900	23,600
12' x 50'	14,100	18,700	15,700	21,900	20,500	29,100
14' x 20'	8,500	10,300	8,900	12,100	11,100	15,700
14' x 25'	9,300	12,100	10,300	14,100	13,400	18,400
14' x 30'	10,700	14,100	12,100	16,900	15,900	21,400
14' x 40'	13,400	18,400	15,700	21,400	19,600	27,600
14' x 50'	16,400	21,900	18,400	26,200	24,200	34,300
16' x 20'	9,300	12,100	10,300	14,100	13,000	17,700
16' x 25'	11,100	14,400	12,100	16,900	15,900	21,400
16' x 30'	12,500	16,900	14,100	19,600	17,700	25,000
16' x 40'	15,900	21,400	17,700	25,000	22,700	31,700
16' x 50'	19,100	25,700	21,400	30,600	27,900	39,100
16' x 60'	21,900	30,600	25,000	35,600	32,800	46,300
18' x 20'	11,100	14,100	12,100	15,900	15,700	20,100
18' x 25'	12,500	16,900	14,100	19,100	17,700	24,200
18' x 30'	14,400	19,100	15,900	21,900	20,500	28,400
18' x 40'	18,400	24,200	20,100	28,400	26,200	36,400
18' x 50'	21,400	29,100	24,200	34,500	31,700	44,200
18' x 60'	25,300	34,500	28,400	40,100	37,200	52,100
18' x 70'	29,100	39,100	32,200	46,300	42,700	62,600
20' x 20'	12,500	15,900	14,100	18,400	17,200	22,700
20' x 25'	14,800	19,100	15,900	21,400	20,500	27,100
20' x 30'	16,900	21,400	18,400	25,300	23,600	31,700
20' x 40'	20,500	27,100	22,700	31,700	29,400	40,500
20' x 50'	25,000	32,800	27,100	38,400	36,000	49,400
20' x 60'	28,400	38,400	31,700	45,500	42,200	58,900
20' x 70'	32,800	44,100	36,400	51,800	48,100	70,000
20' x 80'	36,400	49,400	40,500	58,900	54,400	82,700
20' x 90'	40,000	54,800	44,600	65,900	60,600	95,300
20' x 100'	43,400	60,200	48,900	73,000	66,800	107,800
24' x 20'	15,900	20,100	17,700	22,700	21,400	27,900
24' x 25'	18,400	23,600	20,100	27,100	25,300	33,500
24' x 30'	20,900	27,100	22,700	30,800	29,100	38,700
24' x 40'	26,200	33,500	27,900	38,700	36,400	49,400
24' x 50'	30,600	40,100	33,500	47,100	44,100	60,600
24' x 60'	34,500	47,100	38,700	45,300	51,200	71,600
24' x 70'	40,000	53,600	44,200	63,100	58,400	85,000
24' x 80'	44,200	60,600	49,400	71,600	65,800	99,800
24' x 90'	48,600	67,600	54,700	82,300	73,000	114,800
24' x 100'	52,900	74,700	59,700	90,800	80,200	129,600
25' x 35'	23,800	30,800	26,200	36,400	33,500	45,700
25' x 40'	26,200	34,500	29,100	40,100	37,200	51,200
25' x 65'	38,400	52,100	42,700	57,000	57,000	85,600
25' x 80'	45,700	62,600	51,200	73,800	68,100	103,700
25' x 90'	50,400	69,600	56,500	84,300	75,400	118,600
25' x 100'	55,200	76,700	61,500	92,700	82,700	133,500
28' x 40'	29,500	37,800	31,600	43,000	40,700	54,700
28' x 50'	33,900	44,500	37,200	51,500	48,500	65,800
28' x 60'	37,800	51,500	42,300	59,300	55,600	76,700
28' x 70'	43,200	57,800	48,000	67,300	62,800	90,100
28' x 80'	47,500	65,000	53,000	75,800	70,000	105,100
28' x 90'	51,800	71,200	58,300	84,300	77,300	119,900
28' x 100'	56,200	78,000	63,300	92,700	84,600	134,800
32' x 50'	37,200	48,600	40,900	55,800	52,600	70,900
32' x 60'	41,100	55,600	46,000	63,600	60,000	81,900
32' x 70'	46,400	62,000	51,700	71,700	67,200	95,300
32' x 80'	50,800	69,100	56,900	80,200	74,400	110,200
32' x 90'	55,200	76,100	62,000	88,600	81,600	125,100
32' x 100'	59,600	83,100	67,200	97,100	88,900	139,900

SCHEDULE G.2 (continued)

Farm Buildings and Structures

Silos (continued)

Per item, typical costs including floor slabs & foundation

Diameter	Concrete		Masonry		Steel	
& Height	Stave	Reinf	Tile/C.B.	Brick	Unlined	Glass Lined
36' x 60'	44,500	59,700	49,900	68,000	64,300	87,000
36' x 70'	50,800	66,100	55,400	76,100	71,600	100,500
36' x 80'	54,200	73,100	60,600	84,600	78,700	115,400
36' x 90'	58,400	80,200	65,800	93,000	86,000	130,200
36' x 100'	62,800	87,200	70,900	101,500	93,100	145,100

Deduct for no roof

12'	1,200	18'	2,700	28'	4,900
14'	1,700	20'	3,300	30'	5,800
16'	2,100	24'	4,100	36'	6,600

Sound value range is $100 - $65,000

Use the twenty (20) year depreciation schedule.

