

## RESIDENTIAL SCHEDULE

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# RESIDENTIAL SCHEDULE PREFACE

In preparing a schedule for mass appraisal purposes, there are two goals we are all attempting to reach. First, we must have uniformity among properties, and, second we must base our uniformity on fair and reasonable market value.

The Residential Schedule appearing on the following pages is designed to give the assessor/appraiser a uniform approach to the value of improvements. This schedule assumes a building of average construction for which the basic specifications are included later in this preface. Any variation from these specifications which would affect the replacement cost must be adjusted for by using the additions and deductions appearing in the schedule or by adjusting the grade. Nearly all parts of this, or any schedule, are mechanical in use, with few areas for variations.

It is these variables, namely grade and depreciation (however caused) which allow the assessor/appraiser to arrive at fair and reasonable market value and still maintain equalization. In order to effectively use this schedule we must first agree on two basic concepts: (1) that the value of improvements is the difference between market value and land value; and (2) that the residential schedule is merely a vehicle by which we can arrive at a uniform value of improvements within a given area.

Let us first discuss grading:

There are seven basic numerical grades of dwellings:

- E. Executive Quality
- 1. Superior Quality
- 2. High Quality
- 3. Good
- 4. Average
- 5. Below Average
- 6. Sub-Standard

Following is a list of some of the many factors which must be considered in grading a dwelling:

Quality - This would include both the quality of materials and the quality of workmanship.

Quantity – The accumulation components can impact the grade. A dwelling with more built-in cabinets than normal or perhaps built-in book shelves, etc. would require a higher grade than a similar dwelling without these extras.

Design - The basic schedule is calculated on a rectangular dwelling with very straight lines. Any variation in design, ceiling heights, shape or character must be considered in the grade.

Desirability - Two dwellings can be identical in square footage and of identical quality but one will market better than the other. It has that “certain something” that appeals to the buying public. It may be the interior layout, the exterior design, type of kitchen or any number of things.

Fenestration - Is the placement of windows and doors in a dwelling. The quality and cost of these items varies significantly. Not only should the quality be considered, but the quantity of doors and windows should also be considered in the grade.

The assessor/appraiser is given considerable latitude to and from the average. All properties are first priced according to the basic specifications, taking into consideration size, story height and exterior wall covering. By adjusting the grade the assessor/appraiser is designating his opinion as to the amount of superior or inferior factors as listed above. The result of this grade is the adjusted replacement cost.

## RESIDENTIAL SCHEDULE PREFACE (Continued)

The second variable by which the replacement cost can be adjusted is depreciation. It has been noted that the use of the cost approach established the upper limit of the value of an improved piece of property. Normally, however, the market value of the piece of property is less than its present replacement cost. This difference between the replacement cost of a property and its current market value can be attributed to depreciation. Assessor/appraisers generally recognize two basic types of depreciation: (1) that which is due to physical cause, and (2) that which is due to obsolescence.

Physical depreciation results from factors which affect the physical condition of an improvement. A loss in value due to normal wear and tear, age or natural elements is considered to be a physical depreciation. The degree of physical depreciation may be contingent upon factors such as the original quality of an improvement and the extent to which an improvement has been maintained. Because the degree of physical depreciation cannot be determined solely by schedules or guidelines, the judgment of the assessor/appraiser is extremely important in determining physical depreciation.

The assessor/appraiser must bear in mind that average physical depreciation must be determined on the basis of the sum of the component parts of an improvement. For example, a roof may have a 20 year life, whereas a foundation may have a 200 year life. Similarly, if a thirty-year old dwelling has had substantial remodeling, the amount of depreciation allowed must be adjusted to reflect such improvements.

Oftentimes, however, physical depreciation alone cannot explain the difference between the replacement cost of a piece of property and its current market value. The value of certain properties may also be affected by a second type of depreciation: obsolescence.

Whereas physical depreciation represents a loss in value due to factors affecting the physical condition of a structure, obsolescence represents a loss in value due to other causes. Obsolescence itself can further be divided into two distinct types: (1) functional obsolescence, and (2) external obsolescence.

Functional obsolescence represents a loss in value arising from what might be considered factors inherent within the property itself. Poor room arrangement, too many or too few rooms in a house, obsolete architectural design, or outdated plumbing are all factors which would contribute to the functional obsolescence of the property.

For example, let us consider a dwelling in which the bathroom is located directly off the dining area. This dwelling may have the same physical value as a dwelling in which the bathroom facilities are more appropriately located. However, we must recognize a difference in valuation between these two properties. This difference would be attributed to the fact that the first house suffers a degree of functional obsolescence due to the location of the bathroom.

Whereas functional obsolescence pertains to a loss of value due to factors within the property itself, external obsolescence is a loss in value caused by factors or circumstances outside the property limits. For example, the construction and opening of a commercial or light industrial establishment on the corner of a quiet street consisting previously of residential properties would tend to make these properties less valuable. The loss in value of these properties which can be attributed to the undesirable effects due to the presence of the commercial or industrial establishment can be considered external obsolescence. Similarly, a property which is located in a declining or deteriorating neighborhood, may have the same physical value as a property located in a more desirable section of town, but have a lower market value because of the area in which it is located. Again, this difference or loss in value may be attributed to external obsolescence of the property.

A common example of external obsolescence is the small rural community that existed only because of the poor transportation facilities to more major shopping facilities. Many of these small rural communities have been dormant or losing value in the last several decades. It is often determined in these communities that the entire town should receive a "blanket" external obsolescence.

## RESIDENTIAL SCHEDULE PREFACE (Continued)

In summary, physical depreciation refers to loss in value due to the elements and use. Functional obsolescence refers to loss in value due to factors within the property limits and external obsolescence refers to loss in value due to factors outside of the property limits.

The built-up residential section is designed for the use of the assessor/appraiser rather than for the use of the contractor or the building inspector who may need more specific information. It departs from most other cost manuals in that no attempt has been made to illustrate specific material differences between low grade homes and high grade homes. Certainly, variations in materials do exist among homes, but they do not necessarily differ among the various grades of homes.

To state that an average quality home generally has two coats of paint on 1/2" drywall over 2" x 4" x 16" o/c wood stud partitions is pure folly. A poor quality home and a good quality home can have the identical items as an average quality home. What makes itemized descriptions even more superfluous is that in order to know that 1/2" drywall over 2" x 4" x 16" o/c wood stud partitions are present, the assessor/appraiser would either have to study the house during construction or take electrical outlet boxes off the walls to study its interior components, as well as chip paint for analysis as to whether it consists of one, two, or three coats.

Obviously, the use of special specification for each grade in a manual of this type is unrealistic. We must view residential construction through the eyes of the consumer, and there are indeed few homeowners who can detect a difference between 3/8" and 1/2" drywall. It is only when a multitude of variables are weighed that quality becomes evident. For this reason, almost anyone can distinguish between a tract home and a superior quality home, even though he may not be able to specify each component used in their construction.

Quality, therefore, is the sum of material, workmanship, and design. These sums are expressed as grades for use by the assessor/appraiser. We hope that the use of the brief grade guidelines appearing on the following pages, used with the photographs which accompany them, will adequately guide the assessor/appraiser in determining the proper grade of residential property.



## E (EXECUTIVE) GRADE 2 STORY + BASEMENT BRICK DWELLING

E Grade: Executive grade dwellings will be individually designed with many varied interior appointments. They will normally exhibit extensive ornamentation or special design features of excellent quality materials and workmanship. These architecturally unique dwellings will many times consist of imported finishes. High ceilings and expansive foyers are also characteristics which will be common in this grade of home. Executive grade dwellings are normally prestige structures. They are generally built for those with high incomes. The high end executive (E + 100 and above) home will typically be built without regard for cost.

E grade dwellings will typically have an above grade total living area (TLA) in excess of 5,000 S.F.



E + 200  
2 STORY + BASEMENT  
EIFS DWELLING



E + 175  
2 STORY + BASEMENT  
BRICK & EIFS DWELLING



E + 150  
2 STORY + BASEMENT  
STONE VENEER & EIFS DWELLING



E + 125  
2 STORY + BASEMENT  
STONE VENEER DWELLING





E + 100  
2 STORY + BASEMENT  
BRICK DWELLING



E + 75  
2 STORY + BASEMENT  
BRICK DWELLING



E + 50  
2 STORY + BASEMENT  
EIFS DWELLING



E + 40  
2 STORY + BASEMENT  
BRICK DWELLING



E + 30  
2 STORY + BASEMENT  
BRICK DWELLING



E + 20  
2 STORY + BASEMENT  
BRICK DWELLING





E + 10  
2 STORY + BASEMENT  
BRICK DWELLING



E + 5  
2 STORY + ATTIC + BASEMENT  
EIFS & FRAME DWELLING



E  
2 STORY + ATTIC + BASEMENT  
BRICK DWELLING



E - 5  
2 STORY + BASEMENT  
EIFS & BRICK DWELLING



E - 5  
1 STORY + BASEMENT  
BRICK DWELLING



E - 10  
2 STORY + BASEMENT  
FRAME, EIFS, & BRICK DWELLING



## 1 GRADE 2 STORY + ATTIC + BASEMENT BRICK DWELLING

1 Grade: This is a custom built, architecturally designed home, having good materials and workmanship. This home will lack the unique features of an executive grade home. This home is usually large with spacious rooms, several bath facilities, a good heating system, and a good electrical system with numerous outlets. Closets are usually walk-in type. Kitchen has many built-in features (if of newer construction) and an abundance of cabinets. Bathrooms will have high quality fixtures, good vanity, and probably a special dressing area. Exterior is good quality siding, brick, or stone. There are also numerous windows. High ceilings and open foyers will also be common characteristics of 1 grade home. However, they are generally less prestigious than those found in E grade homes.

1 grade dwellings will typically have an above grade total living area (TLA) between 3,000 and 5,000 S.F. This size range recommendation should not be taken as an absolute as varying combinations of size, quality and design all determine a dwelling grade.





1 + 10  
2 STORY + BASEMENT  
BRICK DWELLING



1 + 10  
2 STORY + BASEMENT  
BRICK DWELLING



1 + 10  
2 STORY + BASEMENT  
EIFS & FRAME DWELLING



1 + 5  
1 1/2 STORY + BASEMENT  
BRICK DWELLING



1 + 5  
2 STORY + ATTIC + BASEMENT  
FRAME DWELLING



1  
2 STORY + BASEMENT  
BRICK DWELLING



1  
2 STORY + ATTIC + BASEMENT  
BRICK DWELLING



1 - 5  
2 STORY + BASEMENT  
FRAME AND STONE DWELLING



1 - 5  
2 STORY + BASEMENT  
BRICK DWELLING



1 - 5  
2 STORY + BASEMENT  
FRAME & STONE VENEER DWELLING



1 - 10  
2 STORY + BASEMENT  
BRICK DWELLING



1 - 10  
1 ½ STORY + BASEMENT  
EFS & FRAME DWELLING





## 2 GRADE 2 STORY + ATTIC + BASEMENT STONE DWELLING

2 Grade: This also is usually an architecturally designed, custom built home with good materials and workmanship. Very similar to a 1 grade home, but on a more conservative scale. This is a more practical home than a 1 grade home, having more than sufficient plumbing fixtures. Likewise, there is good heating and electrical service. Interior finish will be of plaster or drywall with good trim. Kitchen will have built-in features with more than adequate cupboard space and counter tops. Bathrooms and toilet rooms will usually have good quality fixtures. This is an excellent home but not as pretentious as a 1 grade.

2 grade dwellings will typically have an above grade total living area (TLA) between 2,000 and 3,500 S.F. This size range recommendation should not be taken as an absolute as varying combinations of size, quality and design all determine a dwelling grade.





2 + 10  
2 STORY + ATTIC + BASEMENT  
BRICK DWELLING



2 + 10  
2 STORY + BASEMENT  
FRAME & BRICK DWELLING



2 + 10  
2 ½ STORY + BASEMENT  
FRAME & BRICK DWELLING



2 + 5  
2 STORY + ATTIC + BASEMENT  
BRICK & FRAME DWELLING



2 + 5  
1 STORY + BASEMENT  
FRAME & BRICK DWELLING



2 + 5  
1 STORY + BASEMENT  
FRAME & BRICK DWELLING



2  
2 STORY + BASEMENT  
FRAME DWELLING



2  
1 STORY + BASEMENT  
FRAME & BRICK DWELLING



2 - 5  
1 STORY + BASEMENT  
FRAME & BRICK DWELLING



2 - 5  
2 STORY + BASEMENT  
BRICK DWELLING



2 - 10  
1 STORY + BASEMENT  
FRAME & BRICK DWELLING



2 - 10  
1 STORY + BASEMENT  
FRAME DWELLING





## 3 GRADE 2 STORY + BASEMENT FRAME DWELLING

3 Grade: A 3 grade dwelling is generally a custom or speculation home lacking architectural frills but basically of good practical design and layout. Workmanship and materials are barely above an average type home but it will have some extra design and special features not found in the average home. It will normally have good drywall or plaster walls, hardwood floors (or wall to wall carpeting), and also better than average kitchen cabinets, plumbing facilities, and closet space. This is often referred to as an intermediate grade because it will be a 2 grade design and layout but 4 grade workmanship and materials. New construction is typically a 3 grade or better with very few 4 grade or below dwellings constructed in today's marketplace.

3 grade dwellings will typically have an above grade total living area (TLA) between 1,100 and 2,500 S.F. This size range recommendation should not be taken as an absolute as varying combinations of size, quality and design all determine a dwelling grade.



3 + 10  
2 STORY + BASEMENT  
FRAME DWELLING



3 + 10  
2 STORY + BASEMENT  
FRAME & BRICK DWELLING



3 + 10  
1 ½ STORY + BASEMENT  
FRAME DWELLING



3 + 5  
2 STORY + BASEMENT  
FRAME DWELLING



3 + 5  
1 STORY + BASEMENT  
FRAME DWELLING



3 + 5  
1 STORY + BASEMENT  
FRAME DWELLING





3 + 5  
1 STORY + BASEMENT  
BRICK AND FRAME SPLIT FOYER



3  
2 STORY + BASEMENT  
FRAME DWELLING



3  
1 ½ STORY + BASEMENT  
FRAME DWELLING



3  
1 STORY + BASEMENT  
FRAME DWELLING



3  
1 STORY + BASEMENT  
FRAME AND BRICK DWELLING



3 - 5  
1 ½ STORY + BASEMENT  
FRAME AND BRICK DWELLING





3 - 5  
1 1/2 STORY + BASEMENT  
FRAME DWELLING



3 - 5  
2 STORY + BASEMENT  
FRAME DWELLING



3 - 10  
1 STORY + BASEMENT  
FRAME DWELLING SPLIT FOYER



3 - 10  
1 STORY + BASEMENT  
FRAME DWELLING



3 - 10  
2 STORY + ATTIC + BASEMENT  
FRAME DWELLING



3 - 10  
1 STORY + BASEMENT  
FRAME DWELLING

## BASIC SPECIFICATION FOR SCHEDULE PRICES

The following specifications are for an average residential dwelling (4 grade) which offers few extras and has very little architectural design. With today's variables in construction materials it would be impossible to write any specifications that would describe a majority of homes. Therefore, we must, in our minds, think in terms of equivalents. For example, we may have a dwelling which meets these specifications and we place a 4 under the grade. We may also have a house next door which meets very few of these specifications but the various items are equivalent in quality and cost and therefore we would still grade it as a 4.

FOOTINGS: Reinforced concrete.

FOUNDATION: 8" reinforced concrete or equivalent, waterproofed exterior.

WALLS: Vinyl lap siding or equivalent on building wrap paper on sheathing. 2" x 6" wood studs, 16" o.c. with R-19 to R-21 fiberglass insulation. 1 <sup>3</sup>/<sub>8</sub>" double hung windows or equal, with approximately one window for each 15 L.F. of wall. Two entry doors with decorative trim at front. Screens and weather stripping throughout.

ROOF: Gable roof with a 6/12 pitch. Average weight asphalt shingles on felt paper on wood roof decking. 2" x 6" wood rafters, 2' o.c. or equal of blown-in insulation with an R-49 rating or equivalent, boxed eaves, flashing, gutters and downspouts.

FLOORS: 3 1/2" concrete basement floor with cement trowel finish. Upper floors are average grade carpet and linoleum on 3/4" tongue & groove O.S.B. board or equivalent plywood on 2" x 8" to 2" x 12" wood joist (depending on span) 16" o.c.

INTERIOR FINISH: Two coat paint on drywall. 2" x 4" x 24" o.c. wood stud partitions. Stained and lacquered trim and baseboard, hollow core interior doors, adequate closet areas in each bedroom, coat closet, and linen closet. Average quality kitchen cabinets and counter space. One average quality bathroom vanity base, towel rack and toilet paper dispenser. Softwood basement stairway and carpet on softwood staircase with balustrade to second floor.

ELECTRIC: Armored cable or non-metallic (Romex) sheathed cable. Adequate outlets and average quality fixtures.

HEATING: Forced hot air furnace with duct work distribution system fired by gas with thermostat control.

PLUMBING: One kitchen sink, one hot water tank, laundry facilities, and copper piping or equivalent. All fixtures are of ordinary quality. All bathroom fixtures should be added individually.



## 4 GRADE 2 STORY + ATTIC + BASEMENT FRAME DWELLING

4 Grade: A Grade 4 dwelling is an average home in every way. It meets or exceeds all loan requirements and is often referred to as a development type home. This does not mean this home cannot be custom built but only refers to the basic quality. (Detailed specifications for a 4 grade appear on the preceding page.) Very limited 4 grade homes are constructed in today's marketplace. Newer developments typically consist of 3 grade dwellings or better.

4 grade dwellings will typically have an above grade total living area (TLA) between 750 and 1,500 S.F. This size range recommendation should not be taken as absolute as varying combinations of size, quality and design all determine a dwellings grade.





4 + 10  
1 STORY + BASEMENT  
SPLIT-FOYER FRAME DWELLING



4 + 10  
2 STORY + BASEMENT  
FRAME DWELLING



4 + 10  
1 STORY + ATTIC + BASEMENT  
FRAME DWELLING



4 + 10  
1 STORY + BASEMENT  
SPLIT LEVEL FRAME



4 + 10  
1 ½ STORY + BASEMENT  
FRAME DWELLING



4 + 10  
1 STORY + ATTIC + BASEMENT  
FRAME DWELLING





4 + 5  
1 STORY + BASEMENT  
FRAME DWELLING



4 + 5  
1 STORY + ATTIC + BASEMENT  
FRAME DWELLING



4 + 5  
1 STORY + BASEMENT  
SPLIT-FOYER FRAME DWELLING



4 + 5  
2 STORY + BASEMENT  
FRAME DWELLING



4  
1 STORY + BASEMENT  
FRAME DWELLING



4  
2 STORY + BASEMENT  
FRAME DWELLING





4  
1 STORY + ATTIC + BASEMENT  
FRAME DWELLING



4 - 5  
1 STORY + BASEMENT  
FRAME DWELLING



4 - 5  
1 STORY + BASEMENT  
SPLIT-FOYER FRAME DWELLING



4 - 5  
1 ¾ STORY + BASEMENT  
FRAME DWELLING



4 - 10  
1 STORY + BASEMENT  
FRAME & BRICK DWELLING



4 - 10  
1 ¾ STORY + BASEMENT  
FRAME DWELLING



## 5 GRADE 1 STORY + BASEMENT FRAME DWELLING

5 Grade: This low cost home is generally of minimum specifications, barely meeting loan requirements. It may outwardly, occasionally, resemble a 4 grade but lacks any “extras”. Usually of straight rectangular design with no lines or design. Drywall or plaster interior finish with minimum softwood trim, low quality carpeting or softwood flooring. Minimal plumbing, heating and electrical outlets. The kitchen has no built-in features and minimum cupboard and counter space. In certain areas this is often a slab home, or a low quality pre-fabricated manufactured home.





5 + 10  
1 1/2 STORY + BASEMENT  
FRAME DWELLING



5 + 10  
1 STORY + ATTIC + BASEMENT  
FRAME DWELLING



5 + 10  
1 STORY + BASEMENT  
FRAME DWELLING



5 + 5  
1 1/2 STORY + BASEMENT  
FRAME DWELLING



5  
1 1/2 STORY + BASEMENT  
FRAME DWELLING



5  
1 STORY + BASEMENT  
FRAME DWELLING





5  
1 3/4 STORY + BASEMENT  
FRAME DWELLING



5 - 5  
1 1/2 STORY + BASEMENT  
FRAME DWELLING



5 - 5  
1 STORY + BASEMENT  
FRAME DWELLING



5 - 5  
1 STORY  
FRAME DWELLING



5 - 10  
1 STORY  
FRAME DWELLING



5 - 10  
1 STORY + BASEMENT  
FRAME DWELLING



## 6 GRADE 1 STORY FRAME DWELLING

6 Grade: Often referred to as sub-standard housing. This home seldom will pass loan requirements and is often owner built using inferior or used materials and poor workmanship. Interior finish is plaster, wallboard or low quality drywall, softwood floors, little or no trim, wall or floor furnace heating, low quality kitchen cupboards (usually set -in type), roll roofing or lightweight shingles, exterior walls are usually single siding (often covered with asphalt shingles). This house is often on the outskirts of town or in the country and is usually an older home. Few 6 grade homes are being built today.

The 6 grade schedule is also designed to be used as a summer cottage schedule. Normally 6 - 20 would be as inferior of quality construction that could be habitable, however, the assessor/appraiser may use 6 - 25 for an unfinished interior and 6 - 30 for unfinished interior and mud sills. Dwellings or cottages having a lesser value than the 6 - 30 should be given a sound value or field priced.





6 + 10  
1 ½ STORY  
FRAME DWELLING



6 + 5  
1 STORY  
FRAME DWELLING



6  
1 STORY + BASEMENT  
FRAME DWELLING



6 - 5  
1 STORY + BASEMENT  
FRAME DWELLING



6 - 5  
1 STORY + BASEMENT  
FRAME DWELLING



6 - 10  
1 STORY + BASEMENT  
FRAME DWELLING





6 - 10  
1 STORY  
FRAME DWELLING



6 - 15  
1 STORY  
FRAME DWELLING



6 - 20  
1 STORY  
FRAME DWELLING



6 - 20  
1 STORY + BASEMENT  
FRAME DWELLING



6 - 25  
1 STORY  
FRAME DWELLING



6 - 30  
1 STORY  
FRAME DWELLING

# METAL POST FRAME AND METAL WOOD FRAME DWELLINGS

Metal Post Frame and Metal Wood Frame Dwellings (sometimes referred to as “Barndominiums” or “Shouse”) can vary significantly in design. For purposes of this manual, metal post frame and metal wood frame dwellings assume interior finish which would be similar in quality and design to that of a conventional stick built dwelling.

**Metal Post Frame:** A metal dwelling that lacks a perimeter foundation. Characteristics of a metal post frame dwelling are (1) lack of perimeter foundation, (2) wood post construction with girts and purlins and (3) enameled metal panel exterior walls and roof.

**Metal Wood Frame:** A metal dwelling that has incorporated a perimeter foundation into the building design. Characteristics of a metal wood frame dwelling are (1) perimeter foundation, (2) wood post construction with girts and purlins anchored to a perimeter foundation or traditional wood stud construction and (3) enameled metal panel exterior walls and roof.

As evident by the following photos, many metal post frame and metal wood frame dwellings are constructed as a large metal shop type structures with a portion of the structure finished with an interior living area. These structures can present unique pricing challenges. The living area portion of these structures should be priced from the “metal/post frame homes” or “metal wood frame homes” (whichever is appropriate) cost tables. The garage or shop areas can utilize the “metal/post frame”, “metal/post frame high bay”, “metal wood frame” or metal wood frame high bay pricing options found in the attached garage pricing tables. These garage tables also include multiple adjustments to capture metal liners, interior finish, heating, etc., which are common in these type of structures. Alternatively, the appraiser/assessor may choose to price a large shop or storage area from the “metal warehouse” or “metal light manufacturing” pricing tables found in the pre-computed section, or the “steel utility building” pricing tables found in the agricultural section.

A second pricing option for large metal buildings with limited living area is to price the entire structure from the metal warehouse or metal light manufacturing pricing tables found in the pre-computed section, or the steel utility pricing tables found in the agricultural section. The interior living area can be added utilizing the multiple “interior living quarters” adjustments which are included in those tables.

