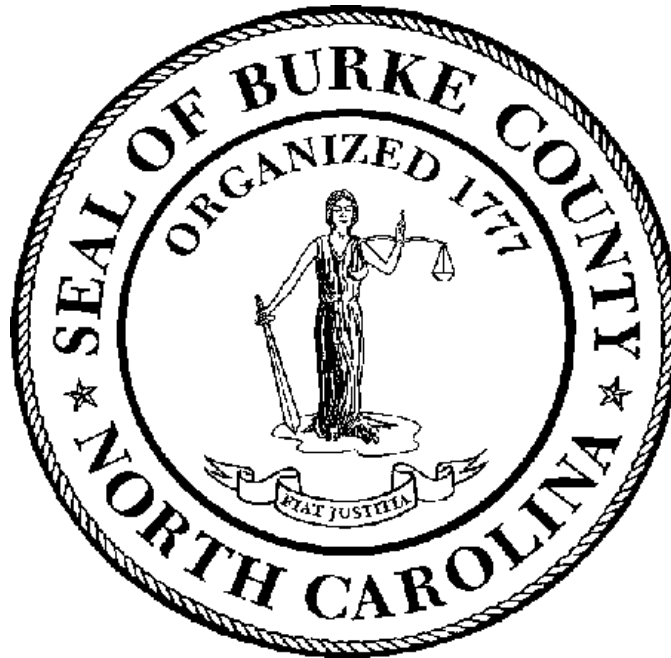


**2013 SCHEDULE OF VALUES  
FOR  
BURKE COUNTY, NORTH CAROLINA**



**COMMISSIONERS**

**WAYNE F. ABELE, SR. – CHAIRMAN  
BRUCE A. HAWKINS – VICE CHAIRMAN  
STEVEN M. SMITH – COMMISSIONER  
MAYNARD M. TAYLOR - COMMISSIONER  
JOHNNIE CARSWELL - COMMISSIONER**

**COUNTY ATTORNEY**

**JAMES R. SIMPSON**

**TAX ATTORNEY**

**G. REDMOND DILL, JR**

**2013 REAL PROPERTY APPRAISAL MANUAL**

**DANIEL K. ISENHOUR  
TAX ADMINISTRATOR**

**BILL SMITH  
PROPERTY TAX MANAGER**

**TABLE OF CONTENTS**

<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
INTRODUCTION	1
BRIEF GLOSSARY OF TERMS	2
MASS APPRAISAL PROCESS	3-7
COST APPROACH TO VALUE	8
DIRECT SALES COMPARISON APPROACH TO VALUE	9
INCOME APPROACH TO VALUE – RESIDENTIAL	10
INCOME APPROACH TO VALUE – COMMERCIAL/INDUSTRIAL	11
CONCLUSION	12
MODIFIED INCOME APPROACH GUIDE	13
ADDENDA	14
RESIDENTIAL PROPERTIES	15
QUALITY GRADE SALES SUMMARY	16
GRADE “A-PLUS” RESIDENCES – DESCRIPTION	17
QUALITY GRADE “A” RESIDENCES	18-30
QUALITY GRADE “B” RESIDENCES	31-45
QUALITY GRADE “C” RESIDENCES	46-58
QUALITY GRADE “D” RESIDENCES	59-71
QUALITY GRADE “E” RESIDENCES	72-80

**TITLE**

**SECTION**

DEPRECIATION - COMBINED SCHEDULE

**DEPRECIATION**

DEPRECIATION SCHEDULES

LAND GLOSSARY

**LAND**

LAND COST SCHEDULES

STRUCTURE GLOSSARY

**STRUCTURE**

STRUCTURE COST SCHEDULES

OTHER FEATURE GLOSSARY

**OTHER FEATURE**

OTHER FEATURE COST SCHEDULES

## **INTRODUCTION**

AS REQUIRED BY N.C.G.S. 105-286, "TIME FOR GENERAL REAPPRAISAL OF REAL PROPERTY", BURKE COUNTY HAS DEVELOPED THE FOLLOWING "SCHEDULE OF VALUES" FOR USE IN COMPLETING THE 2013 BURKE COUNTY REAPPRAISAL PROJECT. THIS MANUAL WILL BE UTILIZED UNTIL THE NEXT GENERAL REAPPRAISAL.

WHILE ALL COST SCHEDULES MUST BE TEMPERED WITH SOUND APPRAISAL JUDGEMENT, THE PROPER USE OF THIS MANUAL WILL YIELD RELIABLE AND CONSISTENT ESTIMATES OF MARKET VALUE. THUS, THE PROPER USE OF THIS MANUAL WILL COMPLY WITH THE REQUIREMENTS OF N.C.G.S. 105-283, "UNIFORM APPRAISAL STANDARDS", AS WELL AS N.C.G.S. 105-284, "UNIFORM ASSESSMENT STANDARD".

THIS "SCHEDULE OF VALUES" WILL DISPLAY A BRIEF OVERVIEW OF THE MASS APPRAISAL PROCESS, INCLUDING LAND SALES ANALYSIS, LAND VALUATION METHODOLOGY, BUILDING VALUATION BY PROPERTY TYPE, ACCURED DEPRECIATION, FINAL VALUE ESTIMATES RESULTING FROM A MARKET-ORIENTED COST APPROACH, AND A BRIEF DEMONSTRATION OF THE THREE APPROACHES TO VALUE IN THE MASS APPRAISAL PROCESS.



**BRIEF GLOSSERY OF TERMS**

<b>AGGREGATE RATIO</b>	Sum of the appraised values divided by the sum of the sales prices.
<b>ASP</b>	Adjusted Sales Price
<b>ASPSF</b>	Adjusted Sales Price per Square Foot
<b>GAM</b>	Gross Annual Multiplier
<b>GIS</b>	Geographic Information System
<b>GRM</b>	Gross Rent Multiplier
<b>NBHD</b>	Neighborhood
<b>MEAN RATIO</b>	Sum of the individual sales ratios divided by the number of sales
<b>MEDIAN RATIO</b>	The Middle Ratio if there is an uneven number of observations. if an even number of observations, The sum of the middle two Observations divided by two.
<b>PIN</b>	Parcel Identifier Number
<b>PRC</b>	Property Record Card
<b>PRD</b>	Price Related Differential- The Mean Ratio divided by the Aggregate Mean Ratio
<b>RCN</b>	Replacement Cost New
<b>SALES RATIO</b>	The Appraised Value divided by the Sales Price
<b>SP</b>	Sales Price
<b>SPSF</b>	Sales Price per Square Foot
<b>USPAP</b>	Uniform Standards of Professional Appraisal Practice

**MASS APPRAISAL PROCESS**

THE MASS APPRAISAL PROCESS INCLUDES THE COLLECTION AND ANALYSIS OF GENERAL AND SPECIFIC DATA, INCLUDING, BUT NOT LIMITED TO, PHYSICAL AND ECONOMIC DATA AS IT EXISTS IN BURKE COUNTY. ALL THREE APPROACHES TO VALUE WILL BE DEMONSTRATED IN THIS MANUAL, AS APPROPRIATE WHEN APPRAISING A UNIVERSE OF PROPERTIES. EVERY EFFORT HAS BEEN MADE TO COMPLY WITH STANDARD SIX OF THE "UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE" (USPAP).

IT SHOULD BE NOTED AT THE OUTSET THAT THE MASS APPRAISAL PROCESS IS ALWAYS SUMMARIZED ON A PROPERTY RECORD CARD (PRC), AND APPEARS TO BE THE RESULT OF ONLY THE COST APPROACH TO VALUE. HOWEVER, THE FINAL VALUE ESTIMATE APPEARING ON THE PRC IS ALMOST ALWAYS THE RESULT OF AT LEAST TWO OF THE RECOGNIZED APPROACHES TO VALUE. ACCORDINGLY, BURKE COUNTY'S SCHEDULE OF VALUES CLEARLY LENDS THEMSELVES TO THE COST, DIRECT SALES, AND INCOME APPROACH TO VALUE.

BURKE COUNTY'S 2013 REAPPRAISAL TASKS ARE SET OUT IN THE FOLLOWING SEQUENCE:

- 1) **NEIGHBORHOOD LAND SALES ANALYSIS** – ALL LAND SALES OCCURRING ON OR AFTER JANUARY 1, 2007, HAVE BEEN ANALYZED AND REDUCED TO "UNITS OF COMPARISON", IE, SALE PRICE PER SQUARE FOOT OR PER ACRE. FROM THIS ANALYSIS LAND

SCHEDULES HAVE BEEN CREATED THAT WILL, WHEN PROPERLY APPLIED, YIELD RELIABLE AND CONSISTENT ESTIMATES OF MARKET VALUE FOR ALL LAND PARCELS IN BURKE COUNTY. THE ANALYSIS IS COMPLETE, AND NOW RESIDES IN THE COUNTY'S APPRAISAL SOFTWARE WITHIN THE CONFINES OF THE BURKE COUNTY TAX OFFICE IN THE FORM OF OUR 2013 LAND SCHEDULES.

2) **LAND SCHEDULES** – FROM THE LAND SALES ANALYSIS, A NEW SET OF LAND SCHEDULES HAS BEEN DEVELOPED AND LOADED INTO OUR MASS APPRAISAL SYSTEM TO BE USED FOR OUR 2013 REAPPRAISAL PROJECT. THE NEW LAND SCHEDULES ALLOW US TO VALUE LAND BY:

- A) THE FRONT FOOT METHOD
- B) THE SQUARE FOOT METHOD
- C) THE ACREAGE METHOD, OR
- D) BY "SITE VALUE"

THE SCHEDULES HAVE BEEN DESIGNED TO ALLOW US TO ESTIMATE THE VALUE OF LAND, REGARDLESS OF SIZE, SHAPE, TOPOGRAPHY, REAL ESTATE EASEMENTS, ETC. THE APPLICATION OF THE LAND SCHEDULES INTO OUR REAPPRAISAL SOFTWARE GENERATES SYSTEM DRIVEN TENTATIVE LAND VALUE ESTIMATES THAT ARE SUBJECT ONLY TO FINAL REVIEW.

- 3) **LAND VALUATION** – BURKE COUNTY’S 58,000 +/- REAL ESTATE PARCELS ARE MAINTAINED IN THE COUNTY’S GEOGRAPHIC INFORMATION SYSTEM (GIS). EACH PARCEL IS IDENTIFIED BY A UNIQUE PARCEL IDENTIFIER NUMBER (PIN). THIS PIN IS DERIVED FROM THE NORTH CAROLINA STATE PLANE COORDINATES. THE FIRST FOUR DIGITS REFERS TO A SPECIFIC TILE, THE NEXT TWO NUMBERS REFER TO A BLOCK WITHIN THAT TILE, AND THE LAST FOUR NUMBERS REFER TO THE LOT OR PARCEL. THE LOT PORTION ON THE PIN IS REFERRED TO AS THE CENTROID WHICH IS BASED ON AN “X, Y” CORRIDNATE. ALL PARCELS ARE GROUPED INTO HOMOGENIOUS AND/OR GEOGRAPHIC NEIGHBORHOODS. THESE NEIGHBORHOODS ARE THEN ANALYZED ONE AT A TIME FOR THE PURPOSE OF ASSIGNING UNIT VALUES FOR ALL PARCELS LOCATED IN THE NEIGHBORHOOD. THE APPRAISAL STAFF ASSIGNS LAND CODES REPRESENTING VALUES FOR EACH NEIGHBORHOOD THAT WILL BE INPUT INTO THE TAX SYSTEM. THE RESULT OF THIS PROCESS IS THAT EACH PARCEL OF LAND IN THE COUNTY WILL BE ASSIGNED A TENTATIVE NEW LAND VALUE THAT IS SUBJECT ONLY TO FINAL REVIEW.
- 4) **IMPROVEMENT COST TABLES** – ONCE THE PRE-PRICING OF ALL LAND VALUES WAS COMPLETE, STAFF BEGAN TO CREATE A COMPLETELY NEW SET OF COST SCHEDULES REPRESENTING EACH IMPROVEMENT TYPE. THESE SCHEDULES AND TABELS ARE

TESTED AGAINST ACTUAL SOLD PROPERTIES TO VERIFY, THAT WHEN PROPERLY APPLIED, WOULD RELATE TO ACTUAL MARKET OBSERVATIONS. WHEN THE APPRAISAL STAFF WAS SATISFIED WITH THE RESULTS, ALL NEW SCHEDULES WERE ENTERED INTO THE REVAL SIDE OF THE APPRAISAL SYSTEM. AT THAT POINT, STAFF IS ABLE TO REVIEW TENTATIVE LAND AND BUILDING VALUES FOR EACH PARCEL THAT ARE SUBJECT ONLY TO FINAL REVIEW.

- 5) **FINAL REVIEW PROCESS** – FINAL REVIEW IN BURKE COUNTY CONSISTS OF A PARCEL BY PARCEL, NEIGHBORHOOD BY NEIGHBORHOOD REVIEW OF EVERY PARCEL IN THE COUNTY. THE SOLE PURPOSE OF THIS EXTRAORDINARY REVIEW PROCESS IS TO UNIFORMLY APPRAISE EACH PARCEL'S VALUE AS CLOSE TO MARKET VALUE AS IS HUMANLY POSSIBLE. DURING THE FINAL REVIEW, THE APPRAISER WILL DETERMINE IF LAND RATES ARE CORRECT FOR THE NEIGHBORHOOD AND IF ANY PHYSICAL AND/OR ECONOMIC ADJUSTMENTS SHOULD BE APPLIED.
- 6) **FINAL SYSTEM CORRECTION** –STAFF MAKES ALL CHANGES RESULTING FROM THE REVIEW FOR EACH PARCEL IN EVERY NEIGHBORHOOD. THEN EACH NEIGHBORHOOD IS UPDATED ON THE TAX SYSTEM. THIS PROCESS IS REPEATED UNTIL ALL PARCELS HAVE GONE THROUGH FINAL REVIEW AND FINAL SYSTEM CORRECTION.

**7) LEVEL OF ASSESSMENT FOR 2013** – THE STATE OF NORTH CAROLINA WILL CONDUCT A SALES RATIO STUDY IN BURKE COUNTY AT THE CONCLUSION OF OUR REAPPRAISAL PROJECT. THE STATE WILL USE THE MEDIAN RATIO FOUND IN THEIR STUDY AS BURKE COUNTY’S LEVEL OF ASSESSMENT. BY CONSTANTLY CONDUCTING OUR OWN INTERNAL SALES RATIO STUDIES, UTILIZING 2010, 2011, AND 2012 SALES, WE ARE CONFIDENT THAT OUR LEVEL OF ASSESSMENT MEDIAN FOR 2013 WILL BE BETWEEN 95 AND 100 PERCENT.

**COST APPROACH TO VALUE (MASS APPRAISAL)**

THE FIRST STEP IN OUR AUTOMATED COST APPROACH TO VALUE IS TO ESTIMATE THE VALUE OF THE LAND AS IF IT WERE AT IT'S HIGHEST AND BEST USE. WHILE THIS IS DONE ON A NEIGHBORHOOD BASIS, EACH UNIT VALUE ASSIGNED TO A PARCEL HAS BEEN DERIVED BY THE DIRECT SALES COMPARISON METHOD. ONCE THE LAND VALUE HAS BEEN ESTIMATED, THE COST APPROACH CONTINUES WITH AN ESTIMATE OF THE IMPROVEMENT'S REPLACEMENT COST NEW (RCN). THIS ESTIMATE IS BASED SOLELY ON THE IMPROVEMENT'S QUALITY OF CONSTRUCTION. FROM THAT RCN ESTIMATE, WE MUST DEDUCT OUR ESTIMATE OF ACCRUED DEPRECIATION, THAT IS, A LOSS IN VALUE FROM ALL CAUSES. THE RESULTING DEPRECIATED IMPROVEMENT VALUE IS THEN ADDED TO THE LAND VALUE TO ARRIVE AT A TOTAL ESTIMATE OF VALUE VIA THE COST APPROACH.

EXAMPLE: SINGLE FAMILY HOUSE AND LOT. LOT IS .78 ACRES, IMPROVED WITH AN AVERAGE QUALITY ("C" GRADE) DWELLING WITH 1391 SQUARE FEET OF HEATED AND COOLED LIVING AREA.

LAND - .78 ACRES	= \$ 19,558
DWELLING – 1391 SF @ \$96.12	= \$133,696 (RCN)
DEPRECIATION = 90% GOOD	= X 90%
DEPRECIATED VALUE OF DWELLING	= <u>\$120,326</u>
TOTAL VALUE VIA COST APPROACH	= \$139,884
VALUE PER SF OF LIVING AREA – \$139,884: 1,391	= \$100.55s/t

IN THIS EXAMPLE, STAFF WOULD CONSTANTLY BE COMPARING THIS PARCEL'S VALUE TO PROPERTIES THAT HAVE SOLD FOR \$95 TO \$110 PER SF OF LIVING AREA.

**DIRECT SALES COMPARISON APPROACH – MASS APPRAISAL**

BURKE COUNTY’S SOFTWARE ALLOWS US TO STORE, RETRIEVE, AND PRINT SALES REPORTS BY LUMP SUM OR BY SALE PRICE PER SF OF LIVING AREA. THE SOFTWARE ALSO ALLOWS US TO DEVELOP SALES REPORTS BASED ON QUALITY (GRADE), SIZE AGE, CONDITION, STORY HEIGHT, ETC. FOR DEFENSE OF VALUE OF THE PARCEL SHOWN IN THE COST APPROACH EXAMPLE, WE WOULD SELECT THE FOLLOWING SALES COMPARISON APPROACH. PLEASE NOTE THAT THESE ARE ACTUAL SALES OF EXISTING HOMES IN BURKE COUNTY.

	<u>SUBJECT</u>	<u>SALE #1</u>	<u>SALE #2</u>	<u>SALE #3</u>
LIVING AREA	HYPOTHETICAL 1391 SF	58946 1458	55574 1462	57228 1805
SALE PRICE	\$139,884 (Appraised)	\$160,400	\$159,000	\$152,000
PER SF	\$100.55	\$110.01	\$108.76	\$84.21
MEAN SALE PRICE = \$157,133		MEAN SPSF = \$100.99		

IN THE ABOVE EXAMPLE, THE COUNTY’S VALUE IS WELL SUPPORTED BY COST AND DIRECT SALES COMPARISON APPROACH. THE MEAN SPSF OF \$100.99 TIMES THE SUBJECT’S 1391 SF IS EQUAL TO \$ 140,477 WHICH IS WITHIN ONE (1) PERCENT OF THE COUNTY’S VALUE, WITH A SALES RATIO OF 99.58 PERCENT.



**INCOME APPROACH TO VALUE – MASS APPRAISAL – FOR RESIDENTIAL PROPERTIES**

BURKE COUNTY EMPLOYS THE GROSS RENT MULTIPLIER (GRM) METHOD FOR SINGLE FAMILY HOMES THAT ARE OR MAY BE RENTED. THIS METHOD WORKS BEST ON QUALITY GRADE HOMES OF “C”, “D”, OR “E”. THE RANGE OF GRMS, BY QUALITY GRADE IS AS FOLLOWS:

“C” GRADE -	GRM RANGE =	140 TO 180
“D” GRADE -	GRM RANGE =	100 TO 140
“E” GRADE -	GRM RANGE =	80 TO 100

IN THE EXAMPLE USED IN THE COST AND DIRECT SALES COMPARISON APPROACH, BASED ON COMPARABLE RENTS, THE SUBJECT PROPERTY MIGHT HAVE A THIRD INDICATION OF VALUE AS FOLLOWS:

MONTHLY RENT = \$900 X 160 GRM = \$144,000

CONCLUSION – IN THIS CASE OUR SUBJECT’S VALUE INDICATIONS WOULD BE:

COST APPROACH	=	\$139,884
DIRECT SALES APPROACH	=	\$140,447
INCOME APPROACH (GRM)	=	\$144,000
ARITHMETIC MEAN	=	\$141,444

**INCOME APPROACH TO VALUE – MASS APPRAISAL – COMMERCIAL AND INDUSTRIAL**

FOR INCOME PRODUCING PROPERTIES, WE HAVE DEVELOPED A GROSS ANNUAL MULTIPLIER (GAM), BY PROPERTY TYPE, WITH TYPICAL ECONOMIC RENTAL RATES PER SQUARE FOOT OF BUILDING AREA.

FOR EXAMPLE: THERE IS A 100 ROOM MOTEL LOCATED IN BURKE COUNTY BUILT IN 1998 THAT IS PART OF A NATIONAL CHAIN. THE MODIFIED (GAM) INCOME APPROACH FOR THIS PROPERTY IS:

**MODIFIED INCOME APPROACH**

DAILY RATE ASK	=	\$60.00
# OF UNITS	=	<u>X 100</u>
POTENTIAL GROSS INCOME – DAILY	=	\$6,000
		<u>X 365 DAYS</u>
POTENTIAL GROSS INCOME	=	\$2,190,000
VACANCY RATE = 25%		<u>X 75%</u>
EFFECTIVE GROSS INCOME	=	\$1,642,500
GAM (FROM MOTEL SCHEDULE)	=	<u>X 3.0</u>
INDICATED TOTAL VALUE	=	<b>\$4,927,500</b>
LESS PERSONAL PROPERTY	=	<u>\$ 300,500</u>
INDICATED PROPERTY VALUE	=	<b>\$4,627,000</b>

**COST APPROACH**

LAND VALUE	=	\$1,000,000
OTHER FEATURES (POOL, FENCING, PAVING)	=	
NET VALUE	=	\$ 75,000
MOTEL RCN	=	\$3,700,000
ACCRUED DEPRECIATION FROM TABLE	=	86% GOOD
BUILDING VALUE – \$3,700,000 X 86%	=	\$3,182,000
MOTEL VALUE VIA <b>COST APPROACH</b>	=	<b>\$4,257,000</b>

**CONCLUSION OF TEXT** –

BURKE COUNTY'S APPRAISAL STAFF, WITH THE SUPPORT OF THE GOVERNING BODY AS WELL AS COUNTY MANAGEMENT, HAS PLANNED, DEVELOPED, AND EXECUTED A VERY INTENSE PARCEL BY PARCEL REAPPRAISAL THAT WE BELIEVE WILL STAND THE SCRUTINY OF INFORMAL AND FORMAL INQUIRIES AND/OR APPEALS. WHILE PHYSICAL AND/OR ECONOMIC DATA MAY BE BROUGHT TO OUR ATTENTION THAT MAY CAUSE US TO REVISE AN INDIVIDUAL APPRAISAL DURING THE APPEALS PROCESS, WE BELIEVE OUR PROJECT TO BE SOUND AND ACCURATE. AT THIS TIME, WE EXPECT TO SEND OUR 2013 REVAL NOTICES OUT SOMETIME IN FEBRUARY, 2013

.

**MODIFIED INCOME APPROACH**

Improvement Type	Economic Rent Range per S.F.	GAM			Unit Value Range SF
		Good	Average	Fair	
Retail	\$4.00-\$8.00	7.0	6.5	6.0	\$24.00-\$56.00
Convenience Store	\$6.00-\$12.00	7.0	6.5	6.0	\$36.00-\$84.00
Service Station	\$8.00-\$12.00	7.0	6.5	6.0	\$48.00-\$84.00
Warehouse	\$1.00-\$3.00	7.0	6.5	6.0	\$6.00-\$21.00
Industrial	\$1.00-\$3.00	7.0	6.5	6.0	\$6.00-\$28.00
Auto Garage	\$1.00-\$3.00	7.0	6.5	6.0	\$6.00-\$21.00
Apartments Multi-Family	\$3.50-\$7.00	7.0	6.5	6.0	\$21.00-\$49.00
Apartments Duplex	\$3.50-\$7.00	7.0	6.5	6.0	\$21.00-\$49.00
Office	\$5.00-\$10.00	7.0	6.5	6.0	\$30.00-\$70.00
Shopping Center	\$5.00-\$20.00	7.0	6.5	6.0	\$30.00-\$70.00
Discount Store	\$4.00-\$8.00	7.0	6.5	6.0	\$24.00-\$56.00
Fast Food Restaurant	\$15.00-\$20.00	7.0	6.5	6.0	\$90.00-\$140.00
Restaurant with Seating	\$4.00-\$8.00	7.0	6.5	6.0	\$24.00-\$56.00
Super Market	\$4.00-\$8.00	7.0	6.5	6.0	\$24.00-\$56.00
Medical Office	\$8.00-\$12.00	7.0	6.5	6.0	\$48.00-\$84.00
Banks	\$10.00-\$20.00	7.0	6.5	6.0	\$60.00-\$140.00
Barber / Beauty Shops	\$6.00-\$12.00	7.0	6.5	6.0	\$36.00-\$72.00
Laundromat	\$2.00-\$8.00	7.0	6.5	6.0	\$12.00-\$56.00

Golf Course	# rounds x cost/round	2.50	2.25	2.00	Total Value
-------------	-----------------------	------	------	------	-------------

Hotel / Motel	# units x 66%= Occ. rate Occ. Rate x \$rate	3.00	2.50	2.00	Total Value
---------------	--	------	------	------	-------------

2013 BURKE COUNTY SCHEDULE OF VALUES

ADDENDA

THE ADDENDA SECTION IS INTENDED TO ILLUSTRATE ACTUAL EXAMPLES OF HOW THE "SCHEDULE OF VALUES" COMPARES TO KNOWN SALES DATA.

IT ALSO CONTAINS PHOTOS AND DESCRIPTIONS OF SINGLE FAMILY RESIDENTIAL PROPERTIES BY QUALITY GRADE, IE: A, B, C, D, AND E. THERE ARE EXAMPLES AND PICTURES OF EACH QUALITY GRADE.

ALL SINGLE FAMILY PROPERTY IMPROVEMENTS ARE ASSIGNED A QUALITY GRADE BASED ON THEIR QUALITY AND WORKMANSHIP.

## RESIDENTIAL PROPERTIES

### A) Use definition:

- 1) **Single Family Dwellings** – Improvements built, designed for; and used as single family detached dwelling units.

These properties shall be appraised in accordance with the rates set forth in the appropriate Land and Building cost schedules which are included in the addenda to this manual. A narrative and pictorial description of various, typical single family dwellings are scheduled in this portion of the manual.

- 2) **Factory Built Homes (Manufactured Homes)** – Designed and erected for single family dwelling units. These properties fall into three categories as follows:
  - A) Modular Homes – A house built of prefabricated standardized sections, could be one or more stories built to the same standards or codes as site built homes
  - B) Single Section (single-wide) homes – Factory built residential structures transported to the building site, built on a steel undercarriage with necessary wheel assembly to be transported to a permanent or semi-permanent site.
  - C) Multi-Section (double or triple-wide) – Also factory built residential structures transported to the building site, built on a steel undercarriage with necessary wheel assembly. Wheel assembly may or may not be removed when structure is in place at building site.
- 3) **Unit Ownership Properties** – There are two types of unit ownership properties, as follows:
  - A) Condominium – Real estate that combines fee simple title to the unit and joint ownership in the common elements including land shared with other unit owners.
  - B) Townhouse – Real estate that conveys ownership for the dwelling unit and the land beneath the dwelling. In addition, each unit owner is a shareholder in a nonprofit, incorporated owner's association that holds title to the common areas surrounding the dwelling unit(s).

QUALITY GRADE SALES SUMMARY

The quality grade sales analysis has samples of the five (5) broad grades we use to classify single family residential properties. Please note that these sales are in areas where we have completed our reappraisal process, but are still subject to final review. We included this data to illustrate that these schedules, when properly applied, will yield uniform estimates of market value for this point in time.

GRADE	SALE PRICE	SF	2013 VALUE	RATIO
"A"	\$1,861,000	12,659	\$1,878,037	100.92%
"B"	\$1,421,250	11,702	\$1,397,198	98.30%
"C"	\$813,900	6,390	\$750,310	92.19%
"D"	\$330,400	5,066	\$372,193	112.65%
"E"	\$68,500	2,080	\$77,413	113.01%

### GRADE "A-PLUS" (HIGH VALUE HOMES)

These homes will typically be architect designed, and be of the very best materials and workmanship.

This type of structure is often viewed as a "mansion" or estate by the general public.

The quality of plumbing fixtures, lighting fixtures, and hardware will be of high grade stock or custom made. Special items such as fire place facings, intercom systems, and other special feature items are routinely found in this type of residence.

The architecture and type of construction preclude the further description of this type of dwelling, but would be equal or superior quality compared to the "A" grade dwelling description.



## GRADE "A" DWELLINGS

High grade residences, usually of individual design. These structures often employ the best grade materials normally carried as standard stock items by building suppliers.

Workmanship is of high quality throughout.

In most instances there will be special features over and above those found in the good grade houses but slightly less elaborate in quality and/or quantity than those found in most expensive residences.

The quality of hardware, lighting fixtures, and plumbing fixtures will be of high grade stock items with special items such as elaborate fireplace facings and/or intercom systems, special bathroom fixtures or facings or other special features which are uncommon to the good standard residential construction.

This type residence is of custom design with special effects evident in both the interior and exterior appointments.

Appointments and features are a combination of the most expensive and the upper range of the good grade residences.

Note illustration of the quality and construction as the appraiser would be able to determine from an observation of the exterior (by reference to the following photograph section of the manual).

### Material Quality, Construction, and Design

High quality materials utilized throughout, skilled workmanship, architect designed.

### Foundation

Reinforced concrete footings, poured reinforced concrete and/or masonry wall construction.

### Exterior Walls

1. Wood frame or equivalent with high quality exterior wood siding or equivalent over good sheathing.
2. Wood frame or equivalent, sheathed with good to excellent quality brick veneer exterior walls.
3. Masonry, stuccoed. . . . high quality.
4. Brick exterior with masonry back-up walls.
5. Native stone or 2-course brick construction. Exterior doors, windows and trim of high quality and design. Insulated.

## GRADE "A" DWELLINGS

Roof

Wood frame and deck sheathing of high quality with either wood shingles or shakes, high quality asphalt shingles, slate or tile roof covering.

Floors

Good to excellent grade wood joist with double plywood or equivalent sub-floor. Best grade hardwood flooring, carpet, or hard tile.

Interior Finish

Good to excellent quality plaster, drywall or equivalent wood paneling. Finish textured, papered or painted, hardwood interior trim and doors. High grade door and window hardware. High quality kitchen cabinets.

Basements

Not included in the base cost of the dwelling structure. Add for basements or reflected in schedule.

Attics

Usable attic areas, finished or unfinished are not included in the base cost of the dwelling structure.

Central Heating and Air Conditioning

Are included in base cost.

Fireplaces

None included in base cost of dwelling structures.

Plumbing

Good to excellent quality plumbing fixtures, consistent with overall quality of improvement.

Electrical

Good to excellent quality fixtures and adequate outlets throughout the dwelling.

Porches, Patios, Landings, and Wood Decks

## GRADE "A" DWELLINGS

None included in base cost of the dwelling structure.

Other Building Items

None included in the base cost of the dwelling.