Steel Grain Bins

Per item, installed

Size Dia x Hgt	Capacity (Bushels)	Cost	Size Dia x Hgt	Capacity (Bushels)	Cost	Size Dia x Hgt	Capacity (Bushels)	Cost
15' x 7'4"	1,035	4,000	27' x 33'0"	15,115	27,800	48' x 58'8"	84,920	109,900
15' x 11'0"	1,555	4,700	27' x 40'4"	18,470	32,000	60' x 18'4"	41,460	51,700
15' x 14'8"	2,070	6,100	27' x 47'8"	21,830	39,300	60' x 25'8"	58,040	72,700
15' x 18'4"	2,590	6,900	30' x 14'8"	8,290	14,400	60' x 33'0"	74,640	93,600
18' x 11'0"	2,240	6,300	30' x 18'4"	10,365	16,500	60' x 40'4"	91,225	114,300
18' x 14'8"	2,985	6,900	30' x 22'0"	12,440	18,900	60' x 47'8"	107,805	139,300
18' x 18'4"	3,730	8,500	30' x 25'8"	14,515	22,100	60' x 55'0"	124,345	150,700
18' x 22'0"	4,480	10,200	30' x 33'0"	18,660	30,500	60' x 66'0"	149,215	176,500
18' x 25'8"	5,225	11,800	30' x 40'4"	22,805	34,100	60' x 77'0"	174,080	203,200
18' x 33'0"	6,720	18,000	30' x 47'8"	26,955	42,900	72' x 33'0"	107,435	134,900
18' x 40'4"	8,210	20,600	36' x 14'8"	11,935	18,900	72' x 40'4"	131,295	159,100
18' x 47'8"	9,705	24,300	36' x 18'4"	14,925	22,100	72 x 47'8"	155,190	183,500
21' x 11'0"	3,050	8,100	36' x 22'0"	17,915	25,700	72' x 55'0"	179,055	209,100
21' x 14'8"	4,060	9,200	36' x 25'8"	20,895	29,100	72' x 66'0"	214,865	244,400
21' x 18'4"	5,170	10,600	36' x 33'0"	26,870	42,900	72' x 77'0"	250,680	277,500
21' x 22'0"	6,095	13,300	36' x 40'4"	32,840	47,400	75' x 33'0"	116,575	141,300
21' x 25'8"	7,110	14,400	36' x 47'8"	38,815	56,200	75' x 40'4"	142,465	168,400
21' x 33'0"	9,145	20,700	36' x 58'8"	47,770	68,900	75' x 47'8"	168,395	196,600
21' x 40'4"	11,175	22,800	42' x 14'8"	16,255	25,000	75' x 55'0"	194,290	221,000
21' x 47'8"	13,205	29,900	42' x 18'4"	20,320	29,500	75' x 66'0"	233,145	258,200
24' x 11'0"	3,980	9,700	42' x 22'0"	24,385	34,500	75' x 77'0"	272,005	301,200
24' x 14'8"	5,310	10,900	42' x 25'8"	28,445	40,100	78' x 33'0"	126,085	152,700
24' x 18'4"	6,635	12,800	42' x 33'0"	36,575	55,100	78' x 40'4"	154,090	182,100
24' x 22'0"	7,960	15,400	42' x 40'4"	44,775	65,000	78' x 47'8"	182,135	212,600
24' x 25'8"	9,290	17,500	42' x 47'8"	52,980	74,700	78' x 55'0"	210,140	239,000
24' x 33'0"	11,945	21,400	42' x 58'8"	65,020	91,600	78' x 66'0"	252,170	279,300
24' x 40'4"	14,595	25,600	48' x 14'8"	21,225	33,000	78' x 77'0"	294,200	316,900
24' x 47'8"	17,250	17,500	48' x 18'4"	26,535	39,400	90' x 33'0"	167,865	195,900
27' x 11'0"	5,040	10,600	48' x 22'0"	31,850	47,400	90' x 40'4"	205,150	233,400
27' x 14'8"	6,715	12,200	48' x 25'8"	37,155	51,700	90' x 47'8"	242,490	268,500
27' x 18'4"	8,395	14,700	48' x 33'0"	47,770	66,600	90' x 55'0"	279,775	301,400
27' x 22'0"	10,075	16,500	48' x 40'4"	58,385	78,900	90' x 66'0"	335,730	361,700
27' x 25'8"	11,755	18,900	48' x 47'8"	68,995	93,000	90' x 77'0"	391,685	422,000

Use the twenty (20) year depreciation schedule.