The base prices for “metal post frame” and “metal wood frame” dwellings are found on pages 7-75 thru 7-80.

Adjustments to the base cost (air conditioning, additional plumbing, etc.) should be applied in the same manner as conventional residential properties.



2 - 5  
2 STORY METAL POST FRAME  
W/ HIGH BAY ATTACHED GARAGE



4 + 5  
1 STORY METAL WOOD FRAME W/ ATTIC  
W/ HIGH BAY ATTACHED GARAGE



4 - 10  
1 STORY METAL WOOD FRAME  
W/ HIGH BAY ATTACHED GARAGE



6 + 5  
2 STORY METAL WOOD FRAME





2  
2 STORY METAL POST FRAME DWELLING  
W/ HIGH BAY ATTACHED GARAGE



2  
1 STORY METAL POST FRAME DWELLING  
W/ ATTACHED GARAGE



3 + 5  
1 STORY METAL POST FRAME DWELLING  
W/ HIGH BAY ATTACHED GARAGE



4 + 10  
1 STORY METAL POST FRAME DWELLING  
W/ ATTACHED GARAGE



4  
1 STORY METAL POST FRAME DWELLING  
W/ HIGH BAY ATTACHED GARAGE



4  
2 STORY METAL POST FRAME DWELLING  
W/ HIGH BAY ATTACHED GARAGE



5  
1 STORY + ATTIC METAL POST FRAME DWELLING



6  
1 STORY METAL POST FRAME DWELLING  
(LOW QUALITY INTERIOR)



# "A FRAME" DWELLINGS

In valuing "A-frame" dwellings, the assessor/appraiser should follow the same listing and pricing procedures as are used for conventional residential properties. The base specifications for conventional dwellings are also applicable to "A-frame" dwellings. "A-frame" dwellings should be graded in the same manner as are conventional dwellings, and similar consideration given to depreciation and obsolescence.

Lofts are to be considered as attics or half-stories, depending upon the area and dormers. Page 7 – 55 and 7 – 56 should be used in determining the story height of "A-frame" buildings in the same manner as for conventional dwellings.



1  
1 ½ STORY + BASEMENT  
"A-FRAME" DWELLING



2  
1 STORY + BASEMENT + LOFT  
"A-FRAME" DWELLING



3  
1 ½ STORY + BASEMENT  
"A-FRAME" DWELLING



4  
1 STORY + BASEMENT + LOFT  
"A-FRAME" DWELLING



4  
1 STORY + BASEMENT  
"A-FRAME" DWELLING



5  
1 STORY + BASEMENT + LOFT  
"A-FRAME" DWELLING

# “BERMED” AND “EARTH SHELTERED” DWELLINGS

For purposes of this manual, “Earth Sheltered” and “Bermed” dwellings are described as follows:

“Earth Sheltered” Dwellings – A one story dwelling built into a side hill where the rear wall, side walls and roof are constructed of heavy reinforced concrete and covered by earth. The front (or exposed exterior wall) is usually of wood frame, brick or structural glass construction.

“Bermed” Dwellings – A one story dwelling where the rear wall and side walls are constructed of concrete block or reinforced concrete and covered by earth. The front (or exposed exterior wall) is usually constructed of brick or wood frame. The roof is a conventional gable or hip roof with asphalt shingles or equivalent.

“Earth Sheltered” and “Bermed” dwellings should be priced from the Bermed and Earth Home Schedules found on pages 7–81 thru 7 – 83. The appropriate adjustments should be applied in the same manner as conventional residential properties.

The following photographs of “Earth Sheltered” and “Bermed” dwellings are to be used as a guide for grading purposes, however, the grade of these dwellings will be influenced greatly by the quality of construction and interior finish. The interior quality and appearance should weigh heavily on the assessor/appraiser’s opinion of grade.



2  
1 STORY CONCRETE,  
FRAME & BRICK BERMED DWELLING



3 + 10  
1 STORY CONCRETE & STONE  
EARTH SHELTERED DWELLING



3  
1 STORY CONCRETE &  
BRICK BERMED DWELLING



4 + 10  
1 STORY CONCRETE & BRICK  
EARTH SHELTERED DWELLING



4  
1 STORY CONCRETE &  
FRAME BERMED DWELLING



5  
1 STORY CONCRETE  
EARTH SHELTERED DWELLING



# “LOG” DWELLINGS

In valuing “Log” dwellings, the assessor/appraiser should follow the same listing and pricing procedures as are used for conventional residential properties. Most “Log” dwellings are constructed of either pine or cedar logs. The log dwelling cost tables assume post and 7 – 57 thru 7 – 73.

Adjustments to the base cost (air conditioning, basement finish, additional plumbing, etc.) should be applied in the same manner as conventional residential properties.



E + 40  
1 ½ STORY LOG DWELLING



2  
2 STORY + BASEMENT  
LOG DWELLING



3  
1 STORY + LOFT  
LOG DWELLING



3 - 5  
1 STORY + BASEMENT + LOFT  
LOG DWELLING



4  
1 STORY + BASEMENT + LOFT  
LOG DWELLING



# “MANUFACTURED” DWELLINGS

Manufactured (formerly known as Mobile) Homes are residential structures built on a steel undercarriage with necessary wheel assembly to be transported to a permanent or semi-permanent site. The wheel assembly can be removed when placed on a permanent foundation, but the steel undercarriage remains intact as a necessary structural component.

The “Manufactured” dwellings schedule is to be used for mobile type manufactured homes and is not intended to be used for modular or panelized manufactured homes.

Mobile Homes built after June 15, 1976 must meet the Federal Mobile Home Construction and Safety Standards as outlined in Title VI, Housing and Community Development Act of 1974. A HUD seal certifying compliance with these standards must be displayed on each unit.

Single wide manufactured homes are sometimes constructed with partial upper levels. These levels are typically used as sleeping areas and will have limited ceiling heights. These structures should be priced from the “Manufactured Homes (Single Wide with Loft)” pricing tables.

Manufactured (Mobile) Homes should be priced from the “Manufactured Homes” schedule found on pages 7 – 96 through 7 – 101. Adjustments to the base price should be applied in the same manner as conventional residential properties.

## Grading Manufactured Homes

5 Grade - Mobile Homes built with prefinished lightweight corrugated aluminum exterior walls, corrugated metal arched roof and low quality printed hardwood or plywood paneling interior finish. Most Mobile Homes constructed prior to 1976 will fall within this grade.

4 Grade - Manufactured (Mobile) Homes built with vinyl lap siding or equivalent on wood studs. Gable (3/12 pitch) roof with asphalt shingles. Vinyl wall coverings on gypsum.

The following guide can be used to determine the proper grade for Manufactured Homes above a 4 grade.

<u>Item</u>	<u>Percent of Increase To Base 4 Grade Replacement Cost</u>
Textured Drywall Interior	6 to 11%
Textured Drywall Interior (units w/ basement)	4 to 8%
Wood Siding	5 to 6%
Wood Siding (units w/ basement)	4%
Extra Roof Pitch	3%
Extra Roof Pitch (units w/ basement)	2%



3  
1 STORY W/ LOFT SINGLE WIDE  
MANUFACTURED HOME



4 + 10  
1 STORY W/ LOFT SINGLE WIDE  
MANUFACTURED HOME



5  
1 STORY SINGLE-WIDE  
MANUFACTURED DWELLING



4  
1 STORY SINGLE-WIDE  
MANUFACTURED DWELLING



5  
1 STORY MULTI-SECTIONAL  
MANUFACTURED DWELLING



4  
1 STORY MULTI-SECTIONAL  
MANUFACTURED DWELLING



4  
1 STORY + BASEMENT  
MULTI-SECTIONAL  
MANUFACTURED DWELLING



3 - 5  
1 STORY MULTI-SECTIONAL  
MANUFACTURED DWELLING  
(Redwood Siding & Textured Drywall Interior)

# "MANUFACTURED" DWELLINGS DEPRECIATION GUIDE

Year Initial	EFA	Excellent	Very Good	Good	Above Normal	Normal	Below Normal	Fair	Poor	Very Poor
1	1	0	0	0	0	1	2	4	6	8
2	2	0	0	1	2	3	6	8	12	15
3	3	0	1	2	4	5	9	12	16	20
4	4	1	2	3	4	7	12	16	22	25
5	5	2	3	4	5	9	14	19	24	28
6	6	3	4	5	6	11	16	21	26	31
7	7	3	5	6	7	12	17	22	27	33
8	8	4	6	7	9	14	19	24	29	35
9	9	4	7	8	10	15	20	25	30	37
10	10	5	8	9	12	17	22	27	32	39
11	11	5	9	10	14	19	24	29	34	41
12	12	6	10	11	16	21	26	31	36	43
13	13	6	11	12	17	22	27	32	37	45
14	14	7	12	14	19	24	29	34	39	47
15	15	7	13	15	20	25	30	35	40	49
16	16	8	14	17	22	27	32	37	42	51
17	17	8	15	18	23	28	33	38	43	53
18	18	9	16	20	25	30	35	40	45	55
19	19	9	17	21	26	31	36	41	46	56
20	20	10	18	22	27	32	37	42	47	57
21	21	10	19	23	28	33	38	43	48	58
22	22	11	20	24	29	34	39	44	49	59
23	23	11	21	26	31	36	41	46	51	61
24	24	12	22	27	32	37	42	47	52	62
25	25	12	23	29	34	39	44	49	54	64
26	26	13	24	30	35	40	45	50	55	65
27	27	13	25	32	37	42	47	52	57	67
28	28	14	26	33	38	43	48	53	58	68
29	29	14	27	35	40	45	50	55	60	70
30	30	15	28	36	41	46	51	56	61	71
31	31	15	29	38	43	48	53	58	63	73
32	32	16	30	39	44	49	54	59	64	74
33	33	16	31	41	46	51	56	61	66	76
34	34	17	32	42	47	52	57	62	67	77
35	35	19	34	44	49	54	59	64	69	79
36	36	20	35	45	50	55	60	65	70	80
37	37	22	37	47	52	57	62	67	72	82
38	38	23	38	48	53	58	63	68	73	83
39	39	24	39	49	54	59	64	69	74	84
40	40	26	41	51	56	61	66	71	76	86
41	41	27	42	52	57	62	67	72	77	87
42	42	28	43	53	58	63	68	73	78	88
43	43	30	45	55	60	65	70	75	80	90
44	44	31	46	56	61	66	71	76	81	91
45	45	32	47	57	62	67	72	77	82	92
46	46	33	48	58	63	68	73	78	83	93
47	47	34	49	59	64	69	74	79	84	94
48	48	35	50	60	65	70	75	80	85	95
49	49	35	50	60	65	70	75	80	85	95
50	50	35	50	60	65	70	75	80	85	95
51	51	35	50	60	65	70	75	80	85	95
52	52	35	50	60	65	70	75	80	85	95
53	53	35	50	60	65	70	75	80	85	95
54	54	35	50	60	65	70	75	80	85	95
55	55	35	50	60	65	70	75	80	85	95

The preceding is a guide only. The assessor/appraiser is encouraged to complete a depreciation analysis and should edit the depreciation guide if necessary.



## ADDITIONAL RESIDENTIAL STRUCTURES

Pre-Fabricated Homes: Prefab homes can vary greatly in quality and design. Low quality prefab dwellings with wood panel interior walls and drywall cathedral ceilings with batten strips should be priced from the Manufactured Home Schedule. Better quality pre-fabricated homes meet the same building code requirements as standard stick built homes. In many cases it is very difficult to see any difference in these homes when compared to a standard stick built home. These homes should be priced from the Residential Schedule.

Condominiums: (A form of ownership in which each owner owns the fee to the individual unit, and a percentage of the fee to the common areas.) Condominium units are a unique type of residential occupancy and ownership. By design these units incur additional costs not typically found in other residential properties. These additional costs include marketing, filing and development of horizontal property regime and Homeowners Association costs during construction and marketing phases.

The replacement cost of condominium units should be determined from the appropriate Residential Schedule utilizing the individual unit square footage. Appropriate adjustments should be applied in the same manner as used in typical residential properties.

Replacement costs of common areas such as, hallways, elevators, banquet and/or dining area, pools and pool enclosures should be determined from the appropriate manual section. Once the total replacement cost of all common area components has been determined it should be allocated to each individual unit utilizing the proper percentage of ownership as indicated by the horizontal property regime.

Grading of condominiums presents a unique challenge to the assessor/appraiser. Grades not only vary from one condominium complex to another but can vary within the same condominium complex. Items which can cause an individual unit to vary in grade from a similar unit within the same condominium complex are: location of unit, unit view, layout, end units vs. interior units, and unit position in a multi-story structure.

The assessor/appraiser is encouraged to closely analyze each condominium unit to determine the proper grade.

Townhouses: Also referred to as Row House, townhouses are single family dwellings constructed with attached units on each side. Typically these units share a continuous roofline and foundation. Each unit being completely self-sufficient and containing separate exterior entrances, kitchen, heating, electrical service, sewer and water. Each unit can be individually owned or the ownership may be through a condominium. Townhouses should be priced from the residential schedule.

Zero Lot Line: Zero lot line denotes a property where a single family structure is built on, or near, the property line. A zero lot line property will not adhere to the standard side lot set back zoning requirements. A duplex structure where each unit is individually owned on separate land parcels is an example of a zero lot line property. Zero lot line structures should be priced from the residential schedule.



3 GRADE  
BRICK GARAGE



4 GRADE  
FRAME GARAGE



5 GRADE  
FRAME GARAGE



6 GRADE  
FRAME GARAGE

## TYPICAL GARAGE SPECIFICATIONS

3 Grade - This is a good quality garage, generally of newer construction or with a good quality residence. This garage has very similar building specification as a grade 4, but will display better quality design, materials and workmanship.

4 Grade - This is an average quality garage. The building specifications include a concrete slab floor, siding on sheathing walls on 2" x 4" studs 24" o.c., asphalt shingle roof, window(s), one entrance door, overhead door(s) and electricity.

5 Grade - This is a lower quality garage than a grade 4 and is generally found in older areas or in low quality developments. Single wall siding, 2" x 4" studs 24" o.c., roll roofing or lightweight shingles, thin concrete or asphalt floor, no or minimal electric, low quality windows and entrance door (if any), low quality overhead door or hinge door.

6 Grade - This is similar to a shed. Roll roofing, single siding, no floor, no or minimal electric, usually no windows or entrance door, low quality hinge doors or none.

See pages 7-91 thru 7-94 for detached garage pricing tables. Apply "No Concrete Floor", upper floors and interior finish adjustments as warranted.





3 GRADE  
METAL POST FRAME GARAGE  
(W/ FINISHED UPPER FLOOR)



3 GRADE  
LOG GARAGE  
(W/ SLOPED FINISHED ATTIC)



3 GRADE  
METAL POST FRAME GARAGE



4 GRADE  
METAL POST FRAME  
HIGH BAY GARAGE



4 GRADE  
METAL POST FRAME



5 GRADE  
METAL POST FRAME

# SAMPLE LISTING FORM

Inspection (Permission to inspect) Signature: _____ Date: ____ / ____ / ____ Lister Initials: _____ Inspected _____ Refused _____ Est _____ OB Only _____ Vac Dwlg _____ Street Paved _____ Gravel _____ Dirt _____ Utilities City _____ Well / Septic _____ Rural _____ Exterior: _____ _____ _____ _____ _____ Siding: _____ Windows: _____ Roof: _____ Bsmt: _____ _____ _____ Interior: _____ _____ _____ Kitchen: _____ Bath: _____ Heat: _____ A/C: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"></td> <td style="width: 10%; text-align: center;">Addn 1</td> <td style="width: 10%; text-align: center;">Addn 2</td> <td style="width: 10%; text-align: center;">Addn 3</td> <td style="width: 10%; text-align: center;">Addn 4</td> <td style="width: 10%; text-align: center;">Addn 5</td> <td style="width: 10%; text-align: center;">Addn 6</td> <td style="width: 10%; text-align: center;">Addn 7</td> </tr> <tr> <td>Yr Bilt</td> <td>Yr Bilt</td> <td>Yr Bilt</td> <td>Yr Bilt</td> <td>Yr Bilt</td> <td>Yr Bilt</td> <td>Yr Bilt</td> <td>Yr Bilt</td> </tr> <tr> <td>Condition</td> <td>Condition</td> <td>Condition</td> <td>Condition</td> <td>Condition</td> <td>Condition</td> <td>Condition</td> <td>Condition</td> </tr> <tr> <td>Bsmt</td> <td>Bsmt</td> <td>Bsmt</td> <td>Bsmt</td> <td>Bsmt</td> <td>Bsmt</td> <td>Bsmt</td> <td>Bsmt</td> </tr> <tr> <td>Attic</td> <td>Attic</td> <td>Attic</td> <td>Attic</td> <td>Attic</td> <td>Attic</td> <td>Attic</td> <td>Attic</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">                     Year Bilt: _____                      1 Story _____ 1 1/2 Story _____ 1 3/4 Story _____                      2 Story _____ 2 1/2 Story _____ 3 Story _____                      Split Foyer _____ Split Level _____ MFD (S) _____                      MFD(MS) _____                 </td> <td style="width: 60%;">                     _____ Frame _____ Metal-Post Fr _____                      _____ Brk _____ Metal-Wd Fr _____                      _____ Log (C) _____ A-Frame _____                      _____ Log (P) _____ Unique _____                      _____ Berm _____ Salvage \$ _____                      _____ Earth _____                 </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">                     _____ Single Fam                      _____ # Fam Conv                      _____ # Fam Flat                      _____ Duplex                      _____ Condo                      _____ MFD Home                 </td> <td style="width: 60%; text-align: right;">                     Condition: Ex VG G AN N BN F P VP OBS _____ %                 </td> </tr> </table>		Addn 1	Addn 2	Addn 3	Addn 4	Addn 5	Addn 6	Addn 7	Yr Bilt	Yr Bilt	Yr Bilt	Yr Bilt	Yr Bilt	Yr Bilt	Yr Bilt	Yr Bilt	Condition	Condition	Condition	Condition	Condition	Condition	Condition	Condition	Bsmt	Bsmt	Bsmt	Bsmt	Bsmt	Bsmt	Bsmt	Bsmt	Attic	Attic	Attic	Attic	Attic	Attic	Attic	Attic	Year Bilt: _____ 1 Story _____ 1 1/2 Story _____ 1 3/4 Story _____ 2 Story _____ 2 1/2 Story _____ 3 Story _____ Split Foyer _____ Split Level _____ MFD (S) _____ MFD(MS) _____	_____ Frame _____ Metal-Post Fr _____ _____ Brk _____ Metal-Wd Fr _____ _____ Log (C) _____ A-Frame _____ _____ Log (P) _____ Unique _____ _____ Berm _____ Salvage \$ _____ _____ Earth _____	_____ Single Fam _____ # Fam Conv _____ # Fam Flat _____ Duplex _____ Condo _____ MFD Home	Condition: Ex VG G AN N BN F P VP OBS _____ %
	Addn 1	Addn 2	Addn 3	Addn 4	Addn 5	Addn 6	Addn 7																																						
Yr Bilt	Yr Bilt	Yr Bilt	Yr Bilt	Yr Bilt	Yr Bilt	Yr Bilt	Yr Bilt																																						
Condition	Condition	Condition	Condition	Condition	Condition	Condition	Condition																																						
Bsmt	Bsmt	Bsmt	Bsmt	Bsmt	Bsmt	Bsmt	Bsmt																																						
Attic	Attic	Attic	Attic	Attic	Attic	Attic	Attic																																						
Year Bilt: _____ 1 Story _____ 1 1/2 Story _____ 1 3/4 Story _____ 2 Story _____ 2 1/2 Story _____ 3 Story _____ Split Foyer _____ Split Level _____ MFD (S) _____ MFD(MS) _____	_____ Frame _____ Metal-Post Fr _____ _____ Brk _____ Metal-Wd Fr _____ _____ Log (C) _____ A-Frame _____ _____ Log (P) _____ Unique _____ _____ Berm _____ Salvage \$ _____ _____ Earth _____																																												
_____ Single Fam _____ # Fam Conv _____ # Fam Flat _____ Duplex _____ Condo _____ MFD Home	Condition: Ex VG G AN N BN F P VP OBS _____ %																																												



# SAMPLE LISTING FORM (Continued)

BASEMENT	HEAT / AC	No Heat 2nd Flr <input type="checkbox"/>	ATTIC	ROOM COUNTS					
None _____ 1/4 NC _____ 1/4 _____ 1/2 _____ 3/4 _____ Full _____ Pier _____ Perimeter _____ Crawl _____ Slab _____ SF Dirt Flr _____	Yes _____ No - base heat _____ FHA - Gas _____ FHA - Electric _____ Gravity _____ HW - Baseboard _____ HW - Radiant _____ HW - Floor _____ Elec - Baseboard _____ Elec - Radiant _____ Heat Pump _____ In Flr HW Heat _____ SF	_____ Steam _____ Solar _____ Geo-Thermal # Floor / Wall _____ _____ Pipeless _____ Handfired # Space Heat _____	F/S _____ 1/4 _____ 1/2 _____ 3/4 _____ Full _____ Obsv _____	Total _____ Bedrooms _____	Bsmnt _____ 1st _____ 2nd _____ Attic _____				
<b>FINISH DESCRIPTIONS</b> Fdtn: CONC CBLK STN TILE BRK _____ Walls: VINYL WDLAP BRK STL MTL CBRD _____ Roof: AGBL AHIP AMAN MTLGBL _____ Int Fin: DRWL PAN PSTR LOG KP _____ Floor: CARP VNYL HDWD CER LAM _____									
<b>PLUMBING</b> Full Bath _____ SS Bath _____ Mtl SS Bath _____ Cust Tile Full Bath _____ Cust Tile SS Bath _____ Cust Bath - 3 Fixt _____ Cust Bath - 4 Fixt _____ Cust Bath - 5 Fixt _____ Toilet Room _____ SS / Tub _____ Mtl Stall Shower _____ Cust Tile Shower _____			<b>BUILT INS</b> Range _____ Oven _____ Double Oven _____ Dishwasher _____ Microwave _____ Security System _____ BI Vacuums _____ BI Stereo _____ <b>BSMT STALLS</b> # _____ # Door Openers _____			<b>GARAGES/CARPORTS</b> Type _____ Year Bilt _____ Const _____ W x L _____ Grade _____ Cond _____ Bsmnt _____ Dirt Flr _____ # Stalls _____ Int Fin _____ Heat _____ A/C _____ Plumbing _____ Cabinetry _____ Qtrs Style _____ Qtrs Height _____ Qtrs Plumbing _____		Det Gar / Car _____ Det Gar / Car _____ Det Gar / Car _____ Det Gar / Car _____ Det Gar / Car _____ Det Gar / Car _____ Det Gar / Car _____ Det Gar / Car _____ Det Gar / Car _____ Det Gar / Car _____	
<b>BSMT FINISH W/O</b>		<b>SQUARE FOOT</b>	<b>SQ FT PRICE</b>	<b>INCLUDE IN TLA</b>	<b>YARD ITEM</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Standard _____ Rec Rm <input type="checkbox"/> _____ Living Qtrs <input type="checkbox"/> _____ Walk-out (PLF Exposed) _____	_____ L _____ L _____ L _____ L	_____ A _____ A _____ A _____ A	_____ H _____ H _____ H _____ H	_____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/>	Type _____ Const _____ Qual/SF Rate L A H _____ W x L or SF _____ Year Blt _____ Condition _____ Count _____ Lump/SV _____	_____ _____ L A H _____ _____ _____ _____ _____	_____ _____ L A H _____ _____ _____ _____ _____	_____ _____ L A H _____ _____ _____ _____ _____	_____ _____ L A H _____ _____ _____ _____ _____
<b>FIREPLACES</b>		Count _____	Height _____	Dbl Sided _____					
Free-standing _____ Prefab _____ Masonry _____ Extra Masonry _____ Gas _____ Gas-Free-standing _____ Mas w/ Insert _____ Electric _____									

# LISTING INSTRUCTIONS

## **Land Record**

“Improved Street” refers to paved street with curb, gutter, and sidewalk (if in area where sidewalks are desirable).

“Semi-Improved Street” refers to paved street without curb, gutter, and/or sidewalk.

“Unimproved Street” refers to dirt, gravel, or oil street.

“No Street” refers to a street which appears on maps only and does not exist (paper street).

Topography references (level, high, low) are always considered in relationship to the street.

Utilities refer to utilities which are available to the property.