**QUALITY GRADE "A" – SALES**

	SALE			2013	SALE
PARCEL	DATE	SF	*SALE	VALUE	RATIO
17685	7/30/2010	2716	\$356,500.00	\$335,039.00	94%
35827	4/10/2012	2,414	\$280,000.00	\$301,933.00	108%
35846	2/26/2010	2,436	\$310,000.00	\$301,468.00	97%
52701	5/16/2012	2028	\$297,500.00	\$310,259.00	104%
59424	5/14/2010	<u>3065</u>	<u>\$617,000.00</u>	<u>\$629,608.00</u>	<u>102%</u>
		12,659	\$1,861,000.00	\$1,878,307.00	505%

MEAN RATIO 505 / 5	=	101.00%
AGGREGATE MEAN RATIO = \$1,878,307 /\$1,861,000	=	100.92%
MEDIAN RATIO	=	102%
PRICE RELATED DIFFERENTIAL = 101% / 100.92%	=	100.08%

AVERAGE LUMP SUM SALE PRICE	=	\$372,200.00
AVERAGE SIZE	=	2532
AVERAGE SALE PRICE PER SQ. FT.	=	\$147.00

**\*sales are not adjusted for time**

GRADE "A" DWELLINGS

OWNERSHIP 09172012 13678 300  
 MICHELOTTI ROBERT L & AUNDREA  
 201 LA BELLEVUE ST  
 MORGANTON NC 28655  
 DEED:1913 1 07302010 356500

PROPERTY DESCRIPTION  
 H/L 201 LA BELLEVUE ST  
 201 LA BELLEVUE ST

TAX SUBDIVISIONS  
 QUAKER MEADOWS  
 OAK HILL FIRE

MAP NUMBER CARD NO  
 1783480354 1  
 RECORD NUMBER: 17685  
 ROUTE 7 84 2 13  
 LISTER:AM091312  
 REVIEW:BS091312

TOPO	STREET	UTILITY	ZONING	1.00 ACRES	NBHD
ROLLING	PAVED	WELL SEPTIC ELECTRIC			2389
NOTES:					
#	LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ=ADJRATE*UNITS=LND-VALUE	
1	28GPRMSITE	0.50AC	65000	65000 0.50	32500
3	24XBALANCE	0.50AC	6750	1.43ACF 9653 0.50	4827
LAND VALUE:					37327
#	OTHER FEAT	SIZE	BASERATE*COND	=ADJRATE*UNITS=OFB-VALUE	
1	SCPOOLRES	18* 40	17.20	0.80 13.76 720	9907

OTHER VALUE: 9907

FOUNDATION	FLOORFINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY	SF-LOOKUP: 2-BY-CLASS
CW BRICK	FRAME	DP	ASPHSHNG	2.00STHT	
WALLFINSH	FLOORS	HEAT&AIR	HEATFUEL		
DRY WALL	HARDWOOD CARPET CER/TILE	Htg & AC	ELECTRIC	1.00LFUF	

DWELLING CONV. A-08 B1990E2000 AVERAGE CONDITION

DIMENSIONS: A-CU29R28D29L28 B-CD5R40U5L40 C-R28CU29R12D29L12 D-R40U2CR6U8L6D8 E-D5L13U2CL25U21R25D21 F-U29CR23  
 U10L23D10 G-U29CXU3L3XL6XL3D3XL8U10R20D10 H-D5CL13U23L25U11R26XR3U3XR6XD3R3XD34H

#	STRUCTURE	SRICH-SF	SIHT	AREA	RATE*GRDF	HEAT	EXWL	WLHT	ADJRT*	AREA	RPCN*	DEPT*	CNDF=SIR-VALUE		
1	1 SNG FAML	812	2.00	1624	96.79	0.92			89.05	1624	144617	0.88	122924		
1	3.00 BATHS								4800.00		14400	0.88	12240		
1	1 FIREPLACE								4720.00		4720	0.88	4012		
197	UNF-BSMT			1600	19.36	0.99			17.81	1600	2846	0.88	2423		
80	PORCH	200	1.00	200	37.65	0.92			34.64	200	693	0.88	166		
1	1 SNG FAML	348	1.00	348	96.79	0.99			89.05	348	3098	0.88	2634		
79	PATIO	48	1.00	48	7.95	0.92			7.31	48	351	0.88	298		
78	ATTFGARG	525	1.00	525	39.78	0.92			36.60	525	19215	0.88	16333		
98	UNFATTIC	525	1.00	525	7.80	0.92			7.18	525	377	0.88	320		
1	UNSCRNPRCH	330	1.00	330	37.70	0.92			35.00	330	818	0.88	693		
88	DECK	173	1.00	173	66.45	0.92			60.77	173	533	0.88	454		
1	1 SNG FAML	744	1.00	744	96.79	0.92			89.05	744	6625	0.88	5615		
98	UNFATTIC	744	1.00	744	7.80	0.92			7.18	744	5342	0.88	454		
											2716HSF,	6761TSF	RPCN- 124.67/HSF	338592 VALU- 105.97/HSF	287805

VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE
LND	37327	65000	57%	37327LV/AC		37327LV/AC
OTHERFEAT	9907	35650	51%	07302010		123TV/HSF
STRUCTURE	287805	2734954	104%	1913-1	93%	131SP/HSF
TOTAL	335039	3598550	93%	356500		

APPRaised-VALUE: 335039

\*\* ALTERNATE REVAL APPRAISAL FILE \*\*

GRADE "A" DWELLINGS





GRADE "A" DWELLINGS

OWNERSHIP 09172012 49923 300  
 DE LA SERNA FERNANDO & GABRIEL  
 101 PARKLAND STREET  
 MORGANTON NC 28655  
 DEED:2017 193 04102012 280000

PROPERTY DESCRIPTION  
 H/L 101 PARKLAND ST /MOR/  
 101 PARKLAND ST /MORG/

TAX SUBDIVISIONS  
 QUAKER MEADOWS  
 CITY OF MORGANTON

MAP NUMBER CARD NO  
 1794459085 1  
 RECORD NUMBER: 35827  
 ROUTE 11 40 4 14  
 LISTER:AM091312  
 REVIEW:BS091312

TOPO	STREET	UTILITY	ZONING	1.30 ACRES	NBHD
ROLLING	PAVED	PUBWATER PUBSEWER ELECTRIC			2352
NOTES:					
# LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ	ADJRATE*UNITS=LND-VALUE	
1 28NPKRMSITE	0.50AC	100000		100000 0.50	50000
3 25VBALANCE	0.80AC	14500	1.41ACF	20445 0.80	16356
LAND VALUE:					66356
# OTHER FEAT	SIZE	BASERATE*COND	=ADJRATE*UNITS=OFB-VALUE		
OTHER VALUE:					0
FOUNDATION	FLOORFINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY	SF-LOOKUP:2-BY-CLASS
CW BRICK	MASONRY	DF	ASPHSHNG	2.00STHT	
WALLFINSH	FLOORS	HEAT&AIR	HEATFUEL		
DRY WALL	SOFTWOOD VYL/TILE	Htg & AC	ELECTRIC	4 BDRM 8 ROOM 1.00LFUF	

DWELLING CONV. A B1987E1990 AVERAGE CONDITION

DIMENSIONS:A-CU29R41D29L16D2L9U2L16 B-R16D2RICD3R7U3L7 C-U29CU12R13D12L13 D-U29R13U12CR18D12L18U12H

#	STRUCTURE	SKICH-SF	SHTI	AREA	RATE	GRDF	HEAT	EXWL	WLHT	ADJURAT	AREA	RPCN	DEPF	CNDF	SIR-VALUE
A	1ASNG FAML	1207	2.00	2414	100.09			3.00		103.09	2414	248859	0.75		186644
	3.00 BATHS									4800.00		14400	0.75		10800
	1 FIREPLACE									4720.00		4720	0.75		3540
	50%UNF-BSMT			604	20.02					20.02	604	12092	0.75		8066
	50%FIN-BSMT			604	40.04					40.04	604	24184	0.75		18138
B	79 PATIO	21	1.00	21	7.09					7.09	21	149	0.75		112
C	79 PATIO	156	1.00	156	7.09					7.09	156	1106	0.75		830
D	88 DECK	216	1.00	216	32.69					32.69	216	7061	0.75		5296
D	79 PATIO	216	1.00	216	7.09					7.09	216	1531	0.75		1148
HSP, 4231TSE											RPCN-	130.12/HSF	VALU-	97.59/HSF	235577

STRUCTURE VALUE:										235577
VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	301933			
LAND	66356	76650	86%	=ACREAGE		51043LV/AC				
OTHERFEAT	0			04102012						
STRUCTURE	235577	252642	93%	2017-193		125TV/HSF				
TOTAL	301933	329292	91%	280000	107%	115SP/HSF				

\*\* ALTERNATE REVAL APPRAISAL FILE \*\* APPRAISED-VALUE: 301933

GRADE "A" DWELLINGS





GRADE "A" DWELLINGS

OWNERSHIP 09172012 43480 300  
 MURPHY JAMES M & REGINA C  
 PROPERTY DESCRIPTION  
 H/L 102 PARKLAND ST /MOR  
 TAX SUBDIVISIONS  
 QUAKER MEADOWS  
 CITY OF MORGANTON  
 MAP NUMBER  
 1794552253  
 RECORD NUMBER: 35846  
 ROUTE 11 40 5 3  
 LISTER:AM091312  
 REVIEW:BS091812  
 PO BOX 8128  
 MORGANTON NC 28680  
 DEED:1888 287 02262010 310000 102 PARKLAND ST /MORG/

TOPO	STREET	UTILITY	ZONING	0.86 ACRES	NBHD
ROLLING	PAVED	PUBWATER PUBSEWER ELECTRIC			2352
NOTES:					
#	LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ	ADJRATE*UNITS=LND-VALUE
1	28NPKRMSITE	0.50AC	100000		100000 0.50  50000
3	25VBALANCE	0.36AC	14500	1.46ACF	21170 0.36  7621
LAND VALUE:					57621
#	OTHER FEAT	SIZE	BASERATE*COND		ADJRATE*UNITS=OFB-VALUE
1	4CSHED	8* 12	14.00 0.50		7.00  96  672
OTHER VALUE:					672
FOUNDATION	FLOORFINISH	ROOFTYPE	ROOFMTRL	SIZE/QTY	SF-LOOKUP:2-BY-CLASS
BRICK	FRAME	DF	ASPHSHNG	2.00STHT	
WALLFNH	FLOORS	HEAT&AIR	HEATFUEL	3 BDRM 8 ROOM	
DRY WALL	CARPET	Htg & AC	ELECTRIC	1.00LFUF	

DWELLING CONV. A B1983E1995R2010 AVERAGE CONDITION

DIMENSIONS:A-CU28R42D28L42 B-U28R2CU12R20D12L20 C-R18CD3R6U3L6 D-R42U14CR6U14L6D14 E-U28R48D14CR24U24L24D24  
 F-R18D3CR6D7L6U7 G-U28R22CU12R18D12L18 H-U28R22U12CXU15R6XR12D15L18 I-U28R40CU10R8D10L8H

#	STRUCTURE	SKICH-SF	SIHI	AREA	RATE*GRDF	HEAT	EXWL	WLHT	ADJRAI*	AREA	RPCN*	DEPT*	CNDF	SIR-VALUE
A	1 A SNG FAML	1176	2.00	2352	99.87				99.87	2352	234894	0.80		187915
	2.00 BATHS								4800.00		9600	0.80		7680
	1 HALFBATHS								3216.00		3216	0.80		2573
	1 FIREPLACE								4733.00		4733	0.80		3786
B	84 SCRNPORCH	240	1.00	240	38.48				3300.00	240	9233	0.80		3300
	18 PORCH	18	1.00	18	37.00				3000.00	18	666	0.80		533
C	84 SNG FAML	84	1.00	84	99.87				3300.00	84	8389	0.80		6711
D	576 ATTFGARG	576	1.00	576	38.48				3300.00	576	22360	0.80		17888
E	42 TOOP	42	1.00	42	5.75				3300.00	42	666	0.80		330
F	216 PORCH	216	1.00	216	7.00				3300.00	216	766	0.80		604
G	225 PATIO	225	1.00	225	7.32				3300.00	225	1644	0.80		606
H	80 PATIO	80	1.00	80	7.32				3300.00	80	588	0.80		206
RPCN- 124.78/HSF											303967	VALU-	99.83/HSF	243175

VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE
LND	57621	51600	111%	67001LV/AC		301468
OTHERFEAT	672					
STRUCTURE	243175	255552	95%	123TV/HSF		
TOTAL	301468	307152	98%	127SP/HSF		

APPRaised-VALUE: 301468

\* \* ALTERNATE REVAL APPRAISAL FILE \* \*



GRADE "A" DWELLINGS



35846

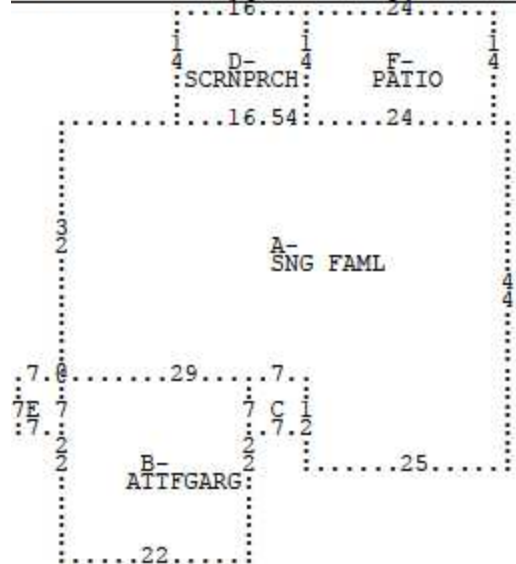
GRADE "A" DWELLINGS

OWNERSHIP 09172012 50592 300  
 TAYLOR RAYE C  
 100 CROSSCREEK DR  
 MORGANTON NC 28655  
 DEED:2023 370 05162012 297500

PROPERTY DESCRIPTION  
 H/L 100 CROSSCREEK DR

TAX SUBDIVISIONS  
 QUAKER MEADOWS  
 CITY OF MORGANTON

MAP NUMBER CARD NO  
 1793082042 1  
 RECORD NUMBER: . 52701  
 ROUTE 7 74 2 26  
 LISTER:AM091312  
 REVIEW:BS091312



TOPO	STREET	UTILITY	ZONING	0.30 ACRES	NBHD
ROLLING	PAVED	ALL PUB			2388
NOTES:PB 13 9					
#	LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ=ADJRATE*UNITS=LND-VALUE	
1	28FPRMSITE	0.30AC	60000	60000 0.30	18000

LAND VALUE: 18000  
 #|OTHER FEAT | SIZE |BASERATE\*COND =ADJRATE\*UNITS=OFB-VALUE

OTHER VALUE: 0

FOUNDATION	FLOORFINISH	ROOFTYPE	ROOFMTRL	SIZE/QTY	
CW	MASONRY	HIP	ASPHSHNG	1.00STHT	SF-LOOKUP:2-BY-CLASS
BRICK					
WALLFINSH	FLOORS	HEAT&AIR	HEATFUEL		
DRY WALL	HARDWOOD VYL/TILE	HTG & AC	GAS ELECTRIC	4 BDRM 7 ROOM	
	CARPET			1.00LFUF	

DWELLING RANCH A-08 B2001E2005 AVERAGE CONDITION

DIMENSIONS:A-CU32R54D44L25U12L29 B-CD22R22U22L22 C-R22CD7R7U7L7 D-R29D12R25U44L25CU14L16D14R16 E-D6CL7U7R7D7  
 F-R29D12R25U44L1CU14L24D14R24H

#	STRUCTURE	SRICH-SF	SIHI	AREA	RATE	GRDF	HEAT	EXWL	WLHT	ADJRT	AREA	RPCN	DEPF	CNDF	SIR-VALUE	
A	1A SNG FAML	2028	1.00	2028	104.38	0.92		3.00		99.03	2028	200833	0.90		180750	
	3.00 BATHS									4800.00		144000	0.90		12860	
	100% FIN-BSMT									38.41		77895	0.90		70106	
B	ATTFGARG	484	1.00	484	40.55	0.92				37.31	484	180588	0.90		16252	
C	PORCH	49	1.00	49	40.00	0.92				6.61	49	18433	0.90		16006	
D	SCRNPRCH	224	1.00	224	38.93	0.92				35.82	224	8024	0.90		7222	
E	PATIO	224	1.00	224	6.56	0.92				6.04	224	1353	0.90		1218	
F	PATIO	49	1.00	49	6.56	0.92				6.04	49	296	0.90		266	
F	PATIO	336	1.00	336	6.56	0.92				6.04	336	2029	0.90		1826	
											2028HSF,	5422TSF				
											RPCN-	160.12/HSF	324731	VALU-	144.11/HSF	292259

STRUCTURE VALUE: 292259

VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE
LND	18000	19500	92%	=ACREAGE		310259
OTHERFEAT	0			05162012		
STRUCTURE	292259	327052	89%	2023-370		
TOTAL	310259	346552	89%	297500	104%	152TV/HSF 146SP/HSF

APPRaised-VALUE: 310259

\* \* ALTERNATE REVAL APPRAISAL FILE \* \*



GRADE "A" DWELLINGS



52701

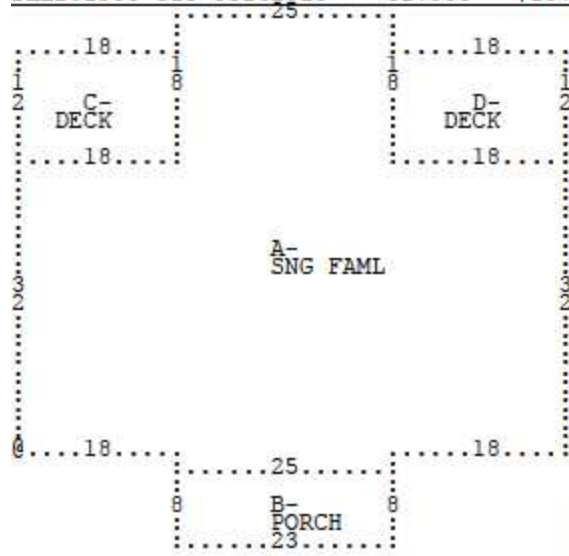
GRADE "A" DWELLINGS

OWNERSHIP 09172012 5862 301  
 BROOKER RONALD & CHERYL  
 1077 TEN WHIGS RIDGE  
 NEBO NC 28761  
 DEED:1900 515 05142010 617000

PROPERTY DESCRIPTION  
 B/L 1077 TEN WHIGS RDG  
 LOT 35  
 1077 TEN WHIGS RIDGE

TAX SUBDIVISIONS  
 LINVILLE  
 LONGTOWN FIRE

MAP NUMBER CARD NO  
 1734341619 1  
 RECORD NUMBER: 59424  
 ROUTE 7108 1 35  
 LISTER:AM121109  
 REVIEW:DH060608



TOPO	STREET	UTILITY	ZONING	1.31 ACRES	NBHD
ROLLING	PAVED	ALL PUB			2623
NOTES:					
#	LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ	ADJRATE*UNITS=LND-VALUE
1	38DLA PRI	0.50AC	400000		1400000   0.50   200000
3	34ILA BAL	0.81AC	10000		10000   0.81   8100
LAND VALUE:					208100
#	OTHER FEAT	SIZE	BASERATE*COND		ADJRATE*UNITS=OFB-VALUE
OTHER VALUE:					
0					
FOUNDATION	FLOOR FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY	SF-LOOKUP: 2-BY-CLASS
CW	STONE	DP	ASPHSHNG	1.25SHT	
WALL FINSH	FLOORS	HEAT & AIR	HEAT FUEL		
DRY WALL	HARDWOOD CER/TILE	Htg & AC	ELECTRIC	3 BDRM 5 ROOM	1.00LFUF

DWELLING CONV. A+05 B2007E2010 AVERAGE CONDITION

DIMENSIONS: A-CU32R18018R25D18R18D32L18D2L25U2L18 B-R19D2CR23D8L23U8 C-U32CR18U12L18D12 D-U32R43CU12R18D12L18H

#	STRUCTURE	SKICH-SF	SHT1	AREA	RATE	GRDF	HEAT	EXWL	WLHT	ADJ RAT	AREA	RPCN	DEPF	CNDF	SIR-VALUE	
A	1 A SNG FAML	2452	1.25	3065	92.94	1.05				97.55	3065	299113	0.96		287148	
	4.00 BATHS									4800.00		19200	0.96		18432	
	1 FIREPLACE									4720.00		4720	0.96		4531	
	100% FIN-BSMT			2452	37.18	1.05				336.04	2452	95726	0.96		91867	
B	800 PORCH	184	1.00	184	336.04	1.05				336.04	184	735	0.96		2062	
C	800 DECK	216	1.00	216	336.04	1.05				336.04	216	647	0.96		6216	
D	88 DECK	216	1.00	216	336.04	1.05				336.04	216	647	0.96		6219	
3065HSF, 6133TSF											RPCN- 143.25/HSF		43907I VALU-		137.52/HSF 421508	

STRUCTURE VALUE:

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	208100	343255	60%	=ACREAGE		158854LV/AC
OTHER FEAT	0	05142010				
STRUCTURE	421508	551858	76%	1900-515		205TV/HSF
TOTAL	629608	895113	70%	617000	102%	201SP/HSF

APPRAISED-VALUE: 629608

\*\* ALTERNATE REVAL APPRAISAL FILE \*\*

GRADE "A" DWELLINGS



59424

## GRADE "B" DWELLING

Photographic illustrations showing quality and construction features of typical Burke County "B" Grade residences are included in this manual. These are very good grade residences which are constructed basically of the best grade of standard stock items combined with good workmanship and design.

Special features in this type house normally consist of extra quantity of cabinets, counters, etc., which are constructed of good quality materials.

The quality of hardware, lighting fixtures and plumbing fixtures includes good quality stock items normally carried by building suppliers.

These houses may reflect combination of special appointments, together with some items of the quality usually found in the average grade residence.

These residences are generally of very good materials and workmanship. They may or may not have special design or ornamentation features.

### Material Quality, Construction, and Design

Very good quality materials utilized throughout, skilled workmanship, architect or equivalent design.

### Foundation

Reinforced concrete footings, poured concrete and/or masonry wall construction.

### Exterior Walls

1. Wood frame or equivalent with good quality exterior wood siding or equivalent over sheathing.
2. Wood frame or equivalent, sheathed with good quality brick veneer exterior walls.
3. Masonry, stuccoed . . . good quality.
4. Brick exterior with masonry back-up walls.
5. Native stone or brick construction. Exterior doors, windows and trim of good quality. Insulated.

### Roof

Wood frame and deck sheathing of good quality with either wood shingles or good quality asphalt shingles.

## GRADE "B" DWELLING

Floors

Good grade wood joist with plywood or equivalent sub-floor. Good grade carpet, hardwood flooring or equivalent.

Interior Finish

Good quality plaster, drywall or equivalent wood paneling. Finish textured, papered or painted. Hardwood or good pine interior trim and doors. Good grade door and window hardware. Good quality kitchen cabinets and built-in bookcases or shelving.

Basements

Not included in the base cost of the dwelling structure.

Add for basement as reflected in schedule.

Attics

Usable attic areas, finished or unfinished are not included in the base cost of the dwelling structure.

Central Heating and Air Conditioning

Included in base cost.

Fireplaces

None included in base cost of dwelling structures.

Plumbing

Good quality and quantity of plumbing fixtures consistent with the overall quality of improvement.

Electrical

Good quality fixtures and adequate outlets throughout the dwelling.

Porches, patios, landings and Wood Decks

None included in base cost of the dwelling structure.

Other Building Items

None included in the base cost of the dwelling.

## GRADE "B" DWELLING

**QUALITY GRADE "B" SALES**

PARCEL	SALE DATE	SF	*SALE	2013 VALUE	SALE RATIO
1107	4/26/2012	1416	\$193,500.00	\$189,359.00	98%
1779	2/25/2011	2606	\$286,250.00	\$279,599.00	98%
2507	1/25/2010	2561	\$245,000.00	\$249,357.00	102%
15899	2/22/2011	1,551	\$200,000.00	\$192,092.00	96%
23455	3/12/2010	2,018	\$291,500.00	\$287,911.00	99%
44385	2/17/2012	1550	\$205,000.00	\$198,880.00	97%
		11,702	\$1,421,250.00	\$1,397,198.00	590%

MEAN RATIO = 590 / 6	=	98.33%
AGGREGATE MEAN RATIO = \$1,397,198 / \$1,421,250	=	98.30%
MEDIAN RATIO	=	98%
PRICE RELATED DIFFERENTIAL = 98.33% / 98.30%	=	100.03%

AVERAGE LUMP SUM SALE PRICE	=	\$236,875.00
AVERAGE SIZE	=	1,950.33
AVERAGE SALE PRICE PER SQ. FT.	=	\$121.45

\*sales are not adjusted for time





GRADE "B" DWELLING





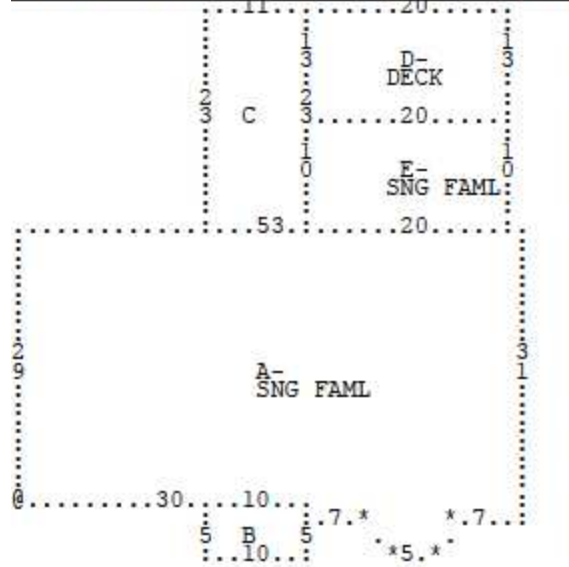
GRADE "B" DWELLING

OWNERSHIP 09172012 47834 300  
 MCKEE JERRY R & TRACEY S  
 214 WEST PARK DRIVE  
 MORGANTON NC 28655  
 DEED:1949 841 02252011 286250

PROPERTY DESCRIPTION  
 H/L 214 WEST PARK DR /MO  
 87E 174  
 214 WEST PARK DR /MORG/

TAX SUBDIVISIONS  
 MORGANTON  
 CITY OF MORGANTON

MAP NUMBER CARD NO  
 1793740747 1  
 RECORD NUMBER: 1779  
 ROUTE 48 36 2 40  
 LISTER:GB091312  
 REVIEW:DK1112006



TOPO	STREET	UTILITY	ZONING	0.83 ACRES	NBHD				
ROLLING	PAVED CURB&GTR	ALL PUB			0083				
NOTES:									
#	LAND CLASS	SIZE	BASERATE	FRNT	DPTH	ADJ	ADJRATE	UNITS	LND-VALUE
1	28NPRMSITE	0.50AC	100000				100000	0.50	50000
3	24TBALANCE	0.33AC	5750	1.46ACF			8395	0.33	2770
LAND VALUE:									52770
#	OTHER FEAT	SIZE	BASERATE	COND	=ADJRATE*UNITS=OFB-VALUE				

FOUNDATION	FLOORFINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY	SF-LOOKUP: 2-BY-CLASS
CW BRICK	MASONRY	DP	ASPHSHNG	1.50STHT	
WALLFINSH	FLOORS	HEAT&AIR	HEATFUEL		
PLASTER	HARDWOOD	Htg & AC	GAS ELECTRIC	4 BDRM 11 ROOM 1.00LFUF	

DWELLING CONV. B+08 B1950E1985 GOOD CONDITION  
 DIMENSIONS: A-CU29R53D31L7AD3LZXL5XL2U3XL7U2L30 B-R30CD5L10U5R10 C-U29R20CU23R11D23L11 D-U29R31U10CR20U13L20D1  
 3 E-U29R31CU10R20D10L20H

#	STRUCTURE	SRICH	SF	SIHT	AREA	RATE	GRDF	HEAT	EXWL	WLHT	ADJRT	AREA	RPCN	DEPF	CNDF	SIR-VALUE
A	1BSNG FAML	1604	1.50		2406	79.68	1.08		3.00		89.05	2406	214254	0.75		160691
	3.00 BATHS										3900.00		7800	0.75		5850
	FIREPLACES										3835.00		7670	0.75		5750
	UNF-BSMT				1203	15.94	1.08				17.22	1203	20716	0.75		10067
	FIN-BSMT				401	31.00	1.00				34.42	401	13802	0.7		10000
B	STOOP	50	1.00		50	12.81	1.00				13.83	50	692	0.75		519
C	SCRNPRCH	253	1.00		253	31.11	1.00				33.83	253	8501	0.75		6376
D	PATIO	253	1.00		253	31.11	1.00				33.83	253	1397	0.75		1048
E	DECK	360	1.00		360	2.83	1.00				2.75	360	7254	0.75		5441
F	PATIO	360	1.00		360	5.11	1.00				5.00	360	1435	0.75		1000
G	UNF FAML	200	1.00		200	7.68	1.00		3.00		8.00	200	17810	0.7		13000
H	PATIO	200	1.00		200	5.11	1.00				5.00	200	1104	0.7		800
RPCN- 116.05/HSF													302435	VALU-	87.04/HSF	226829

VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE
LAND	52770	43560	121%			279599
OTHERFEAT	0					
STRUCTURE	226829	266970	84%			
TOTAL	279599	310530	90%			

APPRaised-VALUE: 279599

\* \* ALTERNATE REVAL APPRAISAL FILE \* \*

GRADE "B" DWELLING



1779



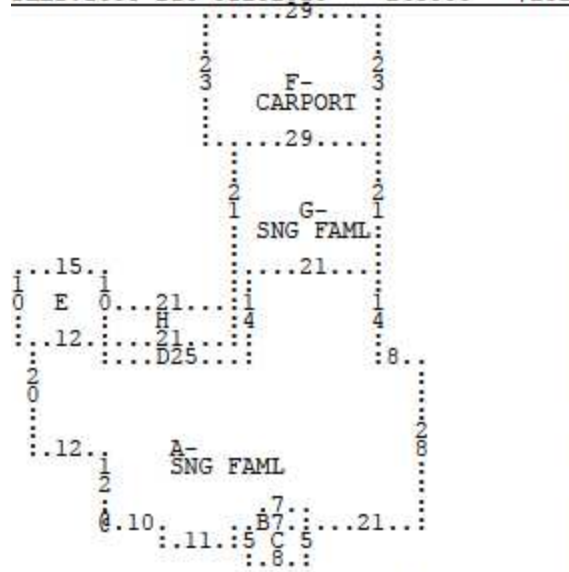
GRADE "B" DWELLING

OWNERSHIP 09172012 42485 300  
 MARRANCA CHARLES R & NANETTE P  
 232 WEST PARK DR  
 MORGANTON NC 28655  
 DEED:1883 216 01252010 245000

PROPERTY DESCRIPTION  
 H/L 232 WEST PARK DR /MO  
 232 WEST PARK DR /MORG/

TAX SUBDIVISIONS  
 MORGANTON  
 CITY OF MORGANTON

MAP NUMBER 1793642995  
 CARD NO 1  
 RECORD NUMBER: 2507  
 ROUTE 48 36 2 33  
 LISTER:GB091312  
 REVIEW:DKI092209



TOPO	STREET	UTILITY	ZONING	0.73 ACRES	NBHD				
ABOVE	PAVED	ALL PUB			0083				
ROLLING	CURB&GTR								
NOTES:									
#	LAND CLASS	SIZE	BASERATE	*FRNT	*DPH	*ADJ	=ADJRATE	*UNITS	=LND-VALUE
1	28NPRIMSITE	0.50AC	100000				100000	0.50	50000
3	24TBALANCE	0.23AC	5750	1.48ACF			8510	0.23	1957
LAND VALUE:									51957
#	OTHER FEAT	SIZE	BASERATE	*COND	=ADJRATE*UNITS=OFB-VALUE				
OTHER VALUE:									
FOUNDATION	FLOORFINISH	ROOFTYPE	ROOFMTRL	SIZE/QTY	SF-LOOKUP:2-BY-CLASS				
CW	MASONRY	DP	ASPHSHNG	1.00STHT					
BRICK									
WALLFNSH	FLOORS	HEAT&AIR	HEATFUEL						
PLASTER	HARDWOOD	HTG & AC	OIL						
				3 BDRM					
				6 ROOM					
				1.00LFUF					

DWELLING CONV. B B1953E1990R2010 AVERAGE CONDITION

DIMENSIONS:A-CU12L12U20R12D4R25U14R21D14R8D28L21U3L7D3L5D11U1L10 B-R26CU3R7D3L7 C-R25CD5R8U5L8 D-U32CR21U10  
 R4D14L25U4 E-U32CL15U10R15D10 F-U32R21U31L4CU23R29D23L29 G-U32R21U10CR25U21L25D21 H-U32CR21U5L21  
 DSH

#	STRUCTURE	SKICH-SF	*SIHT	AREA	RATE	*GRDF	+HEAT	+EXWL	*WLHI	=ADJRT*	AREA=	RPCN*	DEFF*	CNDF	=SIR-VALUE
A	1BSNG FAML	2036	1.00	2036	80.04			3.00		83.04	2036	169069	0.75		126802
	2.00 BATHS									3900.00		78000	0.75		58500
	1 FIREPLACE									3835.00		38350	0.75		28762
	3.8% UNF-BSMT			774	16.01					16.01	774	12330	0.75		9207
B	800 PORCH	21	1.00	21	31.32					31.32	21	655	0.75		1584
C	85 STOOD	40	1.00	40	12.81					12.81	40	513	0.75		3884
D	800 PORCH	140	1.00	140	31.32					31.32	140	433	0.75		5284
E	800 DECK	150	1.00	150	15.68					15.68	150	235	0.75		1755
F	1 CARPORT	667	1.00	667	29.48					29.48	667	1433	0.75		10755
G	1 SNG FAML	525	1.00	525	30.04			3.00		30.04	525	433	0.75		3255
H	88 DECK	105	1.00	105	5.98					5.98	105	273	0.75		2046
RPCN- 102.77/HSF												263199	VALU-	77.08/HSF	197400

STRUCTURE VALUE:										197400
VALUATION	VALUE	PREV-VAL	F-N%	SALE	S-N%	TOTAL VALUE				
LAND	51957	56800	91%	=ACRAGE		71173LV/AC				
OTHERFEAT	0			01252010						
STRUCTURE	197400	224324	87%	1883-216		97TV/HSF				
TOTAL	249357	281124	88%	245000	101%	955P/HSF				

