

**SCHEDULE G (continued)**

**Yard Improvements**

**Brick and Concrete Stacks**

Per item (in thousands of dollars)  
including normal foundation, brick lining for  
1/3 of the height, ladder and lightning rod.

Height	I.D. Top	Brick	Concrete
75'	4'	70	55
	5'	78	63
	6'	99	82
100'	4'	92	75
	5'	106	83
	6'	131	109
	7'	144	118
	8'	166	141
125'	5'	133	106
	6'	165	138
	7'	183	149
	8'	210	177
	9'	260	222
150'	6'	199	165
	7'	219	180
	8'	251	212
	9'	313	265
	10'	345	299
175'	7'	255	209
	8'	295	247
	9'	364	311
	10'	404	349
	12'	434	378
200'	8'	336	282
	9'	416	354
	10'	460	399
	12'	495	434
	14'	584	513
225'	8'	378	319
	10'	469	400
	12'	519	449
	14'	559	489
	16'	658	579
250'	10'	469	400
	12'	519	449
	14'	559	489
	16'	658	579
	18'	748	658

**Steel Stacks**

Per linear foot of height, installed complete  
including foundation and painted exterior.

Thickness (At Base)	Diameter at Base							
	18"	24"	30"	36"	48"	60"	72"	84"
10 Gauge	178	227	273	321	407	499	575	---
8 Gauge	205	260	315	360	460	551	644	---
1/4" Plate	---	338	399	460	582	697	804	920
3/8" Plate	---	---	---	582	728	881	996	1112
1/2" Plate	---	---	---	---	844	996	1149	1304
Guy Wire (L.F.)	0.46	0.56	0.60	0.69	0.79	0.92	0.99	1.07
Guy Band (Each)	50	76	97	119	167	218	268	326
Roof Flashing	353	499	652	804	1149	1495	1840	2223
Umbrella Top (Each)	131	200	276	360	544	---	---	---

**SCHEDULE G (continued)**

**Yard Improvements**

**Incinerators**

**STEEL**

Costs include scrubber, but do not include chimney.

Pounds per Hour	Cost
50	18700
100	20900
200	26300
400	39900
600	61900
1000	146600
Add for feeder	6900 to 10600

**BRICK**

Costs include brick work, but do not include chimney or pollution control.

Pounds per Hour	Cost
100	11100
200	14100
400	20500
600	26100
1000	37700
2000	67700
3000	97300
5000	156600

For refractory lining, add 200%.

**Drive-In Theaters**

Costs are broken into major cost items on a per space basis. Some theaters may be mixed in quality requiring substitution from another grade.

	<b>D</b>	<b>C</b>	<b>B</b>	<b>A</b>
Engineering	113	140	175	214
Grading	110	134	167	205
Paving	341	439	564	726
Screens	124	171	238	329
Ticket Booth	12	15	18	21
Miscellaneous				
Landscaping, etc.	76	110	160	232
Cost per car space	777	1008	1322	1727

**UNIT COSTS**

The following costs may be used to either make adjustments to the cost per space pricing or as a build-up method to develop a complete theater cost.

	Low	Average	Good
Screen, per sq. ft. of screen area			
Wood frame on poles	19.44	21.09	24.80
Wood frame on timbers:			
Plain	23.59	22.16	25.80
Ornate	31.42	29.43	34.78
Steel frame:			
Plain	23.24	29.05	35.97
Ornate	31.23	29.34	34.61
Concrete, with steel-framed			
screen enclosure	40.85	50.27	61.28
Ticket Booths, each	5,964.70	5,997.61	7,223.23

NOTE: Refer to the 30-year life table for depreciation.

NOTE: All other buildings including projection booths and security fencing should be priced from the appropriate schedule.

**Chimneys**

**BRICK CHIMNEYS**

Average cost per foot of height with tile flues, including foundation.

	<i>Per vertical LF</i>
8" square or round flue	164.00
12" square or round flue	210.00
2-8" square or round flue	215.00
10" x 18" rectangle flue	220.00
1-8" and 1-12" square flue	260.00

**METAL CHIMNEYS**

Average cost per linear foot for round galvanized metal stacks.

Size	Single Wall	Double Wall	Triple Wall
6"	24.86	27.13	29.03
8"	28.70	32.87	42.45
10"	38.10	47.64	59.50
Add for thru-the-wall installations.		196	313
Add for box framed decorative chimney housing per linear foot:			
Wood or stucco		19.37	28.92
Metal		35.77	53.00

**SCHEDULE G (continued)**

**Yard Improvements**

**Miniature Golf Courses**

Typical cost per hole including plumbing but excluding building structures, fencing, and parking areas.

Excellent installation, professionally designed	18200
Good installation	12200
Average quality installation	5500
Low cost installation	2600

**Golf Driving Range**

Typical cost per station, including station paving, normal fencing, but excluding building structures and parking areas

Excellent installation	5600
Good installation	3700
Average installation	2900
Low cost installation	1900

**Artificial Turf**

Per square foot, for football and baseball,

including pad	8.27	to	10.37
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**Bleachers**

Typical cost

	Seats	Per S.F.*	Per Seat
Portable, steel frame, wood benches, outdoor	Up to 800	16.38	51.13
	Over 800	15.18	45.62
Permanent, wood frame and benches, outdoor	Up to 1000	21.26	67.02
	1000 to 2000	19.77	61.52
	Over 2000	18.51	56.65
Permanent, steel frame fiberglass benches, outdoor	Up to 1000	32.98	103.89
	1000 to 2000	30.66	95.35
	Over 2000	28.68	87.79
Add for roofed area	7.69	to	9.89 per S.F.