### **1. Occupancy**

Single Family – Check for all residences with only one family.

Family Duplex – For the purpose of this manual a duplex is a structure containing two side by side living units. Each being completely self-sufficient and containing separate entrance, kitchen, heating, electrical service, sewer and water. Duplex units are typically mirror images of each other.

Family Flat – For the purpose of this manual a flat shall be a structure built to contain more than one family. These family units can be side by side or over-under or a combination of both. Each unit should have private entrance and complete kitchen. Can also have separate heating facilities. Indicate number of flats in the space provided.

Family Conversions – For the purpose of this manual a conversion generally refers to an extra family or families added to a structure which was not designed with this in mind. A good example is a single family dwelling which has a kitchen added on the second floor to convert it to two families. This should be listed as 2 family conversion. Another example is the old superior quality of home which perhaps now accommodates five families. This would be listed as a 5 family conversion. When pricing multi-family units such as conversions, it is important to note that the appraiser/assessor is adding for “extra” units. One living unit is base, so anything above one unit should be added as a conversion adjustment. For example, a 5 unit conversion should have four “extra” units added.

In listing flats and conversions bear in mind that a house or building can be converted from its original design sufficiently to become a flat. It is assumed that a flat will have a better quality kitchen than a conversion. Typically a flat will have utilities independently metered whereas the units in a conversion can be on shared utilities.

Some variations in listing may be as follows:

- Single family plus “x” conversions
- Two family flat plus “x” conversions
- Duplex plus two family flat
- Duplex plus “x” conversions
- Three family flat

It should be noted that the addition for a flat and duplex is approximately double that of a conversion. The additional value is basically for kitchen cabinets, extra closets, extra partitions, rough plumbing, etc.

### **2. Foundation**

Check proper box or write-in if something other.

### **3. Basement Area**

Circle proper amount of basement. This refers only to basement under the main body of the house. Basement area under additions should be listed in sketch area with additions.

### **4. Exterior Walls**

Circle proper description or write-in if something on blank line.

### **5. Roof**

Circle proper description or write-in if something other. (See “roof types” for additional information.)

### **6. Floors**

Circle proper descriptions for each floor. Do not try to find percentage of different types of flooring. (Except part earth floor in basement.)



## LISTING INSTRUCTIONS (Continued)

### 7. Interior Finish

Circle proper descriptions. Do not try to find percentage of different types of interior finish.

### 8. Rooms

Write in total number of finished rooms above grade and the number of bedrooms above grade. (Do not count bathrooms, toilet rooms, pantries, breakfast nooks, etc.)

### 9. Basement Finish

First circle what the finished area is used for. Next enter the amount of finish. This can be in percentage or square feet. If interior finish cannot be adequately described in the provided descriptors, use "notes". Basement finish should be rated as Low (L), Average (A) or High (H) quality. Check proper box if basement is walk-out.

### 10. Attic Finish

Check amount of attic finish or check floor and stairs. (See "story heights" for additional details.) Exact attic square footage can be written in line notes as "OBSV".

### 11. Heating

First check proper box for type of heating system, next check or write-in the energy source for the system. Air conditioning is also a check under this heading.

### 12. Plumbing

Write in number after each line. (Do not use check marks.) One sink is considered as base and all "extra" sinks should be listed. Stall showers have fiberglass set-in, ceramic tile or equivalent in the shower. Showers with extensive tile finish should be listed as "Custom Tile" showers. All other showers (metal, block, plywood, etc.) should be listed as "MTL St. Sh. Bath".

### 13. Fireplaces

Write in number after each item. (Do not use check marks.) Fireplace and stack refers to a wood burning fireplace with a chimney. If one chimney has two fireplaces, it would be one fireplace and stack and one fireplace extra. Prefabricated fireplaces do not have a chimney or special foundation under the fire place (metal flue only). Gas fireplaces do not have a chimney or flue. They will have a vent through the exterior wall or roof. Artificial fireplaces are not a pricing item and should be listed for description only. Place "art" on card. If the main structure is 1 ½ or 2 story but the fireplace is in a 1 story addition, note so on the card.

### 14. Built-Ins

A modern kitchen should be noted if the kitchen meets modern standards and/or if the kitchen in an older home has been modernized.

Built-in features may be checked in single family dwelling but should be listed with numbers in multi-family units.

Security systems, built-in vacuums, intercom systems and built-in stereos should be listed under this heading.

### 15. Obsolescence

This item is to be used only if the property received some recognition for obsolescence. Generally this item is used by the review assessor/appraiser.

### Garages

Garages which provide direct access to the dwelling should be listed as an attached garage. Freestanding garages should be listed and priced as detached garage. Note: Attached garages assume a perimeter foundation (except post frame garages), whereas detached garages assume a floating slab.

Deed: Contract: Map Area: Sample  
 CID#: Route: 000-000-000  
 DBA: SAAMPLE RESIDENTIAL PRICING Tax Dist: SAAMPLE  
 MLS: Flat Page: Review/Date: IDR, 01/01/2020  
 Entry Status: Inspected

Map Area: Sample  
 Route: 000-000-000  
 Tax Dist: SAAMPLE  
 Flat Page:  
 Subdiv: [NONE]

Urban / Residential  
 Legal: None

Land		Land		Land		Land		Land		Land		Land	
Front	Rear	Side 1	Side 2	R. Lot	Depth	EFF Type	Qual/Land	Unit Price	Total	Topo	Econ	Other	SA Adj
80.00	80.00	140.00	140.00	0.00	1.00	80.00	R-500	\$500.00	\$40,000	0%	0%	0%	\$0
Sub Total													\$40,000
Grand Total													\$40,000

Street		Utilities		Zoning		Land Use	
Improved	City	Single-family dwellings	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
FF Main							

Sales		Building Permits		Values						
Date	\$ Amount	NUTC	Recording	Date	Number	Per \$ Amount	Type	Appraised	B of R	St. Equalized
12/04/2019	\$245,000	D0					Land	\$40,000		\$0
							LandC			\$0
							Dwlg	\$204,940		\$0
							Impr			\$0
							Total	\$244,940		\$0

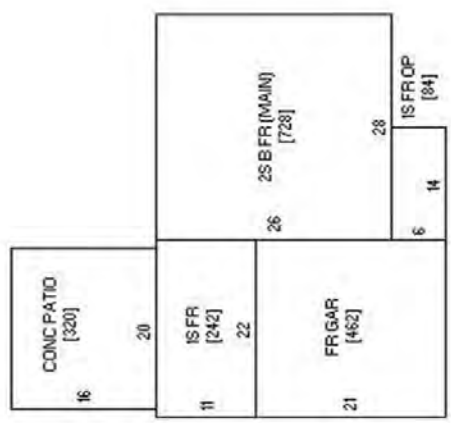
Res. Structure		Finish		Plumbing		Addition		Garage	
Occ. Code	101	TR Rooms Above #	8	Full Bath	2	Addn	1 of 1	Garage	1 of 1
Single-Family / Owner Occupied		TR Rooms Below #	1	Shower, Stall Bath		Year Bt	1968	Stk	Att Fr.
		Rec. Room (Single)	225	Toilet R. room		EPA	51	10' X L	22' X 21'
				Lavatory		EPA Year	1968	Area (\$)	462
				Water Closet		Stk	1 Stv Fr.	Year Bt	1968
				Sink		Area (\$)	242	EFF	51
				Shower Stall/Tub		Condtn	Normal	EFF Year	1968
				Mtl St Sh Bath		Ply-Depr %	20.00	Grade	Main Building
				Mtl Stall Shower		Bmnt (\$)		Condtn	NML
				No Bathroom		Non smt Fin (\$)		Bmnt (\$)	None
				Wet Bar		Hknt	Yes	Qtr Out	None
				Whirlpool Bathroom		AC	Yes	Qtr AC (\$)	
				Whirlpool Tub		Att (\$)		% Ply/Depr	20.00-0-0
				No Hot Water Tank				Door Opn	
				No Plumbing				Stk - 8 mtl Stk	
				Sewer & Water Only					
				Water Only w/Sink					
				Hot Tub					
				Bidet					
				Flgs Service Sink					
				Urinal					
				Sauna					
				W/Pool Bath w/Shower					

Appliances	
Range Unit	Built-In Vacuums
Full	Intercom System
0	Bl Stereo(SptrsOnly)
Yes	Dishwasher
Yes	Microwave
Yes	Trash Compactor
None	Jennair
	Security System



Bldg / Add	Description (RCN S256.178)	Units	Price	Base Value	Gross Mult.	Year	Physls	Folcstls	Excess	Other%	Depreciated Total (Rhd nearest dollar)	Misc	Appraised Value (Rhd nearest \$10)
	101 — Single-Family / Owner Occupied												
	2 Story Frame	728		\$151,640									
#1	Bsmt Fin - Rec. Room (Single) (Avg) Base Heat	225 Tbl	\$22,225	\$5,006									
#1	Add Central Air Porch: 1S Frame Open Deck #1: Concrete Patio-Med	728 84 SF 320 SF	\$3,810.00 \$4,010.00 \$4.90	\$3,810 \$4,010 \$1,568									
	Veneer #1 1 Story Brick Plumbing	37.0 LF 3	\$108.00 N/A	\$3,922 \$8,900									
	B.I. Appliances	1	N/A	\$850									
#1	Fireplace: Prefab. 1 Story Garage: Att Frame	1 462 SF	\$4,700.00	\$4,700 \$20,030	1.170	1968	20.00	0	0	0	\$188,628		
	<b>Building Sub Total</b>			<b>\$201,526</b>	1.170	1968	20.00	0	0	0	<b>\$16,314</b>		
Adth	1 Story Frame	242 SF		\$17,430	1.170	1968	20.00	0	0	0	\$204,942	1,000	\$204,940
	<b>Building TOTAL Value</b>												



**Notes:**

BSMT. HAS AVERAGE QUALITY REC. ROOM WITH CARPET AND DRYWALL INTERIOR  
 AVERAGE QUALITY INTERIOR FINISH. OAK CABINETS.

**SAMPLE 3 FAMILY CONVERSION PRICING**

Deed: Contract: Map Area: Sample  
 Contract: 000-000-000 Route: 000-000-000  
 CID#: Tax Dist: SAMPLE  
 DBA: SAMPLE 3 FAMILY CONVERSION PRICING  
 MLS: Subdiv: [NONE]

Checks/Tags:  
 Lister/Date: IDR, 01/01/2020  
 Review/Date: IDR, 01/01/2020  
 Entry Status: Inspected

Urban / Residential  
 Legal: None

Land Basis		Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$ Adj	Land Total (2017-2020)
FF Main		60.00	60.00	140.00	140.00	0.00	8,400.00	0.193	1.00	60.00	R-250	\$250.00	\$15,000	0%	0%	0%	\$0	\$15,000
Sub Total							8,400.00	0.193					\$15,000	0%	0%	0%	\$0	\$15,000
Grand Total							8,400.00	0.193					\$15,000	0%	0%	0%	\$0	\$15,000

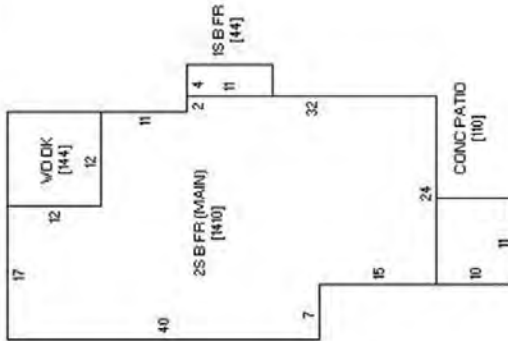
Street	Utilities	Zoning	Land Use
Semi-Improved	City	Not Applicable	Not Applicable

Sales		Building Permits		Values					
Date	\$ Amount	NTJC	Recording	Reg \$ Amount	Reason	Type	Appraised	B of R	St. Equalized
						Land	\$15,000		\$0
						LandC	\$0		\$0
						Dwlg	\$82,070		\$0
						Impr	\$0		\$0
						Total	\$97,070		\$0

Res. Structure		Finish		Plumbing		Addition		Garage	
Occ. Code	Occ. Descr.	TB Rooms Above #	TB Rooms Below #	Full Bath	Shower Stall Bath	Year Bt	Area	1 of 1	Garage
	Three-Family Conversion	12	0	0	0	1900	119	1900	No garages
	Year Bt				Water Closet	EFA	1900	1900	
	EFA/EFYr				Sink	EFA Year	1900	1900	
	Area / Deg				Shower Stall/Tub	Area (SF)	44	44	
	SVF				Mtl St Sh Bath	Code	Normal	Normal	
	Area/SqFt/LA				Mtl Stall Shower	Phys Depr %	40.00	40.00	
	CLA Inst'd				No Bathroom	Brnt (SF)	44	44	
	Grade				Wet Bar	No Brnt Fin(SF)			
	Grade Mit				Whirlpool Bathroom	Brnt (SF)			
	Code				Whirlpool Tub	Other Out	Yes	Yes	
	Code Mit				No Hot Water Tank	AC	No	No	
	Code				No Plumbing	Att (SF)			
	Code				Sewer & Water Only				
	Code				Water Only w/Sink				
	Code				Hot Tub				
	Code				Bidet				
	Code				F bld's Service Sink				
	Code				Urinal				
	Code				Sauna				
	Code				W/Pool Bath w/Shower				
	Code								



PDF-PIN: 002+0700000000000	Description (RCN \$285,750)	Units	Price	Base Value	Code	Year	Physch	Probsh	Erbsh	Other	Disposbl Tnds	Map	Appraisal Value
106 - Three-Family Conversion											(Rd treated dollar)		(Rd treated \$10)
	2 Story Frame	1,410		\$225,010									
	Multi-Family Adjustment			\$15,000									
	Base Heat			\$539									
	Deck #1: Concrete Patio-Med	110 SF	\$4.90	\$3,024									
	Deck #2: Wood Deck-Med	144 SF	\$21.00	\$11,800									
	Plumbing	5	N/A	\$255,373									
	<b>Building Sub Total</b>			\$4,400									
	Adth 1 Story Frame	44 SF											
	Basement area	44 SF											
	<b>Building TOTAL Value</b>												\$82,296
													1,000
													\$82,300



Notes:

- THREE - TWO BEDROOM APARTMENTS.
- \$550 PER MONTH, OWNER PAYS HEAT.
- ONE FHA HEATING SYSTEM FOR ENTIRE STRUCTURE

## PRICING INSTRUCTIONS

- a. Select correct occupancy of structure (single family, duplex, flat, conversion, etc.)
- b. Input age of main area.
- c. Input main area attributes:
  1. Square foot of main area. Deduct open foyers if applicable.
  2. Apply proper grade.
  3. Apply proper physical condition.
  4. Input proper basement and/or attic area if applicable.
  5. Input heating and air conditioning (HVAC) information.
- d. Input the plumbing and built-in appliances.
- e. Input basement finish, basement garage stalls and fireplace information as necessary.
- f. Input porches (including type, size, basements), decks, patios and other attached items including exterior veneers.
- g. Input age, square foot, story height, construction type, condition and basement/attic area for all additions.
- h. Input age, style, size for all garages. Add any basement areas, interior finish and upper floors/quarters.

## PRICING SUPPLEMENT

1. **Occupancy:** One family is base. All additional families (duplexes, flats or conversions) are added for as listed. See "multi-family" on addition and deduction page.
2. **Foundation:** This is a descriptive item only. No adjustments necessary.
3. **Basement Area:** Full basement is base. Deduct for "no basement", "1/4 basement", "1/2 basement" or "3/4 basement" areas. Dirt floor in basement - subtract \$4.90 per square foot of area with dirt floor. Basement finish should always be valued separately.
4. **Exterior Walls:** Use proper base cost column (frame, brick, log or metal). The following walls are considered to be frame or equivalent: wood lap, shingles, aluminum siding, steel siding, vinyl siding, stucco (including EIFS), fiber cement lap siding, concrete block, and tile.  
  
Brick veneer, brick on tile or block, and solid brick are priced as brick.  
  
Part brick or stone and part frame - use frame "base cost" and add for linear feet of brick or stone from "wall facing" on addition and deduction page of this manual.  
  
Stone - price as frame, add for linear feet of stone from "wall facings" on addition and deduction page.
5. **Roof:** Descriptive item only. All roof types and coverings are base.
6. **Floors:** Descriptive item only. All floors and floor coverings are base except as noted under "basement area".
7. **Interior Finish:** Plaster, drywall, and paneling are base. Basement interior finish is added separately.
8. **Rooms:** Descriptive item only.
9. **Basement Finish:** All basement finish should be listed and priced in accordance with the descriptors found in the addition and deduction page. Basement finish should only be added if it contributes to the building value.
10. **Attic Finish:** No attic is base. Add for "attic floor and stairs" or "attic finish" from "attic" schedule. Attic should have permanent access (stairs) to be priced.



## PRICING SUPPLEMENT (Continued)

11. **Heating:** Forced hot air is base. Gravity is equivalent to base.

Two furnaces - No additional charge.

GEO-Thermal Heating - Add \$2.55 P.S.F. and list under heating (see additions & deductions page).

Hot water, steam, electric heating, air to air heat pumps, etc. are all base heating systems are descriptive items only.

Floor furnace, wall furnace, and pipeless furnace – apply the no heating adjustment from the “base cost” and add for type of number furnaces from addition and deduction page.

Hand fired coal furnace - Deduct from addition and deduction page.

If a floor or wall furnace exist in addition to a base heating system - No charge.

City steam - Base.

Air conditioning is added for from “base cost” line (add air conditioning price for geo-thermal heat pump systems).

If only 1 story is air conditioned on a 1½ or 2 story house, use air conditioning price from 1 story “base cost” line.

Air conditioning for additions: If total of all floor areas is under 1,200 S.F. do not add for air conditioning in additions. If floor area of main structure is 1,200 S.F. or more add for air conditioning in additions from “Additions” page. If total of main area and additions exceed 1,200 S.F. add for difference from “Additions” page.

Note: To determine floor area on a 1½ story dwelling multiply ground area x 170% if exact upper square footage is unknown, on a 1¾ story dwelling multiply ground area x 185% if exact upper square footage is unknown, on a 2 story dwelling multiply ground area x 200%. In calculating “total floor” area do not include additions for which air conditioning would not normally be added.

12. **Plumbing:** Base plumbing is as follows:
- |                    |
|--------------------|
| sewer and water    |
| one kitchen sink   |
| one hot water tank |

All bathroom fixtures and other variations in plumbing should be added or subtracted from addition and deduction page. All showers marked “Mtl” should be priced as prefabricated.

“Sewer and water only” does not assume sink. “Water only” does not assume a sink.

13. **Fireplace:** No fireplace is base.

Add for fireplaces from addition and deduction page.

Artificial fireplace is descriptive only. No charge.

14. **Other Features:** No built-in features are base. Add for built-in from addition and deduction page.

Bay Windows: If less than one full story in height, no charge. If bay window is a full one story in height, price as a one story.

Overhangs: Price as addition if not tied into main area.

Breezeways: Price as porch.

Deed: Contract: 000-000-000  
 Lister/Date: IDR, 01/01/2020  
 Review/Date: IDR, 01/01/2020  
 Entry Status: Inspected  
 Map Area: Sample  
 Route: 000-000-000  
 Tax Dist: SAMPLE  
 Plat Page: [NONE]  
 Subdiv: [NONE]

Urban / Residential  
 Legal: None

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/ft	EFFType	Qual/Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (Qual/Unit/Adj)
FF Main	105.00	110.00	140.00	140.00	0.00	1.00	106.67	R-500			\$500.00	\$53,333	0%	0%	0%	\$0	\$53,330
Sub Total						15,050.00	0.346					\$53,333	0%	0%	0%	\$0	\$53,330
Grand Total						15,050.00	0.346					\$53,333	0%	0%	0%	\$0	\$53,330

Street Improved  
 Utilities City  
 Zoning Single-family dwellings  
 Land Use Not Applicable

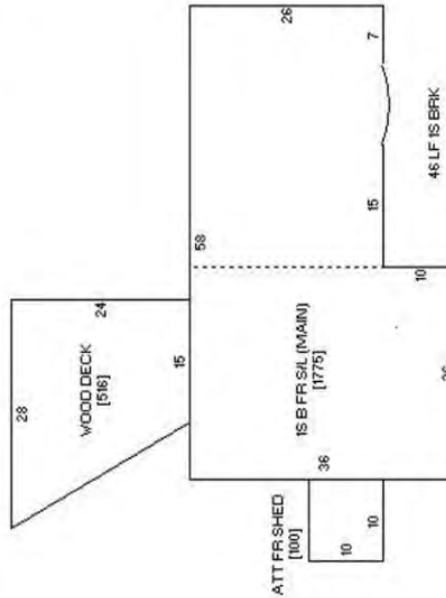
Date	\$ Amount	NU/TC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized
									Land	\$53,330		\$0
									LandC	\$0		\$0
									Dwlg	\$219,840		\$0
									Impr	\$0		\$0
									Total	\$273,170		\$0

Res. Structure	101	1978	1978	N/A	Split Level Frame	1,775 /	1,775 /	0	3+10	1,350	NML	16%	Full	0	Yes	Yes	None	
Occ. Code	101	1978	1978	N/A	Split Level Frame	1,775 /	1,775 /	0	3+10	1,350	NML	16%	Full	0	Yes	Yes	None	
Occ. Descr.	Single-Family / Owner Occupied																	
Year Bt	1978	1978	1978	N/A	Split Level Frame	1,775 /	1,775 /	0	3+10	1,350	NML	16%	Full	0	Yes	Yes	None	
EFA / EFY																		
Arch. Degr																		
SWK																		
Area SF/TLA																		
GLA / Bldg																		
Grade Bt																		
Grade Bt																		
Coat																		
Ply-Dep																		
Basement																		
No Bst Ft																		
Heat																		
AC																		
AB																		

Fin	Plumbing	Garage
Full Bath	Shower Stall/Bath	No Additions
Shower Stall/Bath	Toilet Room	Year Bt
Lavatory	Lavatory	EFA Year
Water Closet	Water Closet	SWK
Sink	Sink	Area (SF)
Shower Stall/Tub	Shower Stall/Tub	EFA
Mtl St Sh Bath	Mtl St Sh Bath	EFF Year
Mtl Stall Shower	Mtl Stall Shower	Grade
No Bathroom	No Bathroom	Coat
Wet Bar	Wet Bar	Bst Ft (SF)
Whirlpool Bathroom	Whirlpool Bathroom	Obs Out
Whirlpool Tub	Whirlpool Tub	Obs AC (SF)
No Hot Water Tank	No Hot Water Tank	% Ply/bs/bs
No Plumbing	No Plumbing	Door Opn
Sewer & Water Only	Sewer & Water Only	Stair-Land/USD
Water Only w/Sink	Water Only w/Sink	
Hot Tub	Hot Tub	
Bidet	Bidet	
Ftgs Service Sink	Ftgs Service Sink	
Urinal	Urinal	
Sauna	Sauna	
W/Pool Bath w/Shower	W/Pool Bath w/Shower	

Obsolescence
Fractals
Economic %
Over %
Location
None
None
None
2 / -

PDF+PIN: 002+06000000000000														
Bids/ Addn	Description	(RCN \$327,146)	Units	Price	Basic Value	Grade Mult	Year	Phys%	Fossil%	Excise%	Others%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
101 - Single-Family / Owner Occupied														
Split Level Frame														
			1,775		\$174,350									
#1	Bsmt Fin - Living Otrs. (Multi) (Avg)		850 Tbl	\$27.75	\$23,588									
	Base Heat													
	Add Central Air		1,775	\$4,330.00	\$4,330									
	Deck #1: Wood Deck-Med		516 SF	\$21.00	\$10,836									
	Veneer #1 1 Story Brick		46.0 LF	\$106.00	\$4,876									
	Plumbing		3	N/A	\$10,200									
	B.I. Appliances		1	N/A	\$850									
#1	Fireplace: Prefab. 1 Story		1	\$4,700.00	\$4,700									
	Basement Stall		1	\$4,500.00	\$4,500									
	Basement Stall (others)		1	\$1,500.00	\$1,500									
	<b>Building Sub Total</b>				<b>\$242,330</b>									
BEX	ATT FR SHED		100 SF	\$26.00	\$2,600									
	<b>Building TOTAL Value</b>				<b>\$219,842</b>									
														<b>\$219,840</b>



**Notes:**

BSMT FINISH CONSIST OF REC ROOM, BEDROOM AND BATHROOM WITH CARPET AND DRYWALL INTERIOR.