APPRaised-VALUE: 249357

\* \* ALTERNATE REVAL APPRAISAL FILE \* \*

GRADE "B" DWELLING



2507



GRADE "B" DWELLING

OWNERSHIP 09172012 114848 302  
 HUFFMAN ALBERT M JR & JEAN  
 5405 MONTANYA VIEW CT  
 VALDESE NC 28690  
 DEED:1973 901 07222011 200000

PROPERTY DESCRIPTION  
 H/L 5405 MONTANYA VIEW C  
 5405 MONTANYA VIEW CT /VALD/

TAX SUBDIVISIONS  
 LOVELADY  
 TOWN OF VALDESE

MAP NUMBER CARD NO  
 2742375849 1  
 RECORD NUMBER: 15899  
 ROUTE 97 34 2 12  
 LISTER:GB091312  
 REVIEW:DH102309

TOPO	STREET	UTILITY	ZONING	0.53 ACRES	NBHD
ROLLING	PAVED	WELL SEPTIC ELECTRIC			1378
NOTES:PB 18 101					
#	LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ	ADJRATE*UNITS=LND-VALUE
1	27WPKRMSITE	0.50AC	30000		30000 0.50 15000
3	24WBALANCE	0.03AC	6500	1.51ACF	9815 0.03 294
LAND VALUE:					15294
#	OTHER FEAT	SIZE	BASERATE*COND		ADJRATE*UNITS=OFB-VALUE
OTHER VALUE: 0					
FOUNDATION	FLOORFINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY	SF-LOOKUP:2-BY-CLASS
CW BRICK	MASONRY	DF	ASPHSHNG	1.00STHT	
WALLFINSH	FLOORS	HEAT&AIR	HEATFUEL		
DRY WALL PANEL	VYL/TILE CARPET	HTG & AC	GAS ELECTRIC	3 BDRM 4 ROOM	1.00LFUF

DWELLING CONV. B+08 B1977E1990 AVERAGE CONDITION

DIMENSIONS:A-CU54R16D16R13U2R10D31L23D9L16 B-R16CU9R7D9L7 C-R16U9R23U21CR23D20L23U20 D-R16U9R23U21CR23U8L23D8  
 E-U54R16D7CR30D9L7U2L10D2L13U9H

#	STRUCTURE	SRICH-SF	SIHT	AREA	RATE*GRDF	HEAT	EXWL	WLHT	ADJRT	AREA	RPCN	DEPF	CNDF	SIR-VALUE
A	1BSNG FAML	1551	1.00	1551	89.06	1.08	3.00		99.18	1551	153828	0.75		115371
	2.00 BATHS								3900.00		7800	0.75		6850
	2 FIREPLACES								3835.00		7670	0.75		5753
	77%UNF-BSMT			1194	17.81	1.08			16.20	1194	22961	0.75		12221
	23%FIN-BSMT			357	33.62	1.08			4.47	357	13734	0.75		10301
B	80 PORCH	63	1.00	63	33.07	1.08			3500.72	63	2250	0.75		1688
C	78 ATTFGARG	460	1.00	460	33.30	1.08			35.96	460	16542	0.75		12407
D	86 UTILROOM	184	1.00	184	38.76	1.08			41.08	184	7702	0.75		5777
E	85 STOOP	250	1.00	250	12.00	1.08			12.00	250	3240	0.75		2430
RPCN- 151.98/HSF											235727	VALU-	113.99/HSF	176798

VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15294	13500	113%			192092
OTHERFEAT	0					
STRUCTURE	176798	188297	93%	07222011		123TV/HSF
TOTAL	192092	201797	95%	1973-901	96%	128SP/HSF

APPRaised-VALUE: 192092

\* \* ALTERNATE REVAL APPRAISAL FILE \* \*

GRADE "B" DWELLING



15899



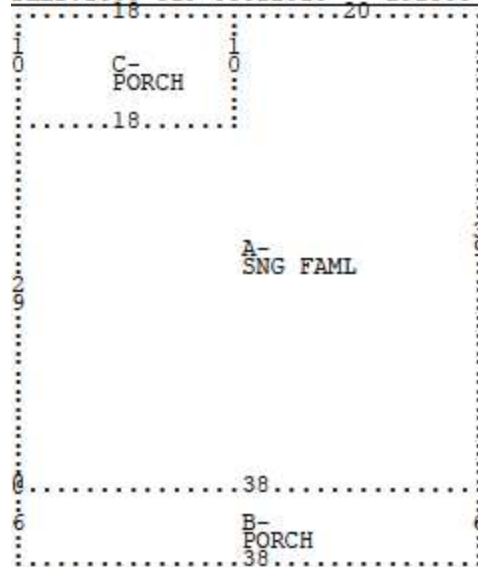
GRADE "B" DWELLING

OWNERSHIP 09172012 43673 300  
 LOOMIS GANDHARI & ERIC PAUL  
 100 LAFORET DR  
 MORGANTON NC 28655  
 DEED:1888 519 03012010 291500

PROPERTY DESCRIPTION  
 H/L 100 LA FORET DR  
 100 LA FORET DR

TAX SUBDIVISIONS  
 QUAKER MEADOWS  
 OAK HILL FIRE

MAP NUMBER CARD NO  
 1783390579 1  
 RECORD NUMBER: 23455  
 ROUTE 7 84 1  
 LISTER:AM091312  
 REVIEW:BS091312



TOPO	STREET	UTILITY	ZONING	1.12 ACRES	NBHD
ROLLING	PAVED	PUBWATER ELECTRIC SEPTIC			2389
# LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ	ADJRATE*UNITS=LND-VALUE	
1 28GPRMSITE	0.50AC	65000		65000 0.50	32500
3 24XBALANCE	0.62AC	6750	1.42ACF	9585 0.62	5943

LAND VALUE: 38443

# OTHER FEAT	SIZE	BASERATE*COND	ADJRATE*UNITS=OFB-VALUE
1 5CPOOLRES	15* 32	20.80 0.95	19.76 480

OTHER VALUE: 9485

FOUNDATION	FLOORFINISH	ROOFIYPE	ROOFMTRL	SIZE/QTY	SF-LOOKUP:2-BY-CLASS
CM	HARDYBD	DP	ASPHSHNG	1.55SHT	
STONE					
WALLFNH	FLOORS	HEAT&AIR	HEATFUEL	3 BDRM	
DRY WALL	HARDWOOD	HIG & AC	ELECTRIC GAS	1.00LFUF	

DWELLING CONV. B+08 B2008E2010 AVERAGE CONDITION

DIMENSIONS:A-CU29R18010R20D39L38 B-CD6R3806L38 C-U29CR18010L18D10H

#	STRUCTURE	SKICH-SF	SHTI	AREA	RATE	GRDF	HEAT	EXWL	WLHT=ADJRT*	AREA=	RPCN*	DEPF*	CNDF=SIR-VALUE
A	1BSNG FAML	1302	1.55	2018	84.95	1.08		1.00	92.75	2018	187170	0.96	179683
	3.00 BATHS								3900.00		11700	0.96	11232
	1 FIREPLACE								3835.00		3835	0.96	3682
	3.56 FIN-BSMT			456	33.98	1.08			336.70	456	16735	0.96	18066
	6.00 PDS-SF/GA			346	27.24	1.00			336.84	346	19407	0.96	18620
B	800 PORCH	228	1.00	228	27.11	1.00			29.88	228	6676	0.96	6409
C	80 PORCH	180	1.00	180	27.11	1.00			29.88	180	5270	0.96	5059
	79 PATIO	180	1.00	180	6.20	1.08			6.70	180	1206	0.96	1158
		2018HSF,		3908TSF					RPCN- 124.88/HSF		251999	VALU-	119.88/HSF 241920

STRUCTURE VALUE: 241920

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	38443	65954	58%	03012010		289848
OTHERFEAT	9485			1888-519		
STRUCTURE	241920	243182	99%	291500	99%	143TV/HSF
TOTAL	289848	309136	93%			144SP/HSF

APPRAISED-VALUE: 289848

\*\* ALTERNATE REVAL APPRAISAL FILE \*\*

GRADE "B" DWELLING



23455

GRADE "B" DWELLING

OWNERSHIP 09172012 48677 300  
 MILLS BRIAN T & MILLS TIMOTHY  
 4852 JOHN BERRY ROAD  
 VALDESE NC 28690  
 DEED:2008 637 02172012 205000

PROPERTY DESCRIPTION  
 H/L 3272 MONTANYA VIEW C  
 3272 MONTANYA VIEW CIR /VALD/

TAX SUBDIVISIONS  
 LOVELADY  
 TOWN OF VALDESE

MAP NUMBER CARD NO  
 2742471158 1  
 RECORD NUMBER: 44385  
 ROUTE 97 34 3 23  
 LISTER:GB091312  
 REVIEW:DH102309

TOPO	STREET	UTILITY	ZONING	0.83 ACRES	NBHD
ABOVE	PAVED	WELL			1378
ROLLING		SEPTIC	NOTES:PB 18 101		
		ELECTRIC			
#	LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ	ADJRATE*UNITS=LND-VALUE
1	24WBALANCE	0.50AC	6500		6500 0.50 3250
3	24WBALANCE	0.33AC	6500	1.46ACF	9490 0.33 3132
LAND VALUE:					6382
#	OTHER FEAT	SIZE	BASERATE*COND		ADJRATE*UNITS=OFB-VALUE
OTHER VALUE:					0
FOUNDATION	FLOORFINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY	SF-LOOKUP:2-BY-CLASS
CW	MASONRY	DF	ASPHSHNG	1.00STHT	
BRICK					
WALLFINSH	FLOORS	HEAT&AIR	HEATFUEL		
DRY WALL	VYL/TILE	HIG & AC	ELECTRIC	3 BDRM	
	CARPET			8 ROOM	
				1.00LFUF	

DWELLING BI-LEVEL B B1996E2005 AVERAGE CONDITION  
 DIMENSIONS:A-CU32R52D28L36D4L16 B-CD1R16U1L16 C-R16U4CR10D4L10U4 D-R16U4R36CD1L14U1R14 E-U32CR12U1R14U1SL26D1

#	STRUCTURE	SRICH-SF	SIHT	AREA	RATE*GRDF	HEAT	EXWL	WLHT	ADJRT*	AREA	RPCN*	DEPF	CNDF	SIR-VALUE	
A	1BSNG FAML	1520	1.00	1520	89.06		3.00		92.06	1520	139931	0.90		125938	
	3.00 BATHS								3900.00		11700	0.90		10530	
	1 FIREPLACE								3835.00		3835	0.90		3452	
	54 FIN-BSMT			821	35.62				3005.00	821	29244	0.90		26320	
	46 BS-SF/GA			699	30.26				3005.00	699	15560	0.90		14004	
B	1 SNG FAML	16	1.00	16	33.06		3.00		33.06	16	1473	0.90		1326	
C	80 PORCH	40	1.00	40	33.25				33.25	40	1330	0.90		1197	
D	1 SNG FAML	14	1.00	14	33.06		3.00		33.06	14	1289	0.90		1160	
E	88 DECK	402	1.00	402	33.69				33.69	402	9523	0.90		8571	
1550HSF, 3512TSF											RPCN- 137.99/HSF		VALU-	124.19/HSF	192498

STRUCTURE VALUE:					192498		
VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE	198880
LAND	6382	21000	30%	=ACREAGE		7689LV/AC	
OTHERFEAT	0			02172012			
STRUCTURE	192498	186417	103%	2008-637		128TV/HSF	
TOTAL	198880	207417	95%	205000	97%	132SP/HSF	
APPRaised-VALUE:							198880

\* \* ALTERNATE REVAL APPRAISAL FILE \* \*



GRADE "B" DWELLING



44385

## **GRADE "C" DWELLINGS**

See photographic illustrations of typical buildings as the appraiser would view them from an observation of the exterior. This is an average grade residence which utilizes average grade materials consisting basically of standard stock items. The workmanship is of professional quality.

Interior features include an adequate number of cabinets, closets, counters, etc., which are constructed of average grade materials.

The quality and quantity of hardware, lighting fixtures and plumbing fixtures consist of the more widely used standard stock items in use during the period of construction.

The exterior design and floor plan is most often selected from basic plans being used by the contractor during the period of construction. In the newer developments, the same architectural design may be repeated periodically throughout the area.

This type dwelling includes the design, materials and other features being utilized by building contractors as determined by the demands of the majority of home buyers during the period of construction.

### Material Quality, Construction, and Design

Average quality materials utilized throughout, good workmanship.

### Foundation

Concrete footings, poured concrete and/or masonry wall construction.

### Exterior Walls

1. Wood frame or equivalent with average quality exterior wood siding or equivalent over sheathing.
2. Wood frame or equivalent, sheathed with average quality brick veneer exterior walls.
3. Masonry, stuccoed . . . average quality.
4. Brick exterior with masonry back-up walls.
5. Native stone or brick construction. Exterior doors, windows and trim of average quality. Insulated.

### Roof

Wood frame and deck sheathing of average quality with either wood shingles or average quality asphalt shingles.

**GRADE "C" DWELLINGS****Floors**

Average grade wood joist with plywood or equivalent sub-floor. Average grade hardwood, carpet, or hard tile flooring or equivalent.

**Interior Finish**

Average quality plaster, drywall or equivalent wood paneling. Finish textured, papered or painted. Softwood interior trim and doors. Average grade door and window hardware. Average quality kitchen cabinets and shelving.

**Basements**

Not included in the base cost of the dwelling structure.

Add for basement as reflected in schedule.

**Attics**

Usable attic areas, finished or unfinished are not included in the base cost of the dwelling structure.

**Central Heating and Air Conditioning**

Included in base cost

**Fireplaces**

None included in base cost of dwelling structures.

**Plumbing**

Average quality and quantity of plumbing fixtures, consistent with the overall quality of improvement.

**Electrical**

Average quality fixtures with minimum outlets through the dwelling.

**Porches, Patios, Landings, and Wood Decks**

None included in base cost of the dwelling structure.

**Other Building Items**

None included in the base cost of the dwelling.

**GRADE "C" DWELLINGS****GRADE "C" SALES**

PARCEL	SALE DATE	SF	*SALE	2013 VALUE	SALE RATIO
33721	5/12/2010	1176	\$189,000.00	\$178,926.00	95%
36552	8/30/2010	1920	\$271,000.00	\$227,628.00	84%
36777	4/30/2010	960	\$89,000.00	\$77,976.00	88%
37562	8/31/2011	1,008	\$125,000.00	\$123,242.00	99%
60229	2/20/2012	<u>1,326</u>	<u>\$139,900.00</u>	<u>\$142,538.00</u>	<u>102%</u>
		6,390	\$813,900.00	\$750,310.00	468%

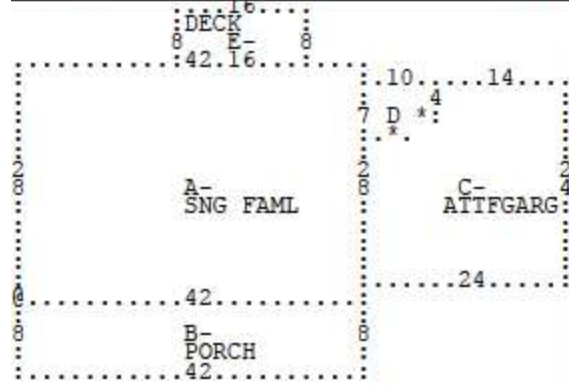
MEAN RATIO = 468 / 5	=	93.60%
AGGREGATE MEAN RATIO = \$750,310 / \$813,900	=	92.19%
MEDIAN RATIO	=	95%
PRICE RELATED DIFFERENTIAL = 93.60% / 92.19%	=	101.53%

AVERAGE LUMP SUM SALE PRICE	=	\$162,780.00
AVERAGE SIZE	=	1,278.00
AVERAGE SALE PRICE PER SQ. FT.	=	\$127.37

**\*sales are not adjusted for time**

**GRADE "C" DWELLINGS**

OWNERSHIP 09172012 45979 300 PROPERTY DESCRIPTION TAX SUBDIVISIONS MAP NUMBER CARD NO  
 SMITH LARRY R & CHRISTINE M H/L 5221 SUGAR LOAF RD LOWER FORK 2649066770 1  
 5221 SUGAR LOAF RD MORGANTON NC 28655 GEORGE HILDEBRAN FI ROUTE 95 12 4 6 33721  
 DEED:1900 337 05122010 189000 5221 SUGAR LOAF RD LISTER:KB111210  
 REVIEW:DKI060612



TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
ROLLING	PAVED	ELECTRIC		9.98	2822
NOTES: PB39 187					

#	LAND CLASS	SIZE	BASERATE	FRNT	DPTH	ADJ	ADJRATE	UNITS	LND-VALUE
1	27UPRMSITE	0.50AC	25000				25000	0.50	12500
2	60MROADFRON	3.50AC	4000				3160	3.50	11060
3	24MBALANCE	5.98AC	4000				3160	5.98	18897

LAND VALUE: 42457

#	OTHER FEAT	SIZE	BASERATE	COND	ADJRATE	UNITS	OFB-VALUE
1	88CQUONSEI	40* 50	11.55	0.50	5.78	2000	11560

OTHER VALUE: 11560

FOUNDATION	FLOORFINISH	ROOFTYPE	ROOFMTRL	SIZE/QTY	VALUATION
CW	VINYL	DF	ASPHSHNG	1.00STHT	SF-LOOKUP:2-BY-CLASS
CONCBLCK	FLOORS	HEAT&AIR	HEATFUEL	3 BDRM	
DRY WALL	HARDWOOD	HTG & AC	ELECTRIC	1.00LFUF	
	VYL/TILE				
	CARPET				

DWELLING CONV. C+08 B2006 AVERAGE CONDITION  
 DIMENSIONS: A-CU28R42D28L42 B-CD8R42U8L42 C-R42U2CR24U24L14D4L3XD3L3XL4D17 D-R42U19CR4XR3U3XR3U4L10D7  
 E-U28R36CU8L16D8R16H

#	STRUCTURE	SRICH-SF	SIHI	AREA	RATE	GRDF	HEAT	EXWL	WLHT	ADJRAI	AREA	RPCN	DEPT	CNDF	SIR-VALUE	
A	1C SNG FAML	1176	1.00	1176	75.78	1.08				81.84	1176	96244	0.95		91432	
B	2.00 BATHS									3200.00		6400	0.65		6080	
C	80 PORCH	336	1.00	336	23.23	1.08				335.00	336	8430	0.65		8006	
D	78 ATTFGARG	520	1.00	520	33.00	1.08				238.64	520	14893	0.65		14148	
E	86 UTILROOM	57	1.00	57	22.12	1.08				41.17	57	2347	0.65		3230	
F	88 DECK	128	1.00	128	22.92	1.08				24.75	128	3168	0.65		3010	
1176HSF, 2217TSF											RPCN- 111.80/HSF		131482 VALU-		106.22/HSF 124909	

STRUCTURE VALUE: 124909

VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE
LAND	42457	88923	47%	ACREAGE		178926
OTHERFEAT	11560	122600	85%	05122010		
STRUCTURE	124909	122600	101%	1900-337		
TOTAL	178926	225438	79%	189000	94%	152TV/HSF 160SP/HSF

APPRaised-VALUE: 178926

\* \* ALTERNATE REVAL APPRAISAL FILE \* \*



**GRADE "C" DWELLINGS**



**GRADE "C" DWELLINGS**

OWNERSHIP 09172012 153542 301  
 SHORT LEE M & DANA P  
 2866 RIDGECREEK DR  
 MORGANTON NC 28655  
 DEED:1917 711 08302010 271000

PROPERTY DESCRIPTION  
 H/L 2866 RIDGECREEK DR  
 2866 RIDGECREEK DR

TAX SUBDIVISIONS  
 MORGANTON  
 SALEM FIRE

MAP NUMBER CARD NO  
 1782239869 1  
 RECORD NUMBER: 36552  
 ROUTE 91 88 1103  
 LISTER:LS091212  
 REVIEW:BS091212

TOPO	STREET	UTILITY	ZONING	20.24 ACRES	NBHD
ROLLING	UNPAVED	WELL SEPTIC ELECTRIC			0157
NOTES:					
#	LAND CLASS	SIZE	BASERATE	*FRNT	*DPTH*ADJ=ADJRATE*UNITS=LND-VALUE
1	27MPRIMSITE	0.50AC	17000		17000 0.50  8500
3	24KBALANCE	19.74AC	3500	0.72ACF	2520 19.74  49745
LAND VALUE:					58245
#	OTHER FEAT	SIZE	BASERATE	*COND	=ADJRATE*UNITS=OFB-VALUE
1	9ESTABLE	26* 50	13.88	0.40	5.55 1300  7215
2	37ELEAN-TO	10* 50	3.41	0.40	1.36 500  680
3	2ECARPORT	20* 20	1.91	0.75	1.43 400  572
4	5DPOOLRES	16* 32	16.65	0.75	12.49 512  6395
5	2DCARPORT	12* 18	11.66	0.40	4.66 216  1007
OTHER VALUE:					15869
FOUNDATION	XIRFNISH	ROOFTYPE	ROOFMTRL	SIZE/QTY	SF-LOOKUP:2-BY-CLASS
CW	LOGS	DF	ASPHSHNG	1.00STHT	
STONE					
WALLFNH	FLOORS	HEAT&AIR	HEATFUEL		
PANEL	HARDWOOD	HIG & AC	GAS ELECTRIC	3 BDRM 5 ROOM 1.00LFUF	

DWELLING CONV. C+08 B1986E1990 AVERAGE CONDITION

DIMENSIONS:A-CU30R64D30L64 B-R20CD8R26U8L26 C-U30CR64U10L64D10 D-U40R26CXU4R4XR4D4XL12H

#	STRUCTURE	SKICH-SF	SHTI	AREA	RATE	GRDF	HEAT	EXWL	WLHT	ADJRT	AREA	RPCN	DEPF	CNDF	SIR-VALUE			
A	1CSNG FAML	1920	1.00	1920	70.29	1.08				75.91	1920	145747	0.75		109310			
	2.00 BATHS									3200.00		6400	0.75		4800			
	1 FIREPLACE									3145.00		3145	0.75		2356			
	100%UNF-BSMT			1920	14.06	1.08				15.18	1920	26146	0.75		21956			
B	880 PORCH	208	1.00	208	25.09	1.08				27.10	208	5637	0.75		4328			
C	880 DECK	640	1.00	640	16.03	1.08				17.31	640	11076	0.75		8328			
C	799 PATIO	640	1.00	640	4.31	1.08				4.65	640	2976	0.75		2232			
D	88 DECK	32	1.00	32	16.03	1.08				17.31	32	554	0.75		416			
											1920HSF,	5360TSF	RPCN-	106.61/HSF	204683	VALU-	79.96/HSF	153514

VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE
LAND	58245	46169	126%			2877LV/AC
OTHERFEAT	15869	21057	75%	083302010		
STRUCTURE	118TV/HSF	149616	102%	1917-711		
TOTAL	227628	216842	104%	271000	83%	141SP/HSF

APPRAISED-VALUE: 227628

\*\* ALTERNATE REVAL APPRAISAL FILE \*\*



**GRADE "C" DWELLINGS**



36552

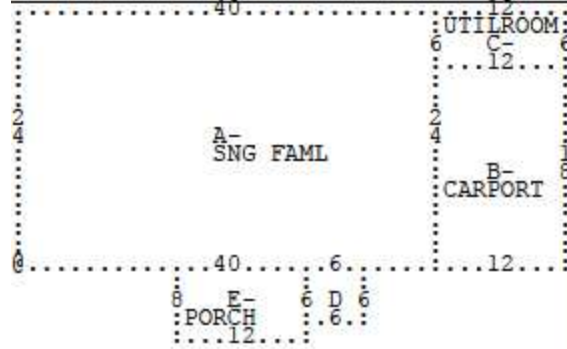
**GRADE "C" DWELLINGS**

OWNERSHIP 09172012 47697 300  
 YELTON DERRICK MICHAEL  
 107 SHERWOOD DR  
 MORGANTON NC 28655  
 DEED:1898 45 04302010 89000 107 SHERWOOD DR

PROPERTY DESCRIPTION  
 H/L 107 SHERWOOD DR

TAX SUBDIVISIONS  
 QUAKER MEADOWS  
 OAK HILL FIRE

MAP NUMBER CARD NO  
 1794061492 1  
 RECORD NUMBER: 36777  
 ROUTE 11 14 5  
 LISTER:LS091212  
 REVIEW:BS091212



TOPO	STREET	UTILITY	ZONING	0.40 ACRES	NBHD
ROLLING	PAVED	WELL SEPTIC ELECTRIC			2348
NOTES:					
#	LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ=ADJRATE*UNITS=LND-VALUE	
1	27SPRMSITE	0.40AC	23000		23000 0.40 9200

LAND VALUE: 9200

#	OTHER FEAT	SIZE	BASERATE*COND	=ADJRATE*UNITS=OFB-VALUE
1	4DSHED	10* 12	11.44 0.50	5.72 120 686

OTHER VALUE: 686

FOUNDATION	FLOORFINISH	ROOFTYPE	ROOFMTRL	SIZE/QTY	SF-LOOKUP:2-BY-CLASS
CM	BRICK	DF	ASPHSHNG	1.00STHT	
WALLFNHSH	FLOORS	HEAT&AIR	HEATFUEL	3 BDRM 5 ROOM	
DRY WALL	CARPET	UNITS/PP EBB-CLG	ELECTRIC	1.00LFUF	

DWELLING RANCH C B1980E1995 AVERAGE CONDITION

DIMENSIONS:A-CU24R40D24L40 B-R40CU18R12D18L12 C-R40U18CU6R12D6L12 D-R34CD6L6U6R6 E-R28CD8L12U8R12H

#	STRUCTURE	SKICH-SF	SHTI	AREA	RATE	GRDF	HEAT	EXWL	WLHT	ADJURAT	AREA	RPCN	DEPF	CNDF	SIR-VALUE			
A	1CSNG FAML	960	1.00	960	77.32		-3.00			74.32	960	71347	0.80		57078			
	1.00 BATH									3200.00		3200	0.80		2560			
B	82 CARPORT	216	1.00	216	20.70					20.70	216	4471	0.80		3577			
	UTILROOM	72	1.00	72	37.15					37.15	72	2675	0.80		2140			
	DECK	36	1.00	36	33.80					33.80	36	857	0.80		686			
	80 PORCH	96	1.00	96	6.68					6.68	96	2561	0.80		2049			
											960HSF,	1380ISF	RPCN-	88.66/HSF	85111	VALU-	70.93/HSF	68090

STRUCTURE VALUE: 68090

VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE
LAND	9200	8400	109%	-ACREAGE		77976
OTHERFEAT	686			04302010		
STRUCTURE	68090	63869	106%	1898-45		
TOTAL	77976	72269	107%	89000	87%	

23000LV/AC 81TV/HSF 92SP/HSF

APPRAISED-VALUE: 77976

\*\* ALTERNATE REVAL APPRAISAL FILE \*\*



**GRADE "C" DWELLINGS**



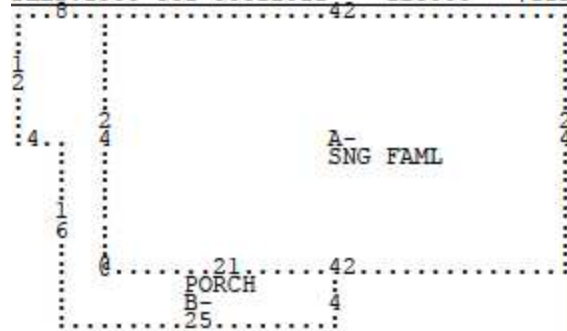
**GRADE "C" DWELLINGS**

OWNERSHIP 09172012 19377 300  
 VAIL CHADWELL B & AUDREY L  
 112 HARRIS DRIVE  
 MORGANTON NC 28655  
 DEED:1980 381 08312011 125000

PROPERTY DESCRIPTION  
 H/L 112 HARRIS DR /MORG/  
 112 HARRIS DR /MORG/

TAX SUBDIVISIONS  
 MORGANTON  
 CITY OF MORGANTON

MAP NUMBER CARD NO  
 1793820981 1  
 RECORD NUMBER: 37562  
 ROUTE 46 40 1 41  
 LISTER:AM091312  
 REVIEW:BS091312



TOPO	STREET	UTILITY	ZONING	0.27 ACRES	NBHD
ROLLING	PAVED	ALL PUB			0110
LOW			NOTES:		
#	LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ=ADJRATE*UNITS=LND-VALUE	
1	28FPRIMSITE	0.27/AC	60000	60000 0.27	16200

LAND VALUE: 16200

#	OTHER FEAT	SIZE	BASERATE*COND	=ADJRATE*UNITS=OFB-VALUE
---	------------	------	---------------	--------------------------

OTHER VALUE: 0

FOUNDATION	FIRFNISH	ROOFTYPE	ROOFMTRL	SIZE/QTY	SF-LOOKUP:2-BY-CLASS
CW	VINYL	DP	METAL	1.00STHT	
BRICK					
WALLFNH	FLOORS	HEAT&AIR	HEATFUEL		
DRY WALL	CARPET	HIG & AC	GAS	3 BDRM	
	HARDWOOD		ELECTRIC	5 ROOM	
				1.00LFUF	

DWELLING RANCH C B1980E2005R2010 AVERAGE CONDITION

DIMENSIONS:A-CU24R42D24L42 B-CU24L8D12R4D16R25U4L21H

#	STRUCTURE	SKICH-SF	SIRI	AREA	RATE	GRDF	HEAT	EXWL	WLHT	ADJRT*	AREA	RPCN*	DEPF*	CNDF	SIR-VALUE
A	1CSNG FAML	1008	1.00	1008	77.02					77.02	1008	77636	0.90		69872
	2.00 BATHS									3200.00		6400	0.90		5760
	1 FIREPLACE									3145.00		3145	0.90		2831
	34%UNF-BSMT			343	15.40					15.40	343	5285	0.90		4754
	66%FIN-BSMT			665	30.61					30.61	665	20488	0.90		14840
B	80 PORCH	244	1.00	244	24.52					24.52	244	5983	0.90		2205
		1008HSF,		2260ISF						RPCN- 117.99/HSF		118935	VALU-	106.19/HSF	107042

STRUCTURE VALUE: 107042

VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE
LAND	16200	16000	101%	=ACREAGE		123242
OTHERFEAT	0			08312011		
STRUCTURE	107042	89678	119%	1980-381		
TOTAL	123242	105678	116%	125000	98%	

59999LV/AC 122TV/HSF 124SP/HSF

APPRAISED-VALUE: 123242

\* \* ALTERNATE REVAL APPRAISAL FILE \* \*

**GRADE "C" DWELLINGS**





**GRADE "C" DWELLINGS**

OWNERSHIP 09172012 49604 300  
 RHEUARK CHAD D & WENDY M  
 104 GREENFIELDS LANE  
 MORGANTON NC 28655  
 DEED:2013 729 03202012 139900

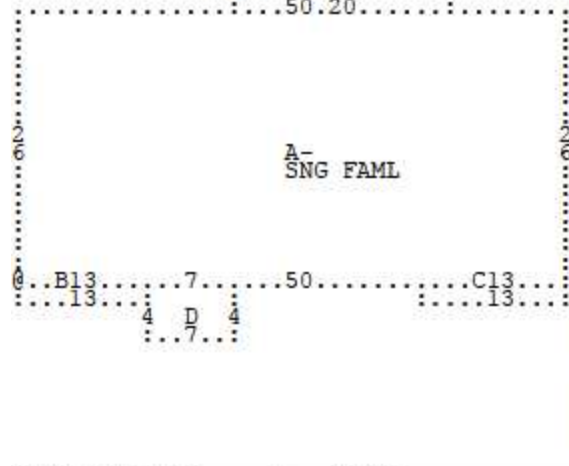
PROPERTY DESCRIPTION  
 B/L 104 GREENFIELDS LANE  
 LOT 8  
 104 GREENFIELDS LANE

TAX SUBDIVISIONS  
 MORGANTON  
 TRIPLE COMMUNITY FI

MAP NUMBER CARD NO  
 2713680535 1  
 RECORD NUMBER: 60229  
 ROUTE  
 LISTER:TH010512  
 REVIEW:BS050312

TOPO ROLLING STREET PAVED UTILITY ALL PUB ZONING 0.46 ACRES NBHD 0282  
 NOTES:PB39 122

#	LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ	ADJRATE*UNITS	LND-VALUE
1	27XPRMSITE	0.46AC	32500		32500 0.46	14950



LAND VALUE: 14950

#	OTHER FEAT	SIZE	BASERATE*COND	ADJRATE*UNITS	OFB-VALUE

OTHER VALUE: 0

FOUNDATION	FLOOR FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY	SF-LOOKUP: 2-BY-CLASS
CM BRICK	VINYL	DP	ASPHSHNG	1.00STHT	
WALL FINSH	FLOORS	HEAT&AIR	HEAT FUEL	3 BDRM 5 ROOM	
DRY WALL	HARDWOOD VYL/TILE	Htg & AC	ELECTRIC	1.00LFUF	

DWELLING CONV. C B2011 AVERAGE CONDITION

DIMENSIONS: A-CU26R50D26L50 B-CD1R13U1L13 C-R50CD1L13U1R13 D-R13CD4R7U4L7 E-U26R20CU10R20D10L20H

#	STRUCTURE	SKICH-SF	SIRI	AREA	RATE	GRDF	HEAT	EXWL	WLHT	ADJ RAT	AREA	RPCN	DEPF	CNDF	SIR-VALUE
A	1 C SNG FAML	1300	1.00	1300	74.68					74.68	1300	97084	0.96		93201
	2.00 BATHS									3200.00		6400	0.96		6144
	40% UNF-BSMT			520	14.94					14.94	520	7769	0.96		7458
	60% BS-SF/GA			780	18.67					18.67	780	14563	0.96		13880
B	1 SNG FAML	13	1.00	13	74.68					74.68	13	971	0.96		932
	1 SNG FAML	13	1.00	13	74.68					74.68	13	971	0.96		932
D	80 PORCH	28	1.00	28	27.25					27.25	28	763	0.96		732
E	88 DECK	200	1.00	200	21.92					21.92	200	4384	0.96		4209
		1326HSF,		2854TSF						RPCN- 100.23/HSF		132905	VALU-	96.22/HSF	127588

STRUCTURE VALUE:

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	14950	13800	108%	03202012		142538
OTHERFEAT	0			2013-729		
STRUCTURE	127588	82438	154%	139900	101%	142538
TOTAL	142538	96238	148%			142538

APPRaised-VALUE: 142538

\* \* ALTERNATE REVAL APPRAISAL FILE \* \*

**GRADE "C" DWELLINGS**



## GRADE "D" DWELLINGS

See photographic illustrations which show the quality and construction of typical "D" Grade improvements. Grade "D" includes those structures which utilize a less than average quality material and/or workmanship and most often are of plain or simple architectural design, exhibiting few, if any, extra exterior innovations.