To calculate the volume of a cylindrical bin:

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

SCHEDULE G.2 (continued)
Farm Buildings and Structures

Milk Houses
Per square foot

Area	Grade D	Grade C	Grade B
100	40.56	50.65	60.76
200	30.33	37.54	45.04
300	24.97	31.21	37.45
400	21.88	27.36	32.85
500	20.29	25.34	30.37
600	18.86	23.61	28.37
700	17.73	22.16	26.59
800	17.10	21.41	25.72
1000	16.12	20.11	24.12
1200	15.13	18.91	22.69

Sound value range $200 to $2,000

Milking Parlor
Per square foot

Area	Grade D	Grade C	Grade B
100	39.66	49.59	59.51
300	24.58	30.69	36.90
500	20.95	26.16	31.36
700	19.18	23.96	28.75
900	17.79	22.24	26.69
1200	16.36	20.42	24.49
1400	15.69	19.65	23.60
1600	15.13	18.88	22.63
1800	14.64	18.28	21.93
2000	14.17	17.69	21.20
2200	13.81	17.27	20.74
2400	13.50	16.87	20.23

Sound value range $200 to $3,500

Tobbaco 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	20.38	18.71	15.16	12.55	11.61	11.17
Masonry	43.95	39.53	30.39	23.50	20.89	19.87
Add or deduct for each 1' height						
Frame	0.65	0.51	0.29	0.21	0.21	0.07
Masonry	1.67	1.59	1.09	0.72	0.65	0.65

Add for concrete floor 3.04
Add for lighting 1.20

Adjust for quality grade from Schedule F.

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

Length (Feet)	Width 30'	40'	60'	70'
30	13.18	14.15	14.96	15.57
36	12.43	13.33	14.15	14.74
48	11.46	12.43	13.33	13.85
60	10.80	11.69	12.51	13.11
72	10.35	11.32	11.91	12.29
84	10.06	10.80	11.46	11.76
96	9.46	10.35	11.02	11.32
108	9.23	10.27	10.65	10.87
120	8.94	9.83	10.35	10.65
160	8.26	9.09	9.61	9.83
200	8.04	8.64	9.09	9.38
240	7.97	8.26	8.64	8.86

Add per square foot floor area:	
Asphalt floor	1.64
Concrete slab floor	3.04
Lighting	1.20
Insulation	0.87
Heating (unit gas heaters)	1.12

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	13.40	11.91	11.24	11.02	10.55
Masonary	27.03	21.66	18.62	18.17	16.68
Add or deduct for each 1' height					
Frame	0.30	0.22	0.22	0.22	0.22
Masonary	0.97	0.67	0.52	0.52	0.30
Add for concrete floor					3.04
Add for lighting					1.20

Adjust for quality grade from Schedule F.
Sound value range $200 to $7,500

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, 2011. 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, 2011 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	93.00%	Hendricks	100.00%	Pike	87.00%
Allen	93.00%	Henry	83.00%	Porter	104.00%
Bartholomew	91.00%	Howard	86.00%	Posey	100.00%
Benton	89.00%	Huntington	93.00%	Pulaski	88.00%
Blackford	83.00%	Jackson	91.00%	Putnam	100.00%
Boone	100.00%	Jasper	93.00%	Randolph	83.00%
Brown	93.00%	Jay	83.00%	Ripley	93.00%
Carroll	86.00%	Jefferson	90.00%	Rush	100.00%
Cass	86.00%	Jennings	91.00%	Scott	89.00%
Clark	89.00%	Johnson	100.00%	Shelby	99.00%
Clay	92.00%	Knox	85.00%	Spencer	94.00%
Clinton	100.00%	Kosciusko	91.00%	St. Joseph	92.00%
Crawford	89.00%	LaGrange	93.00%	Starke	95.00%
Daviess	85.00%	Lake	104.00%	Steuben	93.00%
Dearborn	93.00%	LaPorte	102.00%	Sullivan	92.00%
Decatur	91.00%	Lawrence	92.00%	Switzerland	93.00%
Dekalb	93.00%	Madison	100.00%	Tippecanoe	89.00%
Delaware	83.00%	Marion	100.00%	Tipton	100.00%
Dubois	85.00%	Marshall	92.00%	Union	84.00%
Elkhart	92.00%	Martin	86.00%	Vanderburgh	100.00%
Fayette	83.00%	Miami	86.00%	Vermillion	91.00%
Floyd	89.00%	Monroe	92.00%	Vigo	92.00%
Fountain	89.00%	Montgomery	89.00%	Wabash	86.00%
Franklin	93.00%	Morgan	100.00%	Warren	89.00%
Fulton	86.00%	Newton	93.00%	Warrick	100.00%
Gibson	100.00%	Noble	93.00%	Washington	89.00%
Grant	86.00%	Ohio	93.00%	Wayne	83.00%
Greene	92.00%	Orange	92.00%	Wells	92.00%
Hamilton	100.00%	Owen	92.00%	White	89.00%
Hancock	100.00%	Parke	92.00%	Whitley	93.00%
Harrison	89.00%	Perry	85.00%		