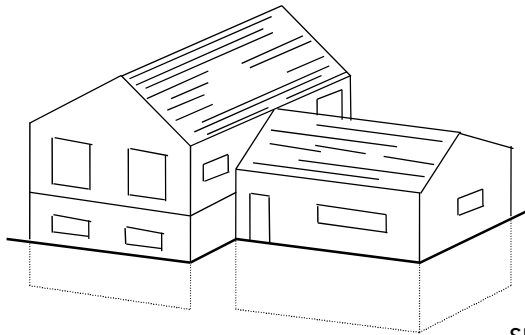
# SPLIT LEVEL AND SPLIT FOYER DWELLINGS

In listing split level dwellings, the assessor/appraiser must “envision” the structure as having a single roof-line. This is done by mentally “sinking” the higher portion until the roof line is straight. The result is usually one story and basement dwelling. Because of the added cost of building a split level the assessor/appraiser should add 5% to 15% to his normal grade, depending on the complexity of the structure.

Listing a split foyer is merely sinking the entire building so that the half submerged section is fully submerged and therefore becomes a basement. (Field price basement finish.) It is often necessary to add 5% to 15% to the normal grade.

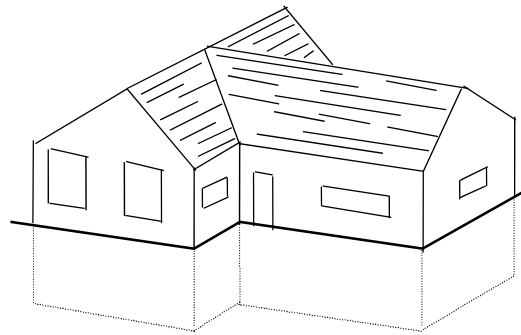
Following are several demonstrations of the “actual structure” with accompanying demonstrations of how it should be “envisioned” by the assessor/appraiser.

Note: If the lower level is 100% above grade, the basement finish should be included in the dwelling total living area (TLA).



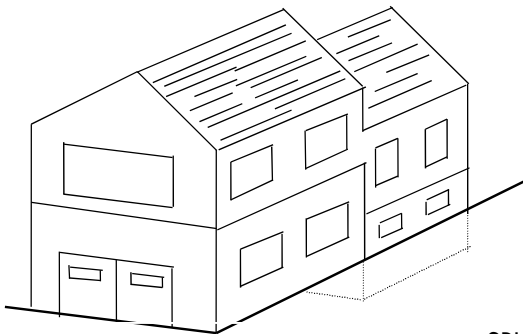
ACTUAL STRUCTURE

SPLIT LEVEL



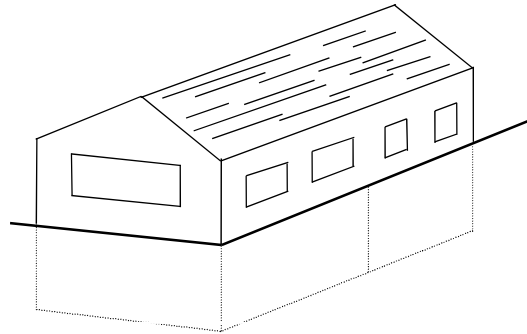
ENVISIONED STRUCTURE

List as a one story and basement dwelling. (Field price basement finish.)



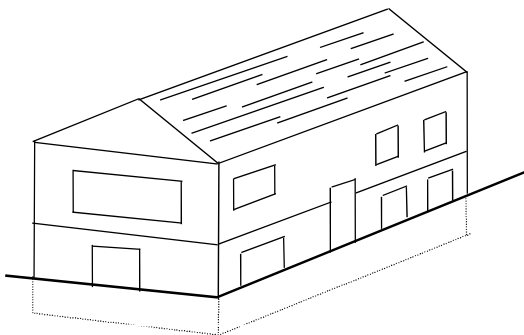
ACTUAL STRUCTURE

SPLIT LEVEL



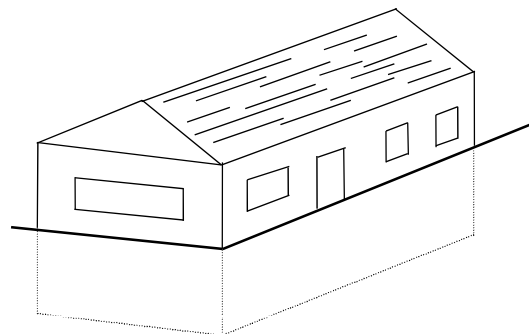
ENVISIONED STRUCTURE

List as a one story and basement dwelling. (2 car basement garage.) (Field price basement finish.)



ACTUAL STRUCTURE

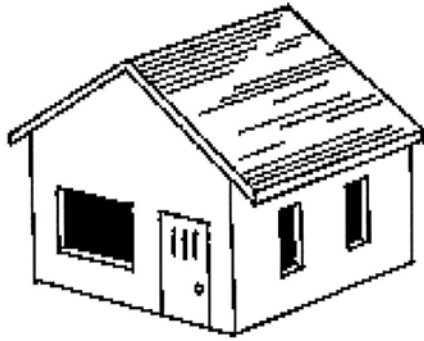
SPLIT FOYER



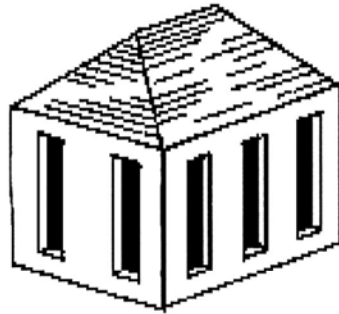
ENVISIONED STRUCTURE

List as a one story and basement dwelling. (Field price basement finish.)

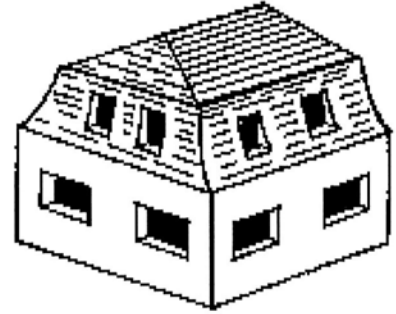
# ROOF TYPES



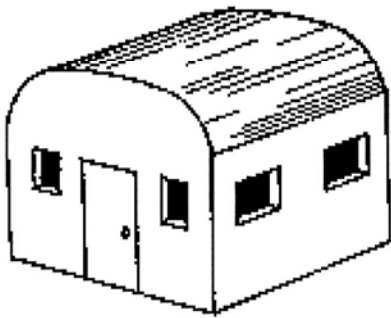
GABLE



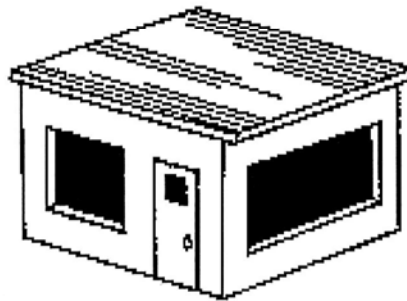
HIP



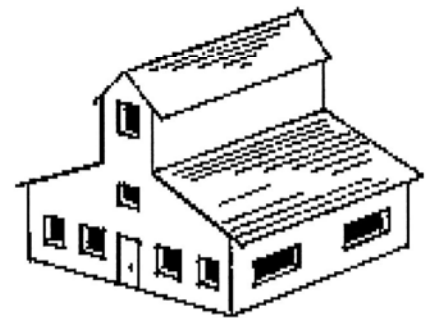
MANSARD



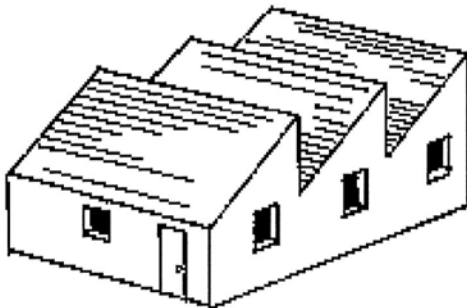
ARCHED



FLAT



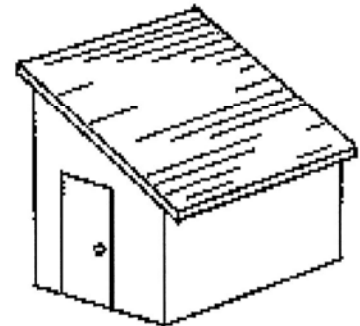
MONITOR



SAWTOOTH



GAMBREL



SHED

# STORY HEIGHT

Story height listing must conform to the schedule make-up. Therefore, it is necessary for the assessor/appraiser to know the percent of finish represented by each story height designation. Each percentage is in relationship to ground area of the main body of the home.

<u>Percent of Finish</u>	<u>Listing Designation</u>
Floor & stairs only	Unfinished attic
20% to 29%	1/4 attic
30% to 39%	1/2 attic
40% to 49%	3/4 attic
50% to 59%	Full attic
60% to 79%	1/2 story
80% to 90%	3/4 story

Example: Main body of the home is 24' x 34' or 816 S.F. On the second level there is 370 S.F. (45%) of finished area. This should be listed as one story plus three quarter finished attic. If there were 570 S.F. (70%) of finished area on the second level, it would be listed as one and a half stories high.

Good judgment must be used in determining the amount of finish chargeable on the upper level. Do not consider any area not having 5' 0" of height on the side wall as finished (even if the slope is finished to where it meets the floor). Room layout will be an influencing factor in designating the amount of finish. If you have 39.5% of the second level finished, there may be a question whether to indicate half attic or three quarter attic. If this is all one dormitory type room definitely drop to half attic, however, if it is two bedrooms and a bath you should place the three quarter attic finish on your listing card.

The second floor or attic should have a height of 5' 0" before it is to be considered living area. The "1 1/2 story or 1 3/4 story" example on the following page may require the assessor/appraiser to measure the wall height at the point where the ceiling slope begins and a second measurement as to how far from the exterior wall before the slope reaches 5' in height. For example – if the sidewall height is 3' 6" and the roof slope is a 6/12 pitch it would be necessary to come in 3' from each sidewall to achieve 5' in height. Effectively the 2<sup>nd</sup> floor area would be 18' (24' – 3' – 3') x 34' = 612 S.F. The main body of the dwelling is 816, so the 2<sup>nd</sup> floor percent of finish is 75% (612 S.F. / 816 S.F.) This dwelling should be listed as a 1 1/2 story. However, if the roof slope is 12/12 pitch then it would only be necessary to come in 1 1/2' from each sidewall. In this case the 2<sup>nd</sup> floor area would be 21' (24' – 1 1/2' – 1 1/2') x 34' = 714 S.F., or a percent of finish of 88% and should be listed as a 1 3/4 story.

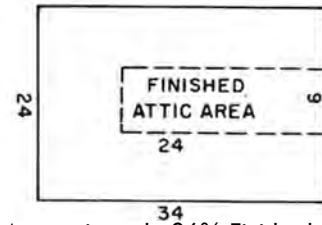
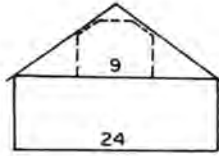
Many structures with gambrel roofs will fall into the 1 3/4 story listing.

Always remember, you are relating to replacement cost and the greater percentage of finish you designate, the more money your schedule is going to give you.

On the following page are demonstrations of various amounts of finished upper floors and how they should be listed.

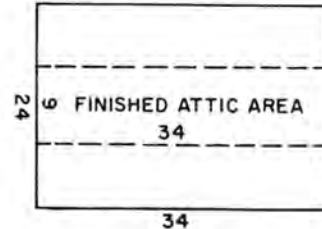
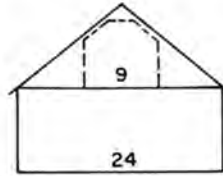


1S + 1/4 FINISHED ATTIC



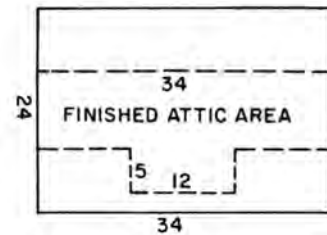
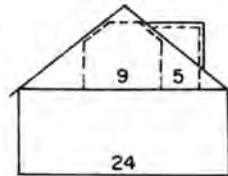
Main Body = 816 S.F. - Finished Attic Area = 216 S.F. - Approximately 26% Finished

1S + 1/2 FINISHED ATTIC



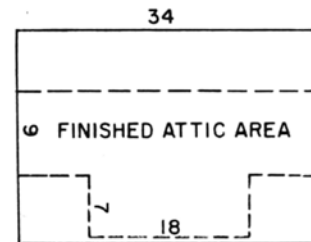
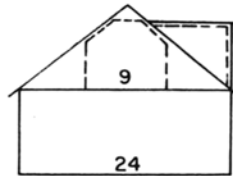
Main Body = 816 S.F. - Finished Attic Area = 306 S.F. - Approximately 37% Finished

1S + 3/4 FINISHED ATTIC



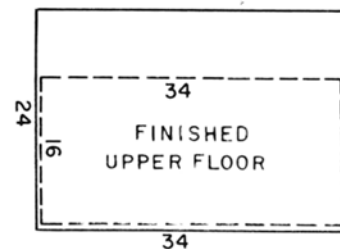
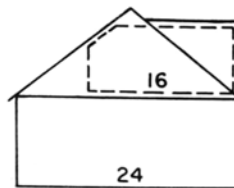
Main Body = 816 S.F. - Finished Attic Area = 366 S.F. - Approximately 45% Finished

1S + FULL FINISHED ATTIC



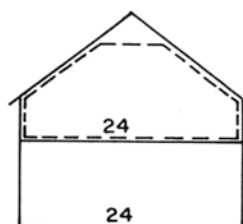
Main Body = 816 S.F. - Finished Attic Area = 432 S.F. - Approximately 53% Finished

1 1/2 STORY  
(By use of dormers)



Main Body = 816 S.F. - Finished Attic Area = 544 S.F. - Approximately 67% Finished

1 1/2 STORY OR 1 3/4 STORY  
(Conventional)



# 1 STORY + BASEMENT

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
300	\$65,670	\$71,940	\$75,730	\$9,190	\$3,530	\$1,970	\$410	\$2,710	\$3,200
325	68,030	74,520	78,450	9,620	3,710	2,090	460	2,900	3,200
350	70,390	77,100	81,170	10,050	3,890	2,210	510	3,090	3,200
375	72,750	79,680	83,890	10,480	4,070	2,330	560	3,280	3,200
400	75,090	82,260	86,590	10,890	4,250	2,430	600	3,460	3,200
425	77,390	84,780	89,250	11,310	4,450	2,550	640	3,630	3,200
450	79,690	87,300	91,910	11,730	4,650	2,670	680	3,800	3,200
475	81,990	89,820	94,570	12,150	4,850	2,790	720	3,970	3,200
500	84,270	92,330	97,210	12,580	5,050	2,910	770	4,150	3,200
525	86,240	94,480	99,470	12,970	5,240	3,030	810	4,270	3,200
550	88,210	96,630	101,730	13,360	5,430	3,150	850	4,390	3,200
575	90,180	98,780	103,990	13,750	5,620	3,270	890	4,510	3,200
600	92,140	100,920	106,230	14,130	5,820	3,380	940	4,640	3,200
625	94,160	103,120	108,540	14,520	6,020	3,510	990	4,740	3,200
650	96,180	105,320	110,850	14,910	6,220	3,640	1,040	4,840	3,200
675	98,200	107,520	113,160	15,300	6,420	3,770	1,090	4,940	3,200
700	100,220	109,720	115,460	15,680	6,620	3,880	1,140	5,030	3,200
725	102,160	111,840	117,690	16,080	6,840	4,020	1,190	5,100	3,200
750	104,100	113,960	119,920	16,480	7,060	4,160	1,240	5,170	3,200
775	106,040	116,080	122,150	16,880	7,280	4,300	1,290	5,240	3,200
800	107,970	118,180	124,360	17,260	7,480	4,420	1,350	5,300	3,200
825	109,750	120,110	126,390	17,630	7,690	4,550	1,410	5,340	3,200
850	111,530	122,040	128,420	18,000	7,900	4,680	1,470	5,380	3,200
875	113,310	123,970	130,450	18,370	8,110	4,810	1,530	5,420	3,200
900	115,070	125,910	132,460	18,730	8,320	4,950	1,580	5,470	3,200
925	116,810	127,810	134,450	19,110	8,540	5,090	1,640	5,480	3,200
950	118,550	129,710	136,440	19,490	8,760	5,230	1,700	5,490	3,200
975	120,290	131,610	138,430	19,870	8,980	5,370	1,760	5,500	3,200
1,000	122,020	133,500	140,430	20,240	9,210	5,520	1,820	5,520	3,200
1,025	123,790	135,410	142,420	20,590	9,430	5,660	1,880	5,600	3,200
1,050	125,560	137,320	144,410	20,940	9,650	5,800	1,940	5,680	3,200
1,075	127,330	139,230	146,400	21,290	9,870	5,940	2,000	5,760	3,200
1,100	129,110	141,120	148,380	21,620	10,080	6,070	2,070	5,820	3,200
1,125	130,860	143,000	150,340	21,980	10,310	6,220	2,140	5,890	3,200
1,150	132,610	144,880	152,300	22,340	10,540	6,370	2,210	5,960	3,200
1,175	134,360	146,760	154,260	22,700	10,770	6,520	2,280	6,030	3,200
1,200	136,100	148,650	156,230	23,060	11,000	6,670	2,330	6,080	3,200
1,225	137,820	150,500	158,160	23,410	11,240	6,820	2,400	6,130	3,260
1,250	139,540	152,350	160,090	23,760	11,480	6,970	2,470	6,180	3,320
1,275	141,260	154,200	162,020	24,110	11,720	7,120	2,540	6,230	3,380

# 1 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
1,300	\$142,960	\$156,050	\$163,960	\$24,450	\$11,940	\$7,280	\$2,610	\$6,290	\$3,420
1,325	144,660	157,880	165,870	24,820	12,190	7,440	2,690	6,330	3,470
1,350	146,360	159,710	167,780	25,190	12,440	7,600	2,770	6,370	3,520
1,375	148,060	161,540	169,690	25,560	12,690	7,760	2,850	6,410	3,570
1,400	149,740	163,360	171,590	25,920	12,940	7,930	2,910	6,460	3,620
1,425	151,380	165,140	173,450	26,270	13,190	8,100	2,990	6,490	3,670
1,450	153,020	166,920	175,310	26,620	13,440	8,270	3,070	6,520	3,720
1,475	154,660	168,700	177,170	26,970	13,690	8,440	3,150	6,550	3,770
1,500	156,290	170,460	179,010	27,330	13,950	8,590	3,230	6,590	3,820
1,525	158,020	172,320	180,950	27,680	14,210	8,760	3,310	6,670	3,870
1,550	159,750	174,180	182,890	28,030	14,470	8,930	3,390	6,750	3,920
1,575	161,480	176,040	184,830	28,380	14,730	9,100	3,470	6,830	3,970
1,600	163,200	177,900	186,780	28,740	15,000	9,280	3,560	6,900	4,010
1,625	164,740	179,530	188,460	29,060	15,250	9,440	3,640	6,980	4,050
1,650	166,280	181,160	190,140	29,380	15,500	9,600	3,720	7,060	4,090
1,675	167,820	182,790	191,820	29,700	15,750	9,760	3,800	7,140	4,130
1,700	169,340	184,400	193,500	30,030	15,990	9,930	3,880	7,200	4,180
1,725	171,010	186,200	195,380	30,390	16,270	10,120	3,970	7,270	4,230
1,750	172,680	188,000	197,260	30,750	16,550	10,310	4,060	7,340	4,280
1,775	174,350	189,800	199,140	31,110	16,830	10,500	4,150	7,410	4,330
1,800	176,010	191,610	201,030	31,450	17,110	10,680	4,240	7,480	4,360
1,825	177,690	193,430	202,930	31,810	17,400	10,870	4,330	7,550	4,400
1,850	179,370	195,250	204,830	32,170	17,690	11,060	4,420	7,620	4,440
1,875	181,050	197,070	206,730	32,530	17,980	11,250	4,510	7,690	4,480
1,900	182,740	198,880	208,630	32,870	18,270	11,440	4,610	7,750	4,500
1,925	184,240	200,470	210,270	33,200	18,550	11,620	4,700	7,810	4,530
1,950	185,740	202,060	211,910	33,530	18,830	11,800	4,790	7,870	4,560
1,975	187,240	203,650	213,550	33,860	19,110	11,980	4,880	7,930	4,590
2,000	188,730	205,220	215,190	34,190	19,370	12,170	4,980	8,000	4,630
2,050	191,970	208,680	218,790	34,850	19,770	12,430	5,100	8,130	4,700
2,100	195,200	212,140	222,380	35,510	20,170	12,690	5,210	8,250	4,760
2,150	198,430	215,600	225,970	36,180	20,580	12,950	5,320	8,370	4,820
2,200	201,660	219,050	229,550	36,850	20,990	13,210	5,430	8,490	4,870
2,250	204,510	222,040	232,620	37,460	21,360	13,450	5,540	8,610	4,920
2,300	207,360	225,020	235,690	38,070	21,720	13,680	5,640	8,720	4,970
2,350	210,200	228,000	238,750	38,680	22,090	13,910	5,740	8,830	5,020



# 1 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
2,400	\$213,040	\$230,970	\$241,800	\$39,280	\$22,450	\$14,140	\$5,840	\$8,930	\$5,060
2,450	216,200	234,350	245,320	39,960	22,880	14,420	5,960	9,030	5,140
2,500	219,350	237,730	248,830	40,640	23,300	14,690	6,080	9,130	5,210
2,550	222,610	241,210	252,450	41,320	23,730	14,970	6,200	9,240	5,280
2,600	225,870	244,690	256,060	41,990	24,160	15,240	6,320	9,350	5,340
2,650	228,800	247,750	259,210	42,610	24,540	15,490	6,430	9,460	5,410
2,700	231,720	250,810	262,350	43,230	24,920	15,730	6,540	9,560	5,470
2,750	234,640	253,870	265,480	43,850	25,310	15,980	6,650	9,670	5,540
2,800	237,550	256,920	268,610	44,470	25,690	16,220	6,760	9,770	5,600
2,850	240,210	259,670	271,420	45,020	26,030	16,440	6,860	9,870	5,660
2,900	242,870	262,420	274,220	45,570	26,370	16,660	6,960	9,960	5,720
2,950	245,910	265,640	277,550	46,210	26,780	16,930	7,080	10,050	5,780
3,000	248,950	268,850	280,870	46,840	27,190	17,190	7,190	10,140	5,840
3,050	252,100	272,180	284,310	47,520	27,630	17,470	7,320	10,260	5,890
3,100	255,250	275,510	287,750	48,200	28,060	17,750	7,440	10,380	5,940
3,150	258,400	278,840	291,190	48,840	28,480	18,020	7,560	10,500	6,000
3,200	261,550	282,160	294,620	49,470	28,900	18,290	7,680	10,610	6,050
3,250	264,300	285,010	297,520	50,030	29,260	18,520	7,790	10,730	6,100
3,300	267,050	287,850	300,410	50,580	29,620	18,750	7,890	10,840	6,150
3,350	270,200	291,170	303,840	51,230	30,050	19,030	8,020	10,950	6,200
3,400	273,340	294,490	307,270	51,870	30,470	19,310	8,140	11,060	6,240
3,450	276,430	297,760	310,650	52,510	30,910	19,590	8,270	11,170	6,290
3,500	279,510	301,020	314,020	53,140	31,340	19,860	8,390	11,270	6,330
3,550	282,570	304,260	317,370	53,790	31,780	20,150	8,520	11,350	6,370
3,600	285,630	307,500	320,720	54,430	32,210	20,430	8,650	11,430	6,410
3,650	288,350	310,310	323,580	55,000	32,590	20,670	8,760	11,510	6,470
3,700	291,070	313,120	326,440	55,560	32,960	20,910	8,870	11,590	6,520
3,750	294,120	316,350	329,780	56,210	33,410	21,200	9,000	11,660	6,580
3,800	297,170	319,580	333,120	56,860	33,850	21,490	9,130	11,730	6,630
3,850	299,880	322,380	335,970	57,430	34,230	21,740	9,250	11,800	6,690
3,900	302,580	325,170	338,810	57,990	34,610	21,990	9,360	11,870	6,740
3,950	305,620	328,390	342,140	58,640	35,070	22,280	9,490	11,940	6,790
4,000	308,660	331,610	345,470	59,280	35,520	22,570	9,620	12,000	6,840
Over (Per S.F.)	77.17	82.90	86.37	14.82	8.88	5.64	2.41	3.00	1.71