The interior features encompass only a minimum number of cabinets, counters and closets. The cabinet work most often includes less expensive hardware and comes from stock items which may or may not be properly fitted to the space allowed for installation.

The quality and quantity of plumbing fixtures, lighting fixtures, door hardware, and window hardware are only adequate and are low cost stock items. The number of electrical outlets provided is minimal and few.

The exterior design and floor plan demonstrate a lack of any features which are not functional and necessary. In some instances, the framing, flooring, interior wall finish and/or exterior wall and roof covering consist of substandard materials and workmanship.

### Material Quality, Construction, and Design

Below average quality materials utilized throughout, average workmanship.

### Foundation

Concrete footings, poured concrete and/or masonry wall construction.

### Exterior Walls

1. Wood frame or equivalent with below average quality exterior wood siding or equivalent over sheathing.
2. Wood frame or equivalent, sheathed with below average quality brick veneer exterior walls.
3. Masonry, stuccoed . . . below average quality.
4. Low cost native stone or brick construction. Exterior doors, windows and trim of below average quality. May be insulated using minimum insulation.

### Roof

Wood frame and deck sheathing of below average quality with either wood shingles, asphalt shingles, or metal covering.

### Floors

GRADE "D" DWELLINGS

Below average grade wood joist with plywood or equivalent sub-floor. Soft wood flooring or equivalent.

Interior Finish

Below average quality plaster, drywall or equivalent wood paneling. Finish papered or painted. Softwood interior trim and doors. Below average grade door and window hardware. Minimum amount of kitchen cabinets.

Basements

Not included in the base coat of the dwelling structure.

Add for basement as reflected in schedule.

Attics

Usable attic areas, finished or unfinished are not included in the base cost of the dwelling structure.

Central Heating and Air Conditioning

Included in base cost.

Fireplaces

None included in base cost of dwelling structures.

Plumbing

Below average quality and quantity of plumbing fixtures, consistent with the overall quality of improvement.

Electrical

Below average quality fixtures with minimum outlets throughout the dwelling.

Porches, Patios, Landings, and Wood Decks

None included in base cost of the dwelling structure.

Other Building Items

None included in the base cost of the dwelling.

GRADE "D" DWELLINGSGRADE "D" – SALES

PARCEL	SALE DATE	SF	SALE	2013 VALUE	SALE RATIO
1600	12/17/2010	993	\$72,000.00	\$78,251.00	109%
2165	9/15/2010	899	\$63,750.00	\$62,036.00	97%
3244	8/12/2011	1,461	\$99,900.00	\$106,696.00	107%
4780	4/21/2011	1,117	\$79,500.00	\$80,974.00	102%
8598	2/29/2012	792	\$43,500.00	\$44,236.00	102%
		5262	\$358,650.00	\$372,193.00	517%

MEAN RATIO = 517 / 5	=	103.40%
AGGREGATE MEAN RATIO = \$372,193 / \$330,400	=	112.65%
MEDIAN RATIO	=	102%
PRICE RELATED DIFFERENTIAL = 103.4% / 112.65%	=	91.78%

AVERAGE LUMP SUM SALE PRICE	=	\$66,080.00
AVERAGE SIZE	=	1,013.20
AVERAGE SALE PRICE PER SQ. FT.	=	\$65.23

**\*sales are not adjusted for time**



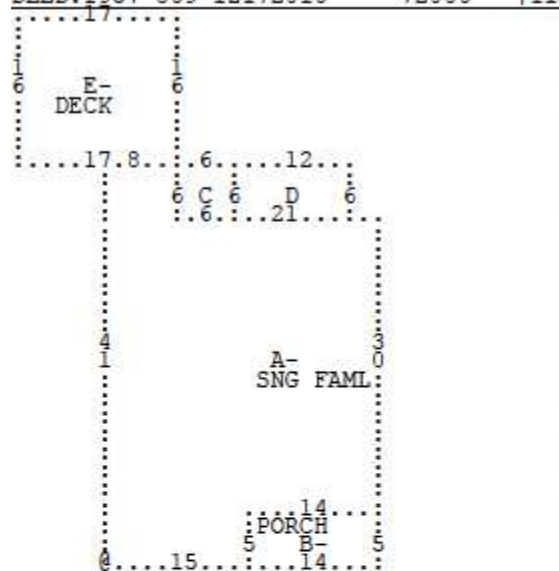
GRADE "D" DWELLINGS

OWNERSHIP 09172012 39194 300  
 FORD SUSAN L  
 113 CRAYTON ST  
 MORGANTON NC 28655  
 DEED:1937 809 12172010 72000

PROPERTY DESCRIPTION  
 H/L 113 CRAYTON ST  
 113 CRAYTON ST

TAX SUBDIVISIONS  
 MORGANTON  
 CITY OF MORGANTON

MAP NUMBER CARD NO  
 2703731221 1  
 RECORD NUMBER: 1600  
 ROUTE 44 18 2 1  
 LISTER:GB091312  
 REVIEW:DK1120506



TOPO	STREET	UTILITY	ZONING	0.28 ACRES	NBHD
ROLLING	PAVED	ALL PUB			0115
NOTES:					
#	LAND CLASS	SIZE	BASERATE*FRNT*	DPH*ADJ=ADJRATE*UNITS=LND-VALUE	
1	28GPRMSITE	0.28AC	65000	65000 0.28	18200

LAND VALUE:					18200
#	OTHER FEAT	SIZE	BASERATE*COND	=ADJRATE*UNITS=OFB-VALUE	
1	4DSHED	10* 14	11.38 0.50	5.69 140	797
2	4DSHED	10* 24	11.06 0.50	5.53 240	1327

OTHER VALUE:					2124
FOUNDATION	FIRFNISH	ROOFIYPE	ROOFMRL	SIZE/QTY	SF-LOOKUP:2-BY-CLASS
CW	VINYL	HIP	METAL	1.00STHT	
CONCBLCK					
WALLFNH	FLOORS	HEAT&AIR	HEATFUEL		
DRY WALL	CARPET	HIG & AC	GAS ELECTRIC	2 BDRM 5 ROOM 1.00LFUF	

DWELLING CONV. D+08 B1925E1975R2009 AVERAGE CONDITION  
 DIMENSIONS:A-CU41R8D6R21D30LI4D5LI5 B-R15CUSRI4D5LI4 C-U41R8CD6R6U6L6 D-U41R14CD6R12U6L12 E-U41R8CU16LI7D16R1

#	STRUCTURE	SRICH-SF	SIHI	AREA	RATE*GRDF	HEAT	EXWL	WLHT=ADJRAI*	AREA=	RPCN*	DEPF*	CNDF=	SIR-VALUE
A	1DSNG FAML	993	1.00	993	63.27	1.08		2600.00	993	67852	0.60		40711
	2.00 BATHS							133.33		5200	0.60		3120
	100%UNF-BSMT							133.33		13564	0.60		8138
B	80 PORCH	70	1.00	70	21.65	1.08		33.33	70	1645	0.60		587
C	80 PORCH	36	1.00	36	21.76	1.08		33.33	36	846	0.60		508
D	86 UTILROOM	72	1.00	72	30.45	1.08		32.89	72	2368	0.60		1421
E	88 DECK	272	1.00	272	17.26	1.08		18.64	272	5070	0.60		3042
										96545	VALU-	58.34/HSF	57927

STRUCTURE VALUE:										57927	
VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE	78251				
LND	18200	15912	114%	=ACREAGE		65000LV/AC					
OTHERFEAT	57927			12172010							
STRUCTURE	57927	43188	134%	1937-809		78TV/HSF					
TOTAL	78251	59100	132%	72000	108%	72SP/HSF					

\*\* ALTERNATE REVAL APPRAISAL FILE \*\* APPRAISED-VALUE: 78251

GRADE "D" DWELLINGS



1600



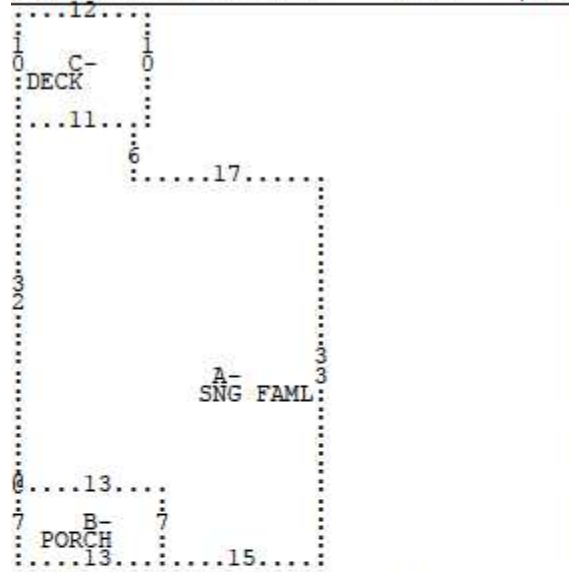
GRADE "D" DWELLINGS

OWNERSHIP 09172012 10753 315  
 BROWN JAMES C & SUNNY B  
 1188 MIN SHADOWS DR  
 MORGANTON NC 28655  
 DEED: 1920 793 09152010 63750

PROPERTY DESCRIPTION  
 H/L 105 WALKER RD /MORG/  
 105 WALKER RD /MORG/

TAX SUBDIVISIONS  
 MORGANTON  
 CITY OF MORGANTON

MAP NUMBER CARD NO  
 1792953425 1  
 RECORD NUMBER: 2165  
 ROUTE 46 68 3 1  
 LISTER: LS091212  
 REVIEW: BS091212



TOPO LEVEL	STREET PAVED	UTILITY ALL PUB	ZONING	0.24 ACRES	NBHD 0150
NOTES:					
#	LAND CLASS	SIZE	BASERATE*FRNT	DPH*ADJ	=ADJRATE*UNITS=LND-VALUE
1	28BPRMSITE	0.24AC	40000		40000 0.24 9600

LAND VALUE:					9600
#	OTHER FEAT	SIZE	BASERATE*COND	=ADJRATE*UNITS=OFB-VALUE	
1	4ESHED	6*	9.10 0.25	2.28 66	150
2	84CCANOPY	10* 20	4.00 0.50	2.00 200	400

OTHER VALUE:					550
FOUNDATION	FLOORFINISH	ROOFTYPE	ROOFMTRL	SIZE/QTY	SF-LOOKUP: 2-BY-CLASS
CW CONCBLCK	VINYL	DP	ASPHSHNG	1.00STHT	
WALLFINSH	FLOORS	HEAT&AIR	HEATFUEL		
DRY WALL	HARDWOOD	HTG & AC	GAS ELECTRIC	2 BDRM 4 ROOM	1.00LFUF

DWELLING CONV. D+06 B1957E1990R1982 AVERAGE CONDITION

DIMENSIONS: A-CU32R11D6R17D33L15U7L13 B-CD7R13U7L13 C-U32CR12U10L12D10H

#	STRUCTURE	SKTCH-SF	STHT	AREA	RATE*GRDF	HEAT	EXWL	WLHT=ADJRT*	AREA=	RPCN*	DEPF*	CNDF=STR-VALUE	
A	1DSNG FAML	899	1.00	899	63.85	1.08		68.96	899	61995	0.75	46496	
	1.00 BATH							2600.00		2600	0.75	1950	
B	80 PORCH	91	1.00	91	21.88	1.08		23.63	91	2150	0.75	1813	
C	88 DECK	120	1.00	120	18.80	1.08		20.30	120	2436	0.75	1827	
										RPCN-	76.95/HSF		
										69181	VALU-	57.72/HSF	51886

STRUCTURE VALUE:										51886
VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE				62036
LAND	9600	12000	80%	=ACREAGE		40000LV/AC				
OTHERFEAT	550	511	107%	09152010						
STRUCTURE	51886	47104	110%	1920-793		69TV/HSF				
TOTAL	62036	59615	104%	63750	97%	70SP/HSF				
										APPRAISED-VALUE: 62036

\*\* ALTERNATE REVAL APPRAISAL FILE \*\*

GRADE "D" DWELLINGS



2165

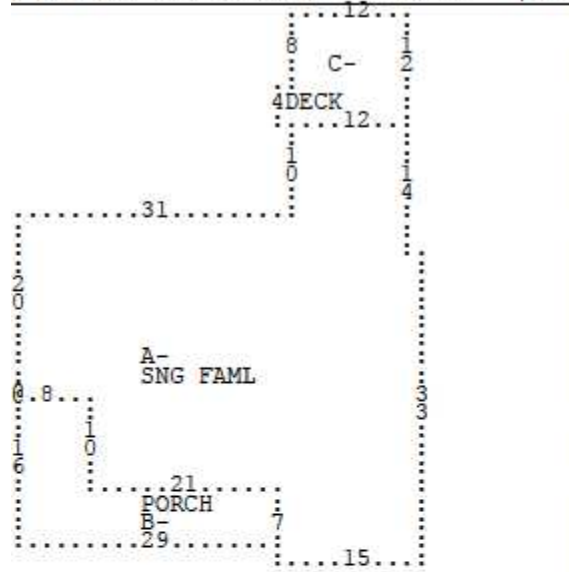
GRADE "D" DWELLINGS

OWNERSHIP 09172012 179026 301  
 LOPEZ MIGUEL & MATEO EULALIA  
 213 HERRON STREET  
 MORGANTON NC 28655  
 DEED:1975 277 08012011 99900

PROPERTY DESCRIPTION  
 H/L 213 HERRON ST  
 LOT 2  
 213 HERRON ST

TAX SUBDIVISIONS  
 MORGANTON  
 CITY OF MORGANTON

MAP NUMBER CARD NO  
 2703341575 1  
 RECORD NUMBER: 3244  
 ROUTE 46 14 2 6  
 LISTER:LS091212  
 REVIEW:BS091212



TOPO ROLLING STREET PAVED UTILITY ALL PUB ZONING 0.23 ACRES NBHD 0094  
 NOTES:PB38 73

#	LAND CLASS	SIZE	BASERATE*FRNT	DPH*ADJ	ADJRATE*UNITS	LND-VALUE	
1	28FPRMSITE	0.23AC	60000		60000	0.23	13800

LAND VALUE: 13800  

#	OTHER FEAT	SIZE	BASERATE*COND	ADJRATE*UNITS	OFB-VALUE

OTHER VALUE: 0

FOUNDATION	FLOOR FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY	
CW CONCRETE	VINYL	DP	ASPHSHNG	1.00STHT	SF-LOOKUP:2-BY-CLASS
WALL FINISH	FLOORS	HEAT & AIR	HEAT FUEL	2 BDRM 6 ROOM	
DRY WALL	HARDWOOD CARPET CER/TILE	HTG & AC	ELECTRIC	1.00LFUF	

DWELLING CONV. D+08 B1910E2000R2010 AVERAGE CONDITION

DIMENSIONS: A-CU20R31U10R12D14R1D33L15U7L21U10L8 B-CD16R29U6L21U10L8 C-U30R43CU12L12D8L3D4R1SH

#	STRUCTURE	SKTCH-SF	STHT	AREA	RATE*GRDF	HEAT	EXWL	WLHT=ADJRT*	AREA=	RPCN*	DEPT**	CNDF=SIR	VALUE
A	1DSNG FAML	1461	1.00	1461	60.52	1.08		65.36	1461	95491	0.85		61167
	2.00 BATHS							2600.00		5200	0.85		4420
B	80 PORCH	254	1.00	254	19.99	1.08		21.58	254	5484	0.85		4661
C	88 DECK	156	1.00	156	18.49	1.08		19.97	156	3115	0.85		2648
		1461HSF,		1871TSF				RPCN-	74.80/HSF	109290	VALU-	63.58/HSF	92896

STRUCTURE VALUE:

VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE
LAND	13800	13800	100%			106696
OTHERFEAT	0					
STRUCTURE	92896	92302	100%			
TOTAL	106696	106102	100%			

60000LV/AC 73TV/HSF 68SP/HSF

APPRaised-VALUE: 106696

\* \* ALTERNATE REVAL APPRAISAL FILE \* \*



GRADE "D" DWELLINGS



3244

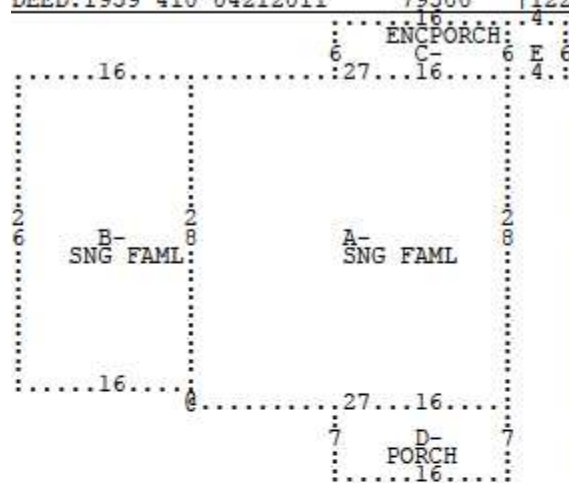
GRADE "D" DWELLINGS

OWNERSHIP 09172012 48468 300  
 ANDRES MANUEL J & DELIA DIEGO  
 122 ELM ST  
 MORGANTON NC 28655  
 DEED:1959 410 04212011 79500

PROPERTY DESCRIPTION  
 H/L 122 ELM ST /MORG/

TAX SUBDIVISIONS  
 MORGANTON  
 CITY OF MORGANTON

MAP NUMBER CARD NO  
 1783535403 1  
 RECORD NUMBER: 4780  
 ROUTE 48 78 1 2  
 LISTER:LS091212  
 REVIEW:BS091212



122 ELM ST /MORG/ 0.94 ACRES NBHD 0067

TOPO STREET UTILITY ZONING 0.94 ACRES NBHD  
 LEVEL PAVED ALL PUB

NOTES:

#	LAND CLASS	SIZE	BASERATE*FRNT	DPH*ADJ	ADJRATE*UNITS=LND-VALUE
1	28BPRMSITE	0.50AC	40000		40000   0.50   20000
3	25HBCALANCE	0.44AC	8750	1.44ACF	12600   0.44   5544

LAND VALUE: 25544

#	OTHER FEAT	SIZE	BASERATE*COND	ADJRATE*UNITS=OFB-VALUE	
1	CONFGARAG	14* 28	38.38 0.20	7.68 392 3011	
2	37CLEAN-TO	14* 28	5.25 0.80	4.20 392 1646	
3	4DSHED	8* 10	11.50 0.75	8.63 80 690	
4	-2 CARPORT				100

OTHER VALUE: 5447

FOUNDATION	FLOORFINISH	ROOFTYPE	ROOFMTRL	SIZE/QTY	SF-LOOKUP:2-BY-CLASS
CW	BRICK	ASB/SD	DP	ASPHSHNG	1.00STHT
WALLFINSH	FLOORS	HEAT&AIR	HEATFUEL		
DRY WALL	VYL/TILE CARPET	HTG & AC	GAS ELECTRIC	3 BDRM 6 ROOM	1.00LFUF

DWELLING CONV. D+08 B1947E1970R1962 AVERAGE CONDITION

DIMENSIONS:A-CU28R27D28L27 B-U2CL16U26R16D26 C-U28R12CU6R16D6L16 D-R28CD7L16U7R16 E-U28R28CU6R4D6L4H

#	STRUCTURE	SKTCH-SF*STHT	AREA	RATE*GRDF	HEAT+EXWL	WLHT=ADJRT*	AREA=	RPCN*	DEPF*CNDF=SIR-VALUE
A	1DSNG FAML	756 1.00	756	62.22 1.08	-1.00	66.20	756	50047	0.55 27526
	2.00 BATHS					2600.00		5200	0.55 2860
	1 FIREPLACE					2580.00		2580	0.55 1416
B	1 SNG FAML	416 1.00	416	62.22 1.08	-1.00	66.20	416	27539	0.55 15146
81	ENCNCPORCH	96 1.00	96	21.10 1.08		30.30	96	2914	0.55 1603
80	PORCH	112 1.00	112	21.64 1.08		33.37	112	2617	0.55 1433
83	CANOPY	24 1.00	24	7.91 1.08		8.54	24	205	0.55 113
E	79 PATIO	24 1.00	24	4.35 1.08		4.70	24	113	0.55 62
		1172HSF,	1428TSF			RPCN- 77.83/HSF		91215 VALU-	42.81/HSF 50168

STRUCTURE VALUE: 50168

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	25544	25544	99%			81159
OTHERFEAT	5044.7	5044.7	99%	04212011		
STRUCTURE	60116.8	60116.8	99%	1959-410		
TOTAL	81159	81159	95%	79500	102%	

27174LV/AC 69TV/HSF 67SP/HSF

APPRAISED-VALUE: 81159

\*\* ALTERNATE REVAL APPRAISAL FILE \*\*



GRADE "D" DWELLINGS



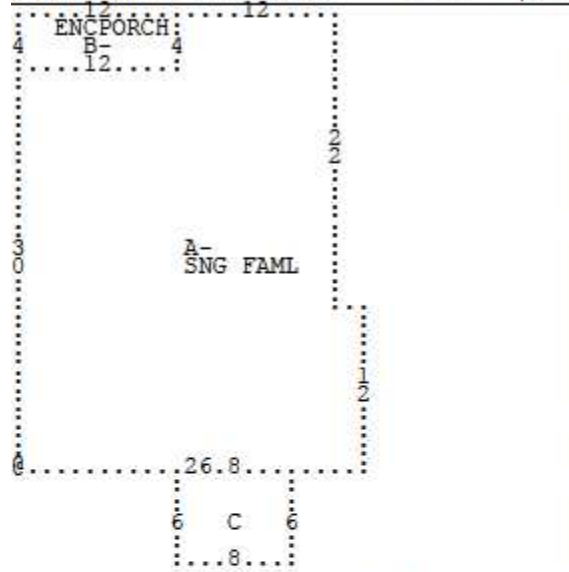
GRADE "D" DWELLINGS

OWNERSHIP 09172012 43537 314  
 PERKINS BRENT E & CASSANDRA  
 4001 PLANTATION DRIVE  
 MORGANTON NC 28655  
 DEED:2010 690 02292012 43500

PROPERTY DESCRIPTION  
 H/L 217 MORGAN DR /MORG/  
 586 770 LIFE ESTATE  
 217 MORGAN DR /MORG/

TAX SUBDIVISIONS  
 MORGANTON  
 CITY OF MORGANTON

MAP NUMBER CARD NO  
 2703990203 1  
 RECORD NUMBER: 8598  
 ROUTE 44 52 3 6  
 LISTER: TH082609  
 REVIEW: BS091312



TOPO	STREET	UTILITY	ZONING	0.19 ACRES	NBHD
ROLLING	PAVED	ALL PUB			0042
NOTES:					
#	LAND CLASS	SIZE	BASERATE*FRNT	DPH*ADJ=ADJRATE*UNITS=LND-VALUE	
1	28GPRMSITE	0.19AC	65000		65000 0.19 12350

LAND VALUE: 12350

#	OTHER FEAT	SIZE	BASERATE*COND	=ADJRATE*UNITS=OFB-VALUE
---	------------	------	---------------	--------------------------

OTHER VALUE: 0

FOUNDATION	FLOORFINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY	SF-LOOKUP: 2-BY-CLASS
CW	VINYL	DP	ASPHSHNG	1.00STHT	
CONCBLCK	ALUM				
WALLFINSH	FLOORS	HEAT&AIR	HEATFUEL	2 BDRM	
DRY WALL	SOFTWOOD	Htg & AC	ELECTRIC	4 ROOM	
				1.00LFUF	

DWELLING CONV. D B1940E1965R1981 AVERAGE CONDITION

DIMENSIONS: A-CU30R12U4R12D22R2D12L26 B-U30CR12U4L12D4 C-R12CD6R8U6L8H

#	STRUCTURE	SKTCH-SF	*STHT	AREA	RATE	*GRDF	HEAT	EXWL	*WLHT	ADJURAT*	AREA	RPCN*	DEPF*	CNDF	SIR-VALUE
A	1D SNG FAML	792	1.00	792	64.44				1	64.44	792	51036	0.50		25518
	1.00 BATH									2600.00		2600	0.50		1300
	1 FIREPLACE									2580.00		2580	0.50		1290
	50% UNF-BSMT			396	12.89					1333.88	396	5104	0.50		2552
B	81 ENCPORCH	48	1.00	48	36.70					333.36	48	1378	0.50		685
C	80 PORCH	48	1.00	48	2.35					333.36	48	1078	0.50		539
	792HSF,			12841SF						80.52/HSF		63771	VALU-	40.26/HSF	31886

STRUCTURE VALUE:

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12350	17250	71%	=ACREAGE		44236
OTHERFEAT	0	200	0%	02292012		
STRUCTURE	31886	33577	94%	2010-690		
TOTAL	44236	51027	86%	43500	101%	

65000LV/AC 55TV/HSF 54SP/HSF

APPRAISED-VALUE: 44236

\* \* ALTERNATE REVAL APPRAISAL FILE \* \*



GRADE "D" DWELLINGS



8598

## GRADE "E" DWELLINGS

See photographic illustrations which show quality and construction of typical "E" Grade Dwelling. Grade "E" includes those structures which utilize a bare minimum quality material and/or workmanship and most often are of a box-like shape with no extra design factors.

The interior features encompass only the bare necessities physically necessary for the occupant's living area. Any cabinets or work counters provided are usually of a cheaply constructed "set in place" or homemade type and may or may not be fitted to space provided. The door, window, and wall trim are made of cheap, low quality material, and low quality workmanship.

The bare minimum quality and quantity of plumbing fixtures, lighting fixtures, door hardware and/or window are provided. The number of electrical outlets is less than adequate with no convenience outlets.

The exterior design and interior floor plan are very plain. The rooms are generally small, closet space is very limited and in some instances nonexistent. The framing, flooring, interior wall finish, exterior wall covering and/or roof material are substandard materials and/or workmanship.

The over-all design, quality of materials, quality of labor, and basic design are those which barely meet the minimum standards required by regulatory agencies for health, safety, and zoning ordinances.

### Material Quality, Construction, and Design

Materials utilized throughout, are of inferior quality.

### Foundation

Low cost concrete footings, concrete and/or masonry wall construction or pilings.

### Exterior Walls

1. Wood frame or equivalent with low cost exterior wood siding or equivalent.
2. Wood frame or equivalent, low cost brick veneer exterior walls.
3. Masonry, stuccoed . . . poor quality.
4. Field stone or low cost brick construction. Exterior doors, windows, and trim are low cost.

### Roof

Wood frame and deck sheathing of low cost quality with either wood shingles or low cost asphalt singles, roll asphalt roofing, or metal.

GRADE "E" DWELLINGSFloors

Low cost wood joist with or without sub-floor. Low cost flooring.

Interior Finish

Low cost plaster, drywall or equivalent wood paneling. Finish papered or painted. Low cost interior trim and doors. Low cost door and window hardware. May have some kitchen cabinets.

Basements

Not included in the base cost of the dwelling structure.

Add for no basement as reflected in schedule.

Attics

Usable attic areas, finished or unfinished are not included in the base cost of the dwelling structure.

Central Heating and Air Conditioning

Included in base cost.

Fireplaces

None included in base cost of dwelling structures.

Plumbing

Low cost plumbing fixtures, consistent with the overall quality of improvement.

Electrical

Low cost fixtures. Usually inadequate outlets throughout the dwelling.

Porches, patios, Landings, and Wood Decks

None included in base cost of the dwelling structure.

Other Building Items

None included in the base cost of the dwelling.