**OUTDOOR STANDS OVER DRESSING ROOMS**

including finish and plumbing

	Per S.F.*	Per Seat
Average wood seats, steel frame	69.08	217.16
Average steel seats, concrete or masonry walls	77.47	240.47
Average concrete seats, concrete or masonry walls	104.10	314.69
Add for roofed area; per sq.ft.	10.5 to 16.95	per S.F.

\*Square foot of projected horizontal area

**Running Tracks**

Per square foot

Gravel and cinder on stone base	1.22
Resilient paving, rubber cork base	
Plain	2.49
Colored	3.04
Rubberized asphalt, colored	3.31
Artificial resilient material, asphalt base	10.75

Typical cost for gravel track with minimal requirements for

440 yard oval 21' wide, 24' x 750' long straight-away, including high jump, pole vault, broad jump, discus and hammer throw and shot-put facilities 79,000 to 102,000

Typical cost to include football field 159,000 to 198,000

**Sports Stadium**

Typical cost range per seating capacity (baseball capacity) for all structural improvements in-place.

Older type parks	1400	to	1700
Modern type parks	1700	to	2800
Enclosed, roofed stadiums, artificial turf, scoreboard	2600	to	5400

**Tennis Courts**

Typical cost range per court, 60 x 120 including fencing

	Standard	Deluxe
Clay surfaced court	33800	47300
Add per additional court	26700	37400
Asphalt surfaced court	33100	46300
Add per additional court	26100	36500
Sod surfaced court	33100	46300
Add per additional court	26400	37000
Add for lighting	8976	12600
Per additional court	4488	6300

**Paddle Tennis Courts**

Typical costs range per set, 54' x 55' deck with two 18' x 39' playing courts, installed complete including deck and supports, accessories.

	Standard	Deluxe
Bituminous concrete deck, colored	34000	43000
Treated wood deck	40000	52000
Insulated steel deck	43000	52000

**Shuffle Board Courts**

Typical cost per court, 6' x 52' concrete 1900 to 2900

**SCHEDULE G (continued)**

**Yard Improvements**

**Mobile Home Parks**

General Specifications

**EXCELLENT "A"**

The excellent mobile home park provides deluxe accommodations for the largest single and double wide homes. It will have complete and various recreational facilities of top quality and feature generous amounts of landscaping, sprinkler systems, etc.

**GOOD 'B'**

The typical good park is one catering to the larger, permanent mobile home. It will accommodate a limited quantity of double wides and will feature complete recreational facilities. All utilities are underground and may include cable TV systems.

**AVERAGE 'C'**

This type of park is built more for permanent occupancy and will have spaces to accommodate the manufactured home up to sixty (60) feet but few if, any, double wide versions. They will have utility buildings, office and possibly recreational facilities, electrical costs include underground service and telephone

to most sites as well as street lighting.

**LOW COST "D"**

Developed for transient or semi-permanent occupancy, these parks usually have car-drawn trailers up to forty-five feet (45) long. They feature limited planning and facilities and have sewer or septic system hook-ups and water, but not gas hook-ups, except to utility buildings and electrical service is overhead.

**CHEAP 'E'**

Typical of sites developed in outlying rural areas where there is minimal or no building code enforcement. There will be close spacing and few facilities and are designed for smaller mobile homes. They feature water service to common hydrants with no trailer hook-ups.

**Cost per site**

Quality Grade	A		B		C		D		E						
*Site Size (Sq. Ft.)	2700	--	5100	2000	--	4700	1700	--	3700	1000	--	2900	700	--	2400
**Cost Range (\$)	13940	--	14770	10050	--	11290	6630	--	7830	4530	--	5590	2310	--	3260
Components of Above Cost.															
Engineering	1360		1470	1020		1140	690		800	470		560	230		330
Site Grading	1310		1400	920		1040	570		700	370		470	180		260
Street Paving	2040		2160	1500		1680	990		1180	750		940	450		620
Patios and Walks	1760		1850	1140		1290	750		880	500		600	260		350
Sewers	1330		1410	1080		1230	830		970	590		740	350		500
Water	1300		1360	990		1100	690		800	500		600	290		410
Electric	2180		2310	1620		1810	1070		1280	740		900	380		540
Gas	850		900	590		670	370		430	230		290	0		0
Misc. (Landscaping, Recreation, Facilities, Etc.)	1810		1910	1190		1330	670		790	380		490	170		250
<b>Total</b>	<b>13940</b>		<b>14770</b>	<b>10050</b>		<b>11290</b>	<b>6630</b>		<b>7830</b>	<b>4530</b>		<b>5590</b>	<b>2310</b>		<b>3260</b>

\*Site size refers to the average of the actual site on which the mobile home is situated, exclusive of access drives, recreation areas, and service areas.

\*\*The cost range per site includes all of the components shown above, naturally, if the sites being appraised do not include all of the above components, proper deductions should be made according to the above schedule.

NOTE: In Appraising mobile home parks through the use of this schedule, complete the following steps:

1. Enter the number of sites and proper rate in the SUMMARY OF IMPROVEMENTS section and calculate reproduction cost.
2. Apply proper depreciation considering age, condition, and neighborhood desirability (use residential guidelines).
3. Appraise other structures (i.e. garages, community rooms, laundry buildings, etc.) from appropriate schedules.

NOTE: This schedule is NOT to be used for recreational vehicle parks.