# 1 1/2 STORY + BASEMENT

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
300	\$85,140	\$94,380	\$99,950	\$9,190	\$3,530	\$1,970	\$410	\$3,060	\$3,200
325	88,300	97,870	103,640	9,620	3,710	2,090	460	3,280	3,200
350	91,460	101,360	107,330	10,050	3,890	2,210	510	3,500	3,200
375	94,620	104,850	111,020	10,480	4,070	2,330	560	3,720	3,200
400	97,790	108,340	114,710	10,890	4,250	2,430	600	3,940	3,200
425	100,900	111,780	118,350	11,310	4,450	2,550	640	4,140	3,200
450	104,010	115,220	121,990	11,730	4,650	2,670	680	4,340	3,200
475	107,120	118,660	125,630	12,150	4,850	2,790	720	4,540	3,200
500	110,210	122,090	129,260	12,580	5,050	2,910	770	4,740	3,200
525	112,900	125,040	132,370	12,970	5,240	3,030	810	4,890	3,200
550	115,590	127,990	135,480	13,360	5,430	3,150	850	5,040	3,200
575	118,280	130,940	138,590	13,750	5,620	3,270	890	5,190	3,200
600	120,970	133,900	141,700	14,130	5,820	3,380	940	5,350	3,200
625	123,710	136,910	144,870	14,520	6,020	3,510	990	5,480	3,200
650	126,450	139,920	148,040	14,910	6,220	3,640	1,040	5,610	3,200
675	129,190	142,930	151,210	15,300	6,420	3,770	1,090	5,740	3,200
700	131,930	145,920	154,360	15,680	6,620	3,880	1,140	5,850	3,200
725	134,550	148,800	157,400	16,080	6,840	4,020	1,190	5,950	3,310
750	137,170	151,680	160,440	16,480	7,060	4,160	1,240	6,050	3,420
775	139,790	154,560	163,480	16,880	7,280	4,300	1,290	6,150	3,530
800	142,400	157,450	166,520	17,260	7,480	4,420	1,350	6,230	3,630
825	144,820	160,100	169,310	17,630	7,690	4,550	1,410	6,300	3,730
850	147,240	162,750	172,100	18,000	7,900	4,680	1,470	6,370	3,830
875	149,660	165,400	174,890	18,370	8,110	4,810	1,530	6,440	3,930
900	152,060	168,030	177,660	18,730	8,320	4,950	1,580	6,510	4,040
925	154,440	170,640	180,410	19,110	8,540	5,090	1,640	6,550	4,140
950	156,820	173,250	183,160	19,490	8,760	5,230	1,700	6,590	4,240
975	159,200	175,860	185,910	19,870	8,980	5,370	1,760	6,630	4,340
1,000	161,570	178,460	188,650	20,240	9,210	5,520	1,820	6,670	4,450
1,025	163,970	181,060	191,370	20,590	9,430	5,660	1,880	6,770	4,550
1,050	166,370	183,660	194,090	20,940	9,650	5,800	1,940	6,870	4,650
1,075	168,770	186,260	196,810	21,290	9,870	5,940	2,000	6,970	4,750
1,100	171,180	188,870	199,540	21,620	10,080	6,070	2,070	7,080	4,840
1,125	173,540	191,430	202,220	21,980	10,310	6,220	2,140	7,170	4,940
1,150	175,900	193,990	204,900	22,340	10,540	6,370	2,210	7,260	5,040
1,175	178,260	196,550	207,580	22,700	10,770	6,520	2,280	7,350	5,140

# 1 1/2 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
1,200	\$180,620	\$199,100	\$210,250	\$23,060	\$11,000	\$6,670	\$2,330	\$7,440	\$5,220
1,225	182,950	201,630	212,900	23,410	11,240	6,820	2,400	7,520	5,290
1,250	185,280	204,160	215,550	23,760	11,480	6,970	2,470	7,600	5,360
1,275	187,610	206,690	218,200	24,110	11,720	7,120	2,540	7,680	5,430
1,300	189,930	209,200	220,830	24,450	11,940	7,280	2,610	7,750	5,500
1,325	192,220	211,690	223,430	24,820	12,190	7,440	2,690	7,820	5,570
1,350	194,510	214,180	226,030	25,190	12,440	7,600	2,770	7,890	5,640
1,375	196,800	216,670	228,630	25,560	12,690	7,760	2,850	7,960	5,710
1,400	199,080	219,140	231,240	25,920	12,940	7,930	2,910	8,020	5,760
1,425	201,290	221,550	233,770	26,270	13,190	8,100	2,990	8,080	5,820
1,450	203,500	223,960	236,300	26,620	13,440	8,270	3,070	8,140	5,880
1,475	205,710	226,370	238,830	26,970	13,690	8,440	3,150	8,200	5,940
1,500	207,930	228,780	241,360	27,330	13,950	8,590	3,230	8,240	6,000
1,525	210,250	231,300	244,000	27,680	14,210	8,760	3,310	8,350	6,050
1,550	212,570	233,820	246,640	28,030	14,470	8,930	3,390	8,460	6,100
1,575	214,890	236,340	249,280	28,380	14,730	9,100	3,470	8,570	6,150
1,600	217,220	238,860	251,910	28,740	15,000	9,280	3,560	8,660	6,210
1,625	219,280	241,050	254,190	29,060	15,250	9,440	3,640	8,760	6,260
1,650	221,340	243,240	256,470	29,380	15,500	9,600	3,720	8,860	6,310
1,675	223,400	245,430	258,750	29,700	15,750	9,760	3,800	8,960	6,360
1,700	225,470	247,630	261,010	30,030	15,990	9,930	3,880	9,060	6,400
1,725	227,700	250,060	263,550	30,390	16,270	10,120	3,970	9,160	6,440
1,750	229,930	252,490	266,090	30,750	16,550	10,310	4,060	9,260	6,480
1,775	232,160	254,920	268,630	31,110	16,830	10,500	4,150	9,360	6,520
1,800	234,370	257,330	271,180	31,450	17,110	10,680	4,240	9,450	6,560
1,825	236,630	259,790	273,760	31,810	17,400	10,870	4,330	9,540	6,630
1,850	238,890	262,250	276,340	32,170	17,690	11,060	4,420	9,630	6,700
1,875	241,150	264,710	278,920	32,530	17,980	11,250	4,510	9,720	6,770
1,900	243,400	267,150	281,480	32,870	18,270	11,440	4,610	9,820	6,850
1,925	245,400	269,290	283,700	33,200	18,550	11,620	4,700	9,910	6,920
1,950	247,400	271,430	285,920	33,530	18,830	11,800	4,790	10,000	6,990
1,975	249,400	273,570	288,140	33,860	19,110	11,980	4,880	10,090	7,060
2,000	251,410	275,690	290,340	34,190	19,370	12,170	4,980	10,180	7,130
2,050	255,800	280,410	295,260	34,850	19,770	12,430	5,100	10,360	7,270
2,100	260,180	285,120	300,170	35,510	20,170	12,690	5,210	10,540	7,410
2,150	264,560	289,830	305,080	36,180	20,580	12,950	5,320	10,720	7,550



# 1 1/2 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
2,200	\$268,940	\$294,540	\$309,990	\$36,850	\$20,990	\$13,210	\$5,430	\$10,900	\$7,680
2,250	272,820	298,610	314,180	37,460	21,360	13,450	5,540	11,070	7,810
2,300	276,690	302,680	318,370	38,070	21,720	13,680	5,640	11,240	7,930
2,350	280,550	306,740	322,550	38,680	22,090	13,910	5,740	11,410	8,060
2,400	284,410	310,800	326,730	39,280	22,450	14,140	5,840	11,570	8,180
2,450	288,680	315,400	331,530	39,960	22,880	14,420	5,960	11,730	8,300
2,500	292,950	320,000	336,330	40,640	23,300	14,690	6,080	11,880	8,420
2,550	297,390	324,770	341,290	41,320	23,730	14,970	6,200	12,040	8,540
2,600	301,820	329,530	346,250	41,990	24,160	15,240	6,320	12,200	8,650
2,650	305,830	333,730	350,570	42,610	24,540	15,490	6,430	12,360	8,760
2,700	309,830	337,930	354,890	43,230	24,920	15,730	6,540	12,520	8,870
2,750	313,820	342,130	359,210	43,850	25,310	15,980	6,650	12,670	8,980
2,800	317,810	346,320	363,520	44,470	25,690	16,220	6,760	12,820	9,080
2,850	321,470	350,110	367,390	45,020	26,030	16,440	6,860	12,960	9,180
2,900	325,120	353,890	371,250	45,570	26,370	16,660	6,960	13,100	9,280
2,950	329,290	358,320	375,840	46,210	26,780	16,930	7,080	13,240	9,380
3,000	333,450	362,740	380,420	46,840	27,190	17,190	7,190	13,380	9,470
3,050	337,740	367,300	385,140	47,520	27,630	17,470	7,320	13,560	9,630
3,100	342,030	371,850	389,850	48,200	28,060	17,750	7,440	13,740	9,790
3,150	346,350	376,440	394,600	48,840	28,480	18,020	7,560	13,920	9,950
3,200	350,670	381,020	399,340	49,470	28,900	18,290	7,680	14,100	10,110
3,250	354,470	384,950	403,350	50,030	29,260	18,520	7,790	14,280	10,270
3,300	358,270	388,880	407,360	50,580	29,620	18,750	7,890	14,450	10,420
3,350	362,590	393,460	412,100	51,230	30,050	19,030	8,020	14,620	10,580
3,400	366,900	398,040	416,830	51,870	30,470	19,310	8,140	14,790	10,740
3,450	371,130	402,530	421,480	52,510	30,910	19,590	8,270	14,960	10,900
3,500	375,350	407,020	426,130	53,140	31,340	19,860	8,390	15,130	11,050
3,550	379,550	411,480	430,750	53,790	31,780	20,150	8,520	15,270	11,210
3,600	383,740	415,940	435,370	54,430	32,210	20,430	8,650	15,400	11,370
3,650	387,500	419,830	439,340	55,000	32,590	20,670	8,760	15,540	11,480
3,700	391,250	423,710	443,300	55,560	32,960	20,910	8,870	15,670	11,580
3,750	395,440	428,160	447,910	56,210	33,410	21,200	9,000	15,800	11,680
3,800	399,630	432,610	452,520	56,860	33,850	21,490	9,130	15,920	11,780
3,850	403,370	436,490	456,470	57,430	34,230	21,740	9,250	16,050	11,880
3,900	407,100	440,360	460,420	57,990	34,610	21,990	9,360	16,170	11,980
3,950	411,280	444,800	465,020	58,640	35,070	22,280	9,490	16,290	12,080
4,000	415,450	449,230	469,610	59,280	35,520	22,570	9,620	16,410	12,170
Over (Per S.F.)	103.86	112.31	117.40	14.82	8.88	5.64	2.41	4.10	3.04

# 1 3/4 STORY + BASEMENT

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
300	\$90,195	\$100,915	\$107,380	\$9,190	\$3,530	\$1,970	\$410	\$3,120	\$3,200
325	93,580	104,680	111,375	9,620	3,710	2,090	460	3,345	3,200
350	96,965	108,445	115,370	10,050	3,890	2,210	510	3,570	3,200
375	100,350	112,210	119,365	10,480	4,070	2,330	560	3,795	3,200
400	103,730	115,975	123,365	10,890	4,250	2,430	600	4,020	3,200
425	107,060	119,690	127,310	11,310	4,450	2,550	640	4,225	3,200
450	110,390	123,405	131,255	11,730	4,650	2,670	680	4,430	3,200
475	113,720	127,120	135,200	12,150	4,850	2,790	720	4,635	3,200
500	117,045	130,825	139,140	12,580	5,050	2,910	770	4,840	3,200
525	119,925	134,010	142,510	12,970	5,240	3,030	810	4,995	3,200
550	122,805	137,195	145,880	13,360	5,430	3,150	850	5,150	3,200
575	125,685	140,380	149,250	13,750	5,620	3,270	890	5,305	3,200
600	128,565	143,570	152,620	14,130	5,820	3,380	940	5,465	3,200
625	131,495	146,810	156,045	14,520	6,020	3,510	990	5,600	3,260
650	134,425	150,050	159,470	14,910	6,220	3,640	1,040	5,735	3,320
675	137,355	153,290	162,895	15,300	6,420	3,770	1,090	5,870	3,380
700	140,290	156,520	166,310	15,680	6,620	3,880	1,140	5,985	3,445
725	143,095	159,630	169,605	16,080	6,840	4,020	1,190	6,090	3,560
750	145,900	162,740	172,900	16,480	7,060	4,160	1,240	6,195	3,675
775	148,705	165,850	176,195	16,880	7,280	4,300	1,290	6,300	3,790
800	151,500	168,960	179,485	17,260	7,480	4,420	1,350	6,385	3,905
825	154,085	171,815	182,500	17,630	7,690	4,550	1,410	6,460	4,015
850	156,670	174,670	185,515	18,000	7,900	4,680	1,470	6,535	4,125
875	159,255	177,525	188,530	18,370	8,110	4,810	1,530	6,610	4,235
900	161,835	180,365	191,540	18,730	8,320	4,950	1,580	6,680	4,345
925	164,385	183,180	194,515	19,110	8,540	5,090	1,640	6,725	4,455
950	166,935	185,995	197,490	19,490	8,760	5,230	1,700	6,770	4,565
975	169,485	188,810	200,465	19,870	8,980	5,370	1,760	6,815	4,675
1,000	172,020	191,620	203,440	20,240	9,210	5,520	1,820	6,860	4,780
1,025	174,585	194,415	206,375	20,590	9,430	5,660	1,880	6,965	4,885
1,050	177,150	197,210	209,310	20,940	9,650	5,800	1,940	7,070	4,990
1,075	179,715	200,005	212,245	21,290	9,870	5,940	2,000	7,175	5,095
1,100	182,275	202,795	215,175	21,620	10,080	6,070	2,070	7,285	5,200
1,125	184,795	205,545	218,060	21,980	10,310	6,220	2,140	7,380	5,305
1,150	187,315	208,295	220,945	22,340	10,540	6,370	2,210	7,475	5,410
1,175	189,835	211,045	223,830	22,700	10,770	6,520	2,280	7,570	5,515

# 1 3/4 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
1,200	\$90,195	\$100,915	\$107,380	\$9,190	\$3,530	\$1,970	\$410	\$3,120	\$3,200
1,225	93,580	104,680	111,375	9,620	3,710	2,090	460	3,345	3,200
1,250	96,965	108,445	115,370	10,050	3,890	2,210	510	3,570	3,200
1,275	100,350	112,210	119,365	10,480	4,070	2,330	560	3,795	3,200
1,300	103,730	115,975	123,365	10,890	4,250	2,430	600	4,020	3,200
1,325	107,060	119,690	127,310	11,310	4,450	2,550	640	4,225	3,200
1,350	110,390	123,405	131,255	11,730	4,650	2,670	680	4,430	3,200
1,375	113,720	127,120	135,200	12,150	4,850	2,790	720	4,635	3,200
1,400	117,045	130,825	139,140	12,580	5,050	2,910	770	4,840	3,200
1,425	119,925	134,010	142,510	12,970	5,240	3,030	810	4,995	3,200
1,450	122,805	137,195	145,880	13,360	5,430	3,150	850	5,150	3,200
1,475	125,685	140,380	149,250	13,750	5,620	3,270	890	5,305	3,200
1,500	128,565	143,570	152,620	14,130	5,820	3,380	940	5,465	3,200
1,525	131,495	146,810	156,045	14,520	6,020	3,510	990	5,600	3,260
1,550	134,425	150,050	159,470	14,910	6,220	3,640	1,040	5,735	3,320
1,575	137,355	153,290	162,895	15,300	6,420	3,770	1,090	5,870	3,380
1,600	140,290	156,520	166,310	15,680	6,620	3,880	1,140	5,985	3,445
1,625	143,095	159,630	169,605	16,080	6,840	4,020	1,190	6,090	3,560
1,650	145,900	162,740	172,900	16,480	7,060	4,160	1,240	6,195	3,675
1,675	148,705	165,850	176,195	16,880	7,280	4,300	1,290	6,300	3,790
1,700	151,500	168,960	179,485	17,260	7,480	4,420	1,350	6,385	3,905
1,725	154,085	171,815	182,500	17,630	7,690	4,550	1,410	6,460	4,015
1,750	156,670	174,670	185,515	18,000	7,900	4,680	1,470	6,535	4,125
1,775	159,255	177,525	188,530	18,370	8,110	4,810	1,530	6,610	4,235
1,800	161,835	180,365	191,540	18,730	8,320	4,950	1,580	6,680	4,345
1,825	164,385	183,180	194,515	19,110	8,540	5,090	1,640	6,725	4,455
1,850	166,935	185,995	197,490	19,490	8,760	5,230	1,700	6,770	4,565
1,875	169,485	188,810	200,465	19,870	8,980	5,370	1,760	6,815	4,675
1,900	172,020	191,620	203,440	20,240	9,210	5,520	1,820	6,860	4,780
1,925	174,585	194,415	206,375	20,590	9,430	5,660	1,880	6,965	4,885
1,950	177,150	197,210	209,310	20,940	9,650	5,800	1,940	7,070	4,990
1,975	179,715	200,005	212,245	21,290	9,870	5,940	2,000	7,175	5,095
2,000	182,275	202,795	215,175	21,620	10,080	6,070	2,070	7,285	5,200
2,050	184,795	205,545	218,060	21,980	10,310	6,220	2,140	7,380	5,305
2,100	187,315	208,295	220,945	22,340	10,540	6,370	2,210	7,475	5,410
2,150	189,835	211,045	223,830	22,700	10,770	6,520	2,280	7,570	5,515



# 1 3/4 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
2,200	\$286,465	\$316,170	\$334,085	\$36,850	\$20,990	\$13,210	\$5,430	\$11,300	\$8,250
2,250	290,575	320,505	338,560	37,460	21,360	13,450	5,540	11,480	8,390
2,300	294,675	324,835	343,035	38,070	21,720	13,680	5,640	11,660	8,525
2,350	298,770	329,160	347,495	38,680	22,090	13,910	5,740	11,840	8,665
2,400	302,860	333,480	351,955	39,280	22,450	14,140	5,840	12,010	8,795
2,450	307,410	338,415	357,125	39,960	22,880	14,420	5,960	12,180	8,925
2,500	311,960	343,350	362,290	40,640	23,300	14,690	6,080	12,340	9,050
2,550	316,685	348,460	367,625	41,320	23,730	14,970	6,200	12,510	9,175
2,600	321,405	353,560	372,955	41,990	24,160	15,240	6,320	12,680	9,295
2,650	325,655	358,035	377,570	42,610	24,540	15,490	6,430	12,845	9,415
2,700	329,900	362,510	382,185	43,230	24,920	15,730	6,540	13,010	9,530
2,750	334,135	366,980	386,795	43,850	25,310	15,980	6,650	13,170	9,645
2,800	338,370	371,445	391,395	44,470	25,690	16,220	6,760	13,325	9,755
2,850	342,240	375,470	395,510	45,020	26,030	16,440	6,860	13,475	9,865
2,900	346,100	379,485	399,620	45,570	26,370	16,660	6,960	13,625	9,975
2,950	350,535	384,220	404,540	46,210	26,780	16,930	7,080	13,775	10,080
3,000	354,960	388,950	409,455	46,840	27,190	17,190	7,190	13,920	10,180
3,050	359,520	393,820	414,510	47,520	27,630	17,470	7,320	14,110	10,350
3,100	364,075	398,680	419,555	48,200	28,060	17,750	7,440	14,300	10,520
3,150	368,670	403,585	424,645	48,840	28,480	18,020	7,560	14,490	10,695
3,200	373,265	408,480	429,730	49,470	28,900	18,290	7,680	14,680	10,865
3,250	377,285	412,655	433,995	50,030	29,260	18,520	7,790	14,870	11,035
3,300	381,305	416,825	438,255	50,580	29,620	18,750	7,890	15,050	11,200
3,350	385,895	421,720	443,340	51,230	30,050	19,030	8,020	15,230	11,370
3,400	390,480	426,615	448,415	51,870	30,470	19,310	8,140	15,410	11,540
3,450	394,980	431,415	453,400	52,510	30,910	19,590	8,270	15,595	11,715
3,500	399,470	436,215	458,385	53,140	31,340	19,860	8,390	15,775	11,880
3,550	403,935	440,985	463,340	53,790	31,780	20,150	8,520	15,925	12,050
3,600	408,395	445,755	468,290	54,430	32,210	20,430	8,650	16,065	12,220
3,650	412,370	449,885	472,515	55,000	32,590	20,670	8,760	16,210	12,335
3,700	416,340	454,005	476,730	55,560	32,960	20,910	8,870	16,350	12,445
3,750	420,795	458,765	481,675	56,210	33,410	21,200	9,000	16,490	12,555
3,800	425,250	463,525	486,615	56,860	33,850	21,490	9,130	16,620	12,660
3,850	429,210	467,640	490,820	57,430	34,230	21,740	9,250	16,755	12,770
3,900	433,160	471,750	495,025	57,990	34,610	21,990	9,360	16,885	12,875
3,950	437,605	476,500	499,955	58,640	35,070	22,280	9,490	17,015	12,980
4,000	442,040	481,240	504,880	59,280	35,520	22,570	9,620	17,145	13,080
Over (Per S.F.)	110.51	120.31	126.22	14.82	8.88	5.64	2.41	4.29	3.27

# 2 STORY + BASEMENT

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
300	\$95,250	\$107,450	\$114,810	\$9,190	\$3,530	\$1,970	\$410	\$3,180	\$3,200
325	98,860	111,490	119,110	9,620	3,710	2,090	460	3,410	3,200
350	102,470	115,530	123,410	10,050	3,890	2,210	510	3,640	3,200
375	106,080	119,570	127,710	10,480	4,070	2,330	560	3,870	3,200
400	109,670	123,610	132,020	10,890	4,250	2,430	600	4,100	3,200
425	113,220	127,600	136,270	11,310	4,450	2,550	640	4,310	3,200
450	116,770	131,590	140,520	11,730	4,650	2,670	680	4,520	3,200
475	120,320	135,580	144,770	12,150	4,850	2,790	720	4,730	3,200
500	123,880	139,560	149,020	12,580	5,050	2,910	770	4,940	3,200
525	126,950	142,980	152,650	12,970	5,240	3,030	810	5,100	3,200
550	130,020	146,400	156,280	13,360	5,430	3,150	850	5,260	3,200
575	133,090	149,820	159,910	13,750	5,620	3,270	890	5,420	3,200
600	136,160	153,240	163,540	14,130	5,820	3,380	940	5,580	3,200
625	139,280	156,710	167,220	14,520	6,020	3,510	990	5,720	3,320
650	142,400	160,180	170,900	14,910	6,220	3,640	1,040	5,860	3,440
675	145,520	163,650	174,580	15,300	6,420	3,770	1,090	6,000	3,560
700	148,650	167,120	178,260	15,680	6,620	3,880	1,140	6,120	3,690
725	151,640	170,460	181,810	16,080	6,840	4,020	1,190	6,230	3,810
750	154,630	173,800	185,360	16,480	7,060	4,160	1,240	6,340	3,930
775	157,620	177,140	188,910	16,880	7,280	4,300	1,290	6,450	4,050
800	160,600	180,470	192,450	17,260	7,480	4,420	1,350	6,540	4,180
825	163,350	183,530	195,690	17,630	7,690	4,550	1,410	6,620	4,300
850	166,100	186,590	198,930	18,000	7,900	4,680	1,470	6,700	4,420
875	168,850	189,650	202,170	18,370	8,110	4,810	1,530	6,780	4,540
900	171,610	192,700	205,420	18,730	8,320	4,950	1,580	6,850	4,650
925	174,330	195,720	208,620	19,110	8,540	5,090	1,640	6,900	4,770
950	177,050	198,740	211,820	19,490	8,760	5,230	1,700	6,950	4,890
975	179,770	201,760	215,020	19,870	8,980	5,370	1,760	7,000	5,010
1,000	182,470	204,780	218,230	20,240	9,210	5,520	1,820	7,050	5,110
1,025	185,200	207,770	221,380	20,590	9,430	5,660	1,880	7,160	5,220
1,050	187,930	210,760	224,530	20,940	9,650	5,800	1,940	7,270	5,330
1,075	190,660	213,750	227,680	21,290	9,870	5,940	2,000	7,380	5,440
1,100	193,370	216,720	230,810	21,620	10,080	6,070	2,070	7,490	5,560
1,125	196,050	219,660	233,900	21,980	10,310	6,220	2,140	7,590	5,670
1,150	198,730	222,600	236,990	22,340	10,540	6,370	2,210	7,690	5,780
1,175	201,410	225,540	240,080	22,700	10,770	6,520	2,280	7,790	5,890