QUALITY GRADE "E" – SALES



GRADE "E" DWELLINGSGRADE "E" SALES

PARCEL	SALE DATE	SF	*SALE	2013 VALUE	SALE RATIO
240	3/9/2010	440	\$21,500.00	\$24,044.00	112%
4451	10/21/2011	936	\$17,000.00	\$24,167.00	142%
6513	6/12/2011	<u>704</u>	<u>\$30,000.00</u>	<u>\$29,202.00</u>	<u>97%</u>
		2080	\$68,500.00	\$77,413.00	351%

MEAN RATIO = 351 / 3	=	117%
AGGREGATE MEAN RATIO = \$77,413 / \$68,500	=	113.01%
MEDIAN RATIO	=	112%
PRICE RELATED DIFFERENTIAL = 117% / 113.01%	=	103.53%

AVERAGE LUMP SUM SALE PRICE	=	\$22,833.00
AVERAGE SIZE	=	693
AVERAGE SALE PRICE PER SQ. FT.	=	\$32.93

**\*sales are not adjusted for time**

GRADE "E" DWELLINGS

OWNERSHIP 09172012 66933 307  
 TRUBEY LEON E & LISA M  
 150 RICHEY RD  
 TAYLORSVILLE NC 28681  
 DEED:1889 567 03092010 21500

PROPERTY DESCRIPTION  
 H/L 200 EASTVIEW ST /MOR  
 744 322  
 200 EASTVIEW ST /MORG/

TAX SUBDIVISIONS  
 MORGANTON  
 CITY OF MORGANTON

MAP NUMBER CARD NO  
 2703553358 1  
 RECORD NUMBER: 240  
 ROUTE 44 6 4 9  
 LISTER:LS091212  
 REVIEW:BS091212

TOPO	STREET	UTILITY	ZONING	0.16 ACRES	NBHD
ROLLING	PAVED	ALL PUB			0085
LOW					
NOTES:					
#	LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ=ADJRATE*UNITS=LND-VALUE	
1	28CPRIMSITE	0.16AC	45000	45000 0.16	7200
LAND VALUE:					7200
#	OTHER FEAT	SIZE	BASERATE*COND	=ADJRATE*UNITS=OFB-VALUE	
OTHER VALUE:					
FOUNDATION	FLOORFINISH	ROOFTYPE	ROOFMTRL	SIZE/QTY	
CW	CONCBLCK	VINYL	DP	METAL	1.00STHT
SF-LOOKUP:2-BY-CLASS					
WALLFINSH	FLOORS	HEAT&AIR	HEATFUEL		
DRY WALL	SOFTWOOD	HIG & AC		1 BDRM 2 ROOM	
				1.00LFUF	

DWELLING CONV. E+08 0 E1970R1977 POOR CONDITION

DIMENSIONS:A-CU14R28D14L28 B-CD6R8U6L8 C-R8CD6R20U6L20 D-U14CR28U6L28D6H

#	STRUCTURE	SKICH-SF	SHT1	AREA	RATE	GRDF	HEAT	EXWL	WLHT	ADJURAT	AREA	RPCN	DEPF	CNDF	SIR-VALUE	
A	1 SNG FAML	392	1.00	392	51.95	1.08				56.11	392	21995	0.45		9898	
	1.00 BATH									2100.00		2100	0.45		645	
	1 HALFBATHS									1407.00		1407	0.45		633	
	100%UNF-BSMT			392	10.39	1.08				11.22	392	4398	0.45		1696	
B	1 SNG FAML	48	1.00	48	15.56	1.08				56.11	48	2663	0.45		1270	
C	80 PORCH	120	1.00	120	15.56	1.08				16.80	120	2016	0.45		487	
D	80 PORCH	168	1.00	168	15.56	1.08				16.80	168	2822	0.45		1270	
440HSF, 1120TSF											RPCN- 85.07/HSF		37431 VALU-		38.28/HSF 16844	

STRUCTURE VALUE:										16844	
VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE					24044
LAND	7200	11858	60%			45000LV/AC					
OTHERFEAT	0										
STRUCTURE	16844	9721	173%	03092010		54TV/HSF					
TOTAL	24044	21579	111%	1889-567	21500	48SP/HSF					
										APPRAISED-VALUE: 24044	

\*\* ALTERNATE REVAL APPRAISAL FILE \*\*

GRADE "E" DWELLINGS



240



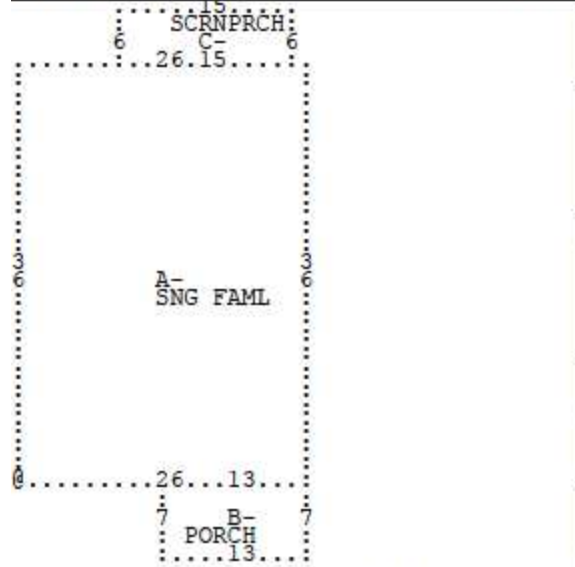
GRADE "E" DWELLINGS

OWNERSHIP 09172012 32514 300  
 FRANCISCO MATEO MATEO  
 206 KELA DRIVE  
 MORGANTON NC 28655  
 DEED:1988 643 10212011 17000

PROPERTY DESCRIPTION  
 H/L 221 EASTVIEW ST /MOR/  
 221 EASTVIEW ST /MORG/

TAX SUBDIVISIONS  
 MORGANTON  
 CITY OF MORGANTON

MAP NUMBER CARD NO  
 2703546986 1  
 RECORD NUMBER: 4451  
 ROUTE 44 16 2 7  
 LISTER:LS091212  
 REVIEW:BS091212



TOPO LOW STREET PAVED UTILITY ALL PUB ZONING 0.10 ACRES NBHD 0085

#	LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ	ADJRATE*UNITS=LND-VALUE
1	28CPRMSITE	0.10AC	45000		45000 0.10 4500

LAND VALUE: 4500

#	OTHER FEAT	SIZE	BASERATE*COND	ADJRATE*UNITS=OFB-VALUE
1	4DSHED	6*	11.50	11.50 36 414

OTHER VALUE: 414

FOUNDATION	FLOORFINISH	ROOFTYPE	ROOFMTRL	SIZE/QTY	SF-LOOKUP:2-BY-CLASS
CW	ASB/SD	DP	ASPHSHNG	1.00STHT	
CONCBLCK					
WALLFNHSH	FLOORS	HEAT&AIR	HEATFUEL		
DRY WALL	HARDWOOD	HIG & AC	GAS ELECTRIC	2 BDRM 4 ROOM	1.00LFUF

DWELLING CONV. E+08 B1948E1950 FAIR CONDITION

DIMENSIONS:A-CU36R26D36L26 B-R13CD7R13U7L13 C-U36R10C6R15D6L13H

#	STRUCTURE	SKICH-SF	SHTI	AREA	RATE*GRDF	HEAT+EXWL	WLHT=ADJRT*	AREA=	RPCN*	DEPF*CNDF=SIR-VALUE
A	1 SNG FAML	936	1.00	936	50.38	1.08	-1.00	53.41	936	49992 0.30 14998
	1.00 BATH							2100.00		2100 0.30 630
	1 FIREPLACE							2045.00		2045 0.30 614
	50%UNF-BSMT			468	10.08	1.08		10.08	468	5097 0.30 1529
B	80 PORCH	91	1.00	91	17.34	1.08		17.34	91	1704 0.30 271
C	84 SCRNPRCH	90	1.00	90	18.14	1.08		18.14	90	1763 0.30 226
	88 DECK	90	1.00	90	15.14	1.08		16.35	90	1472 0.30 442
		936HSF,		1675TSF				RPCN- 68.56/HSF		64173 VALU- 20.57/HSF 19253

STRUCTURE VALUE: 19253

VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE
LAND	4500	6460	69%	-ACREAGE		45000LV/AC
OTHERFEAT	414	520	79%	10212011		
STRUCTURE	19253	19811	98%	1988-643		25TV/HSF
TOTAL	24167	26591	90%	17000	142%	18SP/HSF

APPRAISED-VALUE: 24167

\*\* ALTERNATE REVAL APPRAISAL FILE \*\*



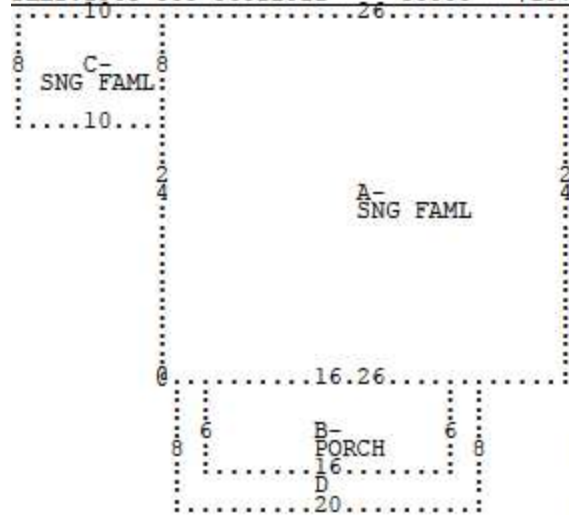
GRADE "E" DWELLINGS



4451

GRADE "E" DWELLINGS

OWNERSHIP 09172012 1800 301  
 JWV SERVICES INC  
 202 SHUFFLER RD  
 MORGANTON NC 28655  
 DEED:1965 808 06012011 30000  
 PROPERTY DESCRIPTION  
 H/L 107 RIDGE ST /MORG/  
 107 RIDGE ST /MORG/  
 TAX SUBDIVISIONS  
 MORGANTON  
 CITY OF MORGANTON  
 MAP NUMBER 2704527328  
 CARD NO 1  
 RECORD NUMBER: 6513  
 ROUTE 42 60 2 7  
 LISTER: WS112497  
 REVIEW: BS091312



TOPO	STREET	UTILITY	ZONING	0.22 ACRES	NBHD
LOW	PAVED	ALL PUB			0022
ROLLING			NOTES:		
#	LAND CLASS	SIZE	BASERATE*FRNT	DPTH*ADJ=ADJRATE*UNITS=LND-VALUE	
1	27XPRMSITE	0.22AC	32500		32500 0.22 7150

LAND VALUE: 7150

#	OTHER FEAT	SIZE	BASERATE*COND	=ADJRATE*UNITS=OFB-VALUE
---	------------	------	---------------	--------------------------

OTHER VALUE: 0

FOUNDATION	FLOOR FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY	SF-LOOKUP: 2-BY-CLASS
CW	BRICK	DP	METAL	1.00STHT	
WALL FINISH	FLOORS	HEAT & AIR	HEAT FUEL		
PANEL	SOFTWOOD VYL/TILE	Htg & AC	ELECTRIC	2 BDRM 4 ROOM 1.00LFUF	

DWELLING CONV. E+08 B1948E1965R1997 AVERAGE CONDITION

DIMENSIONS: A-CU24R26D24L26 B-R3CD6R16U6L16 C-U24CL10D8R10U8 D-R1CD8R20U8L2D6L16U6L2H

#	STRUCTURE	SKICH-SF	SHTI	AREA	RATE*GRDF	HEAT	EXWL	WLHT=ADJRT*	AREA=	RPCN*	DEPF*CNDF=SIR-VALUE
A	1 SNG FAML	624	1.00	624	51.48	1.08		55.60	624	34694	0.50
	1.00 BATH							2100.00		2100	0.50
B	80 PORCH	96	1.00	96	17.34	1.08		18.73	96	1798	0.50
C	1 SNG FAML	80	1.00	80	51.48	1.08		55.60	80	4448	0.50
D	88 DECK	64	1.00	64	15.39	1.08		16.62	64	1064	0.50
		704HSF,		864TSF				RPCN- 62.65/HSF		44104	VALU- 31.32/HSF
											22052

STRUCTURE VALUE:

VALUATION	VALUE	PREV-VAL	P-N%	SALE	S-N%	TOTAL VALUE
LAND	7150	9870	72%	=ACREAGE		29202
OTHERFEAT	0			06012011		
STRUCTURE	22052	15155	145%	1965-808		
TOTAL	29202	25025	116%	30000	97%	

32500LV/AC 41TV/HSF 42SP/HSF

APPRAISED-VALUE: 29202

\* \* ALTERNATE REVAL APPRAISAL FILE \* \*



GRADE "E" DWELLINGS



6513



6513

## 2013 Combined Depreciation Schedules

Built	Age	Standard Res. 60 yr % good	#1 MS Real 40 yr % good	#2 SS Real 30 yr % good	#3 Comm. 45 yr % good	#4 Ind. 45 yr % good	#5 Downtown Other % good	#6 SS PP 30 yr % good	#7 MS PP 40 yr % good	#8 Apartments 55yr % good	#9 Downtown Morganton % good
2013	0	96%	95%	95%	100%	100%	100%	95%	95%	100%	100%
2012	1	96%	93%	92%	99%	98%	99%	92%	93%	99%	99%
2011	2	95%	91%	89%	98%	96%	98%	89%	91%	98%	98%
2010	3	95%	89%	86%	98%	94%	97%	86%	89%	97%	97%
2009	4	95%	87%	83%	97%	92%	96%	83%	87%	96%	96%
2008	5	95%	85%	80%	96%	90%	95%	80%	85%	95%	95%
2007	6	90%	83%	77%	96%	88%	94%	77%	83%	94%	94%
2006	7	90%	81%	74%	95%	86%	93%	74%	81%	93%	93%
2005	8	90%	79%	71%	94%	84%	92%	71%	79%	92%	92%
2004	9	90%	77%	68%	93%	82%	91%	68%	77%	91%	91%
2003	10	90%	75%	65%	92%	80%	90%	65%	75%	90%	90%
2002	11	85%	73%	63%	90%	78%	89%	63%	73%	89%	89%
2001	12	85%	71%	61%	89%	76%	88%	61%	71%	88%	88%
2000	13	85%	69%	59%	88%	74%	87%	59%	69%	87%	87%
1999	14	85%	67%	57%	87%	72%	86%	57%	67%	86%	86%
1998	15	85%	65%	55%	86%	70%	84%	55%	65%	85%	84%
1997	16	80%	62%	51%	85%	68%	82%	51%	62%	84%	82%
1996	17	80%	59%	47%	83%	66%	80%	47%	59%	83%	80%
1995	18	80%	56%	43%	81%	64%	78%	43%	56%	82%	78%
1994	19	80%	53%	39%	79%	62%	76%	39%	53%	81%	76%
1993	20	80%	50%	35%	77%	60%	74%	35%	50%	80%	74%
1992	21	75%	47%	31%	75%	58%	72%	31%	47%	79%	72%
1991	22	75%	44%	27%	73%	56%	70%	27%	44%	78%	70%
1990	23	75%	41%	23%	71%	54%	68%	23%	41%	77%	68%
1989	24	75%	38%	20%	69%	52%	66%	20%	38%	76%	66%
1988	25	75%	35%	20%	67%	50%	64%	20%	35%	75%	64%
1987	26	70%	32%	20%	65%	48%	62%	20%	32%	74%	62%
1986	27	70%	29%	20%	63%	46%	60%	20%	29%	72%	60%
1985	28	70%	26%	20%	60%	44%	58%	20%	26%	70%	58%
1984	29	70%	23%	20%	57%	42%	56%	20%	23%	68%	56%
1983	30	70%	20%	20%	55%	40%	54%	20%	20%	66%	54%
1982	31	65%	20%	15%	52%	38%	52%	15%	20%	64%	52%
1981	32	65%	20%	15%	49%	36%	50%	15%	20%	62%	50%



## 2013 Combined Depreciation Schedules

Built	Age	Standard Res. 60 yr % good	#1 MS Real 40 yr % good	#2 SS Real 30 yr % good	#3 Comm. 45 yr % good	#4 Ind. 45 yr % good	#5 Downtown Other % good	#6 SS PP 30 yr % good	#7 MS PP 40 yr % good	#8 Apartments 55yr % good	#9 Downtown Morganton % good
1980	33	65%	20%	15%	47%	34%	47%	15%	20%	60%	47%
1979	34	65%	20%	15%	45%	32%	44%	15%	20%	58%	44%
1978	35	65%	20%	15%	42%	30%	41%	15%	20%	56%	41%
1977	36	60%	17%	10%	39%	28%	38%	10%	17%	54%	38%
1976	37	60%	17%	10%	36%	26%	35%	10%	17%	52%	35%
1975	38	60%	17%	10%	33%	24%	32%	10%	17%	50%	32%
1974	39	60%	17%	10%	30%	22%	30%	10%	17%	48%	30%
1973	40	60%	17%	10%	28%	20%	30%	10%	17%	46%	30%
1972	41	55%	15%	5%	26%	18%	30%	5%	15%	44%	30%
1971	42	55%	15%	5%	25%	16%	30%	5%	15%	42%	30%
1970	43	55%	15%	5%	24%	14%	30%	5%	15%	40%	30%
1969	44	55%	15%	5%	23%	12%	30%	5%	15%	38%	30%
1968	45	55%	10%	5%	22%	10%	30%	5%	10%	36%	30%
1967	46	50%	10%	5%	22%	10%	30%	5%	10%	34%	30%
1966	47	50%	10%	5%	22%	10%	30%	5%	10%	32%	30%
1965	48	50%	10%	5%	21%	10%	30%	5%	10%	30%	30%
1964	49	50%	10%	5%	21%	10%	30%	5%	10%	28%	30%
1963	50	50%	5%	5%	20%	9%	30%	5%	5%	26%	30%
1962	51	45%	5%	5%	20%	9%	30%	5%	5%	24%	30%
1961	52	45%	5%	5%	20%	9%	30%	5%	5%	22%	30%
1960	53	45%	5%	5%	20%	9%	30%	5%	5%	20%	30%
1959	54	45%	5%	5%	20%	9%	30%	5%	5%	20%	30%
1958	55	45%	5%	5%	15%	8%	30%	5%	5%	20%	30%
1957	56	40%	5%	5%	15%	8%	30%	5%	5%	20%	30%
1956	57	40%	5%	5%	15%	8%	30%	5%	5%	20%	30%
1955	58	40%	5%	5%	15%	8%	30%	5%	5%	18%	30%
1954	59	40%	5%	5%	15%	8%	30%	5%	5%	18%	30%
1953	60	40%	5%	5%	10%	7%	30%	5%	5%	18%	30%
1952	61	35%	5%	5%	10%	7%	25%	5%	5%	18%	30%
1951	62	35%	5%	5%	10%	7%	25%	5%	5%	18%	25%
1950	63	35%	5%	5%	10%	7%	25%	5%	5%	16%	25%
1949	64	35%	5%	5%	10%	7%	25%	5%	5%	16%	25%
1948	65	35%	5%	5%	10%	6%	25%	5%	5%	16%	25%

## 2013 Combined Depreciation Schedules

Built	Age	Standard Res. 60 yr % good	#1 MS Real 40 yr % good	#2 SS Real 30 yr % good	#3 Comm. 45 yr % good	#4 Ind. 45 yr % good	#5 Downtown Other % good	#6 SS PP 30 yr % good	#7 MS PP 40 yr % good	#8 Apartments 55yr % good	#9 Downtown Morganton % good
1947	66	30%	5%	5%	10%	6%	25%	5%	5%	16%	25%
1946	67	30%	5%	5%	10%	6%	25%	5%	5%	16%	25%
1945	68	30%	5%	5%	10%	6%	25%	5%	5%	14%	25%
1944	69	30%	5%	5%	10%	6%	25%	5%	5%	14%	25%
1943	70	30%	5%	5%	10%	5%	25%	5%	5%	14%	25%
1942	71	25%	5%	5%	10%	5%	25%	5%	5%	14%	25%
1941	72	25%	5%	5%	10%	5%	25%	5%	5%	14%	25%
1940	73	25%	5%	5%	10%	5%	25%	5%	5%	12%	25%
1939	74	25%	5%	5%	10%	5%	25%	5%	5%	12%	25%
1938	75	25%	5%	5%	10%	4%	25%	5%	5%	12%	25%
1937	76	25%	5%	5%	10%	4%	25%	5%	5%	12%	25%
1936	77	25%	5%	5%	10%	4%	25%	5%	5%	12%	25%
1935	78	25%	5%	5%	10%	4%	25%	5%	5%	10%	25%
1934	79	25%	5%	5%	10%	4%	25%	5%	5%	10%	25%
1933	80	25%	5%	5%	10%	3%	25%	5%	5%	10%	25%
1932	81	25%	5%	5%	10%	3%	25%	5%	5%	10%	25%
1931	82	25%	5%	5%	10%	3%	25%	5%	5%	10%	25%
1930	83	25%	5%	5%	10%	3%	25%	5%	5%	10%	25%
1929	84	25%	5%	5%	10%	3%	25%	5%	5%	10%	25%
1928	85	25%	5%	5%	10%	2%	25%	5%	5%	10%	25%
1927	86	25%	5%	5%	10%	2%	25%	5%	5%	10%	25%
1925(-)	87	25%	5%	5%	10%	2%	25%	5%	5%	10%	25%

VG		10%			10%	10%					
GOOD		5%			5%	5%					
AVERAGE		0%			0%	0%					
FAIR		-5%			-5%	-5%					
POOR		-10%			-10%	-10%					
VP		-15%			-15%	-15%					
UN SOUND		SV (10%)			SV (10%)	SV (10%)				SV (10%)	

\* STANDARD \*DEPRECIATION FACTOR TABLE

REVALUATION YEAR - YEAR BUILT = AGE

AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR
1- 0.960	21- 0.750	41- 0.550	61- 0.350	81- 0.250	
2- 0.950	22- 0.750	42- 0.550	62- 0.350	82- 0.250	
3- 0.950	23- 0.750	43- 0.550	63- 0.350	83- 0.250	
4- 0.950	24- 0.750	44- 0.550	64- 0.350	84- 0.250	
5- 0.950	25- 0.750	45- 0.550	65- 0.350	85- 0.250	
6- 0.900	26- 0.700	46- 0.500	66- 0.300	86- 0.250	
7- 0.900	27- 0.700	47- 0.500	67- 0.300	87- 0.250	
8- 0.900	28- 0.700	48- 0.500	68- 0.300	88- 0.250	
9- 0.900	29- 0.700	49- 0.500	69- 0.300	89- 0.250	
10- 0.900	30- 0.700	50- 0.500	70- 0.300	90- 0.250	
11- 0.850	31- 0.650	51- 0.450	71- 0.250	91- 0.250	
12- 0.850	32- 0.650	52- 0.450	72- 0.250	92- 0.250	
13- 0.850	33- 0.650	53- 0.450	73- 0.250	93- 0.250	
14- 0.850	34- 0.650	54- 0.450	74- 0.250	94- 0.250	
15- 0.850	35- 0.650	55- 0.450	75- 0.250	95- 0.250	
16- 0.800	36- 0.600	56- 0.400	76- 0.250	96- 0.250	
17- 0.800	37- 0.600	57- 0.400	77- 0.250	97- 0.250	
18- 0.800	38- 0.600	58- 0.400	78- 0.250	98- 0.250	
19- 0.800	39- 0.600	59- 0.400	79- 0.250	99- 0.250	
20- 0.800	40- 0.600	60- 0.400	80- 0.250	100- 0.250	

REVALUATION YEAR:2013

ALTERNATE #1DEPRECIATION FACTOR TABLE

REVALUATION YEAR - YEAR BUILT = AGE

AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR
1- 0.930	21- 0.470	41- 0.150	61- 0.050	81- 0.050	
2- 0.910	22- 0.440	42- 0.150	62- 0.050	82- 0.050	
3- 0.890	23- 0.410	43- 0.150	63- 0.050	83- 0.050	
4- 0.870	24- 0.380	44- 0.150	64- 0.050	84- 0.050	
5- 0.850	25- 0.350	45- 0.100	65- 0.050	85- 0.050	
6- 0.830	26- 0.320	46- 0.100	66- 0.050	86- 0.050	
7- 0.810	27- 0.290	47- 0.100	67- 0.050	87- 0.050	
8- 0.790	28- 0.260	48- 0.100	68- 0.050	88- 0.050	
9- 0.770	29- 0.230	49- 0.100	69- 0.050	89- 0.050	
10- 0.750	30- 0.200	50- 0.050	70- 0.050	90- 0.050	
11- 0.730	31- 0.200	51- 0.050	71- 0.050	91- 0.050	
12- 0.710	32- 0.200	52- 0.050	72- 0.050	92- 0.050	
13- 0.690	33- 0.200	53- 0.050	73- 0.050	93- 0.050	
14- 0.670	34- 0.200	54- 0.050	74- 0.050	94- 0.050	
15- 0.650	35- 0.200	55- 0.050	75- 0.050	95- 0.050	
16- 0.620	36- 0.170	56- 0.050	76- 0.050	96- 0.050	
17- 0.590	37- 0.170	57- 0.050	77- 0.050	97- 0.050	
18- 0.560	38- 0.170	58- 0.050	78- 0.050	98- 0.050	
19- 0.530	39- 0.170	59- 0.050	79- 0.050	99- 0.050	
20- 0.500	40- 0.170	60- 0.050	80- 0.050	100- 0.050	

REVALUATION YEAR:2013



ALTERNATE #2DEPRECIATION FACTOR TABLE

REVALUATION YEAR - YEAR BUILT = AGE

AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR
1- 0.920	21- 0.310	41- 0.050	61- 0.050	81- 0.050	
2- 0.890	22- 0.270	42- 0.050	62- 0.050	82- 0.050	
3- 0.860	23- 0.230	43- 0.050	63- 0.050	83- 0.050	
4- 0.830	24- 0.200	44- 0.050	64- 0.050	84- 0.050	
5- 0.800	25- 0.200	45- 0.050	65- 0.050	85- 0.050	
6- 0.770	26- 0.200	46- 0.050	66- 0.050	86- 0.050	
7- 0.740	27- 0.200	47- 0.050	67- 0.050	87- 0.050	
8- 0.710	28- 0.200	48- 0.050	68- 0.050	88- 0.050	
9- 0.680	29- 0.200	49- 0.050	69- 0.050	89- 0.050	
10- 0.650	30- 0.200	50- 0.050	70- 0.050	90- 0.050	
11- 0.630	31- 0.150	51- 0.050	71- 0.050	91- 0.050	
12- 0.610	32- 0.150	52- 0.050	72- 0.050	92- 0.050	
13- 0.590	33- 0.150	53- 0.050	73- 0.050	93- 0.050	
14- 0.570	34- 0.150	54- 0.050	74- 0.050	94- 0.050	
15- 0.550	35- 0.150	55- 0.050	75- 0.050	95- 0.050	
16- 0.510	36- 0.100	56- 0.050	76- 0.050	96- 0.050	
17- 0.470	37- 0.100	57- 0.050	77- 0.050	97- 0.050	
18- 0.430	38- 0.100	58- 0.050	78- 0.050	98- 0.050	
19- 0.390	39- 0.100	59- 0.050	79- 0.050	99- 0.050	
20- 0.350	40- 0.100	60- 0.050	80- 0.050	100- 0.050	

REVALUATION YEAR:2013

ALTERNATE #3DEPRECIATION FACTOR TABLE

REVALUATION YEAR - YEAR BUILT = AGE

AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR
1- 0.990	21- 0.750	41- 0.260	61- 0.100	81- 0.100	
2- 0.980	22- 0.730	42- 0.250	62- 0.100	82- 0.100	
3- 0.980	23- 0.710	43- 0.240	63- 0.100	83- 0.100	
4- 0.970	24- 0.690	44- 0.230	64- 0.100	84- 0.100	
5- 0.960	25- 0.670	45- 0.220	65- 0.100	85- 0.100	
6- 0.960	26- 0.650	46- 0.220	66- 0.100	86- 0.100	
7- 0.950	27- 0.630	47- 0.220	67- 0.100	87- 0.100	
8- 0.940	28- 0.600	48- 0.210	68- 0.100	88- 0.100	
9- 0.930	29- 0.570	49- 0.210	69- 0.100	89- 0.100	
10- 0.920	30- 0.550	50- 0.200	70- 0.100	90- 0.100	
11- 0.900	31- 0.520	51- 0.200	71- 0.100	91- 0.100	
12- 0.890	32- 0.490	52- 0.200	72- 0.100	92- 0.100	
13- 0.880	33- 0.470	53- 0.200	73- 0.100	93- 0.100	
14- 0.870	34- 0.450	54- 0.200	74- 0.100	94- 0.100	
15- 0.860	35- 0.420	55- 0.150	75- 0.100	95- 0.100	
16- 0.850	36- 0.390	56- 0.150	76- 0.100	96- 0.100	
17- 0.830	37- 0.360	57- 0.150	77- 0.100	97- 0.100	
18- 0.810	38- 0.330	58- 0.150	78- 0.100	98- 0.100	
19- 0.790	39- 0.300	59- 0.150	79- 0.100	99- 0.100	
20- 0.770	40- 0.280	60- 0.100	80- 0.100	100- 0.100	

REVALUATION YEAR:2013

ALTERNATE #4DEPRECIATION FACTOR TABLE

REVALUATION YEAR - YEAR BUILT = AGE

AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR
1- 0.980	21- 0.580	41- 0.180	61- 0.070	81- 0.030	
2- 0.960	22- 0.560	42- 0.160	62- 0.070	82- 0.030	
3- 0.940	23- 0.540	43- 0.140	63- 0.070	83- 0.030	
4- 0.920	24- 0.520	44- 0.120	64- 0.070	84- 0.030	
5- 0.900	25- 0.500	45- 0.100	65- 0.060	85- 0.020	
6- 0.880	26- 0.480	46- 0.100	66- 0.060	86- 0.020	
7- 0.860	27- 0.460	47- 0.100	67- 0.060	87- 0.020	
8- 0.840	28- 0.440	48- 0.100	68- 0.060	88- 0.020	
9- 0.820	29- 0.420	49- 0.100	69- 0.060	89- 0.020	
10- 0.800	30- 0.400	50- 0.090	70- 0.050	90- 0.020	
11- 0.780	31- 0.380	51- 0.090	71- 0.050	91- 0.020	
12- 0.760	32- 0.360	52- 0.090	72- 0.050	92- 0.020	
13- 0.740	33- 0.340	53- 0.090	73- 0.050	93- 0.020	
14- 0.720	34- 0.320	54- 0.090	74- 0.050	94- 0.020	
15- 0.700	35- 0.300	55- 0.080	75- 0.040	95- 0.020	
16- 0.680	36- 0.280	56- 0.080	76- 0.040	96- 0.020	
17- 0.660	37- 0.260	57- 0.080	77- 0.040	97- 0.020	
18- 0.640	38- 0.240	58- 0.080	78- 0.040	98- 0.020	
19- 0.620	39- 0.220	59- 0.080	79- 0.040	99- 0.020	
20- 0.600	40- 0.200	60- 0.070	80- 0.030	100- 0.020	

REVALUATION YEAR:2013

ALTERNATE #5DEPRECIATION FACTOR TABLE

REVALUATION YEAR - YEAR BUILT = AGE

AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR
1- 0.990	21- 0.720	41- 0.300	61- 0.300	81- 0.250	
2- 0.980	22- 0.700	42- 0.300	62- 0.250	82- 0.250	
3- 0.970	23- 0.680	43- 0.300	63- 0.250	83- 0.250	
4- 0.960	24- 0.660	44- 0.300	64- 0.250	84- 0.250	
5- 0.950	25- 0.640	45- 0.300	65- 0.250	85- 0.250	
6- 0.940	26- 0.620	46- 0.300	66- 0.250	86- 0.250	
7- 0.930	27- 0.600	47- 0.300	67- 0.250	87- 0.250	
8- 0.920	28- 0.580	48- 0.300	68- 0.250	88- 0.250	
9- 0.910	29- 0.560	49- 0.300	69- 0.250	89- 0.250	
10- 0.900	30- 0.540	50- 0.300	70- 0.250	90- 0.250	
11- 0.890	31- 0.520	51- 0.300	71- 0.250	91- 0.250	
12- 0.880	32- 0.500	52- 0.300	72- 0.250	92- 0.250	
13- 0.870	33- 0.470	53- 0.300	73- 0.250	93- 0.250	
14- 0.860	34- 0.440	54- 0.300	74- 0.250	94- 0.250	
15- 0.840	35- 0.410	55- 0.300	75- 0.250	95- 0.250	
16- 0.820	36- 0.380	56- 0.300	76- 0.250	96- 0.250	
17- 0.800	37- 0.350	57- 0.300	77- 0.250	97- 0.250	
18- 0.780	38- 0.320	58- 0.300	78- 0.250	98- 0.250	
19- 0.760	39- 0.300	59- 0.300	79- 0.250	99- 0.250	
20- 0.740	40- 0.300	60- 0.300	80- 0.250	100- 0.250	

REVALUATION YEAR:2013



ALTERNATE #6DEPRECIATION FACTOR TABLE

REVALUATION YEAR - YEAR BUILT = AGE

AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR
1- 0.920	21- 0.310	41- 0.050	61- 0.050	81- 0.050	
2- 0.890	22- 0.270	42- 0.050	62- 0.050	82- 0.050	
3- 0.860	23- 0.230	43- 0.050	63- 0.050	83- 0.050	
4- 0.830	24- 0.200	44- 0.050	64- 0.050	84- 0.050	
5- 0.800	25- 0.200	45- 0.050	65- 0.050	85- 0.050	
6- 0.770	26- 0.200	46- 0.050	66- 0.050	86- 0.050	
7- 0.740	27- 0.200	47- 0.050	67- 0.050	87- 0.050	
8- 0.710	28- 0.200	48- 0.050	68- 0.050	88- 0.050	
9- 0.680	29- 0.200	49- 0.050	69- 0.050	89- 0.050	
10- 0.650	30- 0.200	50- 0.050	70- 0.050	90- 0.050	
11- 0.630	31- 0.150	51- 0.050	71- 0.050	91- 0.050	
12- 0.610	32- 0.150	52- 0.050	72- 0.050	92- 0.050	
13- 0.590	33- 0.150	53- 0.050	73- 0.050	93- 0.050	
14- 0.570	34- 0.150	54- 0.050	74- 0.050	94- 0.050	
15- 0.550	35- 0.150	55- 0.050	75- 0.050	95- 0.050	
16- 0.510	36- 0.100	56- 0.050	76- 0.050	96- 0.050	
17- 0.470	37- 0.100	57- 0.050	77- 0.050	97- 0.050	
18- 0.430	38- 0.100	58- 0.050	78- 0.050	98- 0.050	
19- 0.390	39- 0.100	59- 0.050	79- 0.050	99- 0.050	
20- 0.350	40- 0.100	60- 0.050	80- 0.050	100- 0.050	

REVALUATION YEAR:2013

ALTERNATE #7DEPRECIATION FACTOR TABLE

REVALUATION YEAR - YEAR BUILT = AGE

AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR
1- 0.930	21- 0.470	41- 0.150	61- 0.050	81- 0.050	
2- 0.910	22- 0.440	42- 0.150	62- 0.050	82- 0.050	
3- 0.890	23- 0.410	43- 0.150	63- 0.050	83- 0.050	
4- 0.870	24- 0.380	44- 0.150	64- 0.050	84- 0.050	
5- 0.850	25- 0.350	45- 0.100	65- 0.050	85- 0.050	
6- 0.830	26- 0.320	46- 0.100	66- 0.050	86- 0.050	
7- 0.810	27- 0.290	47- 0.100	67- 0.050	87- 0.050	
8- 0.790	28- 0.260	48- 0.100	68- 0.050	88- 0.050	
9- 0.770	29- 0.230	49- 0.100	69- 0.050	89- 0.050	
10- 0.750	30- 0.200	50- 0.050	70- 0.050	90- 0.050	
11- 0.730	31- 0.200	51- 0.050	71- 0.050	91- 0.050	
12- 0.710	32- 0.200	52- 0.050	72- 0.050	92- 0.050	
13- 0.690	33- 0.200	53- 0.050	73- 0.050	93- 0.050	
14- 0.670	34- 0.200	54- 0.050	74- 0.050	94- 0.050	
15- 0.650	35- 0.200	55- 0.050	75- 0.050	95- 0.050	
16- 0.620	36- 0.170	56- 0.050	76- 0.050	96- 0.050	
17- 0.590	37- 0.170	57- 0.050	77- 0.050	97- 0.050	
18- 0.560	38- 0.170	58- 0.050	78- 0.050	98- 0.050	
19- 0.530	39- 0.170	59- 0.050	79- 0.050	99- 0.050	
20- 0.500	40- 0.170	60- 0.050	80- 0.050	100- 0.050	