## 2 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
1,200	\$204,070	\$228,470	\$243,180	\$23,060	\$11,000	\$6,670	\$2,330	\$7,890	\$6,000
1,225	206,710	231,370	246,240	23,410	11,240	6,820	2,400	7,980	6,080
1,250	209,350	234,270	249,300	23,760	11,480	6,970	2,470	8,070	6,160
1,275	211,990	237,170	252,360	24,110	11,720	7,120	2,540	8,160	6,240
1,300	214,630	240,080	255,420	24,450	11,940	7,280	2,610	8,240	6,320
1,325	217,230	242,940	258,430	24,820	12,190	7,440	2,690	8,320	6,400
1,350	219,830	245,800	261,440	25,190	12,440	7,600	2,770	8,400	6,480
1,375	222,430	248,660	264,450	25,560	12,690	7,760	2,850	8,480	6,560
1,400	225,010	251,500	267,470	25,920	12,940	7,930	2,910	8,540	6,620
1,425	227,530	254,280	270,410	26,270	13,190	8,100	2,990	8,600	6,690
1,450	230,050	257,060	273,350	26,620	13,440	8,270	3,070	8,660	6,760
1,475	232,570	259,840	276,290	26,970	13,690	8,440	3,150	8,720	6,830
1,500	235,070	262,600	279,210	27,330	13,950	8,590	3,230	8,790	6,890
1,525	237,700	265,490	282,260	27,680	14,210	8,760	3,310	8,900	6,950
1,550	240,330	268,380	285,310	28,030	14,470	8,930	3,390	9,010	7,010
1,575	242,960	271,270	288,360	28,380	14,730	9,100	3,470	9,120	7,070
1,600	245,580	274,160	291,400	28,740	15,000	9,280	3,560	9,240	7,140
1,625	247,900	276,650	294,000	29,060	15,250	9,440	3,640	9,350	7,190
1,650	250,220	279,140	296,600	29,380	15,500	9,600	3,720	9,460	7,240
1,675	252,540	281,630	299,200	29,700	15,750	9,760	3,800	9,570	7,290
1,700	254,850	284,130	301,780	30,030	15,990	9,930	3,880	9,680	7,350
1,725	257,370	286,910	304,720	30,390	16,270	10,120	3,970	9,790	7,400
1,750	259,890	289,690	307,660	30,750	16,550	10,310	4,060	9,900	7,450
1,775	262,410	292,470	310,600	31,110	16,830	10,500	4,150	10,010	7,500
1,800	264,930	295,260	313,540	31,450	17,110	10,680	4,240	10,110	7,540
1,825	267,490	298,080	316,520	31,810	17,400	10,870	4,330	10,210	7,630
1,850	270,050	300,900	319,500	32,170	17,690	11,060	4,420	10,310	7,720
1,875	272,610	303,720	322,480	32,530	17,980	11,250	4,510	10,410	7,810
1,900	275,170	306,540	325,450	32,870	18,270	11,440	4,610	10,510	7,880
1,925	277,420	308,970	327,980	33,200	18,550	11,620	4,700	10,610	7,960
1,950	279,670	311,400	330,510	33,530	18,830	11,800	4,790	10,710	8,040
1,975	281,920	313,830	333,040	33,860	19,110	11,980	4,880	10,810	8,120
2,000	284,170	316,240	335,570	34,190	19,370	12,170	4,980	10,900	8,200
2,050	289,130	321,630	341,230	34,850	19,770	12,430	5,100	11,110	8,360
2,100	294,080	327,020	346,890	35,510	20,170	12,690	5,210	11,310	8,520
2,150	299,040	332,410	352,540	36,180	20,580	12,950	5,320	11,510	8,670



## 2 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
2,200	\$303,990	\$337,800	\$358,180	\$36,850	\$20,990	\$13,210	\$5,430	\$11,700	\$8,820
2,250	308,330	342,400	362,940	37,460	21,360	13,450	5,540	11,890	8,970
2,300	312,660	346,990	367,700	38,070	21,720	13,680	5,640	12,080	9,120
2,350	316,990	351,580	372,440	38,680	22,090	13,910	5,740	12,270	9,270
2,400	321,310	356,160	377,180	39,280	22,450	14,140	5,840	12,450	9,410
2,450	326,140	361,430	382,720	39,960	22,880	14,420	5,960	12,630	9,550
2,500	330,970	366,700	388,250	40,640	23,300	14,690	6,080	12,800	9,680
2,550	335,980	372,150	393,960	41,320	23,730	14,970	6,200	12,980	9,810
2,600	340,990	377,590	399,660	41,990	24,160	15,240	6,320	13,160	9,940
2,650	345,480	382,340	404,570	42,610	24,540	15,490	6,430	13,330	10,070
2,700	349,970	387,090	409,480	43,230	24,920	15,730	6,540	13,500	10,190
2,750	354,450	391,830	414,380	43,850	25,310	15,980	6,650	13,670	10,310
2,800	358,930	396,570	419,270	44,470	25,690	16,220	6,760	13,830	10,430
2,850	363,010	400,830	423,630	45,020	26,030	16,440	6,860	13,990	10,550
2,900	367,080	405,080	427,990	45,570	26,370	16,660	6,960	14,150	10,670
2,950	371,780	410,120	433,240	46,210	26,780	16,930	7,080	14,310	10,780
3,000	376,470	415,160	438,490	46,840	27,190	17,190	7,190	14,460	10,890
3,050	381,300	420,340	443,880	47,520	27,630	17,470	7,320	14,660	11,070
3,100	386,120	425,510	449,260	48,200	28,060	17,750	7,440	14,860	11,250
3,150	390,990	430,730	454,690	48,840	28,480	18,020	7,560	15,060	11,440
3,200	395,860	435,940	460,120	49,470	28,900	18,290	7,680	15,260	11,620
3,250	400,100	440,360	464,640	50,030	29,260	18,520	7,790	15,460	11,800
3,300	404,340	444,770	469,150	50,580	29,620	18,750	7,890	15,650	11,980
3,350	409,200	449,980	474,580	51,230	30,050	19,030	8,020	15,840	12,160
3,400	414,060	455,190	480,000	51,870	30,470	19,310	8,140	16,030	12,340
3,450	418,830	460,300	485,320	52,510	30,910	19,590	8,270	16,230	12,530
3,500	423,590	465,410	490,640	53,140	31,340	19,860	8,390	16,420	12,710
3,550	428,320	470,490	495,930	53,790	31,780	20,150	8,520	16,580	12,890
3,600	433,050	475,570	501,210	54,430	32,210	20,430	8,650	16,730	13,070
3,650	437,240	479,940	505,690	55,000	32,590	20,670	8,760	16,880	13,190
3,700	441,430	484,300	510,160	55,560	32,960	20,910	8,870	17,030	13,310
3,750	446,150	489,370	515,440	56,210	33,410	21,200	9,000	17,180	13,430
3,800	450,870	494,440	520,710	56,860	33,850	21,490	9,130	17,320	13,540
3,850	455,050	498,790	525,170	57,430	34,230	21,740	9,250	17,460	13,660
3,900	459,220	503,140	529,630	57,990	34,610	21,990	9,360	17,600	13,770
3,950	463,930	508,200	534,890	58,640	35,070	22,280	9,490	17,740	13,880
4,000	468,630	513,250	540,150	59,280	35,520	22,570	9,620	17,880	13,990
Over (Per S.F.)	117.16	128.31	135.04	14.82	8.88	5.64	2.41	4.47	3.50

## 2 1/2 STORY + BASEMENT

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
300	\$114,720	\$129,890	\$139,030	\$9,190	\$3,530	\$1,970	\$410	\$3,530	\$3,200
325	119,130	134,840	144,300	9,620	3,710	2,090	460	3,790	3,200
350	123,540	139,790	149,570	10,050	3,890	2,210	510	4,050	3,200
375	127,950	144,740	154,840	10,480	4,070	2,330	560	4,310	3,200
400	132,370	149,690	160,140	10,890	4,250	2,430	600	4,580	3,200
425	136,730	154,600	165,370	11,310	4,450	2,550	640	4,820	3,200
450	141,090	159,510	170,600	11,730	4,650	2,670	680	5,060	3,200
475	145,450	164,420	175,830	12,150	4,850	2,790	720	5,300	3,200
500	149,820	169,320	181,070	12,580	5,050	2,910	770	5,530	3,200
525	153,610	173,540	185,550	12,970	5,240	3,030	810	5,720	3,200
550	157,400	177,760	190,030	13,360	5,430	3,150	850	5,910	3,200
575	161,190	181,980	194,510	13,750	5,620	3,270	890	6,100	3,200
600	164,990	186,220	199,010	14,130	5,820	3,380	940	6,290	3,200
625	168,830	190,500	203,550	14,520	6,020	3,510	990	6,460	3,320
650	172,670	194,780	208,090	14,910	6,220	3,640	1,040	6,630	3,440
675	176,510	199,060	212,630	15,300	6,420	3,770	1,090	6,800	3,560
700	180,360	203,320	217,160	15,680	6,620	3,880	1,140	6,940	3,690
725	184,030	207,420	221,520	16,080	6,840	4,020	1,190	7,080	3,920
750	187,700	211,520	225,880	16,480	7,060	4,160	1,240	7,220	4,150
775	191,370	215,620	230,240	16,880	7,280	4,300	1,290	7,360	4,380
800	195,030	219,740	234,610	17,260	7,480	4,420	1,350	7,470	4,610
825	198,420	223,520	238,610	17,630	7,690	4,550	1,410	7,580	4,830
850	201,810	227,300	242,610	18,000	7,900	4,680	1,470	7,690	5,050
875	205,200	231,080	246,610	18,370	8,110	4,810	1,530	7,800	5,270
900	208,600	234,820	250,620	18,730	8,320	4,950	1,580	7,890	5,490
925	211,960	238,550	254,580	19,110	8,540	5,090	1,640	7,970	5,710
950	215,320	242,280	258,540	19,490	8,760	5,230	1,700	8,050	5,930
975	218,680	246,010	262,500	19,870	8,980	5,370	1,760	8,130	6,150
1,000	222,020	249,740	266,450	20,240	9,210	5,520	1,820	8,200	6,360
1,025	225,380	253,420	270,330	20,590	9,430	5,660	1,880	8,330	6,570
1,050	228,740	257,100	274,210	20,940	9,650	5,800	1,940	8,460	6,780
1,075	232,100	260,780	278,090	21,290	9,870	5,940	2,000	8,590	6,990
1,100	235,440	264,470	281,970	21,620	10,080	6,070	2,070	8,750	7,200
1,125	238,730	268,090	285,780	21,980	10,310	6,220	2,140	8,870	7,410
1,150	242,020	271,710	289,590	22,340	10,540	6,370	2,210	8,990	7,620
1,175	245,310	275,330	293,400	22,700	10,770	6,520	2,280	9,110	7,830

## 2 1/2 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
1,200	\$248,590	\$278,920	\$297,200	\$23,060	\$11,000	\$6,670	\$2,330	\$9,250	\$8,020
1,225	251,840	282,500	300,980	23,410	11,240	6,820	2,400	9,370	8,110
1,250	255,090	286,080	304,760	23,760	11,480	6,970	2,470	9,490	8,200
1,275	258,340	289,660	308,540	24,110	11,720	7,120	2,540	9,610	8,290
1,300	261,600	293,230	312,290	24,450	11,940	7,280	2,610	9,700	8,400
1,325	264,790	296,750	315,990	24,820	12,190	7,440	2,690	9,810	8,500
1,350	267,980	300,270	319,690	25,190	12,440	7,600	2,770	9,920	8,600
1,375	271,170	303,790	323,390	25,560	12,690	7,760	2,850	10,030	8,700
1,400	274,350	307,280	327,120	25,920	12,940	7,930	2,910	10,100	8,760
1,425	277,440	310,690	330,730	26,270	13,190	8,100	2,990	10,190	8,840
1,450	280,530	314,100	334,340	26,620	13,440	8,270	3,070	10,280	8,920
1,475	283,620	317,510	337,950	26,970	13,690	8,440	3,150	10,370	9,000
1,500	286,710	320,920	341,560	27,330	13,950	8,590	3,230	10,440	9,070
1,525	289,930	324,470	345,310	27,680	14,210	8,760	3,310	10,580	9,130
1,550	293,150	328,020	349,060	28,030	14,470	8,930	3,390	10,720	9,190
1,575	296,370	331,570	352,810	28,380	14,730	9,100	3,470	10,860	9,250
1,600	299,600	335,120	356,530	28,740	15,000	9,280	3,560	11,000	9,340
1,625	302,440	338,170	359,730	29,060	15,250	9,440	3,640	11,130	9,400
1,650	305,280	341,220	362,930	29,380	15,500	9,600	3,720	11,260	9,460
1,675	308,120	344,270	366,130	29,700	15,750	9,760	3,800	11,390	9,520
1,700	310,980	347,360	369,290	30,030	15,990	9,930	3,880	11,540	9,570
1,725	314,060	350,770	372,890	30,390	16,270	10,120	3,970	11,680	9,610
1,750	317,140	354,180	376,490	30,750	16,550	10,310	4,060	11,820	9,650
1,775	320,220	357,590	380,090	31,110	16,830	10,500	4,150	11,960	9,690
1,800	323,290	360,980	383,690	31,450	17,110	10,680	4,240	12,080	9,740
1,825	326,430	364,440	387,350	31,810	17,400	10,870	4,330	12,200	9,860
1,850	329,570	367,900	391,010	32,170	17,690	11,060	4,420	12,320	9,980
1,875	332,710	371,360	394,670	32,530	17,980	11,250	4,510	12,440	10,100
1,900	335,830	374,810	398,300	32,870	18,270	11,440	4,610	12,580	10,230
1,925	338,580	377,790	401,410	33,200	18,550	11,620	4,700	12,710	10,350
1,950	341,330	380,770	404,520	33,530	18,830	11,800	4,790	12,840	10,470
1,975	344,080	383,750	407,630	33,860	19,110	11,980	4,880	12,970	10,590
2,000	346,850	386,710	410,720	34,190	19,370	12,170	4,980	13,080	10,700
2,050	352,960	393,360	417,700	34,850	19,770	12,430	5,100	13,340	10,930
2,100	359,060	400,000	424,680	35,510	20,170	12,690	5,210	13,600	11,170
2,150	365,170	406,640	431,650	36,180	20,580	12,950	5,320	13,860	11,400



## 2 1/2 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
2,200	\$371,270	\$413,290	\$438,620	\$36,850	\$20,990	\$13,210	\$5,430	\$14,110	\$11,630
2,250	376,640	418,970	444,500	37,460	21,360	13,450	5,540	14,350	11,860
2,300	381,990	424,650	450,380	38,070	21,720	13,680	5,640	14,600	12,080
2,350	387,340	430,320	456,240	38,680	22,090	13,910	5,740	14,850	12,310
2,400	392,680	435,990	462,110	39,280	22,450	14,140	5,840	15,090	12,530
2,450	398,620	442,480	468,930	39,960	22,880	14,420	5,960	15,330	12,710
2,500	404,570	448,970	475,750	40,640	23,300	14,690	6,080	15,550	12,890
2,550	410,760	455,710	482,800	41,320	23,730	14,970	6,200	15,780	13,070
2,600	416,940	462,430	489,850	41,990	24,160	15,240	6,320	16,010	13,250
2,650	422,510	468,320	495,930	42,610	24,540	15,490	6,430	16,230	13,420
2,700	428,080	474,210	502,020	43,230	24,920	15,730	6,540	16,460	13,590
2,750	433,630	480,090	508,110	43,850	25,310	15,980	6,650	16,670	13,750
2,800	439,190	485,970	514,180	44,470	25,690	16,220	6,760	16,880	13,910
2,850	444,270	491,270	519,600	45,020	26,030	16,440	6,860	17,080	14,070
2,900	449,330	496,550	525,020	45,570	26,370	16,660	6,960	17,290	14,230
2,950	455,160	502,800	531,530	46,210	26,780	16,930	7,080	17,500	14,380
3,000	460,970	509,050	538,040	46,840	27,190	17,190	7,190	17,700	14,520
3,050	466,940	515,460	544,710	47,520	27,630	17,470	7,320	17,960	14,810
3,100	472,900	521,850	551,360	48,200	28,060	17,750	7,440	18,220	15,100
3,150	478,940	528,330	558,100	48,840	28,480	18,020	7,560	18,480	15,390
3,200	484,980	534,800	564,840	49,470	28,900	18,290	7,680	18,750	15,680
3,250	490,270	540,300	570,470	50,030	29,260	18,520	7,790	19,010	15,970
3,300	495,560	545,800	576,100	50,580	29,620	18,750	7,890	19,260	16,250
3,350	501,590	552,270	582,840	51,230	30,050	19,030	8,020	19,510	16,540
3,400	507,620	558,740	589,560	51,870	30,470	19,310	8,140	19,760	16,840
3,450	513,530	565,070	596,150	52,510	30,910	19,590	8,270	20,020	17,140
3,500	519,430	571,410	602,750	53,140	31,340	19,860	8,390	20,280	17,430
3,550	525,300	577,710	609,310	53,790	31,780	20,150	8,520	20,500	17,730
3,600	531,160	584,010	615,860	54,430	32,210	20,430	8,650	20,700	18,030
3,650	536,390	589,460	621,450	55,000	32,590	20,670	8,760	20,910	18,200
3,700	541,610	594,890	627,020	55,560	32,960	20,910	8,870	21,110	18,370
3,750	547,470	601,180	633,570	56,210	33,410	21,200	9,000	21,320	18,530
3,800	553,330	607,470	640,110	56,860	33,850	21,490	9,130	21,510	18,690
3,850	558,540	612,900	645,670	57,430	34,230	21,740	9,250	21,710	18,850
3,900	563,740	618,330	651,240	57,990	34,610	21,990	9,360	21,900	19,010
3,950	569,590	624,610	657,770	58,640	35,070	22,280	9,490	22,090	19,170
4,000	575,420	630,870	664,290	59,280	35,520	22,570	9,620	22,290	19,320
Over (Per S.F.)	143.86	157.72	166.07	14.82	8.88	5.64	2.41	5.57	4.83

# 3 STORY + BASEMENT

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
300	\$124,830	\$142,960	\$153,890	\$9,190	\$3,530	\$1,970	\$410	\$3,650	\$3,200
325	129,690	148,460	159,770	9,620	3,710	2,090	460	3,920	3,200
350	134,550	153,960	165,650	10,050	3,890	2,210	510	4,190	3,200
375	139,410	159,460	171,530	10,480	4,070	2,330	560	4,460	3,200
400	144,250	164,960	177,450	10,890	4,250	2,430	600	4,740	3,200
425	149,050	170,420	183,290	11,310	4,450	2,550	640	4,990	3,200
450	153,850	175,880	189,130	11,730	4,650	2,670	680	5,240	3,200
475	158,650	181,340	194,970	12,150	4,850	2,790	720	5,490	3,200
500	163,490	186,790	200,830	12,580	5,050	2,910	770	5,730	3,200
525	167,660	191,480	205,830	12,970	5,240	3,030	810	5,930	3,200
550	171,830	196,170	210,830	13,360	5,430	3,150	850	6,130	3,200
575	176,000	200,860	215,830	13,750	5,620	3,270	890	6,330	3,200
600	180,180	205,560	220,850	14,130	5,820	3,380	940	6,520	3,200
625	184,400	210,300	225,900	14,520	6,020	3,510	990	6,700	3,440
650	188,620	215,040	230,950	14,910	6,220	3,640	1,040	6,880	3,680
675	192,840	219,780	236,000	15,300	6,420	3,770	1,090	7,060	3,920
700	197,080	224,520	241,060	15,680	6,620	3,880	1,140	7,210	4,180
725	201,120	229,080	245,930	16,080	6,840	4,020	1,190	7,360	4,420
750	205,160	233,640	250,800	16,480	7,060	4,160	1,240	7,510	4,660
775	209,200	238,200	255,670	16,880	7,280	4,300	1,290	7,660	4,900
800	213,230	242,760	260,540	17,260	7,480	4,420	1,350	7,780	5,160
825	216,950	246,950	264,990	17,630	7,690	4,550	1,410	7,900	5,400
850	220,670	251,140	269,440	18,000	7,900	4,680	1,470	8,020	5,640
875	224,390	255,330	273,890	18,370	8,110	4,810	1,530	8,140	5,880
900	228,150	259,490	278,380	18,730	8,320	4,950	1,580	8,230	6,100
925	231,850	263,630	282,790	19,110	8,540	5,090	1,640	8,320	6,340
950	235,550	267,770	287,200	19,490	8,760	5,230	1,700	8,410	6,580
975	239,250	271,910	291,610	19,870	8,980	5,370	1,760	8,500	6,820
1,000	242,920	276,060	296,030	20,240	9,210	5,520	1,820	8,580	7,020
1,025	246,610	280,130	300,340	20,590	9,430	5,660	1,880	8,720	7,240
1,050	250,300	284,200	304,650	20,940	9,650	5,800	1,940	8,860	7,460
1,075	253,990	288,270	308,960	21,290	9,870	5,940	2,000	9,000	7,680
1,100	257,630	292,320	313,240	21,620	10,080	6,070	2,070	9,160	7,920
1,125	261,240	296,320	317,460	21,980	10,310	6,220	2,140	9,290	8,140
1,150	264,850	300,320	321,680	22,340	10,540	6,370	2,210	9,420	8,360
1,175	268,460	304,320	325,900	22,700	10,770	6,520	2,280	9,550	8,580

### 3 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
1,200	\$272,040	\$308,290	\$330,130	\$23,060	\$11,000	\$6,670	\$2,330	\$9,700	\$8,800
1,225	275,600	312,240	334,320	23,410	11,240	6,820	2,400	9,830	8,900
1,250	279,160	316,190	338,510	23,760	11,480	6,970	2,470	9,960	9,000
1,275	282,720	320,140	342,700	24,110	11,720	7,120	2,540	10,090	9,100
1,300	286,300	324,110	346,880	24,450	11,940	7,280	2,610	10,190	9,220
1,325	289,800	328,000	350,990	24,820	12,190	7,440	2,690	10,310	9,330
1,350	293,300	331,890	355,100	25,190	12,440	7,600	2,770	10,430	9,440
1,375	296,800	335,780	359,210	25,560	12,690	7,760	2,850	10,550	9,550
1,400	300,280	339,640	363,350	25,920	12,940	7,930	2,910	10,620	9,620
1,425	303,680	343,420	367,370	26,270	13,190	8,100	2,990	10,710	9,710
1,450	307,080	347,200	371,390	26,620	13,440	8,270	3,070	10,800	9,800
1,475	310,480	350,980	375,410	26,970	13,690	8,440	3,150	10,890	9,890
1,500	313,850	354,740	379,410	27,330	13,950	8,590	3,230	10,990	9,960
1,525	317,380	358,660	383,570	27,680	14,210	8,760	3,310	11,130	10,030
1,550	320,910	362,580	387,730	28,030	14,470	8,930	3,390	11,270	10,100
1,575	324,440	366,500	391,890	28,380	14,730	9,100	3,470	11,410	10,170
1,600	327,960	370,420	396,020	28,740	15,000	9,280	3,560	11,580	10,270
1,625	331,060	373,770	399,540	29,060	15,250	9,440	3,640	11,720	10,330
1,650	334,160	377,120	403,060	29,380	15,500	9,600	3,720	11,860	10,390
1,675	337,260	380,470	406,580	29,700	15,750	9,760	3,800	12,000	10,450
1,700	340,360	383,860	410,060	30,030	15,990	9,930	3,880	12,160	10,520
1,725	343,730	387,620	414,060	30,390	16,270	10,120	3,970	12,310	10,570
1,750	347,100	391,380	418,060	30,750	16,550	10,310	4,060	12,460	10,620
1,775	350,470	395,140	422,060	31,110	16,830	10,500	4,150	12,610	10,670
1,800	353,850	398,910	426,050	31,450	17,110	10,680	4,240	12,740	10,720
1,825	357,290	402,730	430,110	31,810	17,400	10,870	4,330	12,870	10,860
1,850	360,730	406,550	434,170	32,170	17,690	11,060	4,420	13,000	11,000
1,875	364,170	410,370	438,230	32,530	17,980	11,250	4,510	13,130	11,140
1,900	367,600	414,200	442,270	32,870	18,270	11,440	4,610	13,270	11,260
1,925	370,600	417,470	445,690	33,200	18,550	11,620	4,700	13,410	11,390
1,950	373,600	420,740	449,110	33,530	18,830	11,800	4,790	13,550	11,520
1,975	376,600	424,010	452,530	33,860	19,110	11,980	4,880	13,690	11,650
2,000	379,610	427,260	455,950	34,190	19,370	12,170	4,980	13,800	11,770
2,050	386,290	434,580	463,670	34,850	19,770	12,430	5,100	14,090	12,020
2,100	392,960	441,900	471,400	35,510	20,170	12,690	5,210	14,370	12,280
2,150	399,650	449,220	479,110	36,180	20,580	12,950	5,320	14,650	12,520



# 3 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
2,200	\$406,320	\$456,550	\$486,810	\$36,850	\$20,990	\$13,210	\$5,430	\$14,910	\$12,770
2,250	412,150	462,760	493,260	37,460	21,360	13,450	5,540	15,170	13,020
2,300	417,960	468,960	499,710	38,070	21,720	13,680	5,640	15,440	13,270
2,350	423,780	475,160	506,130	38,680	22,090	13,910	5,740	15,710	13,520
2,400	429,580	481,350	512,560	39,280	22,450	14,140	5,840	15,970	13,760
2,450	436,080	488,510	520,120	39,960	22,880	14,420	5,960	16,230	13,960
2,500	442,590	495,670	527,670	40,640	23,300	14,690	6,080	16,470	14,150
2,550	449,350	503,090	535,470	41,320	23,730	14,970	6,200	16,720	14,340
2,600	456,110	510,490	543,260	41,990	24,160	15,240	6,320	16,970	14,540
2,650	462,160	516,930	549,930	42,610	24,540	15,490	6,430	17,200	14,730
2,700	468,220	523,370	556,610	43,230	24,920	15,730	6,540	17,440	14,910
2,750	474,260	529,790	563,280	43,850	25,310	15,980	6,650	17,670	15,080
2,800	480,310	536,220	569,930	44,470	25,690	16,220	6,760	17,890	15,260
2,850	485,810	541,990	575,840	45,020	26,030	16,440	6,860	18,110	15,440
2,900	491,290	547,740	581,760	45,570	26,370	16,660	6,960	18,340	15,620
2,950	497,650	554,600	588,930	46,210	26,780	16,930	7,080	18,570	15,780
3,000	503,990	561,470	596,110	46,840	27,190	17,190	7,190	18,780	15,940
3,050	510,500	568,500	603,450	47,520	27,630	17,470	7,320	19,060	16,250
3,100	516,990	575,510	610,770	48,200	28,060	17,750	7,440	19,340	16,560
3,150	523,580	582,620	618,190	48,840	28,480	18,020	7,560	19,620	16,880
3,200	530,170	589,720	625,620	49,470	28,900	18,290	7,680	19,910	17,190
3,250	535,900	595,710	631,760	50,030	29,260	18,520	7,790	20,190	17,500
3,300	541,630	601,690	637,890	50,580	29,620	18,750	7,890	20,460	17,810
3,350	548,200	608,790	645,320	51,230	30,050	19,030	8,020	20,730	18,120
3,400	554,780	615,890	652,730	51,870	30,470	19,310	8,140	21,000	18,440
3,450	561,230	622,840	659,990	52,510	30,910	19,590	8,270	21,290	18,770
3,500	567,670	629,800	667,260	53,140	31,340	19,860	8,390	21,570	19,090
3,550	574,070	636,720	674,490	53,790	31,780	20,150	8,520	21,810	19,410
3,600	580,470	643,640	681,700	54,430	32,210	20,430	8,650	22,030	19,730
3,650	586,130	649,570	687,800	55,000	32,590	20,670	8,760	22,250	19,910
3,700	591,790	655,480	693,880	55,560	32,960	20,910	8,870	22,470	20,100
3,750	598,180	662,390	701,100	56,210	33,410	21,200	9,000	22,700	20,280
3,800	604,570	669,300	708,300	56,860	33,850	21,490	9,130	22,910	20,450
3,850	610,220	675,200	714,370	57,430	34,230	21,740	9,250	23,120	20,630
3,900	615,860	681,110	720,450	57,990	34,610	21,990	9,360	23,330	20,800
3,950	622,240	688,010	727,640	58,640	35,070	22,280	9,490	23,540	20,970
4,000	628,600	694,890	734,830	59,280	35,520	22,570	9,620	23,760	21,140
Over (Per S.F.)	157.15	173.72	183.71	14.82	8.88	5.64	2.41	5.94	5.29

# METAL-POST FRAME HOMES

S.F.	BASE COST				BASEMENT (ADD)				NO HEATING (DEDUCT)				AIR CONDITIONING (ADD)			
	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1/4 BSMT	1/2 BSMT	3/4 BSMT	Full BSMT	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1 Story	1 1/2 Story	1 3/4 Story	2 Story
300	\$50,850	\$69,760	\$74,540	\$79,310	\$6,980	\$8,880	\$10,790	\$12,470	\$2,710	\$3,060	\$3,120	\$3,180	\$3,200	\$3,200	\$3,200	\$3,200
325	52,530	72,220	77,210	82,200	7,350	9,310	11,290	13,010	2,900	3,280	3,345	3,410	3,200	3,200	3,200	3,200
350	54,210	74,680	79,890	85,090	7,720	9,740	11,790	13,550	3,090	3,500	3,570	3,640	3,200	3,200	3,200	3,200
375	55,890	77,140	82,560	87,980	8,090	10,170	12,290	14,090	3,280	3,720	3,795	3,870	3,200	3,200	3,200	3,200
400	57,560	79,610	85,230	90,850	8,450	10,610	12,770	14,630	3,460	3,940	4,020	4,100	3,200	3,200	3,200	3,200
425	59,170	82,020	87,850	93,680	8,590	10,880	13,180	15,170	3,630	4,140	4,225	4,310	3,200	3,200	3,200	3,200
450	60,780	84,430	90,470	96,510	8,730	11,150	13,590	15,710	3,800	4,340	4,430	4,520	3,200	3,200	3,200	3,200
475	62,390	86,840	93,090	99,340	8,870	11,420	14,000	16,250	3,970	4,540	4,635	4,730	3,200	3,200	3,200	3,200
500	64,010	89,240	95,710	102,180	8,990	11,690	14,390	16,800	4,150	4,740	4,840	4,940	3,200	3,200	3,200	3,200
525	65,370	91,300	97,960	104,610	9,300	12,060	14,820	17,280	4,270	4,890	4,995	5,100	3,200	3,200	3,200	3,200
550	66,730	93,360	100,200	107,040	9,610	12,430	15,250	17,760	4,390	5,040	5,150	5,260	3,200	3,200	3,200	3,200
575	68,090	95,420	102,450	109,470	9,920	12,800	15,680	18,240	4,510	5,190	5,305	5,420	3,200	3,200	3,200	3,200
600	69,440	97,490	104,690	111,890	10,220	13,170	16,120	18,720	4,640	5,350	5,465	5,580	3,200	3,200	3,200	3,200
625	70,850	99,600	106,990	114,370	10,340	13,410	16,480	19,200	4,740	5,480	5,600	5,720	3,200	3,200	3,260	3,320
650	72,260	101,710	109,280	116,850	10,460	13,650	16,840	19,680	4,840	5,610	5,735	5,860	3,200	3,200	3,320	3,440
675	73,670	103,820	111,580	119,330	10,580	13,890	17,200	20,160	4,940	5,740	5,870	6,000	3,200	3,200	3,380	3,560
700	75,080	105,940	113,870	121,800	10,700	14,130	17,560	20,640	5,030	5,850	5,985	6,120	3,200	3,200	3,445	3,690
725	76,400	107,920	116,030	124,140	10,920	14,440	17,960	21,130	5,100	5,950	6,090	6,230	3,200	3,310	3,560	3,810
750	77,720	109,900	118,190	126,480	11,140	14,750	18,360	21,620	5,170	6,050	6,195	6,340	3,200	3,420	3,675	3,930
775	79,040	111,880	120,350	128,820	11,360	15,060	18,760	22,110	5,240	6,150	6,300	6,450	3,200	3,530	3,790	4,050
800	80,350	113,870	122,510	131,150	11,560	15,370	19,170	22,600	5,300	6,230	6,385	6,540	3,200	3,630	3,905	4,180
825	81,550	115,700	124,500	133,300	11,670	15,590	19,510	23,050	5,340	6,300	6,460	6,620	3,200	3,730	4,015	4,300
850	82,750	117,530	126,490	135,450	11,780	15,810	19,850	23,500	5,380	6,370	6,535	6,700	3,200	3,830	4,125	4,420
875	83,950	119,360	128,480	137,600	11,890	16,030	20,190	23,950	5,420	6,440	6,610	6,780	3,200	3,930	4,235	4,540
900	85,150	121,170	130,460	139,750	12,010	16,260	20,520	24,390	5,470	6,510	6,680	6,850	3,200	4,040	4,345	4,650
925	86,300	122,950	132,400	141,850	12,220	16,560	20,900	24,850	5,480	6,550	6,725	6,900	3,200	4,140	4,455	4,770
950	87,450	124,730	134,340	143,950	12,430	16,860	21,280	25,310	5,490	6,590	6,770	6,950	3,200	4,240	4,565	4,890
975	88,600	126,510	136,280	146,050	12,640	17,160	21,660	25,770	5,500	6,630	6,815	7,000	3,200	4,340	4,675	5,010
1,000	89,760	128,280	138,220	148,150	12,840	17,440	22,050	26,230	5,520	6,670	6,860	7,050	3,200	4,450	4,780	5,110
1,025	91,000	130,140	140,230	150,320	12,950	17,650	22,360	26,650	5,600	6,770	6,965	7,160	3,200	4,550	4,885	5,220
1,050	92,240	132,000	142,250	152,490	13,060	17,860	22,670	27,070	5,680	6,870	7,070	7,270	3,200	4,650	4,990	5,330
1,075	93,480	133,860	144,260	154,660	13,170	18,070	22,980	27,490	5,760	6,970	7,175	7,380	3,200	4,750	5,095	5,440
1,100	94,700	135,700	146,260	156,810	13,260	18,270	23,290	27,900	5,820	7,080	7,285	7,490	3,200	4,840	5,200	5,560
1,125	95,900	137,500	148,210	158,910	13,460	18,550	23,650	28,330	5,890	7,170	7,380	7,590	3,200	4,940	5,305	5,670
1,150	97,100	139,300	150,160	161,010	13,660	18,830	24,010	28,760	5,960	7,260	7,475	7,690	3,200	5,040	5,410	5,780
1,175	98,300	141,100	152,110	163,110	13,860	19,110	24,370	29,190	6,030	7,350	7,570	7,790	3,200	5,140	5,515	5,890

# METAL-POST FRAME HOMES (Continued)

S.F.	BASE COST				BASEMENT (ADD)				NO HEATING (DEDUCT)				AIR CONDITIONING (ADD)			
	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1/4 BSMT	1/2 BSMT	3/4 BSMT	Full BSMT	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1 Story	1 1/2 Story	1 3/4 Story	2 Story
1,200	\$99,480	\$142,880	\$154,040	\$165,200	\$14,060	\$19,390	\$24,730	\$29,620	\$6,080	\$7,440	\$7,665	\$7,890	\$3,200	\$5,220	\$5,610	\$6,000
1,225	100,660	144,660	155,970	167,280	14,170	19,600	25,040	30,040	6,130	7,520	7,750	7,980	3,260	5,290	5,685	6,080
1,250	101,840	146,440	157,900	169,360	14,280	19,810	25,350	30,460	6,180	7,600	7,835	8,070	3,320	5,360	5,760	6,160
1,275	103,020	148,220	159,830	171,440	14,390	20,020	25,660	30,880	6,230	7,680	7,920	8,160	3,380	5,430	5,835	6,240
1,300	104,180	149,980	161,750	173,510	14,480	20,230	25,980	31,290	6,290	7,750	7,995	8,240	3,420	5,500	5,910	6,320
1,325	105,320	151,700	163,610	175,520	14,680	20,510	26,350	31,730	6,330	7,820	8,070	8,320	3,470	5,570	5,985	6,400
1,350	106,460	153,420	165,480	177,530	14,880	20,790	26,720	32,170	6,370	7,890	8,145	8,400	3,520	5,640	6,060	6,480
1,375	107,600	155,140	167,340	179,540	15,080	21,070	27,090	32,610	6,410	7,960	8,220	8,480	3,570	5,710	6,135	6,560
1,400	108,720	156,840	169,200	181,550	15,290	21,360	27,440	33,040	6,460	8,020	8,280	8,540	3,620	5,760	6,190	6,620
1,425	109,820	158,500	171,000	183,500	15,400	21,570	27,760	33,460	6,490	8,080	8,340	8,600	3,670	5,820	6,255	6,690
1,450	110,920	160,160	172,810	185,450	15,510	21,780	28,080	33,880	6,520	8,140	8,400	8,660	3,720	5,880	6,320	6,760
1,475	112,020	161,820	174,610	187,400	15,620	21,990	28,400	34,300	6,550	8,200	8,460	8,720	3,770	5,940	6,385	6,830
1,500	113,100	163,470	176,400	189,330	15,710	22,210	28,710	34,730	6,590	8,240	8,515	8,790	3,820	6,000	6,445	6,890
1,525	114,280	165,230	178,310	191,390	15,820	22,420	29,030	35,150	6,670	8,350	8,625	8,900	3,870	6,050	6,500	6,950
1,550	115,460	166,990	180,220	193,450	15,930	22,630	29,350	35,570	6,750	8,460	8,735	9,010	3,920	6,100	6,555	7,010
1,575	116,640	168,750	182,130	195,510	16,040	22,840	29,670	35,990	6,830	8,570	8,845	9,120	3,970	6,150	6,610	7,070
1,600	117,830	170,520	184,050	197,570	16,140	23,050	29,970	36,420	6,900	8,660	8,950	9,240	4,010	6,210	6,675	7,140
1,625	118,880	172,090	185,740	199,390	16,330	23,300	30,280	36,790	6,980	8,760	9,055	9,350	4,050	6,260	6,725	7,190
1,650	119,930	173,660	187,440	201,210	16,520	23,550	30,590	37,160	7,060	8,860	9,160	9,460	4,090	6,310	6,775	7,240
1,675	120,980	175,230	189,130	203,030	16,710	23,800	30,900	37,530	7,140	8,960	9,265	9,570	4,130	6,360	6,825	7,290
1,700	122,040	176,810	190,830	204,850	16,880	24,050	31,220	37,900	7,200	9,060	9,370	9,680	4,180	6,400	6,875	7,350
1,725	123,160	178,480	192,640	206,800	16,990	24,260	31,540	38,330	7,270	9,160	9,475	9,790	4,230	6,440	6,920	7,400
1,750	124,280	180,150	194,450	208,750	17,100	24,470	31,860	38,760	7,340	9,260	9,580	9,900	4,280	6,480	6,965	7,450
1,775	125,400	181,820	196,260	210,700	17,210	24,680	32,180	39,190	7,410	9,360	9,685	10,010	4,330	6,520	7,010	7,500
1,800	126,520	183,480	198,070	212,650	17,300	24,900	32,500	39,600	7,480	9,450	9,780	10,110	4,360	6,560	7,050	7,540
1,825	127,660	185,180	199,910	214,640	17,410	25,120	32,820	40,030	7,550	9,540	9,875	10,210	4,400	6,630	7,130	7,630
1,850	128,800	186,880	201,760	216,630	17,520	25,340	33,140	40,460	7,620	9,630	9,970	10,310	4,440	6,700	7,210	7,720
1,875	129,940	188,580	203,600	218,620	17,630	25,560	33,460	40,890	7,690	9,720	10,065	10,410	4,480	6,770	7,290	7,810
1,900	131,060	190,270	205,430	220,590	17,730	25,760	33,780	41,310	7,750	9,820	10,165	10,510	4,500	6,850	7,365	7,880
1,925	132,070	191,780	207,060	222,340	17,920	26,010	34,100	41,690	7,810	9,910	10,260	10,610	4,530	6,920	7,440	7,960
1,950	133,080	193,290	208,690	224,090	18,110	26,260	34,420	42,070	7,870	10,000	10,355	10,710	4,560	6,990	7,515	8,040
1,975	134,090	194,800	210,320	225,840	18,300	26,510	34,740	42,450	7,930	10,090	10,450	10,810	4,590	7,060	7,590	8,120
2,000	135,090	196,290	211,930	227,570	18,480	26,770	35,050	42,810	8,000	10,180	10,540	10,900	4,630	7,130	7,665	8,200
2,050	137,310	199,650	215,570	231,480	18,680	27,160	35,640	43,590	8,130	10,360	10,735	11,110	4,700	7,270	7,815	8,360
2,100	139,530	203,000	219,190	235,380	18,870	27,550	36,220	44,370	8,250	10,540	10,925	11,310	4,760	7,410	7,965	8,520
2,150	141,740	206,340	222,810	239,270	19,070	27,940	36,810	45,160	8,370	10,720	11,115	11,510	4,820	7,550	8,110	8,670

# METAL-POST FRAME HOMES (Continued)

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S.F.	BASE COST				BASEMENT (ADD)				NO HEATING (DEDUCT)				AIR CONDITIONING (ADD)			
	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1/4 BSMT	1/2 BSMT	3/4 BSMT	Full BSMT	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1 Story	1 1/2 Story	1 3/4 Story	2 Story
2,200	143,950	209,680	226,420	243,160	19,260	28,330	37,390	45,940	8,490	10,900	11,300	11,700	4,870	7,680	8,250	8,820
2,250	145,910	212,640	229,610	246,580	19,620	28,800	37,980	46,620	8,610	11,070	11,480	11,890	4,920	7,810	8,390	8,970
2,300	147,860	215,600	232,800	249,990	19,970	29,270	38,560	47,300	8,720	11,240	11,660	12,080	4,970	7,930	8,525	9,120
2,350	149,810	218,560	235,980	253,400	20,330	29,740	39,140	47,980	8,830	11,410	11,840	12,270	5,020	8,060	8,665	9,270
2,400	151,750	221,510	239,160	256,800	20,690	30,210	39,720	48,650	8,930	11,570	12,010	12,450	5,060	8,180	8,795	9,410
2,450	153,880	224,730	242,650	260,560	20,890	30,610	40,320	49,450	9,030	11,730	12,180	12,630	5,140	8,300	8,925	9,550
2,500	156,000	227,950	246,140	264,320	21,080	31,000	40,910	50,240	9,130	11,880	12,340	12,800	5,210	8,420	9,050	9,680
2,550	158,230	231,330	249,800	268,270	21,280	31,400	41,510	51,040	9,240	12,040	12,510	12,980	5,280	8,540	9,175	9,810
2,600	160,450	234,710	253,460	272,210	21,480	31,790	42,100	51,830	9,350	12,200	12,680	13,160	5,340	8,650	9,295	9,940
2,650	162,470	237,800	256,790	275,770	21,840	32,270	42,690	52,520	9,460	12,360	12,845	13,330	5,410	8,760	9,415	10,070
2,700	164,490	240,890	260,110	279,320	22,200	32,740	43,280	53,210	9,560	12,520	13,010	13,500	5,470	8,870	9,530	10,190
2,750	166,500	243,960	263,420	282,870	22,560	33,220	43,870	53,900	9,670	12,670	13,170	13,670	5,540	8,980	9,645	10,310
2,800	168,510	247,030	266,720	286,410	22,910	33,690	44,460	54,590	9,770	12,820	13,325	13,830	5,600	9,080	9,755	10,430
2,850	170,370	249,880	269,780	289,670	23,250	34,120	44,980	55,190	9,870	12,960	13,475	13,990	5,660	9,180	9,865	10,550
2,900	172,220	252,720	272,820	292,920	23,590	34,540	45,500	55,780	9,960	13,100	13,625	14,150	5,720	9,280	9,975	10,670
2,950	174,310	255,910	276,270	296,630	23,770	34,910	46,050	56,510	10,050	13,240	13,775	14,310	5,780	9,380	10,080	10,780
3,000	176,390	259,100	279,720	300,340	23,950	35,270	46,590	57,240	10,140	13,380	13,920	14,460	5,840	9,470	10,180	10,890
3,050	178,540	262,380	283,260	304,140	24,330	35,790	47,250	58,010	10,260	13,560	14,110	14,660	5,890	9,630	10,350	11,070
3,100	180,690	265,650	286,790	307,930	24,710	36,300	47,900	58,780	10,380	13,740	14,300	14,860	5,940	9,790	10,520	11,250
3,150	182,880	269,000	290,410	311,810	24,900	36,670	48,450	59,520	10,500	13,920	14,490	15,060	6,000	9,950	10,695	11,440
3,200	185,070	272,350	294,020	315,690	25,080	37,030	48,990	60,250	10,610	14,100	14,680	15,260	6,050	10,110	10,865	11,620
3,250	187,010	275,330	297,220	319,100	25,420	37,460	49,520	60,850	10,730	14,280	14,870	15,460	6,100	10,270	11,035	11,800
3,300	188,950	278,300	300,410	322,510	25,750	37,890	50,040	61,450	10,840	14,450	15,050	15,650	6,150	10,420	11,200	11,980
3,350	191,130	281,640	304,010	326,380	25,940	38,260	50,590	62,190	10,950	14,620	15,230	15,840	6,200	10,580	11,370	12,160
3,400	193,310	284,980	307,610	330,240	26,120	38,630	51,140	62,920	11,060	14,790	15,410	16,030	6,240	10,740	11,540	12,340
3,450	195,440	288,230	311,130	334,020	26,300	39,000	51,690	63,660	11,170	14,960	15,595	16,230	6,290	10,900	11,715	12,530
3,500	197,560	291,480	314,640	337,790	26,480	39,360	52,240	64,390	11,270	15,130	15,775	16,420	6,330	11,050	11,880	12,710
3,550	199,660	294,700	318,110	341,520	26,670	39,730	52,800	65,130	11,350	15,270	15,925	16,580	6,370	11,210	12,050	12,890
3,600	201,760	297,910	321,580	345,250	26,850	40,100	53,350	65,860	11,430	15,400	16,065	16,730	6,410	11,370	12,220	13,070
3,650	203,660	300,840	324,730	348,610	27,190	40,540	53,880	66,480	11,510	15,540	16,210	16,880	6,470	11,480	12,335	13,190
3,700	205,550	303,760	327,860	351,960	27,530	40,970	54,410	67,090	11,590	15,670	16,350	17,030	6,520	11,580	12,445	13,310
3,750	207,640	306,960	331,320	355,680	27,720	41,340	54,970	67,830	11,660	15,800	16,490	17,180	6,580	11,680	12,555	13,430
3,800	209,720	310,160	334,780	359,400	27,900	41,710	55,520	68,570	11,730	15,920	16,620	17,320	6,630	11,780	12,660	13,540
3,850	211,600	313,080	337,910	362,740	28,240	42,150	56,050	69,180	11,800	16,050	16,755	17,460	6,690	11,880	12,770	13,660
3,900	213,480	315,990	341,040	366,080	28,580	42,580	56,580	69,790	11,870	16,170	16,885	17,600	6,740	11,980	12,875	13,770
3,950	215,560	319,180	344,490	369,790	28,770	42,960	57,140	70,540	11,940	16,290	17,015	17,740	6,790	12,080	12,980	13,880
4,000	217,630	322,360	347,930	373,490	28,950	43,330	57,700	71,280	12,000	16,410	17,145	17,880	6,840	12,170	13,080	13,990
Over (Per S.F.)	54.41	80.59	86.98	93.37	7.24	10.83	14.43	17.82	3.00	4.10	4.29	4.47	1.71	3.04	3.27	3.50