REVALUATION YEAR:2013

ALTERNATE #8DEPRECIATION FACTOR TABLE

REVALUATION YEAR - YEAR BUILT = AGE

AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR
1- 0.990	21- 0.790	41- 0.440	61- 0.180	81- 0.100	
2- 0.980	22- 0.780	42- 0.420	62- 0.180	82- 0.100	
3- 0.970	23- 0.770	43- 0.400	63- 0.160	83- 0.100	
4- 0.960	24- 0.760	44- 0.380	64- 0.160	84- 0.100	
5- 0.950	25- 0.750	45- 0.360	65- 0.160	85- 0.100	
6- 0.940	26- 0.740	46- 0.340	66- 0.160	86- 0.100	
7- 0.930	27- 0.720	47- 0.320	67- 0.160	87- 0.100	
8- 0.920	28- 0.700	48- 0.300	68- 0.140	88- 0.100	
9- 0.910	29- 0.680	49- 0.280	69- 0.140	89- 0.100	
10- 0.900	30- 0.660	50- 0.260	70- 0.140	90- 0.100	
11- 0.890	31- 0.640	51- 0.240	71- 0.140	91- 0.100	
12- 0.880	32- 0.620	52- 0.220	72- 0.140	92- 0.100	
13- 0.870	33- 0.600	53- 0.200	73- 0.120	93- 0.100	
14- 0.860	34- 0.580	54- 0.200	74- 0.120	94- 0.100	
15- 0.850	35- 0.560	55- 0.200	75- 0.120	95- 0.100	
16- 0.840	36- 0.540	56- 0.200	76- 0.120	96- 0.100	
17- 0.830	37- 0.520	57- 0.200	77- 0.120	97- 0.100	
18- 0.820	38- 0.500	58- 0.180	78- 0.100	98- 0.100	
19- 0.810	39- 0.480	59- 0.180	79- 0.100	99- 0.100	
20- 0.800	40- 0.460	60- 0.180	80- 0.100	100- 0.100	

REVALUATION YEAR:2013

ALTERNATE #9DEPRECIATION FACTOR TABLE

REVALUATION YEAR - YEAR BUILT = AGE

AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR	AGE-FACTOR
1- 0.990	21- 0.720	41- 0.300	61- 0.300	81- 0.250	
2- 0.980	22- 0.700	42- 0.300	62- 0.250	82- 0.250	
3- 0.970	23- 0.680	43- 0.300	63- 0.250	83- 0.250	
4- 0.960	24- 0.660	44- 0.300	64- 0.250	84- 0.250	
5- 0.950	25- 0.640	45- 0.300	65- 0.250	85- 0.250	
6- 0.940	26- 0.620	46- 0.300	66- 0.250	86- 0.250	
7- 0.930	27- 0.600	47- 0.300	67- 0.250	87- 0.250	
8- 0.920	28- 0.580	48- 0.300	68- 0.250	88- 0.250	
9- 0.910	29- 0.560	49- 0.300	69- 0.250	89- 0.250	
10- 0.900	30- 0.540	50- 0.300	70- 0.250	90- 0.250	
11- 0.890	31- 0.520	51- 0.300	71- 0.250	91- 0.250	
12- 0.880	32- 0.500	52- 0.300	72- 0.250	92- 0.250	
13- 0.870	33- 0.470	53- 0.300	73- 0.250	93- 0.250	
14- 0.860	34- 0.440	54- 0.300	74- 0.250	94- 0.250	
15- 0.840	35- 0.410	55- 0.300	75- 0.250	95- 0.250	
16- 0.820	36- 0.380	56- 0.300	76- 0.250	96- 0.250	
17- 0.800	37- 0.350	57- 0.300	77- 0.250	97- 0.250	
18- 0.780	38- 0.320	58- 0.300	78- 0.250	98- 0.250	
19- 0.760	39- 0.300	59- 0.300	79- 0.250	99- 0.250	
20- 0.740	40- 0.300	60- 0.300	80- 0.250	100- 0.250	

REVALUATION YEAR:2013



## 2013 LAND CLASS GLOSSARY

Code	Type	Unit	Part	Description
1	Regular Lot	FF	1	Land with road frontage valued based on Front Feet
2	Regular Lot	FF	2	Land with road frontage valued based on Front Feet
3	Regular Lot	FF	3	Land with road frontage valued based on Front Feet
4	Regular Lot Rear	FF	1	Rear lots to land valued by Front Foot
5	Regular Lot Rear	FF	2	Rear lots to land valued by Front Foot
6	Regular Lot Rear	FF	3	Rear lots to land valued by Front Foot
11	Primary Lot	SF	1	Property valued by the Square Foot
12	Primary Lot	SF	2	Property valued by the Square Foot
13	Primary Lot	SF	3	Property valued by the Square Foot
15	Secondary Lot	SF	1	Rear land or lots valued by Square Foot
16	Secondary Lot	SF	2	Rear land or lots valued by Square Foot
17	Secondary Lot	SF	3	Rear land or lots valued by Square Foot
7	Residual Lot	SF	1	Remaining land of lot valued by Square Foot
8	Residual Lot	SF	2	Remaining land of lot valued by Square Foot
9	Residual Lot	SF	3	Remaining land of lot valued by Square Foot
27	Prime Site	Acre	1	Property with a prime site, usually residential
28	Prime Site	Acre	2	Property with a prime site, usually residential
29	Prime Site	Acre	3	Property with a prime site, usually residential
60	Road Front	Acre	1	Vacant property that adjoins a road
61	Road Front	Acre	2	Vacant property that adjoins a road
62	Road Front	Acre	3	Vacant property that adjoins a road
24	Balance	Acre	1	Vacant property not adjoining the road
25	Balance	Acre	2	Vacant property not adjoining the road
26	Balance	Acre	3	Vacant property not adjoining the road
40	Forestry Road Front	Acre	1	Vacant property that adjoins a road and is in the PUV Program
41	Forestry Road Front	Acre	2	Vacant property that adjoins a road and is in the PUV Program
42	Forestry Road Front	Acre	3	Vacant property that adjoins a road and is in the PUV Program
44	Forestry Balance	Acre	1	Vacant property not adjoining a road in the PUV Program
45	Forestry Balance	Acre	2	Vacant property not adjoining a road in the PUV Program
46	Forestry Balance	Acre	3	Vacant property not adjoining a road in the PUV Program
50	Agricultural Road Front	Acre	1	Vacant property that adjoins a road and is in the PUV Program
51	Agricultural Road Front	Acre	2	Vacant property that adjoins a road and is in the PUV Program
52	Agricultural Road Front	Acre	3	Vacant property that adjoins a road and is in the PUV Program

## 2013 LAND CLASS GLOSSARY

Code	Type	Unit	Part	Description
54	Agricultural Balance	Acre	1	Vacant property not adjoining a road in the PUV Program
55	Agricultural Balance	Acre	2	Vacant property not adjoining a road in the PUV Program
56	Agricultural Balance	Acre	3	Vacant property not adjoining a road in the PUV Program
70	Horticultural Road Front	Acre	1	Vacant property that adjoins a road and is in the PUV Program
71	Horticultural Road Front	Acre	2	Vacant property that adjoins a road and is in the PUV Program
72	Horticultural Road Front	Acre	3	Vacant property that adjoins a road and is in the PUV Program
74	Horticultural Balance	Acre	1	Vacant property not adjoining a road in the PUV Program
75	Horticultural Balance	Acre	2	Vacant property not adjoining a road in the PUV Program
76	Horticultural Balance	Acre	3	Vacant property not adjoining a road in the PUV Program
18	Lake Front Improved	Acre	1	Property with a prime site that adjoins a lake, usually residential
19	Lake Front Improved	Acre	2	Property with a prime site that adjoins a lake, usually residential
20	Lake Front Improved	Acre	3	Property with a prime site that adjoins a lake, usually residential
21	Lake Front Unimproved	Acre	1	Vacant property that adjoins a lake
22	Lake Front Unimproved	Acre	2	Vacant property that adjoins a lake
23	Lake Front Unimproved	Acre	3	Vacant property that adjoins a lake
34	Lake Access Unimproved	Acre	1	Lake sub-division property not on the lake
35	Lake Access Unimproved	Acre	2	Lake sub-division property not on the lake
36	Lake Access Unimproved	Acre	3	Lake sub-division property not on the lake
37	Lake Access Prime	Acre	1	Lake sub-division lots with a prime site not on the lake
38	Lake Access Prime	Acre	2	Lake sub-division lots with a prime site not on the lake
39	Lake Access Prime	Acre	3	Lake sub-division lots with a prime site not on the lake
63	River Front Improved	Acre	1	Property with a prime site that adjoins a river, usually residential
64	River Front Improved	Acre	2	Property with a prime site that adjoins a river, usually residential
65	River Front Improved	Acre	3	Property with a prime site that adjoins a river, usually residential
66	River Front Unimproved	Acre	1	Vacant property that adjoins a river or large stream
67	River Front Unimproved	Acre	2	Vacant property that adjoins a river or large stream
68	River Front Unimproved	Acre	3	Vacant property that adjoins a river or large stream
77	Industrial Site Unimproved	Acre	1	Undeveloped Industrial Property
78	Industrial Site Unimproved	Acre	2	Undeveloped Industrial Property
79	Industrial Site Unimproved	Acre	3	Undeveloped Industrial Property
80	Industrial Site Improved	Acre	1	Developed Industrial Property
81	Industrial Site Improved	Acre	2	Developed Industrial Property
82	Industrial Site Improved	Acre	3	Developed Industrial Property

## 2013 LAND CLASS GLOSSARY

<b>Code</b>	<b>Type</b>	<b>Unit</b>	<b>Part</b>	<b>Description</b>
83	Commercial Site Unimproved	Acre	1	Undeveloped Commercial Property
84	Commercial Site Unimproved	Acre	2	Undeveloped Commercial Property
85	Commercial Site Unimproved	Acre	3	Undeveloped Commercial Property
86	Commercial Site Improved	Acre	1	Developed Commercial Property
87	Commercial Site Improved	Acre	2	Developed Commercial Property
88	Commercial Site Improved	Acre	3	Developed Commercial Property
59	conservation Easement	Acre	1	Land part of a dedicated Conservation Easement
69	Runway Protection Zone	Acre	1	Property designated by FAA to be in a Runway Protection Zone
73	Other County	Acre	1	Land in taxed by another county showing on Burke County Map
89	Golf Course	Acre	1	All land used for the Golf Course
90	Septic Lot	Acre	1	Land designated as a site for septic system only
91	Sewer/Water Easement	Acre/SF	1	Land within a water or sewer line easement
92	Wasteland	Acre/SF	1	Land that is basically unuseable
93	Flood Plain	Acre/SF	1	Land prone to flood according to the Flood Maps
94	Rail Road Easement	Acre/SF	1	Land within the Rail Road Right of Way
95	Gas Line Easement	Acre/SF	1	Land within a Natural Gas Line Right of Way
96	Power Line Easement	Acre/SF	1	Land within a major Power Line Right of Way
97	Common Area	Acre/SF	1	Land designated for the use of all, usually on a recorded plat
98	Cemetery	Acre	1	Land designated with the sole purpose of a Cemetery
99	Trail Easement	Acre/SF	1	Land designated by recorded plat for the Lake Trail System

LOT FRONT FOOT DEPTH-FACTOR	DEPTH * STANDARD DEPTH-FACTOR	* FACTOR TABLE: DEPTH-FACTOR	DEPTH-FACTOR
5- 0.080	85- 0.750	260- 1.140	0- 0.000
10- 0.150	90- 0.780	280- 1.150	0- 0.000
15- 0.220	95- 0.800	300- 1.160	0- 0.000
20- 0.280	100- 0.820	320- 1.170	0- 0.000
25- 0.340	110- 0.860	340- 1.180	0- 0.000
30- 0.390	120- 0.900	360- 1.190	0- 0.000
35- 0.430	130- 0.940	380- 1.200	0- 0.000
40- 0.480	140- 0.970	400- 1.210	0- 0.000
45- 0.520	150- 1.000	500- 1.230	0- 0.000
50- 0.560	160- 1.030	600- 1.240	0- 0.000
55- 0.590	170- 1.060	700- 1.250	0- 0.000
60- 0.620	180- 1.080	800- 1.260	0- 0.000
65- 0.650	190- 1.100	900- 1.270	0- 0.000
70- 0.680	200- 1.110	1000- 1.280	0- 0.000
75- 0.700	220- 1.120	0- 0.000	0- 0.000
80- 0.720	240- 1.130	0- 0.000	0- 0.000

LOT FRONT FOOT FRONTAGE-FACTOR	FRONTAGE * STANDARD FRONTAGE-FACTOR	* FACTOR TABLE: FRONTAGE-FACTOR	FRONTAGE-FACTOR
10- 1.000	0- 0.000	0- 0.000	0- 0.000
110- 1.000	0- 0.000	0- 0.000	0- 0.000
120- 0.950	0- 0.000	0- 0.000	0- 0.000
130- 0.900	0- 0.000	0- 0.000	0- 0.000
140- 0.850	0- 0.000	0- 0.000	0- 0.000
170- 0.800	0- 0.000	0- 0.000	0- 0.000
190- 0.750	0- 0.000	0- 0.000	0- 0.000
220- 0.700	0- 0.000	0- 0.000	0- 0.000
300- 0.650	0- 0.000	0- 0.000	0- 0.000
0- 0.000	0- 0.000	0- 0.000	0- 0.000
0- 0.000	0- 0.000	0- 0.000	0- 0.000
0- 0.000	0- 0.000	0- 0.000	0- 0.000
0- 0.000	0- 0.000	0- 0.000	0- 0.000







LAND CLASS: 1-REG LOT FF - PART 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	30.00		
B	35.00		
C	40.00		
D	45.00		
E	50.00		
F	55.00		
G	60.00		
H	65.00		
I	70.00		
J	80.00		
K	90.00		
L	100.00		
M	110.00		
N	120.00		
O	130.00		
P	140.00		
Q	150.00		
R	170.00		
S	190.00		
T	200.00		
U	225.00		
V	250.00		
W	300.00		
X	350.00		

LAND CLASS: 2-REG LOT FF - PART 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	400.00		
B	450.00		
C	500.00		
D	550.00		
E	600.00		
F	650.00		
G	700.00		
H	750.00		
I	800.00		
J	850.00		
K	900.00		
L	950.00		
M	1000.00		
N	1050.00		
O	1100.00		
P	1150.00		
Q	1200.00		
R	1300.00		
S	1400.00		
T	1500.00		
U	1600.00		
V	1700.00		
W	1800.00		
X	1900.00		

LAND CLASS: 3-REG LOT FF - PART 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	2000.00		
B	2100.00		
C	2200.00		
D	2300.00		
E	2400.00		
F	2500.00		
G	2600.00		
H	2700.00		
I	2800.00		
J	2900.00		
K	3000.00		
L	3100.00		
M	3200.00		
N	3300.00		
O	3400.00		
P	3500.00		
Q	3600.00		
R	3700.00		
S	3800.00		
T	3900.00		
U	4000.00		
V	4100.00		
W	4200.00		
X	4300.00		



LAND CLASS: 4-REAR LOT FF - PART 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	15.00		
B	17.50		
C	20.00		
D	22.50		
E	25.00		
F	27.50		
G	30.00		
H	32.50		
I	35.00		
J	40.00		
K	45.00		
L	50.00		
M	55.00		
N	60.00		
O	65.00		
P	70.00		
Q	75.00		
R	85.00		
S	95.00		
T	100.00		
U	112.50		
V	125.00		
W	150.00		
X	175.00		

LAND CLASS: 5-REAR LOT FF - PART 2

GRADE	FRONT RATE	FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	200.00			
B	225.00			
C	250.00			
D	275.00			
E	300.00			
F	325.00			
G	350.00			
H	375.00			
I	400.00			
J	425.00			
K	450.00			
L	475.00			
M	500.00			
N	525.00			
O	550.00			
P	575.00			
Q	600.00			
R	650.00			
S	700.00			
T	750.00			
U	800.00			
V	850.00			
W	900.00			
X	950.00			

LAND CLASS: 6-REAR LOT FF - PART 3

GRADE	FRONT RATE	FOOT SQ.	FOOT RATE	ACREAGE RATE
A	1000.00			
B	1050.00			
C	1100.00			
D	1150.00			
E	1200.00			
F	1250.00			
G	1300.00			
H	1350.00			
I	1400.00			
J	1450.00			
K	1500.00			
L	1550.00			
M	1600.00			
N	1650.00			
O	1700.00			
P	1750.00			
Q	1800.00			
R	1850.00			
S	1900.00			
T	1950.00			
U	2000.00			
V	2050.00			
W	2100.00			
X	2150.00			

LAND CLASS: 7-SF/RESIDUAL LOT/PT 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	0.03		
B	0.05		
C	0.09		
D	0.13		
E	0.18		
F	0.20		
G	0.23		
H	0.25		
I	0.31		
J	0.38		
K	0.44		
L	0.50		
M	0.56		
N	0.63		
O	0.69		
P	0.75		
Q	0.88		
R	1.00		
S	1.13		
T	1.25		
U	1.38		
V	1.50		
W	1.63		
X	1.75		

LAND CLASS: 8-SF/RESIDUAL LOT/PT 2

GRADE	FRONT	FOOT	SQ.	FOOT	ACREAGE
		RATE		RATE	RATE
A				1.88	
B				2.00	
C				2.13	
D				2.25	
E				2.38	
F				2.50	
G				2.63	
H				2.75	
I				2.88	
J				3.00	
K				3.13	
L				3.25	
M				3.38	
N				3.50	
O				3.63	
P				3.75	
Q				3.88	
R				4.00	
S				4.13	
T				4.25	
U				4.50	
V				4.75	
W				5.00	
X				5.25	



LAND CLASS: 9-SF/RESIDUAL LOT/PT 3

GRADE	FRONT	FOOT	SQ.	FOOT	ACREAGE
		RATE		RATE	RATE
A				5.50	
B				5.75	
C				6.00	
D				6.25	
E				6.50	
F				6.75	
G				7.00	
H				7.25	
I				7.50	
J				7.75	
K				8.00	
L				8.25	
M				8.50	
N				8.75	
O				9.00	
P				9.25	
Q				9.50	
R				9.75	
S				10.00	
T				10.25	
U				10.50	
V				10.75	
W				11.00	
X				11.25	

LAND CLASS: 11-SF/PRIMARY LOT/PT 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	0.10		
B	0.20		
C	0.35		
D	0.50		
E	0.70		
F	0.80		
G	0.90		
H	1.00		
I	1.25		
J	1.50		
K	1.75		
L	2.00		
M	2.25		
N	2.50		
O	2.75		
P	3.00		
Q	3.50		
R	4.00		
S	4.50		
T	5.00		
U	5.50		
V	6.00		
W	6.50		
X	7.00		

LAND CLASS: 12-SF/PRIMARY LOT/PT 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	7.50		
B	8.00		
C	8.50		
D	9.00		
E	9.50		
F	10.00		
G	10.50		
H	11.00		
I	11.50		
J	12.00		
K	12.50		
L	13.00		
M	13.50		
N	14.00		
O	14.50		
P	15.00		
Q	15.50		
R	16.00		
S	16.50		
T	17.00		
U	18.00		
V	19.00		
W	20.00		
X	21.00		

LAND CLASS: 13-SF/PRIMARY LOT/PT 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	22.00		
B	23.00		
C	24.00		
D	25.00		
E	26.00		
F	27.00		
G	28.00		
H	29.00		
I	30.00		
J	31.00		
K	32.00		
L	33.00		
M	34.00		
N	35.00		
O	36.00		
P	37.00		
Q	38.00		
R	39.00		
S	40.00		
T	41.00		
U	42.00		
V	43.00		
W	44.00		
X	45.00		

LAND CLASS: 15-SF/SECONDARY LOT/PT 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	0.05		
B	0.10		
C	0.18		
D	0.25		
E	0.35		
F	0.40		
G	0.45		
H	0.50		
I	0.63		
J	0.75		
K	0.88		
L	1.00		
M	1.13		
N	1.25		
O	1.38		
P	1.50		
Q	1.75		
R	2.00		
S	2.25		
T	2.50		
U	2.75		
V	3.00		
W	3.25		
X	3.50		



LAND CLASS: 16-SF/SECONDARY LOT/PT 2

GRADE	FRONT	FOOT	SQ.	FOOT	ACREAGE
		RATE		RATE	RATE
A				3.75	
B				4.00	
C				4.25	
D				4.50	
E				4.75	
F				5.00	
G				5.25	
H				5.50	
I				5.75	
J				6.00	
K				6.25	
L				6.50	
M				6.75	
N				7.00	
O				7.25	
P				7.50	
Q				7.75	
R				8.00	
S				8.25	
T				8.50	
U				9.00	
V				9.50	
W				10.00	
X				10.50	

LAND CLASS: 17-SF/SECONDARY LOT/PT 3

GRADE	FRONT	FOOT	SQ.	FOOT	ACREAGE
		RATE		RATE	RATE
A				11.00	
B				11.50	
C				12.00	
D				12.50	
E				13.00	
F				13.50	
G				14.00	
H				14.50	
I				15.00	
J				15.50	
K				16.00	
L				16.50	
M				17.00	
N				17.50	
O				18.00	
P				18.50	
Q				19.00	
R				19.50	
S				20.00	
T				20.50	
U				21.00	
V				21.50	
W				22.00	
X				22.50	

LAND CLASS: 18-LAKE FRONT PRIMARY 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			100000
B			150000
C			200000
D			250000
E			300000
F			350000
G			400000
H			450000
I			500000
J			550000
K			600000
L			650000
M			700000
N			750000
O			800000
P			850000
Q			900000
R			950000
S			1000000
T			1050000
U			1100000
V			1150000
W			1200000
X			1250000

GRADE	FRONT	FOOT	SQ.	FOOT	ACREAGE
		RATE		RATE	RATE
A					1300000
B					1350000
C					1400000
D					1450000
E					1500000
F					1550000
G					1600000
H					1650000
I					1700000
J					1750000
K					1800000
L					1850000
M					1900000
N					1950000
O					2000000
P					2100000
Q					2200000
R					2300000
S					2400000
T					2500000
U					2600000
V					2700000
W					2800000
X					2900000

LAND CLASS: 20-LAKE FRONT PRIMARY 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			3000000
B			3100000
C			3200000
D			3300000
E			3400000
F			3500000
G			3600000
H			3700000
I			3800000
J			3900000
K			4000000
L			4200000
M			4400000
N			4600000
O			4800000
P			5000000
Q			5200000
R			5400000
S			5600000
T			5800000
U			6000000
V			6200000
W			6400000
X			6600000



LAND CLASS: 21-LAKE FRONT RESIDUAL 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			2000
B			3000
C			4000
D			5000
E			6000
F			7000
G			8000
H			9000
I			10000
J			11000
K			12000
L			13000
M			14000
N			15000
O			16000
P			17000
Q			18000
R			19000
S			20000
T			21000
U			22000
V			23000
W			24000
X			25000

LAND CLASS: 22-LAKE FRONT BALANCE 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			26000
B			27000
C			28000
D			29000
E			30000
F			31000
G			32000
H			33000
I			34000
J			35000
K			36000
L			37000
M			38000
N			39000
O			40000
P			41000
Q			42000
R			43000
S			44000
T			45000
U			46000
V			47000
W			48000
X			49000

LAND CLASS: 23-LAKE FRONT BALANCE 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			50000
B			55000
C			60000
D			65000
E			70000
F			75000
G			80000
H			85000
I			90000
J			95000
K			100000
L			105000
M			110000
N			115000
O			120000
P			125000
Q			130000
R			135000
S			140000
T			145000
U			150000
V			155000
W			160000
X			165000

LAND CLASS: 24-BALANCE ACREAGE - PART 1

GRADE	FRONT RATE	FOOT SQ.	FOOT ACREAGE RATE
A			1000
B			1250
C			1500
D			1750
E			2000
F			2250
G			2500
H			2750
I			3000
J			3250
K			3500
L			3750
M			4000
N			4250
O			4500
P			4750
Q			5000
R			5250
S			5500
T			5750
U			6000
V			6250
W			6500
X			6750

LAND CLASS: 25-BALANCE ACREAGE - PART 2

GRADE	FRONT RATE	FOOT SQ.	FOOT ACREAGE RATE
A			7000
B			7250
C			7500
D			7750
E			8000
F			8250
G			8500
H			8750
I			9000
J			9250
K			9500
L			9750
M			10000
N			10500
O			11000
P			11500
Q			12000
R			12500
S			13000
T			13500
U			14000
V			14500
W			15000
X			15500



LAND CLASS: 26-BALANCE ACREAGE - PART 3

GRADE	FRONT	FOOT	SQ.	FOOT	ACREAGE
		RATE		RATE	RATE
A				16000	
B				16500	
C				17000	
D				17500	
E				18000	
F				18500	
G				19000	
H				20000	
I				21000	
J				22000	
K				23000	
L				24000	
M				25000	
N				26000	
O				27000	
P				28000	
Q				29000	
R				30000	
S				31000	
T				32000	
U				33000	
V				34000	
W				35000	
X				36000	

LAND CLASS: 27-PRIMSITE AC PART - 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			5000
B			6000
C			7000
D			8000
E			9000
F			10000
G			11000
H			12000
I			13000
J			14000
K			15000
L			16000
M			17000
N			18000
O			19000
P			20000
Q			21000
R			22000
S			23000
T			24000
U			25000
V			27500
W			30000
X			32500

LAND CLASS: 28-PRIMSITE AC PART - 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			35000
B			40000
C			45000
D			50000
E			55000
F			60000
G			65000
H			70000
I			75000
J			80000
K			85000
L			90000
M			95000
N			100000
O			110000
P			120000
Q			130000
R			140000
S			150000
T			160000
U			170000
V			180000
W			190000
X			200000

LAND CLASS: 29-PRIMSITE AC PART - 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			225000
B			250000
C			275000
D			300000
E			325000
F			350000
G			375000
H			400000
I			425000
J			450000
K			475000
L			500000
M			525000
N			550000
O			575000
P			600000
Q			625000
R			650000
S			675000
T			700000
U			750000
V			800000
W			850000
X			900000

LAND CLASS: 34-LAKE ACCESS BALANCE 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			2000
B			3000
C			4000
D			5000
E			6000
F			7000
G			8000
H			9000
I			10000
J			11000
K			12000
L			13000
M			14000
N			15000
O			16000
P			17000
Q			18000
R			19000
S			20000
T			21000
U			22000
V			23000
W			24000
X			25000

LAND CLASS: 35-LAKE ACCESS BALANCE 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			26000
B			27000
C			28000
D			29000
E			30000
F			31000
G			32000
H			33000
I			34000
J			35000
K			36000
L			37000
M			38000
N			39000
O			40000
P			41000
Q			42000
R			43000
S			44000
T			45000
U			46000
V			47000
W			48000
X			49000



LAND CLASS: 36-LAKE ACCESS BALANCE 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			50000
B			55000
C			60000
D			65000
E			70000
F			75000
G			80000
H			85000
I			90000
J			95000
K			100000
L			105000
M			110000
N			115000
O			120000
P			125000
Q			130000
R			135000
S			140000
T			145000
U			150000
V			155000
W			160000
X			165000

LAND CLASS: 37-LAKE ACCESS PRIMARY 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			40000
B			50000
C			60000
D			70000
E			80000
F			90000
G			100000
H			110000
I			120000
J			130000
K			140000
L			150000
M			160000
N			170000
O			180000
P			190000
Q			200000
R			210000
S			220000
T			230000
U			240000
V			250000
W			275000
X			300000

LAND CLASS: 38-LAKE ACCESS PRIMARY 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			325000
B			350000
C			375000
D			400000
E			425000
F			450000
G			475000
H			500000
I			525000
J			550000
K			575000
L			600000
M			625000
N			650000
O			675000
P			700000
Q			725000
R			750000
S			775000
T			800000
U			825000
V			850000
W			875000
X			900000

LAND CLASS: 39-LAKE ACCESS PRIMARY 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			925000
B			950000
C			975000
D			1000000
E			1025000
F			1050000
G			1075000
H			1100000
I			1125000
J			1150000
K			1175000
L			1200000
M			1225000
N			1250000
O			1275000
P			1300000
Q			1325000
R			1350000
S			1375000
T			1400000
U			1425000
V			1450000
W			1475000
X			1500000

LAND CLASS: 40-RF/FORESTRY PART 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			1000
B			1250
C			1500
D			1750
E			2000
F			2250
G			2500
H			2750
I			3000
J			3250
K			3500
L			3750
M			4000
N			4250
O			4500
P			4750
Q			5000
R			5250
S			5500
T			5750
U			6000
V			6250
W			6500
X			6750

LAND CLASS: 41-RF/FORESTRY PART 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			7000
B			7250
C			7500
D			7750
E			8000
F			8250
G			8500
H			8750
I			9000
J			9250
K			9500
L			9750
M			10000
N			10500
O			11000
P			11500
Q			12000
R			12500
S			13000
T			13500
U			14000
V			14500
W			15000
X			15500



LAND CLASS: 42-RF/FORESTRY PART 3

GRADE	FRONT RATE	FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A				16000
B				16500
C				17000
D				17500
E				18000
F				18500
G				19000
H				20000
I				21000
J				22000
K				23000
L				24000
M				25000
N				26000
O				27000
P				28000
Q				29000
R				30000
S				31000
T				32000
U				33000
V				34000
W				35000
X				36000

LAND CLASS: 44-FORESTRY PART 1

GRADE	FRONT RATE	FOOT SQ.	FOOT RATE	ACREAGE RATE
A				1000
B				1250
C				1500
D				1750
E				2000
F				2250
G				2500
H				2750
I				3000
J				3250
K				3500
L				3750
M				4000
N				4250
O				4500
P				4750
Q				5000
R				5250
S				5500
T				5750
U				6000
V				6250
W				6500
X				6750

LAND CLASS: 45-FORESTRY PART 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			7000
B			7250
C			7500
D			7750
E			8000
F			8250
G			8500
H			8750
I			9000
J			9250
K			9500
L			9750
M			10000
N			10500
O			11000
P			11500
Q			12000
R			12500
S			13000
T			13500
U			14000
V			14500
W			15000
X			15500

LAND CLASS: 46-FORESTRY PART 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			16000
B			16500
C			17000
D			17500
E			18000
F			18500
G			19000
H			20000
I			21000
J			22000
K			23000
L			24000
M			25000
N			26000
O			27000
P			28000
Q			29000
R			30000
S			31000
T			32000
U			33000
V			34000
W			35000
X			36000

LAND CLASS: 50-RF/AGRICULTURE PART 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			1000
B			1250
C			1500
D			1750
E			2000
F			2250
G			2500
H			2750
I			3000
J			3250
K			3500
L			3750
M			4000
N			4250
O			4500
P			4750
Q			5000
R			5250
S			5500
T			5750
U			6000
V			6250
W			6500
X			6750

LAND CLASS: 51-RF/AGRICULTURE PART 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			7000
B			7250
C			7500
D			7750
E			8000
F			8250
G			8500
H			8750
I			9000
J			9250
K			9500
L			9750
M			10000
N			10500
O			11000
P			11500
Q			12000
R			12500
S			13000
T			13500
U			14000
V			14500
W			15000
X			15500



LAND CLASS: 52-RF AGRICULTURE PART 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			16000
B			16500
C			17000
D			17500
E			18000
F			18500
G			19000
H			20000
I			21000
J			22000
K			23000
L			24000
M			25000
N			26000
O			27000
P			28000
Q			29000
R			30000
S			31000
T			32000
U			33000
V			34000
W			35000
X			36000

LAND CLASS: 54-AGRICULTURE PART 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			1000
B			1250
C			1500
D			1750
E			2000
F			2250
G			2500
H			2750
I			3000
J			3250
K			3500
L			3750
M			4000
N			4250
O			4500
P			4750
Q			5000
R			5250
S			5500
T			5750
U			6000
V			6250
W			6500
X			6750

LAND CLASS: 55-AGRICULTURE PART 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			7000
B			7250
C			7500
D			7750
E			8000
F			8250
G			8500
H			8750
I			9000
J			9250
K			9500
L			9750
M			10000
N			10500
O			11000
P			11500
Q			12000
R			12500
S			13000
T			13500
U			14000
V			14500
W			15000
X			15500

LAND CLASS: 56-AGRICULTURE PART 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			16000
B			16500
C			17000
D			17500
E			18000
F			18500
G			19000
H			20000
I			21000
J			22000
K			23000
L			24000
M			25000
N			26000
O			27000
P			28000
Q			29000
R			30000
S			31000
T			32000
U			33000
V			34000
W			35000
X			36000

LAND CLASS: 59-CONSERVATION EASEMENT

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			1000
B			1250
C			1500
D			1750
E			2000
F			2250
G			2500
H			2750
I			3000
J			3250
K			3500
L			3750
M			4000
N			4250
O			4500
P			4750
Q			5000
R			5250
S			5500
T			5750
U			6000
V			6250
W			6500
X			6750

LAND CLASS: 60-ROADFRONT PART 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			1000
B			1250
C			1500
D			1750
E			2000
F			2250
G			2500
H			2750
I			3000
J			3250
K			3500
L			3750
M			4000
N			4250
O			4500
P			4750
Q			5000
R			5250
S			5500
T			5750
U			6000
V			6250
W			6500
X			6750



LAND CLASS: 61-ROADFRNT PART 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			7000
B			7250
C			7500
D			7750
E			8000
F			8250
G			8500
H			8750
I			9000
J			9250
K			9500
L			9750
M			10000
N			10500
O			11000
P			11500
Q			12000
R			12500
S			13000
T			13500
U			14000
V			14500
W			15000
X			15500

LAND CLASS: 62-ROADFRNT PART 3

GRADE	FRONT RATE	FOOT SQ.	FOOT RATE	ACREAGE RATE
A				16000
B				16500
C				17000
D				17500
E				18000
F				18500
G				19000
H				20000
I				21000
J				22000
K				23000
L				24000
M				25000
N				26000
O				27000
P				28000
Q				29000
R				30000
S				31000
T				32000
U				33000
V				34000
W				35000
X				36000

LAND CLASS: 63-RIVER FRONT PRIMARY 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			5000
B			6000
C			7000
D			8000
E			9000
F			10000
G			11000
H			12000
I			13000
J			14000
K			15000
L			16000
M			17000
N			18000
O			19000
P			20000
Q			21000
R			22000
S			23000
T			24000
U			25000
V			27500
W			30000
X			32500

LAND CLASS: 64-RIVER FRONT PRIMARY 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			35000
B			40000
C			45000
D			50000
E			55000
F			60000
G			65000
H			70000
I			75000
J			80000
K			85000
L			90000
M			95000
N			100000
O			110000
P			120000
Q			130000
R			140000
S			150000
T			160000
U			170000
V			180000
W			190000
X			200000

LAND CLASS: 65-RIVER FRONT PRIMARY 3

GRADE	FRONT RATE	FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A				225000
B				250000
C				275000
D				300000
E				325000
F				350000
G				375000
H				400000
I				425000
J				450000
K				475000
L				500000
M				525000
N				550000
O				575000
P				600000
Q				625000
R				650000
S				675000
T				700000
U				750000
V				800000
W				850000
X				900000

LAND CLASS: 66-RIVER FRONT BALANCE 1

GRADE	FRONT RATE	FOOT RATE	SQ. RATE	FOOT RATE	ACREAGE RATE
A					1000
B					1250
C					1500
D					1750
E					2000
F					2250
G					2500
H					2750
I					3000
J					3250
K					3500
L					3750
M					4000
N					4250
O					4500
P					4750
Q					5000
R					5250
S					5500
T					5750
U					6000
V					6250
W					6500
X					6750

LAND CLASS: 67-RIVER FRONT BALANCE 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			7000
B			7250
C			7500
D			7750
E			8000
F			8250
G			8500
H			8750
I			9000
J			9250
K			9500
L			9750
M			10000
N			10500
O			11000
P			11500
Q			12000
R			12500
S			13000
T			13500
U			14000
V			14500
W			15000
X			15500



GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			16000
B			16500
C			17000
D			17500
E			18000
F			18500
G			19000
H			20000
I			21000
J			22000
K			23000
L			24000
M			25000
N			26000
O			27000
P			28000
Q			29000
R			30000
S			31000
T			32000
U			33000
V			34000
W			35000
X			36000

LAND CLASS: 69-RPZ - RUNWAY PROTECTION ZONE

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			1000
B			1250
C			1500
D			1750
E			2000
F			2250
G			2500
H			2750
I			3000
J			3250
K			3500
L			3750
M			4000
N			4250
O			4500
P			4750
Q			5000
R			5250
S			5500
T			5750
U			6000
V			6250
W			6500
X			6750

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			1000
B			1250
C			1500
D			1750
E			2000
F			2250
G			2500
H			2750
I			3000
J			3250
K			3500
L			3750
M			4000
N			4250
O			4500
P			4750
Q			5000
R			5250
S			5500
T			5750
U			6000
V			6250
W			6500
X			6750

LAND CLASS: 71-RF/HORTICULTURE PART 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			7000
B			7250
C			7500
D			7750
E			8000
F			8250
G			8500
H			8750
I			9000
J			9250
K			9500
L			9750
M			10000
N			10500
O			11000
P			11500
Q			12000
R			12500
S			13000
T			13500
U			14000
V			14500
W			15000
X			15500

LAND CLASS: 72-RF/HORTICULTURE PART 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			16000
B			16500
C			17000
D			17500
E			18000
F			18500
G			19000
H			20000
I			21000
J			22000
K			23000
L			24000
M			25000
N			26000
O			27000
P			28000
Q			29000
R			30000
S			31000
T			32000
U			33000
V			34000
W			35000
X			36000

LAND CLASS: 73-OTH CNTY NV

GRADE	FRONT RATE	FOOT RATE	SQ. RATE	FOOT ACREAGE RATE
A				
B				
C				
D				
E				
F				
G				
H				
I				
J				
K				
L				
M				
N				
O				
P				
Q				
R				
S				
T				
U				
V				
W				
X				

LAND CLASS: 74-HORTICULTURE PART 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			1000
B			1250
C			1500
D			1750
E			2000
F			2250
G			2500
H			2750
I			3000
J			3250
K			3500
L			3750
M			4000
N			4250
O			4500
P			4750
Q			5000
R			5250
S			5500
T			5750
U			6000
V			6250
W			6500
X			6750



LAND CLASS: 75-HORTICULTURE PART 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			7000
B			7250
C			7500
D			7750
E			8000
F			8250
G			8500
H			8750
I			9000
J			9250
K			9500
L			9750
M			10000
N			10500
O			11000
P			11500
Q			12000
R			12500
S			13000
T			13500
U			14000
V			14500
W			15000
X			15500

LAND CLASS: 76-HORTICULTURE PART 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			16000
B			16500
C			17000
D			17500
E			18000
F			18500
G			19000
H			20000
I			21000
J			22000
K			23000
L			24000
M			25000
N			26000
O			27000
P			28000
Q			29000
R			30000
S			31000
T			32000
U			33000
V			34000
W			35000
X			36000

LAND CLASS: 77-INDUSTRIAL UNIMP PART 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			2500
B			3000
C			3500
D			4000
E			4500
F			5000
G			5500
H			6000
I			6500
J			7000
K			7500
L			8000
M			8500
N			9000
O			9500
P			10000
Q			10500
R			11000
S			11500
T			12000
U			12500
V			13000
W			13500
X			14000

LAND CLASS: 78-INDUSTRIAL UNIMP PART 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			14500
B			15000
C			15500
D			16000
E			16500
F			17000
G			17500
H			18000
I			18500
J			19000
K			19500
L			20000
M			20500
N			21000
O			21500
P			22000
Q			22500
R			23000
S			23500
T			24000
U			24500
V			25000
W			25500
X			26000

LAND CLASS: 79-INDUSTRIAL UNIMP PART 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			26500
B			27000
C			27500
D			28000
E			28500
F			29000
G			29500
H			30000
I			30500
J			31000
K			31500
L			32000
M			32500
N			33000
O			33500
P			34000
Q			34500
R			35000
S			35500
T			36000
U			36500
V			37000
W			37500
X			38000

LAND CLASS: 80-INDUSTRIAL IMP SITE PART1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			5000
B			6000
C			7000
D			8000
E			9000
F			10000
G			11000
H			12000
I			13000
J			14000
K			15000
L			16000
M			17000
N			18000
O			19000
P			20000
Q			21000
R			22000
S			23000
T			24000
U			25000
V			26000
W			27000
X			28000

LAND CLASS: 81-INDUSTRIAL IMP PART 2

PRINTING FROM COST SCHEDULE:SY0:REVCOSTSC.DAT

GRADE	FRONT RATE	FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A				29000
B				30000
C				31000
D				32000
E				33000
F				34000
G				35000
H				36000
I				37000
J				38000
K				39000
L				40000
M				41000
N				42000
O				43000
P				44000
Q				45000
R				46000
S				47000
T				48000
U				49000
V				50000
W				51000
X				52000



LAND CLASS: 82-INDUSTRIAL IMP PART 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			53000
B			54000
C			55000
D			56000
E			57000
F			58000
G			59000
H			60000
I			61000
J			62000
K			63000
L			64000
M			65000
N			66000
O			67000
P			68000
Q			69000
R			70000
S			71000
T			72000
U			73000
V			74000
W			75000
X			76000

LAND CLASS: 83-COMMERCISL UNIMP PART 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			5000
B			5500
C			6000
D			6500
E			7000
F			7500
G			8000
H			8500
I			9000
J			9500
K			10000
L			12500
M			15000
N			17500
O			20000
P			22500
Q			25000
R			27500
S			30000
T			32500
U			35000
V			37500
W			40000
X			42500

LAND CLASS: 84-COMMERCIAL UNIMP PART 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			45000
B			47500
C			50000
D			55000
E			60000
F			65000
G			70000
H			75000
I			80000
J			85000
K			90000
L			95000
M			100000
N			105000
O			110000
P			115000
Q			120000
R			125000
S			130000
T			135000
U			140000
V			145000
W			150000
X			155000

LAND CLASS: 85-COMMERCIAL UNIMP PART 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			162500
B			170000
C			177500
D			185000
E			192500
F			200000
G			207500
H			215000
I			222500
J			230000
K			237500
L			245000
M			252500
N			260000
O			267500
P			275000
Q			282500
R			290000
S			297500
T			305000
U			312500
V			320000
W			327500
X			335000

LAND CLASS: 86-COMMERCIAL IMP PART 1

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			10000
B			11000
C			12000
D			13000
E			14000
F			15000
G			16000
H			17000
I			18000
J			19000
K			20000
L			25000
M			30000
N			35000
O			40000
P			45000
Q			50000
R			55000
S			60000
T			65000
U			70000
V			75000
W			80000
X			85000

LAND CLASS: 87-COMMERCIAL IMP PART 2

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			90000
B			95000
C			100000
D			110000
E			120000
F			130000
G			140000
H			150000
I			160000
J			170000
K			180000
L			190000
M			200000
N			210000
O			220000
P			230000
Q			240000
R			250000
S			260000
T			270000
U			280000
V			290000
W			300000
X			310000

LAND CLASS: 88-COMMERCIAL IMP PART 3

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			325000
B			340000
C			355000
D			370000
E			385000
F			400000
G			415000
H			430000
I			445000
J			460000
K			475000
L			490000
M			505000
N			520000
O			535000
P			550000
Q			565000
R			580000
S			595000
T			610000
U			625000
V			640000
W			655000
X			670000



LAND CLASS: 89-GOLF COURSE

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			2500
B			3000
C			3500
D			4000
E			4500
F			5000
G			5500
H			6000
I			6500
J			7000
K			7500
L			8000
M			8500
N			9000
O			9500
P			10000
Q			11000
R			12000
S			13000
T			14000
U			15000
V			16000
W			17000
X			18000

LAND CLASS: 90-SEPTIC LOT

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			3000
B			3000
C			3000
D			3000
E			3000
F			3000
G			3000
H			3000
I			3000
J			3000
K			3000
L			3000
M			3000
N			3000
O			3000
P			3000
Q			3000
R			3000
S			3000
T			3000
U			3000
V			3000
W			3000
X			3000

LAND CLASS: 91-SEWER/WATER LINE EASEMENT

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	0.01	200	200
B	0.01	200	200
C	0.01	200	200
D	0.01	200	200
E	0.01	200	200
F	0.01	200	200
G	0.01	200	200
H	0.01	200	200
I	0.01	200	200
J	0.01	200	200
K	0.01	200	200
L	0.01	200	200
M	0.01	200	200
N	0.01	200	200
O	0.01	200	200
P	0.01	200	200
Q	0.01	200	200
R	0.01	200	200
S	0.01	200	200
T	0.01	200	200
U	0.01	200	200
V	0.01	200	200
W	0.01	200	200
X	0.01	200	200

LAND CLASS: 92-WASTE LAND/FLOODWAY

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	0.01	100	100
B	0.01	100	100
C	0.01	150	150
D	0.01	200	200
E	0.01	250	250
F	0.01	300	300
G	0.01	350	350
H	0.01	400	400
I	0.01	450	450
J	0.01	500	500
K	0.01	550	550
L	0.01	600	600
M	0.01	650	650
N	0.01	700	700
O	0.01	750	750
P	0.01	800	800
Q	0.02	900	900
R	0.02	1000	1000
S	0.02	1100	1100
T	0.02	1200	1200
U	0.03	1300	1300
V	0.03	1400	1400
W	0.03	1500	1500
X	0.04	1800	1800

LAND CLASS: 93-FLOOD PLAIN

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	0.01	100	100
B	0.01	200	200
C	0.01	300	300
D	0.01	400	400
E	0.01	500	500
F	0.01	600	600
G	0.02	700	700
H	0.02	800	800
I	0.02	900	900
J	0.02	1000	1000
K	0.03	1100	1100
L	0.03	1200	1200
M	0.03	1300	1300
N	0.03	1400	1400
O	0.03	1500	1500
P	0.04	1600	1600
Q	0.04	1800	1800
R	0.05	2000	2000
S	0.05	2200	2200
T	0.06	2400	2400
U	0.06	2600	2600
V	0.06	2800	2800
W	0.07	3000	3000
X	0.08	3600	3600

LAND CLASS: 94-RAILROAD R.O.W.

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	0.01	500	500
B	0.01	500	500
C	0.01	500	500
D	0.01	500	500
E	0.01	500	500
F	0.01	500	500
G	0.01	500	500
H	0.01	500	500
I	0.01	500	500
J	0.01	500	500
K	0.01	500	500
L	0.01	500	500
M	0.01	500	500
N	0.01	500	500
O	0.01	500	500
P	0.01	500	500
Q	0.01	500	500
R	0.01	500	500
S	0.01	500	500
T	0.01	500	500
U	0.01	500	500
V	0.01	500	500
W	0.01	500	500
X	0.01	500	500

LAND CLASS: 95-NATURAL GAS LINE EASEMENT

GRADE	FRONT RATE	FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	0.01	200	0.01	200
B	0.01	200	0.01	200
C	0.01	200	0.01	200
D	0.01	200	0.01	200
E	0.01	200	0.01	200
F	0.01	200	0.01	200
G	0.01	200	0.01	200
H	0.01	200	0.01	200
I	0.01	200	0.01	200
J	0.01	200	0.01	200
K	0.01	200	0.01	200
L	0.01	200	0.01	200
M	0.01	200	0.01	200
N	0.01	200	0.01	200
O	0.01	200	0.01	200
P	0.01	200	0.01	200
Q	0.01	200	0.01	200
R	0.01	200	0.01	200
S	0.01	200	0.01	200
T	0.01	200	0.01	200
U	0.01	200	0.01	200
V	0.01	200	0.01	200
W	0.01	200	0.01	200
X	0.01	200	0.01	200

LAND CLASS: 96-POWERLIN

GRADE	FRONT	FOOT	SQ.	FOOT	ACREAGE
		RATE		RATE	RATE
A		0.01		200	200
B		0.01		200	200
C		0.01		200	200
D		0.01		200	200
E		0.01		200	200
F		0.01		200	200
G		0.01		200	200
H		0.01		200	200
I		0.01		200	200
J		0.01		200	200
K		0.01		200	200
L		0.01		200	200
M		0.01		200	200
N		0.01		200	200
O		0.01		200	200
P		0.01		200	200
Q		0.01		200	200
R		0.01		200	200
S		0.01		200	200
T		0.01		200	200
U		0.01		200	200
V		0.01		200	200
W		0.01		200	200
X		0.01		200	200



LAND CLASS: 97-COMMON AREA

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	0.01	500	500
B	0.01	500	500
C	0.01	500	500
D	0.01	500	500
E	0.01	500	500
F	0.01	500	500
G	0.01	500	500
H	0.01	500	500
I	0.01	500	500
J	0.01	500	500
K	0.01	500	500
L	0.01	500	500
M	0.01	500	500
N	0.01	500	500
O	0.01	500	500
P	0.01	500	500
Q	0.01	500	500
R	0.01	500	500
S	0.01	500	500
T	0.01	500	500
U	0.01	500	500
V	0.01	500	500
W	0.01	500	500
X	0.01	500	500

LAND CLASS: 98-CEMETERY

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A			100
B			200
C			300
D			400
E			500
F			600
G			700
H			800
I			900
J			1000
K			2000
L			3000
M			4000
N			5000
O			6000
P			7000
Q			8000
R			9000
S			10000
T			11000
U			12000
V			13000
W			14000
X			15000

GRADE	FRONT FOOT RATE	SQ. FOOT RATE	ACREAGE RATE
A	0.01	200	200
B	0.01	200	200
C	0.01	200	200
D	0.01	200	200
E	0.01	200	200
F	0.01	200	200
G	0.01	200	200
H	0.01	200	200
I	0.01	200	200
J	0.01	200	200
K	0.01	200	200
L	0.01	200	200
M	0.01	200	200
N	0.01	200	200
O	0.01	200	200
P	0.01	200	200
Q	0.01	200	200
R	0.01	200	200
S	0.01	200	200
T	0.01	200	200
U	0.01	200	200
V	0.01	200	200
W	0.01	200	200
X	0.01	200	200

**Structure Classes  
2013 Revaluation**

3/20/2013

<b>Code</b>	<b>Description</b>
	<b>HEATED AREAS</b>
1	Single Family
2	Two Family & Duplex Units
3	Multi Family - 3 or more units
4	Residential Condominium - owner has undivided interest in land & other features
5	Office Condominium
6	Medical Office Condominium
7	Retail Condominium
8	Bank
9	Fast Food Resturant
10	Resturant
11	Motel / Hotel
12	Auditorium
13	Automatic Car Wash
14	Car Wash
15	Automotive Building / Garage
16	Automitive Showroom
17	Bowling Alley
18	Country Club
19	<b><u>Available</u></b>
20	<b><u>Available</u></b>
21	Cottage / Mountain Cabin
22	Office
23	Barber / Beauty Shop
24	Medical Office
25	Fraternal Building
26	Service Garage
27	Destination Drug Store
28	Retail Store
29	Storage Garage
30	Health Club
31	Convience Market
32	Discount Store
33	Super Market
34	Dry Kiln - Personal Property
35	Townhouse - owne owns land under unit- interest in common area
36	NBHD / Community Shoping Center
37	Warehouse
38	Mini Warehouse - units may have heat and/or A/C
39	Distribution Warehouse
40	Suites - LP Frans Stadium
41	Veterinary Hospital
42	Post Office
43	Prison State
44	Club House

**Structure Classes  
2013 Revaluation**

3/20/2013

<b>Code</b>	<b>Description</b>
45	Church
46	Dormtory
47	Fire Station Volunteer
48	Gymnaism
49	Hospital
50	Library
51	Service Station
52	Government Building
53	Long Term Care Facility
54	Assisted Living Facility
55	Indepentant Living Facility
56	School
57	Theater
58	Industrial
59	Modular Class Room
60	Life Enrichment Building - Fellowship Hall/Multi-use Building
61	Daycare Centers
62	Jail
63	Hanger Airplane Storage
64	Modular Home ( Manufactured)
65	Group Home
66	Modular Office
67	Manufactured Home - Multi Section (DW)
68	<b><u>Available</u></b>
69	Laundromat
70	Skating Rink
71	Manufactured Home - Single Section (SW)
72	Rural Retail
73	Solarium Commercial
74	Morturaries
75	Living Quarters
	<b><i>UNHEATED AREAS</i></b>
76	Detached Garage - Finished
77	Attached Garage -Unfinished
78	Attached Garage -Finished
79	Patio
80	Open Porch
81	Enclosed Porch
82	Carport - Attached
83	Canopy
84	Screen Porch
85	Stoop
86	Utility Room
87	Addition/Sunroom - Residential
88	Deck

**Structure Classes  
2013 Revaluation**

3/20/2013

<b>Code</b>	<b>Description</b>
89	Mausoleum Crypts & Niches - building
90	Covered Loading Platform
91	Open Loading Platform
92	Service Canopy
93	Consession / Restroom
94	Unfinished Basement
95	Finished Basement
96	Solarium - Residential
97	Balcony / Terrace
98	Unfinished Attic
99	Shop

STRUCTURE CLASS: 1-SNG FAML

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
120.00	97.55	79.95	65.55	51.95
600	600	600	600	600
3600	3600	3600	3600	3600
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

4720.00 3835.00 3145.00 2580.00 2045.00

FULL BATHRATES:

4800 3900 3200 2600 2100

HALF BATHRATES:

3216 2613 2144 1742 1407

FIXTURE RATES:

1584 1287 1056 858 693

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 25  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 40  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 25

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-MASONRY	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	300	200	200	150	0	0
4-C BLOCK	-100	200	200	0	-100	0	0	0
7-STONE	-200	0	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0	0
16-PERM/ST	0	150	150	0	0	0	0	0
19-HARDYBD	100	21-ALUM	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 2-TWO FAMILY UNITS OR DUPLEX

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
3600	3600	3600	3600	3600
111.00	90.00	74.00	61.00	37.00
74.00	60.00	49.00	41.00	25.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

4000.00 3500.00 3000.00 2500.00 2000.00

FULL BATHRATES:

4000 3500 3000 2500 2000

HALF BATHRATES:

2640 2310 1980 1650 1320

FIXTURE RATES:

1320 1155 990 825 660

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 22  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 30  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 55  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-MASONRY	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	19-HARDYBD
1-FRAME	0	300	300	200	200	150	100	100
4-C BLOCK	-100	200	200	0	-100	0	0	0
7-STONE	-200	0	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0	0
16-PERM/ST	0	150	150	0	0	0	0	0
21-ALUM	0	0	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 3-MULTI FAMILY/3 OR MORE UNITS

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
3600	3600	3600	3600	3600
111.00	90.00	74.00	61.00	37.00
74.00	60.00	49.00	41.00	25.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

4000.00	3500.00	3000.00	2500.00	2000.00
---------	---------	---------	---------	---------

FULL BATHRATES:

4000	3500	3000	2500	2000
------	------	------	------	------

HALF BATHRATES:

2640	2310	1980	1650	1320
------	------	------	------	------

FIXTURE RATES:

1320	1155	990	825	660
------	------	-----	-----	-----

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 22

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 30

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 55

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-MASONRY	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	300	200	200	150	0	0
4-C BLOCK	-100	200	200	0	-100	0	0	0
7-STONE	-200	0	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0	0
16-PERM/ST	0	150	150	0	0	0	0	0
19-HARDYBD	100	21-ALUM	150	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.000	0.000	0.000	0.000	0.000
-------	-------	-------	-------	-------

STORY HGTS:

0.00	0.00	0.00	0.00	0.00
------	------	------	------	------

FACTORS:

0.00	0.00	0.00	0.00	0.00
------	------	------	------	------

STRUCTURE CLASS: 4-CONDOMIN

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
120.00	97.55	79.95	65.55	51.95
600	600	600	600	600
3600	3600	3600	3600	3600
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

4720.00 3835.00 3145.00 2580.00 2045.00

FULL BATHRATES:

4800 3900 3200 2600 2100

HALF BATHRATES:

3216 2613 2144 1742 1407

FIXTURE RATES:

1584 1287 1056 858 693

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 25  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 40  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 25

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	200	0	0	0	0	0
7-STONE	-200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	0	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 5-OFFICE CONDO

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
900 136.50	900 111.02	900 91.00	900 74.62	900 59.15
9000 112.50	9000 91.50	9000 75.00	9000 61.50	9000 48.75
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 30  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 35  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 70  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	100	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.900 0.928 0.953 1.000 1.046 1.092 1.138 1.184

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 6-MEDOFF/CONDO

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
1000	1000	1000	1000	1000
18000	18000	18000	18000	18000
172.50	140.30	115.00	94.30	74.75
139.50	113.46	93.00	76.26	60.45
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 30  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 35  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 80  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	100	150	150	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.900 0.928 0.953 1.000 1.046 1.092 1.138 1.184

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 7-RETAIL CONDO

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
12000	12000	12000	12000	12000
123.00	100.04	82.00	67.24	53.30
81.00	65.88	54.00	44.28	35.10
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	100	150	150	150	150	150	150
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.915 0.957 1.000 1.042 1.085 1.127 1.170 1.213

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 8-BANK

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
12000	12000	12000	12000	12000
205.50	167.14	137.00	112.34	89.05
156.00	126.90	104.00	85.28	67.60
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-BSMT RATE: 30  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 70  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	ADJUSTMENT	TO GET	UNF-BSMT	RATE:
1-FRAME	0		300	3-FR & MAS	150
4-C BLOCK	-100		200	6-STUCCFRM	200
7-STONE	200		0	9-CONCRETE	-100
10-TILE	-100		0	12-ASB/SD	0
13-CMP/SGL	-100		0	15-LOGS	0
16-PERM/ST	100		150	18-BARK	0
19-HARDYBD	100		0		

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	ADJUSTMENT	TO GET	UNF-BSMT	RATE:
1-NONE	-350		-300	3-HEATONLY	-200
4-HTG & AC	0				

WALL HEIGHTS:

FACTORS: 0.900 0.953 1.000 1.046 1.092 1.138 1.184 1.276

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 9-FAST FOOD RESTAURANT

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
3600	3600	3600	3600	3600
195.00	158.60	130.00	106.60	84.50
141.00	114.68	94.00	77.08	61.10
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 30  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 60  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	100	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.915 0.957 1.000 1.042 1.085 1.127 1.170 1.213

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 10-RESTAURANT

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
7800	7800	7800	7800	7800
163.50	132.98	109.00	89.38	70.85
129.00	104.92	86.00	70.52	55.90
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 30  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 70  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	100	150	150	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.915 0.957 1.000 1.042 1.085 1.127 1.170 1.213

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00





STRUCTURE CLASS: 12-AUDITORIUM

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
3000 142.50	3000 115.90	3000 95.00	3000 77.90	3000 63.70
9000 132.00	9000 107.36	9000 88.00	9000 72.16	9000 57.20
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 30  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 60  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	0	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

1.000 1.106 1.210 1.313 1.463 1.658 1.754 1.943

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 13-AUTOMATIC CARWASH

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
105.00	85.40	70.00	57.40	45.50
600	600	600	600	600
3600	3600	3600	3600	3600
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 14-CAR WASH

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
3600	3600	3600	3600	3600
81.00	65.88	54.00	44.28	35.10
75.00	61.00	50.00	41.00	32.50
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 15-AUTOMOTIVE BLDG/GAR

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
2000	2000	2000	2000	2000
18000	18000	18000	18000	18000
70.50	57.34	47.00	38.54	30.55
57.00	46.36	38.00	31.16	24.70
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-BSMT RATE: 40  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 70  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-NONE -125  
 4-HTG & AC 350  
 2-UNITS/PP 0 3-HEATONLY 175

WALL HEIGHTS: 8 10 12 14 16 18 20 22  
 FACTORS: 0.885 0.921 0.960 1.000 1.041 1.086 1.133 1.181

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00









STRUCTURE CLASS: 21-COTTAGE/MTN CABIN

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
400	400	400	400	400
3600	3600	3600	3600	3600
87.00	70.76	58.00	47.56	37.70
61.50	50.02	41.00	33.62	26.65
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

4720.00 3835.00 3145.00 2580.00 2045.00

FULL BATHRATES:

4800 3900 3200 2600 2100

HALF BATHRATES:

3216 2613 2144 1742 1407

FIXTURE RATES:

1584 1287 1056 858 693

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 22  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 30  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 55  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0						
4-C BLOCK	-100						
7-STONE	200						
10-TILE	-100						
13-CMP/SGL	-100						
16-PERM/ST	0						
19-HARDYBD	100						
2-MASONRY	300						
5-STUCCMAS	200						
8-METAL	0						
11-VINYL	0						
14-WD SHG	0						
17-AL/VLMAS	150						
21-ALUM	0						

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-HEATONLY
1-NONE	-350	
4-HTG & AC	0	
2-UNITS/PP	-300	

WALL HEIGHTS:

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 23-BARBER/BEAUTY SHOP

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
200	200	200	200	200
3600	3600	3600	3600	3600
108.00	87.84	72.00	59.04	46.80
76.50	62.22	51.00	41.82	33.15
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

4800 3900 3200 2600 2100  
 HALF BATHRATES: 2613 2144 1742 1407  
 FIXTURE RATES: 1584 1287 1056 858 693

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 25  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 25

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	200	0	0	0	0	0
7-STONE	-200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	0	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS: 0.915 0.957 1.000 1.042 1.085 1.127 1.170 1.213

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 25-FRATERNAL BUILDING

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
1000	1000	1000	1000	1000
10000	10000	10000	10000	10000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 30  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 60  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	100	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

FACTORS: 0.900 0.928 0.953 0.977 1.000 1.023 1.046 1.069

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 26-SERVICE GARAGE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
9600	9600	9600	9600	9600
36.00	29.28	24.00	19.68	15.60
28.50	23.18	19.00	15.58	12.35
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-BSMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-NONE -125  
 4-HTG & AC 300

WALL HEIGHTS:

FACTORS: 0.885 8 10 12 14 16 18 20 22  
 0.921 0.960 1.000 1.041 1.086 1.133 1.181

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 28-RETAIL STORE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
12000	12000	12000	12000	12000
123.00	100.04	82.00	67.24	53.30
81.00	65.88	54.00	44.28	35.10
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	100	150	150	150	150	150	150
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.915 0.957 1.000 1.042 1.085 1.127 1.170 1.213

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 29-STORAGE GARAGE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
1000	1000	1000	1000	1000
60000	60000	60000	60000	60000
RATE	RATE	RATE	RATE	RATE
36.00	29.28	24.00	19.68	15.60
22.50	18.30	15.00	12.30	9.75
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 40  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-MASONRY	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS
1-FRAME	0	200	200	200	200	0	0
4-C BLOCK	-100	200	-100	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	0	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-150	0	225
4-HTG & AC	275	0	0

WALL HEIGHTS: 8 12 14 16 20 24 30 40  
 FACTORS: 0.885 0.960 1.000 1.041 1.133 1.231 1.382 1.650

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 30-HEALTH CLUB

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
8000	8000	8000	8000	8000
20000	20000	20000	20000	20000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 27  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 37  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 65  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	0	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

1.000 1.055 1.114 1.175 1.240 1.309 1.381 1.458

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 31-CONVENIENCE MARKET

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
6000	6000	6000	6000	6000
RATE	RATE	RATE	RATE	RATE
214.50	174.76	143.00	117.26	92.95
153.00	124.44	102.00	83.64	66.30
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0						
4-C BLOCK	-100						
7-STONE	200						
10-TILE	-100						
13-CMP/SGL	-100						
16-PERM/ST	100						
19-HARDYBD	100						

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350		
4-HTG & AC	0		

WALL HEIGHTS: 0.915 0.936 0.957 0.979 1.000 1.021 1.042 1.085

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 32-DISCOUNT STORE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
2000	2000	2000	2000	600
80000	80000	80000	80000	3600
75.00	61.00	50.00	41.00	32.50
55.50	45.14	37.00	30.34	24.05
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-MASONRY	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	300	200	200	0	0	0
4-C BLOCK	-100	200	200	0	-100	0	0	0
7-STONE	200	0	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0	0
16-PERM/ST	100	150	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS: 0.915 0.957 1.000 1.042 1.085 1.127 1.170 1.213

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 33-SUPER MARKET

GRADE-A	GRADE-B	GRADE-C	GRADE-D	GRADE-E
AREA	AREA	AREA	AREA	AREA
10000	10000	10000	10000	10000
36000	36000	36000	36000	36000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-BSMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	ADJUSTMENT	TO GET	UNF-BSMT	RATE:
1-FRAME	0	2-MASONRY	300	3-FR & MAS	150
4-C BLOCK	-100	5-STUCCMAS	200	6-STUCCFRM	200
7-STONE	200	8-METAL	0	9-CONCRETE	-100
10-TILE	-100	11-VINYL	0	12-ASB/SD	-100
13-CMP/SGL	-100	14-WD SHG	0	15-LOGS	0
16-PERM/ST	100	17-AL/VLMAS	150	18-BARK	0
19-HARDYBD	100	21-ALUM	0		

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	ADJUSTMENT	TO GET	UNF-BSMT	RATE:
1-NONE	-350	2-UNITS/PP	-300	3-HEATONLY	-200
4-HTG & AC	0				

WALL HEIGHTS: 0.915 0.957 1.000 1.042 1.085 1.127 1.170 1.213

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 34-DRY KILN/PP

GRADE-A	GRADE-B	GRADE-C	GRADE-D	GRADE-E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00









STRUCTURE CLASS: 38-MINI WAREHOUSE

GRADE- A		GRADE- B		GRADE- C		GRADE- D		GRADE- E	
AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
1000	52.50	1000	42.70	1000	35.00	1000	28.70	1000	22.75
6000	42.00	6000	34.16	6000	28.00	1600	23.00	1600	18.20
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0\_ 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-NONE 0  
 4-HTG & AC 300  
 2-UNITS/PP 125 3-HEATONLY 150

WALL HEIGHTS:

0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000  
 8 9 10 12 14 16 18 20  
 FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 40-SUITES

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
100	100	100	100	100
15000	15000	15000	15000	15000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-NONE -350  
 4-HTG & AC 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000  
 FACTORS: 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 42-POST OFFICE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
24000	24000	24000	24000	24000
RATE	RATE	RATE	RATE	RATE
148.50	120.78	99.00	81.18	64.35
117.00	95.16	78.00	63.96	50.70
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 25  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-NONE -350  
 4-HTG & AC 0

WALL HEIGHTS:

0.885 0.921 1.0 1.041 1.086 1.133 1.231  
 8 10 12 14 16 18 20 24  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 43-PRISON-STATE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
100000	300.00	100000	200.00	100000
250000	177.00	250000	118.00	250000
0	0.00	0	0.00	0
0	0.00	0	0.00	0
0	0.00	0	0.00	0
0	0.00	0	0.00	0
0	0.00	0	0.00	0
0	0.00	0	0.00	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 24  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-NONE -350  
 4-HTG & AC 2-UNITS/PP -300 3-HEATONLY -200

WALL HEIGHTS: 8 10 12 14 16 20 24 32  
 FACTORS: 0.900 0.953 1.000 1.046 1.092 1.184 1.276 1.459

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 44-CLUB HOUSE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
115.50	93.94	77.00	63.14	50.05
600	600	600	600	600
7200	7200	7200	7200	7200
RATE	RATE	RATE	RATE	RATE
187.00	70.76	58.00	47.56	37.70
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 32  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 42  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 55  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-MASONRY	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300						
4-C BLOCK	-100	200						
7-STONE	200							
10-TILE	-100							
13-CMP/SGL	-100							
16-PERM/ST	0							
19-HARDYBD	100	150						

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0		

WALL HEIGHTS:

0.947 0.973 1.000 1.027 1.055 1.084 1.114 1.175

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 45-CHURCH

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
10000	10000	10000	10000	10000
171.00	139.08	114.00	93.48	74.10
142.50	115.90	95.00	77.90	61.75
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 29  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 38  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 63  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	100	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.776 0.833 0.889 0.945 1.000 1.054 1.106 1.158

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 46-DORMTORY

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
1000	1000	1000	1000	1000
24000	24000	24000	24000	24000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 29  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 35  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 59  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	100	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.922 0.947 0.973 1.000 1.027 1.055 1.084 1.114

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00





STRUCTURE CLASS: 49-HOSPITAL

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
10000	10000	10000	10000	10000
225.00	183.00	150.00	123.00	97.50
192.00	156.16	128.00	104.96	83.20
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 27  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 35  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 54  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0\_ 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-NONE -1000 2-UNITS/PP -900 3-HEATONLY -500  
 4-HTG & AC

WALL HEIGHTS: 0.900 0.928 0.953 0.977 1.000 1.023 1.046 1.069

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 50-LIBRARY

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
5000	5000	5000	5000	5000
50000	50000	50000	50000	50000
RATE	RATE	RATE	RATE	RATE
147.00	119.56	98.00	80.36	63.70
5000	50000	50000	50000	50000
50000	50000	50000	50000	50000
RATE	RATE	RATE	RATE	RATE
129.00	104.92	86.00	70.52	55.90
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 27  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 35  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 60  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0\_ 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-NONE -450  
 4-HTG & AC 0  
 2-UNITS/PP -350 3-HEATONLY -150

WALL HEIGHTS: 8 9 10 11 12 13 14 15  
 FACTORS: 0.900 0.928 0.953 0.977 1.000 1.023 1.046 1.069

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 51-SRVC STA

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
138.00	112.24	92.00	75.44	59.80
600	600	600	600	600
3600	3600	3600	3600	3600
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

0\_ 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

1-NONE -125

4-HTG & AC 300

2-UNITS/PP 0 3-HEATONLY 150

WALL HEIGHTS:

8 10 12 14 16 18 20 22

0.920 0.960 1.000 1.040 1.080 1.120 1.160 1.200

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 52-GOVERNMENT BUILDING

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
2000	2000	2000	2000	2000
60000	60000	60000	60000	60000
175.50	142.74	117.00	95.94	76.05
133.50	108.58	89.00	72.98	57.85
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 27  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 35  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 45  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

0- 0  
 HEAT & AIR COND. RATE ADJUSTMENTS  
 CODE-ABREV. AMOUNT  
 1-NONE -450  
 4-HTG & AC 0

WALL HEIGHTS:

8 10 12 14 16 18 20

0.900 0.953 1.000 1.046 1.092 1.138 1.184

0.00 0.00 0.00 0.00 0.00 0.00 0.00

0.00 0.00 0.00 0.00 0.00 0.00 0.00

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00

0.00 0.00 0.00 0.00 0.00 0.00 0.00

0.00 0.00 0.00 0.00 0.00 0.00 0.00

0.00 0.00 0.00 0.00 0.00 0.00 0.00

0.00 0.00 0.00 0.00 0.00 0.00 0.00

0.00 0.00 0.00 0.00 0.00 0.00 0.00

0.00 0.00 0.00 0.00 0.00 0.00 0.00

0.00 0.00 0.00 0.00 0.00 0.00 0.00

0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 53-LONG TERM CARE FACILITY

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
2000	2000	2000	2000	2000
60000	60000	60000	60000	60000
RATE	RATE	RATE	RATE	RATE
147.00	119.56	98.00	80.36	63.70
126.00	102.48	84.00	68.88	54.60
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

4720.00 3835.00 3145.00 2580.00 2045.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	200	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	100	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 55-INDEPENDENT LIVING FACILITY

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
2000	2000	2000	2000	2000
60000	60000	60000	60000	60000
145.50	118.34	97.00	79.54	63.05
112.50	91.50	75.00	61.50	48.75
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

4720.00 3835.00 3145.00 2580.00 2045.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	100	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.900 0.928 0.953 0.977 1.000 1.023 1.046 1.092

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00





STRUCTURE CLASS: 58-INDUSTRIAL

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
2000	2000	2000	2000	2000
10000	10000	10000	10000	10000
50000	50000	50000	50000	50000
75000	75000	75000	75000	75000
100000	100000	100000	100000	100000
200000	200000	200000	200000	200000
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-BSMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-NONE -125  
 4-HTG & AC 300

WALL HEIGHTS: 8 0.885 0.960 1.125 1.133 1.133 1.231 1.382 1.650  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 59-MODULAR CLASSROOM

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
1000 118.50	1000 96.38	1000 79.00	1000 64.78	1000 51.35
3600 102.00	3600 82.96	3600 68.00	3600 55.76	3600 44.20
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 27  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 35  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 53  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-FRAME 100 8-METAL 0 11-VINYL 100  
 21-ALUM 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-NONE -350 2-UNITS/PP -300 3-HEATONLY -200  
 4-HTG & AC 0

WALL HEIGHTS:

0.000 0.000 0.000 0.000 0.000

FACTORS:

0.000 0.000 0.000 0.000 0.000

STORY HGTS:

0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 60-LIFE CTR/FELLOWSHIP ENRICHMENT

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
10000	10000	10000	10000	10000
132.00	107.36	88.00	72.16	57.20
111.00	90.28	74.00	60.68	48.10
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

4720.00 3835.00 3145.00 2580.00 2045.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 27  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 35  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 45  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	300	200	0	0	0
4-C BLOCK	-100	200	200	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	0	150	150	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 61-DAY CARE CENTERS

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
900	900	900	900	900
9000	9000	9000	9000	9000
147.00	119.56	98.00	80.36	63.70
126.00	102.48	84.00	68.88	54.60
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	200	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	100	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 62-JAIL

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
6000 145.50	6000 118.34	6000 97.00	6000 79.54	6000 63.05
24000 136.50	24000 111.02	24000 91.00	24000 74.62	24000 59.15
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-NONE -350  
 4-HTG & AC 0  
 2-UNITS/PP -300 3-HEATONLY -200

WALL HEIGHTS: 8 9 10 11 12 13 14 15  
 FACTORS: 0.900 0.928 0.953 0.977 1.000 1.023 1.046 1.069

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 63-HANGER AIRPLANE STORAGE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
1000	1000	1000	1000	1000
50000	50000	50000	50000	50000
61.50	50.02	41.00	33.62	26.65
39.00	31.72	26.00	21.32	16.90
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

0\_ 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

1-NONE 0

4-HTG & AC 300

2-UNITS/PP 125 3-HEATONLY 150

WALL HEIGHTS:

14 16 18 20 24 30 35 40

FACTORS: 1.000 1.041 1.086 1.133 1.231 1.382 1.515 1.650

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 64-MODULAR HOME

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
3600	3600	3600	3600	3600
109.00	88.75	72.75	59.65	47.00
75.00	61.00	50.00	41.00	32.50
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

4720.00 3835.00 3145.00 2580.00 2045.00

FULL BATHRATES:

4800 3900 3200 2600 2100

HALF BATHRATES:

3216 2613 2144 1742 1407

FIXTURE RATES:

1584 1287 1056 858 693

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 25  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 40  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 25

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-MASONRY	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	300	200	200	150	0	0
4-C BLOCK	-100	200	200	0	-100	-100	0	0
7-STONE	-200	0	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0	0
16-PERM/ST	0	150	150	0	0	0	0	0
19-HARDYBD	100	21-ALUM	150	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 66-MODULAR OFFICE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
1000 48.00	1000 39.04	1000 32.00	1000 26.24	1000 20.80
3600 39.00	3600 31.72	3600 26.00	3600 21.32	3600 16.90
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00

FIREPLACE RATES:

2150.00 1750.00 1400.00 1150.00 925.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 30  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 35  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 70  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-MASONRY	3-FR & MAS
1-FRAME	0	300	150
4-C BLOCK	-100	200	6-STUCCFRM 200
7-STONE	200	0	9-CONCRETE -100
10-TILE	-100	0	12-ASB/SD 0
13-CMP/SGL	-100	0	15-LOGS 0
16-PERM/ST	0	150	18-BARK 0
19-HARDYBD	100	0	

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0		

WALL HEIGHTS:

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 67-MANUFACTURED HOME-DOUBLEWIDE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
720	720	720	720	720
63.00	51.24	42.00	34.44	21.00
720	720	720	720	720
60.00	48.80	40.00	32.80	20.00
1200	1000	1000	1000	1000
57.00	46.36	38.00	31.16	19.00
1200	1200	1200	1200	1200
54.00	43.92	36.00	29.52	18.00
1400	1400	1400	1400	1400
51.00	41.48	34.00	27.88	17.00
1600	1600	1600	1600	1600
48.00	39.04	32.00	26.24	16.00
2000	2000	2000	2000	2000
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

2150.00 1750.00 1400.00 1150.00 925.00

FULL BATHRATES:

0 0 0 0 0  
 0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 27  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 35  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 45  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 30

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	ADJUSTMENT	TO GET	UNF-B SMT RATE:
1-FRAME	0			27
2-MASONRY	300			35
3-FR & MAS	150			45
4-C BLOCK	-100			30
5-STUCCMAS	200			
6-STUCCFRM	200			
7-STONE	200			
8-METAL	0			
9-CONCRETE	-100			
10-TILE	-100			
11-VINYL	0			
12-ASB/SD	0			
13-CMP/SGL	-100			
14-WD SHG	0			
15-LOGS	0			
16-PERM/ST	0			
17-AL/VLMAS	150			
18-BARK	0			
19-HARDYBD	100			
20-ALUM	0			

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	ADJUSTMENT	TO GET	UNF-B SMT RATE:
1-NONE	-350			27
2-UNITS/PP	-300			35
3-HEATONLY	-200			45
4-HTG & AC	0			30

WALL HEIGHTS:

0.000 0.000 0.000 0.000 0.000

STORY HGTS:

0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 69-LAUNDROMAT

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
3600	3600	3600	3600	3600
109.50	89.06	73.00	59.86	47.45
79.50	64.66	53.00	43.46	34.45
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

0\_ 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

1-NONE -350

4-HTG & AC 0

2-UNITS/PP -300 3-HEATONLY -200

WALL HEIGHTS: 8 10 12 14 16 18 20 22

FACTORS: 0.915 0.957 1.000 1.042 1.085 1.127 1.170 1.213

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 70-SKATING RINK

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
10000	10000	10000	10000	10000
24000	24000	24000	24000	24000
96.00	78.08	64.00	52.48	41.60
91.50	74.42	61.00	50.02	39.65
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 1-NONE -350  
 4-HTG & AC 0

WALL HEIGHTS:	10	12	14	16	18	20	22	24
FACTORS:	0.833	0.889	0.945	1.000	1.054	1.106	1.158	1.210
STORY HGTS:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FACTORS:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2-UNITS/PP -250 3-HEATONLY -175

STRUCTURE CLASS: 71-MANUFACTURED HOME-SINGLEWIDE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
400	400	400	400	400
60.00	48.80	40.00	32.80	20.00
600	600	600	600	600
54.00	43.92	36.00	29.52	18.00
800	800	800	800	800
48.00	39.04	32.00	26.24	16.00
1000	1000	1000	1000	1000
42.00	34.16	28.00	22.96	14.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

2150.00      1750.00      1400.00      1150.00      925.00

FULL BATHRATES:

0      0      0      0      0

0      0      0      0      0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 27

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 27

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 45

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT				
1-FRAME	0				
4-C BLOCK	-100	2-MASONRY	300	3-FR & MAS	150
7-STONE	-200	5-STUCCMAS	200	6-STUCCFRM	200
10-TILE	-100	8-METAL	0	9-CONCRETE	-100
13-CMP/SGL	-100	11-VINYL	0	12-ASB/SD	-100
16-PERM/ST	0	14-WD SHG	0	15-LOGS	0
19-HARDYBD	100	17-AL/VLMAS	150	18-BARK	0
		21-ALUM	0		

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT		
1-NONE	-350	2-UNITS/PP	-300
4-HTG & AC	0	3-HEATONLY	-200

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 72-RURAL RETAIL

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
300	300	300	300	300
3000	3000	3000	3000	3000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 50  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	ADJUSTMENT	TO GET	UNF-B SMT RATE:
1-FRAME	0	2-MASONRY	300	150
4-C BLOCK	-100	5-STUCCMAS	200	200
7-STONE	200	8-METAL	0	-100
10-TILE	-100	11-VINYL	0	-100
13-CMP/SGL	-100	14-WD SHG	0	0
16-PERM/ST	0	17-AL/VLMAS	150	0
19-HARDYBD	100	21-ALUM	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	ADJUSTMENT	TO GET	UNF-B SMT RATE:
1-NONE	-350	2-UNITS/PP	-300	-200
4-HTG & AC	0			

WALL HEIGHTS:

FACTORS: 0.915 0.957 1.000 1.042 1.085 1.127 1.170 1.213

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 73-SOLARIUM-COMMERCIAL

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
50	50	50	50	50
1000	1000	1000	1000	1000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	ADJUSTMENT	TO GET	UNF-B SMT RATE
1-FRAME	0	300	3-FR & MAS	150
4-C BLOCK	-100	200	6-STUCCFRM	200
7-STONE	200	0	9-CONCRETE	-100
10-TILE	-100	0	12-ASB/SD	0
13-CMP/SGL	-100	0	15-LOGS	0
16-PERM/ST	0	150	18-BARK	0
19-HARDYBD	100	0		

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	ADJUSTMENT	TO GET	UNF-B SMT RATE
1-NONE	-350	-300	3-HEATONLY	-200
4-HTG & AC	0			

WALL HEIGHTS:

FACTORS: 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 74-MORTUARIES

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
2000	2000	2000	2000	2000
60000	60000	60000	60000	60000
132.00	107.36	88.00	72.16	57.20
102.00	82.96	68.00	55.76	44.20
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

0\_ 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

1-NONE -350

4-HTG & AC 0

WALL HEIGHTS:

0.947 0.973 1.000 1.000 1.027 1.055 1.084 1.114 1.175

STORY HGTS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS:

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 75-LIVING QUARTERS

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
200	200	200	200	200
800	800	800	800	800
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

4720.00	3835.00	3145.00	2580.00	2045.00
---------	---------	---------	---------	---------

FULL BATHRATES:

4800	3900	3200	2600	2100
------	------	------	------	------

HALF BATHRATES:

3216	2613	2144	1742	1407
------	------	------	------	------

FIXTURE RATES:

1584	1287	1056	858	693
------	------	------	-----	-----

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 25  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 40  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 25

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	200	0	0	0	0	0
7-STONE	-200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	0	150	0	0	0	0	0
19-HARDYBD	100	21-ALUM	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

0.000	0.000	0.000	0.000	0.000	0.000
-------	-------	-------	-------	-------	-------

STORY HGTS:

0.00	0.00	0.00	0.00	0.00	0.00
------	------	------	------	------	------

STRUCTURE CLASS: 76-DETGARAGE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
200	200	200	200	200
1000	1000	1000	1000	1000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

4720.00 3835.00 3145.00 2580.00 2045.00

FULL BATHRATES:

4800 3900 3200 2600 2100

HALF BATHRATES:

3216 2613 2144 1742 1407

FIXTURE RATES:

1584 1287 1056 858 693

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 20  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 25  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 40  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 25

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-MASONRY	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	300	200	200	150	0	0
4-C BLOCK	-100	200	200	0	-100	-100	0	0
7-STONE	-200	0	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0	0
16-PERM/ST	0	150	150	0	0	0	0	0
19-HARDYBD	100	21-ALUM	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	2-UNITS/PP	3-HEATONLY
1-NONE	-350	-300	-200
4-HTG & AC	0	0	0

WALL HEIGHTS:

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 77-ATGARAGE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
200 39.50	200 32.15	200 26.35	200 21.60	200 17.10
1000 28.05	1000 22.80	1000 18.70	1000 15.30	1000 12.15
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-B SMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT	3-FR & MAS	6-STUCCFRM	9-CONCRETE	12-ASB/SD	15-LOGS	18-BARK
1-FRAME	0	300	200	0	0	0	0
4-C BLOCK	-100	0	0	0	0	0	0
7-STONE	200	0	0	0	0	0	0
10-TILE	-100	0	0	0	0	0	0
13-CMP/SGL	-100	0	0	0	0	0	0
16-PERM/ST	0	150	0	0	0	0	0
19-HARDYBD	100	0	0	0	0	0	0

HEAT & AIR COND. RATE ADJUSTMENTS

0-0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00





STRUCTURE CLASS: 79-PATIO

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
50	50	50	50	50
1000	1000	1000	1000	1000
7.95	6.47	5.30	4.35	3.45
5.55	4.51	3.70	3.03	2.41
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0\_ 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0\_ 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000  
 FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000  
 STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

PRINTING FROM COST SCHEDULE:SY0:REVCOSTSC.DAT 17-SEP-12 17:00:45

STRUCTURE CLASS: 80-OPEN PORCH

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
50	50	50	50	50
1000	1000	1000	1000	1000
40.88	33.25	27.25	22.35	17.71
20.40	16.59	13.60	11.15	8.84
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 81-ENCLOSED PORCH

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
50	50	50	50	50
1000	1000	1000	1000	1000
52.50	42.70	35.00	28.70	22.75
26.25	21.35	17.50	14.35	11.38
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 82-CARPORT -ATTACHED

GRADE- A		GRADE- B		GRADE- C		GRADE- D		GRADE- E	
AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
50	32.70	50	26.60	50	21.80	50	17.88	50	14.17
1000	22.89	1000	18.62	1000	15.26	1000	12.51	1000	9.92
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

0\_ 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

0\_ 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

FACTORS:

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 83-CANOPY

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
50	50	50	50	50
1000	1000	1000	1000	1000
RATE	RATE	RATE	RATE	RATE
14.48	11.77	9.65	7.91	6.27
10.13	8.24	6.75	5.54	4.39
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

0\_ 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

0\_ 0

WALL HEIGHTS:

FACTORS: 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 84-SCRNPRCH

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
50	50	50	50	50
1000	1000	1000	1000	1000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
0\_ 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
0\_ 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000  
 FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000  
 STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 85-STOOP

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
50	50	50	50	50
15.75	12.81	10.50	8.61	6.83
11.03	8.97	7.35	6.03	4.78
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

0\_ 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT

0\_ 0

WALL HEIGHTS:

FACTORS: 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 86-UTILROOM

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
30	30	30	30	30
58.65	47.70	39.10	32.05	25.40
500	500	500	500	500
24.20	19.70	16.15	13.25	10.50
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 88-DECK

GRADE- A		GRADE- B		GRADE- C		GRADE- D		GRADE- E	
AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
50	35.70	50	29.04	50	23.80	50	19.52	50	15.47
1000	17.85	1000	14.52	1000	11.90	1000	9.76	1000	7.74
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000  
 FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 89-MAUSOLEUM-CRYPTS-NICHES

GRADE-	AREA	RATE	GRADE-	AREA	RATE	GRADE-	AREA	RATE	GRADE-	AREA	RATE	GRADE-	AREA	RATE
A			B			C			D			E		
20	120.00	98.00	20	200.00	80.00	20	200.00	66.00	20	200.00	40.00	20	200.00	40.00
200	120.00	98.00	200	200.00	80.00	200	200.00	66.00	200	200.00	40.00	200	200.00	40.00
0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00
0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00
0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00
0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00
0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000  
 FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 90-COVERED LOADING PLATFORM

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
100	100	100	100	100
40.50	32.94	27.00	22.14	17.55
500	500	500	500	500
40.50	32.94	27.00	22.14	17.55
1000	1000	1000	1000	1000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 91-OPEN LOADING PLATFORM

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
100	100	100	100	100
500	500	500	500	500
1000	1000	1000	1000	1000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 92-SERVICE CANOPY

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
100	100	100	100	100
48.00	39.00	32.00	26.00	16.00
2000	2000	2000	2000	2000
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 93-CONSESSION/RESTROOM

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
200 81.00	200 66.00	200 54.00	200 44.00	200 27.00
2000 77.00	2000 62.00	2000 51.00	2000 42.00	2000 26.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00
0 0.00	0 0.00	0 0.00	0 0.00	0 0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



STRUCTURE CLASS: 94-UNFBASE UNFINISHED BASEMENT

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
3600	3600	3600	3600	3600
24.00	19.50	16.00	13.10	10.40
17.40	14.15	11.60	9.50	7.55
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS:

FACTORS: 0.000 0.000 0.000 0.000 0.000

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 95-FINBASE FINISHED BASEMENT

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
600	600	600	600	600
3600	3600	3600	3600	3600
48.00	39.00	32.00	26.25	20.80
34.80	28.30	23.20	19.00	15.10
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000  
 FACTORS: 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 96-SOLARIUM/DWELLING

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
50	50	50	50	50
1000	1000	1000	1000	1000
173.40	141.05	115.60	94.80	75.10
84.15	68.45	56.10	46.00	36.45
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 97-BALCONY/TERRACE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
19.88	16.17	13.25	10.87	8.61
13.88	11.29	9.25	7.59	6.01
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO UNF-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000  
 FACTORS: 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 98-UNFIN ATTIC

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
600	600	600	600	600
3600	3600	3600	3600	3600
7.80	6.35	5.20	4.25	3.40
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

FIREPLACE RATES:

0.00 0.00 0.00 0.00 0.00

FULL BATHRATES:

0 0 0 0 0

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-BSMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV. AMOUNT  
 0- 0

WALL HEIGHTS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000  
 FACTORS: 0.000 0.000 0.000 0.000 0.000 0.000 0.000

STORY HGTS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00  
 FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00

STRUCTURE CLASS: 99-SHOP

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
200	200	200	200	200
800	800	800	800	800
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

FIREPLACE RATES:

4720.00 3835.00 3145.00 2580.00 2045.00

FULL BATHRATES:

4800 3900 3200 2600 2100

HALF BATHRATES:

3216 2613 2144 1742 1407

FIXTURE RATES:

1584 1287 1056 858 693

BASE RATE PERCENTAGE ADJUSTMENT TO GET UNF-B SMT RATE: 30  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET S/F-B SMT RATE: 0  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FIN-B SMT RATE: 70  
 BASE RATE PERCENTAGE ADJUSTMENT TO GET FINATTIC RATE: 0

EXTERIOR FINISH RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT			
1-FRAME	0			
4-C BLOCK	-100	2-MASONRY	300	3-FR & MAS
7-STONE	200	5-STUCCMAS	200	6-STUCCFRM
10-TILE	-100	8-METAL	0	9-CONCRETE
13-CMP/SGL	-100	11-VINYL	0	12-ASB/SD
16-PERM/ST	0	14-WD SHG	0	15-LOGS
19-HARDYBD	100	17-AL/VLMAS	150	18-BARK
		21-ALUM	0	

HEAT & AIR COND. RATE ADJUSTMENTS

CODE-ABREV.	AMOUNT			
1-NONE	-150			
4-HTG & AC	275	2-UNITS/PP	0	3-HEATONLY
		6-A/C ONLY	225	

WALL HEIGHTS:

FACTORS: 0.900 8 0.950 10 1.000 12 1.050 14 1.100 16 0.000 0 0.000 0

STORY HGTS:

FACTORS: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

**Other Feature Classes  
2013 Revaluation**

<b>CODE</b>	<b>DESCRIPTION</b>
1	Unfinished Garage Residential - Detached
2	Carport
3	Patio
4	Shed - Utility Building
5	Swimming Pool - Residential
6	Swimming Pool - Commercial - Fence not Inc
7	Pool House / Cabana
8	Shelter With Floor
9	Horse Stable
10	Summer Kitchen Detached
11	Well House - Commercial
12	Black Top Paving
13	Concrete Paving
14	Shop - has Electricity
15	Lumber Storage
16	<b>Available</b>
17	<b>Available</b>
18	<b>Available</b>
19	<b>Available</b>
20	Pole Shelter No Floor
21	Barn
22	Gazebo
23	Service Canopy (Gas)
24	<b>Available</b>
25	<b>Available</b>
26	<b>Available</b>
27	<b>Available</b>
28	Enclosed Porch
29	Open Porch
30	<b>Available</b>
31	<b>Available</b>
32	<b>Available</b>
33	Wood Deck
34	Utility Room
35	Addition
36	<b>Available</b>
37	Lean To
38	Implement Shed - Open One Side
39	<b>Available</b>
40	Chicken Shed - Residential
41	Poultry House - Open Floor - Commercial
42	Hog Barn W/ Concrete Floor
43	Hog Parlor W/ Concrete Floor w/ Drains
44	<b>Available</b>
45	<b>Available</b>

## **Other Feature Classes 2013 Revaluation**

- 46 **Available**
- 47 **Available**
- 48 **Available**
- 49 **Available**
- 50 A/V-50 Report - Pollution Abatement & Recycling
- 51 Crib / Drive Thru
- 52 Corn Crib
- 53 **Available**
- 54 **Available**
- 55 **Available**
- 56 Grain Bin
- 57 **Available**
- 58 **Available**
- 59 Ticket Office / Guard House
- 60 T - Hanger - Aircraft
- 61 Silo - Agricultural
- 62 Silo - Industrial
- 63 **Available**
- 64 **Available**
- 65 **Available**
- 66 **Available**
- 67 **Available**
- 68 **Available**
- 69 Golf Greens / Per Hole
- 70 Greenhouse - Personal Property
- 71 Greenhouse - Glass
- 72 Niches - Burial Sites
- 73 Grave Sites
- 74 Crypts - Burial Sites above Ground
- 75 Tennis Court - Fence not Included
- 76 Common Area
- 77 R V Site - Tent Site
- 78 R V Site - Water & Electricity
- 79 Manufactured Home Site - Multi or Single Section
- 80 R V Site - Full hookup - Water, Sewer, & Electricity
- 81 Woven Wire Fence Per SF (Chain Link)
- 82 Wood Fence Per SF
- 83 **Available**
- 84 Canopy
- 85 Rail Road Siding - No Value
- 86 Boat Dock - by S/F
- 87 Water Tank Above Ground
- 88 Quonset Building
- 89 Dock Cover
- 90 Boat House
- 91 Boat Slip- by S/F



**Other Feature Classes**  
**2013 Revaluation**

92 **Available**

93 Transmitting Towers Sites - Tower is Personal Property

94 Mis Buildings

95 Sound Value Dwellings

96 **Available**

97 **Available**

98 Batting Cage - Personal Property

99 Exemptions - Not Polution Abatement & Recycling





























GRADE- A GRADE- B GRADE- C GRADE- D GRADE- E

AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
100	43.50	100	35.40	100	29.00	100	23.75	100	18.85
900	31.50	900	25.60	900	21.00	900	17.20	900	13.65
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00









OTHER FEATURE CLASS: 22-GAZEBO

GRADE- A		GRADE- B		GRADE- C		GRADE- D		GRADE- E	
AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
100	22.90	100	18.60	100	15.25	100	12.50	100	9.90
250	18.00	250	14.65	250	12.00	250	9.84	250	7.80
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00





















OTHER FEATURE CLASS: 41-POULTRY HOUSE-OPEN FLOOR

GRADE- A		GRADE- B		GRADE- C		GRADE- D		GRADE- E	
AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
1000	14.71	1000	11.96	1000	9.81	1000	8.04	1000	4.90
2000	11.76	2000	9.56	2000	7.84	2000	6.42	2000	3.92
6000	9.45	6000	7.70	6000	6.30	6000	5.17	6000	3.15
12000	7.50	12000	6.10	12000	5.00	12000	4.10	12000	2.50
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00





POLLUTION ABATEMENT/RECY

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00





GRADE- A		GRADE- B		GRADE- C		GRADE- D		GRADE- E	
AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
200	26.00	200	21.00	200	17.00	200	14.00	200	11.00
1000	18.00	1000	15.00	1000	12.00	1000	10.00	1000	8.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00







GRADE- A		GRADE- B		GRADE- C		GRADE- D		GRADE- E	
AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
500	2.01	500	1.79	500	1.23	500	1.12	500	1.01
4000	1.80	4000	1.60	4000	1.10	4000	1.00	4000	0.90
14000	1.58	14000	1.41	14000	0.97	14000	0.88	14000	0.79
24000	1.37	24000	1.22	24000	0.84	24000	0.76	24000	0.68
34000	1.15	34000	1.02	34000	0.70	34000	0.64	34000	0.58
44000	0.93	44000	0.83	44000	0.57	44000	0.52	44000	0.47
54000	0.72	54000	0.64	54000	0.44	54000	0.40	54000	0.36
64000	0.50	64000	0.45	64000	0.31	64000	0.28	64000	0.25







OTHER FEATURE CLASS: 70-P/P GREENHOUSE

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00



GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
0	0	0	0	0
110.00	110.00	110.00	110.00	110.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00







GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00

















GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00





OTHER FEATURE CLASS: 87-WATER TANK CUBIC FT

GRADE- A		GRADE- B		GRADE- C		GRADE- D		GRADE- E	
AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE	AREA	RATE
500	8.40	500	6.85	500	5.60	500	4.60	500	3.65
2000	6.30	2000	5.10	2000	4.20	2000	3.45	2000	2.75
5000	5.10	5000	4.15	5000	3.40	5000	2.80	5000	2.20
20000	3.40	20000	2.75	20000	2.25	20000	1.85	20000	1.45
100000	2.10	100000	1.70	100000	1.40	100000	1.15	100000	0.90
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00



















OTHER FEATURE CLASS: 99-EXEMPT

NON RECYCLED

GRADE- A	GRADE- B	GRADE- C	GRADE- D	GRADE- E
AREA	AREA	AREA	AREA	AREA
RATE	RATE	RATE	RATE	RATE
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00
0	0	0	0	0
0.00	0.00	0.00	0.00	0.00