# METAL-WOOD FRAME HOMES

S.F.	BASE COST				BASEMENT (ADD)				NO HEATING (DEDUCT)				AIR CONDITIONING (ADD)			
	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1/4 BSMT	1/2 BSMT	3/4 BSMT	Full BSMT	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1 Story	1 1/2 Story	1 3/4 Story	2 Story
300	54,130	73,040	77,820	82,590	5,660	7,220	8,780	9,190	2,710	3,060	3,120	3,180	3,200	3,200	3,200	3,200
325	55,920	75,620	80,610	85,590	5,900	7,530	9,160	9,620	2,900	3,280	3,345	3,410	3,200	3,200	3,200	3,200
350	57,710	78,200	83,400	88,590	6,140	7,840	9,540	10,050	3,090	3,500	3,570	3,640	3,200	3,200	3,200	3,200
375	59,500	80,780	86,190	91,590	6,380	8,150	9,920	10,480	3,280	3,720	3,795	3,870	3,200	3,200	3,200	3,200
400	61,300	83,360	88,980	94,600	6,630	8,460	10,290	10,890	3,460	3,940	4,020	4,100	3,200	3,200	3,200	3,200
425	63,030	85,880	91,720	97,550	6,860	8,760	10,670	11,310	3,630	4,140	4,225	4,310	3,200	3,200	3,200	3,200
450	64,760	88,400	94,450	100,500	7,090	9,060	11,050	11,730	3,800	4,340	4,430	4,520	3,200	3,200	3,200	3,200
475	66,490	90,920	97,190	103,450	7,320	9,360	11,430	12,150	3,970	4,540	4,635	4,730	3,200	3,200	3,200	3,200
500	68,230	93,450	99,920	106,390	7,530	9,670	11,810	12,580	4,150	4,740	4,840	4,940	3,200	3,200	3,200	3,200
525	69,680	95,610	102,260	108,910	7,730	9,940	12,160	12,970	4,270	4,890	4,995	5,100	3,200	3,200	3,200	3,200
550	71,130	97,770	104,600	111,430	7,930	10,210	12,510	13,360	4,390	5,040	5,150	5,260	3,200	3,200	3,200	3,200
575	72,580	99,930	106,940	113,950	8,130	10,480	12,860	13,750	4,510	5,190	5,305	5,420	3,200	3,200	3,200	3,200
600	74,030	102,080	109,280	116,480	8,310	10,750	13,190	14,130	4,640	5,350	5,465	5,580	3,200	3,200	3,200	3,200
625	75,540	104,290	111,670	119,050	8,500	11,010	13,530	14,520	4,740	5,480	5,600	5,720	3,200	3,200	3,260	3,320
650	77,050	106,500	114,060	121,620	8,690	11,270	13,870	14,910	4,840	5,610	5,735	5,860	3,200	3,200	3,320	3,440
675	78,560	108,710	116,450	124,190	8,880	11,530	14,210	15,300	4,940	5,740	5,870	6,000	3,200	3,200	3,380	3,560
700	80,050	110,900	118,840	126,770	9,050	11,800	14,540	15,680	5,030	5,850	5,985	6,120	3,200	3,200	3,445	3,690
725	81,460	112,980	121,090	129,200	9,230	12,060	14,880	16,080	5,100	5,950	6,090	6,230	3,200	3,310	3,560	3,810
750	82,870	115,060	123,350	131,630	9,410	12,320	15,220	16,480	5,170	6,050	6,195	6,340	3,200	3,420	3,675	3,930
775	84,280	117,140	125,600	134,060	9,590	12,580	15,560	16,880	5,240	6,150	6,300	6,450	3,200	3,530	3,790	4,050
800	85,690	119,210	127,850	136,490	9,780	12,840	15,900	17,260	5,300	6,230	6,385	6,540	3,200	3,630	3,905	4,180
825	86,970	121,120	129,920	138,720	9,940	13,080	16,210	17,630	5,340	6,300	6,460	6,620	3,200	3,730	4,015	4,300
850	88,250	123,030	131,990	140,950	10,100	13,320	16,520	18,000	5,380	6,370	6,535	6,700	3,200	3,830	4,125	4,420
875	89,530	124,940	134,060	143,180	10,260	13,560	16,830	18,370	5,420	6,440	6,610	6,780	3,200	3,930	4,235	4,540
900	90,820	126,840	136,130	145,420	10,410	13,780	17,150	18,730	5,470	6,510	6,680	6,850	3,200	4,040	4,345	4,650
925	92,060	128,700	138,150	147,600	10,560	14,020	17,470	19,110	5,480	6,550	6,725	6,900	3,200	4,140	4,455	4,770
950	93,300	130,560	140,170	149,780	10,710	14,260	17,790	19,490	5,490	6,590	6,770	6,950	3,200	4,240	4,565	4,890
975	94,540	132,420	142,190	151,960	10,860	14,500	18,110	19,870	5,500	6,630	6,815	7,000	3,200	4,340	4,675	5,010
1,000	95,760	134,270	144,210	154,150	11,020	14,720	18,420	20,240	5,520	6,670	6,860	7,050	3,200	4,450	4,780	5,110
1,025	97,070	136,200	146,290	156,380	11,150	14,930	18,700	20,590	5,600	6,770	6,965	7,160	3,200	4,550	4,885	5,220
1,050	98,380	138,130	148,370	158,610	11,280	15,140	18,980	20,940	5,680	6,870	7,070	7,270	3,200	4,650	4,990	5,330
1,075	99,690	140,060	150,450	160,840	11,410	15,350	19,260	21,290	5,760	6,970	7,175	7,380	3,200	4,750	5,095	5,440
1,100	100,980	141,970	152,530	163,080	11,540	15,550	19,550	21,620	5,820	7,080	7,285	7,490	3,200	4,840	5,200	5,560
1,125	102,250	143,840	154,550	165,250	11,670	15,760	19,850	21,980	5,890	7,170	7,380	7,590	3,200	4,940	5,305	5,670
1,150	103,520	145,710	156,570	167,420	11,800	15,970	20,150	22,340	5,960	7,260	7,475	7,690	3,200	5,040	5,410	5,780
1,175	104,790	147,580	158,590	169,590	11,930	16,180	20,450	22,700	6,030	7,350	7,570	7,790	3,200	5,140	5,515	5,890

# METAL-WOOD FRAME HOMES (Continued)

S.F.	BASE COST				BASEMENT (ADD)				NO HEATING (DEDUCT)				AIR CONDITIONING (ADD)			
	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1/4 BSMT	1/2 BSMT	3/4 BSMT	Full BSMT	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1 Story	1 1/2 Story	1 3/4 Story	2 Story
1,200	106,040	149,440	160,600	171,760	12,060	16,400	20,730	23,060	6,080	7,440	7,665	7,890	3,200	5,220	5,610	6,000
1,225	107,290	151,290	162,600	173,910	12,170	16,600	21,010	23,410	6,130	7,520	7,750	7,980	3,260	5,290	5,685	6,080
1,250	108,540	153,140	164,600	176,060	12,280	16,800	21,290	23,760	6,180	7,600	7,835	8,070	3,320	5,360	5,760	6,160
1,275	109,790	154,990	166,600	178,210	12,390	17,000	21,570	24,110	6,230	7,680	7,920	8,160	3,380	5,430	5,835	6,240
1,300	111,020	156,820	168,590	180,350	12,510	17,180	21,840	24,450	6,290	7,750	7,995	8,240	3,420	5,500	5,910	6,320
1,325	112,230	158,610	170,520	182,430	12,630	17,380	22,130	24,820	6,330	7,820	8,070	8,320	3,470	5,570	5,985	6,400
1,350	113,440	160,400	172,460	184,510	12,750	17,580	22,420	25,190	6,370	7,890	8,145	8,400	3,520	5,640	6,060	6,480
1,375	114,650	162,190	174,390	186,590	12,870	17,780	22,710	25,560	6,410	7,960	8,220	8,480	3,570	5,710	6,135	6,560
1,400	115,840	163,970	176,320	188,670	12,980	17,990	23,000	25,920	6,460	8,020	8,280	8,540	3,620	5,760	6,190	6,620
1,425	117,010	165,700	178,200	190,690	13,080	18,180	23,280	26,270	6,490	8,080	8,340	8,600	3,670	5,820	6,255	6,690
1,450	118,180	167,430	180,070	192,710	13,180	18,370	23,560	26,620	6,520	8,140	8,400	8,660	3,720	5,880	6,320	6,760
1,475	119,350	169,160	181,950	194,730	13,280	18,560	23,840	26,970	6,550	8,200	8,460	8,720	3,770	5,940	6,385	6,830
1,500	120,500	170,870	183,810	196,740	13,370	18,740	24,100	27,330	6,590	8,240	8,515	8,790	3,820	6,000	6,445	6,890
1,525	121,750	172,710	185,790	198,870	13,460	18,920	24,370	27,680	6,670	8,350	8,625	8,900	3,870	6,050	6,500	6,950
1,550	123,000	174,550	187,780	201,000	13,550	19,100	24,640	28,030	6,750	8,460	8,735	9,010	3,920	6,100	6,555	7,010
1,575	124,250	176,390	189,760	203,130	13,640	19,280	24,910	28,380	6,830	8,570	8,845	9,120	3,970	6,150	6,610	7,070
1,600	125,510	178,210	191,740	205,260	13,740	19,460	25,190	28,740	6,900	8,660	8,950	9,240	4,010	6,210	6,675	7,140
1,625	126,610	179,830	193,480	207,130	13,820	19,620	25,430	29,060	6,980	8,760	9,055	9,350	4,050	6,260	6,725	7,190
1,650	127,710	181,450	195,230	209,000	13,900	19,780	25,670	29,380	7,060	8,860	9,160	9,460	4,090	6,310	6,775	7,240
1,675	128,810	183,070	196,970	210,870	13,980	19,940	25,910	29,700	7,140	8,960	9,265	9,570	4,130	6,360	6,825	7,290
1,700	129,910	184,690	198,710	212,720	14,040	20,090	26,150	30,030	7,200	9,060	9,370	9,680	4,180	6,400	6,875	7,350
1,725	131,100	186,430	200,590	214,740	14,120	20,260	26,420	30,390	7,270	9,160	9,475	9,790	4,230	6,440	6,920	7,400
1,750	132,290	188,170	202,470	216,760	14,200	20,430	26,690	30,750	7,340	9,260	9,580	9,900	4,280	6,480	6,965	7,450
1,775	133,480	189,910	204,350	218,780	14,280	20,600	26,960	31,110	7,410	9,360	9,685	10,010	4,330	6,520	7,010	7,500
1,800	134,670	191,630	206,220	220,800	14,340	20,770	27,210	31,450	7,480	9,450	9,780	10,110	4,360	6,560	7,050	7,540
1,825	135,880	193,400	208,130	222,860	14,410	20,940	27,470	31,810	7,550	9,540	9,875	10,210	4,400	6,630	7,130	7,630
1,850	137,090	195,170	210,050	224,920	14,480	21,110	27,730	32,170	7,620	9,630	9,970	10,310	4,440	6,700	7,210	7,720
1,875	138,300	196,940	211,960	226,980	14,550	21,280	27,990	32,530	7,690	9,720	10,065	10,410	4,480	6,770	7,290	7,810
1,900	139,500	198,700	213,860	229,020	14,600	21,430	28,260	32,870	7,750	9,820	10,165	10,510	4,500	6,850	7,365	7,880
1,925	140,550	200,250	215,530	230,810	14,660	21,580	28,500	33,200	7,810	9,910	10,260	10,610	4,530	6,920	7,440	7,960
1,950	141,600	201,800	217,200	232,600	14,720	21,730	28,740	33,530	7,870	10,000	10,355	10,710	4,560	6,990	7,515	8,040
1,975	142,650	203,350	218,870	234,390	14,780	21,880	28,980	33,860	7,930	10,090	10,450	10,810	4,590	7,060	7,590	8,120
2,000	143,710	204,910	220,550	236,190	14,820	22,020	29,210	34,190	8,000	10,180	10,540	10,900	4,630	7,130	7,665	8,200
2,050	146,050	208,380	224,300	240,210	15,080	22,420	29,760	34,850	8,130	10,360	10,735	11,110	4,700	7,270	7,815	8,360
2,100	148,390	211,850	228,040	244,230	15,340	22,820	30,310	35,510	8,250	10,540	10,925	11,310	4,760	7,410	7,965	8,520
2,150	150,720	215,310	231,780	248,240	15,600	23,230	30,860	36,180	8,370	10,720	11,115	11,510	4,820	7,550	8,110	8,670

# METAL-WOOD FRAME HOMES (Continued)

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S.F.	BASE COST				BASEMENT (ADD)				NO HEATING (DEDUCT)				AIR CONDITIONING (ADD)			
	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1/4 BSMT	1/2 BSMT	3/4 BSMT	Full BSMT	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1 Story	1 1/2 Story	1 3/4 Story	2 Story
2,200	153,040	218,770	235,510	252,250	15,860	23,630	31,410	36,850	8,490	10,900	11,300	11,700	4,870	7,680	8,250	8,820
2,250	155,070	221,800	238,770	255,740	16,110	24,010	31,920	37,460	8,610	11,070	11,480	11,890	4,920	7,810	8,390	8,970
2,300	157,090	224,830	242,030	259,220	16,350	24,390	32,430	38,070	8,720	11,240	11,660	12,080	4,970	7,930	8,525	9,120
2,350	159,110	227,860	245,280	262,700	16,600	24,770	32,940	38,680	8,830	11,410	11,840	12,270	5,020	8,060	8,665	9,270
2,400	161,120	230,880	248,530	266,170	16,840	25,140	33,440	39,280	8,930	11,570	12,010	12,450	5,060	8,180	8,795	9,410
2,450	163,360	234,220	252,140	270,050	17,090	25,550	34,000	39,960	9,030	11,730	12,180	12,630	5,140	8,300	8,925	9,550
2,500	165,600	237,560	255,750	273,930	17,340	25,950	34,560	40,640	9,130	11,880	12,340	12,800	5,210	8,420	9,050	9,680
2,550	167,950	241,060	259,530	277,990	17,590	26,350	35,120	41,320	9,240	12,040	12,510	12,980	5,280	8,540	9,175	9,810
2,600	170,290	244,550	263,300	282,040	17,840	26,750	35,670	41,990	9,350	12,200	12,680	13,160	5,340	8,650	9,295	9,940
2,650	172,380	247,710	266,690	285,670	18,080	27,130	36,180	42,610	9,460	12,360	12,845	13,330	5,410	8,760	9,415	10,070
2,700	174,470	250,860	270,080	289,300	18,320	27,500	36,690	43,230	9,560	12,520	13,010	13,500	5,470	8,870	9,530	10,190
2,750	176,550	254,010	273,470	292,920	18,560	27,880	37,200	43,850	9,670	12,670	13,170	13,670	5,540	8,980	9,645	10,310
2,800	178,630	257,150	276,840	296,530	18,790	28,250	37,710	44,470	9,770	12,820	13,325	13,830	5,600	9,080	9,755	10,430
2,850	180,530	260,040	279,940	299,840	19,000	28,580	38,160	45,020	9,870	12,960	13,475	13,990	5,660	9,180	9,865	10,550
2,900	182,430	262,930	283,040	303,140	19,200	28,910	38,610	45,570	9,960	13,100	13,625	14,150	5,720	9,280	9,975	10,670
2,950	184,610	266,220	286,580	306,940	19,430	29,280	39,130	46,210	10,050	13,240	13,775	14,310	5,780	9,380	10,080	10,780
3,000	186,790	269,500	290,120	310,740	19,650	29,650	39,650	46,840	10,140	13,380	13,920	14,460	5,840	9,470	10,180	10,890
3,050	189,040	272,870	293,750	314,630	19,900	30,050	40,200	47,520	10,260	13,560	14,110	14,660	5,890	9,630	10,350	11,070
3,100	191,280	276,240	297,380	318,510	20,140	30,440	40,750	48,200	10,380	13,740	14,300	14,860	5,940	9,790	10,520	11,250
3,150	193,560	279,680	301,090	322,490	20,360	30,810	41,270	48,840	10,500	13,920	14,490	15,060	6,000	9,950	10,695	11,440
3,200	195,840	283,120	304,790	326,460	20,570	31,180	41,790	49,470	10,610	14,100	14,680	15,260	6,050	10,110	10,865	11,620
3,250	197,830	286,150	308,040	329,920	20,770	31,510	42,240	50,030	10,730	14,280	14,870	15,460	6,100	10,270	11,035	11,800
3,300	199,820	289,170	311,280	333,380	20,970	31,830	42,690	50,580	10,840	14,450	15,050	15,650	6,150	10,420	11,200	11,980
3,350	202,090	292,600	314,970	337,340	21,180	32,200	43,210	51,230	10,950	14,620	15,230	15,840	6,200	10,580	11,370	12,160
3,400	204,360	296,030	318,670	341,300	21,390	32,560	43,730	51,870	11,060	14,790	15,410	16,030	6,240	10,740	11,540	12,340
3,450	206,580	299,380	322,280	345,170	21,600	32,920	44,240	52,510	11,170	14,960	15,595	16,230	6,290	10,900	11,715	12,530
3,500	208,800	302,720	325,880	349,030	21,810	33,280	44,750	53,140	11,270	15,130	15,775	16,420	6,330	11,050	11,880	12,710
3,550	211,000	306,030	329,450	352,860	22,020	33,640	45,270	53,790	11,350	15,270	15,925	16,580	6,370	11,210	12,050	12,890
3,600	213,190	309,340	333,020	356,690	22,220	34,000	45,780	54,430	11,430	15,400	16,065	16,730	6,410	11,370	12,220	13,070
3,650	215,140	312,320	336,210	360,090	22,410	34,330	46,240	55,000	11,510	15,540	16,210	16,880	6,470	11,480	12,335	13,190
3,700	217,080	315,290	339,390	363,490	22,600	34,650	46,690	55,560	11,590	15,670	16,350	17,030	6,520	11,580	12,445	13,310
3,750	219,260	318,590	342,950	367,300	22,810	35,010	47,210	56,210	11,660	15,800	16,490	17,180	6,580	11,680	12,555	13,430
3,800	221,430	321,880	346,500	371,110	23,010	35,370	47,730	56,860	11,730	15,920	16,620	17,320	6,630	11,780	12,660	13,540
3,850	223,360	324,840	349,670	374,500	23,190	35,690	48,180	57,430	11,800	16,050	16,755	17,460	6,690	11,880	12,770	13,660
3,900	225,290	327,790	352,840	377,890	23,370	36,000	48,630	57,990	11,870	16,170	16,885	17,600	6,740	11,980	12,875	13,770
3,950	227,460	331,070	356,380	381,690	23,570	36,360	49,150	58,640	11,940	16,290	17,015	17,740	6,790	12,080	12,980	13,880
4,000	229,620	334,350	359,920	385,480	23,760	36,710	49,660	59,280	12,000	16,410	17,145	17,880	6,840	12,170	13,080	13,990
Over (Per S.F.)	57.41	83.59	89.98	96.37	5.94	9.18	12.42	14.82	3.00	4.10	4.29	4.47	1.71	3.04	3.27	3.50

# BERMED AND EARTH HOMES

S.F.	1 Story Bermed	1 Story Earth	No Heating (Deduct)	Air Cond (Add)	¼ BSMT (Add)	½ BSMT (Add)	¾ BSMT (Add)	Full BSMT
600	\$80,650	\$95,800	\$4,640	\$3,200	\$8,310	\$10,750	\$13,190	\$14,130
625	82,320	97,960	4,740	3,200	8,500	11,010	13,530	14,520
650	83,990	100,120	4,840	3,200	8,690	11,270	13,870	14,910
675	85,660	102,280	4,940	3,200	8,880	11,530	14,210	15,300
700	87,330	104,420	5,030	3,200	9,050	11,800	14,540	15,680
725	88,930	106,540	5,100	3,200	9,230	12,060	14,880	16,080
750	90,530	108,660	5,170	3,200	9,410	12,320	15,220	16,480
775	92,130	110,780	5,240	3,200	9,590	12,580	15,560	16,880
800	93,710	112,890	5,300	3,200	9,780	12,840	15,900	17,260
825	95,160	114,820	5,340	3,200	9,940	13,080	16,210	17,630
850	96,610	116,750	5,380	3,200	10,100	13,320	16,520	18,000
875	98,060	118,680	5,420	3,200	10,260	13,560	16,830	18,370
900	99,490	120,620	5,470	3,200	10,410	13,780	17,150	18,730
925	100,900	122,530	5,480	3,200	10,560	14,020	17,470	19,110
950	102,310	124,440	5,490	3,200	10,710	14,260	17,790	19,490
975	103,720	126,350	5,500	3,200	10,860	14,500	18,110	19,870
1,000	105,110	128,260	5,520	3,200	11,020	14,720	18,420	20,240
1,025	106,570	130,190	5,600	3,200	11,150	14,930	18,700	20,590
1,050	108,030	132,120	5,680	3,200	11,280	15,140	18,980	20,940
1,075	109,490	134,050	5,760	3,200	11,410	15,350	19,260	21,290
1,100	110,930	135,960	5,820	3,200	11,540	15,550	19,550	21,620
1,125	112,360	137,900	5,890	3,200	11,670	15,760	19,850	21,980
1,150	113,790	139,840	5,960	3,200	11,800	15,970	20,150	22,340
1,175	115,220	141,780	6,030	3,200	11,930	16,180	20,450	22,700
1,200	116,650	143,700	6,080	3,200	12,060	16,400	20,730	23,060
1,225	118,050	145,570	6,130	3,260	12,170	16,600	21,010	23,410
1,250	119,450	147,440	6,180	3,320	12,280	16,800	21,290	23,760
1,275	120,850	149,310	6,230	3,380	12,390	17,000	21,570	24,110
1,300	122,230	151,160	6,290	3,420	12,510	17,180	21,840	24,450
1,325	123,600	153,040	6,330	3,470	12,630	17,380	22,130	24,820
1,350	124,970	154,920	6,370	3,520	12,750	17,580	22,420	25,190
1,375	126,340	156,800	6,410	3,570	12,870	17,780	22,710	25,560
1,400	127,720	158,660	6,460	3,620	12,980	17,990	23,000	25,920
1,425	129,040	160,440	6,490	3,670	13,080	18,180	23,280	26,270
1,450	130,360	162,220	6,520	3,720	13,180	18,370	23,560	26,620
1,475	131,680	164,000	6,550	3,770	13,280	18,560	23,840	26,970



## BERMED AND EARTH HOMES (Continued)

S.F.	1 Story Bermed	1 Story Earth	No Heating (Deduct)	Air Cond (Add)	¼ BSMT (Add)	½ BSMT (Add)	¾ BSMT (Add)	Full BSMT
1,500	\$132,980	\$165,790	\$6,590	\$3,820	\$13,370	\$18,740	\$24,100	\$27,330
1,525	134,380	167,660	6,670	3,870	13,460	18,920	24,370	27,680
1,550	135,780	169,530	6,750	3,920	13,550	19,100	24,640	28,030
1,575	137,180	171,400	6,830	3,970	13,640	19,280	24,910	28,380
1,600	138,580	173,270	6,900	4,010	13,740	19,460	25,190	28,740
1,625	139,830	175,010	6,980	4,050	13,820	19,620	25,430	29,060
1,650	141,080	176,750	7,060	4,090	13,900	19,780	25,670	29,380
1,675	142,330	178,490	7,140	4,130	13,980	19,940	25,910	29,700
1,700	143,580	180,220	7,200	4,180	14,040	20,090	26,150	30,030
1,725	144,920	182,030	7,270	4,230	14,120	20,260	26,420	30,390
1,750	146,260	183,840	7,340	4,280	14,200	20,430	26,690	30,750
1,775	147,600	185,650	7,410	4,330	14,280	20,600	26,960	31,110
1,800	148,940	187,450	7,480	4,360	14,340	20,770	27,210	31,450
1,825	150,290	189,280	7,550	4,400	14,410	20,940	27,470	31,810
1,850	151,640	191,110	7,620	4,440	14,480	21,110	27,730	32,170
1,875	152,990	192,940	7,690	4,480	14,550	21,280	27,990	32,530
1,900	154,350	194,750	7,750	4,500	14,600	21,430	28,260	32,870
1,925	155,560	196,440	7,810	4,530	14,660	21,580	28,500	33,200
1,950	156,770	198,130	7,870	4,560	14,720	21,730	28,740	33,530
1,975	157,980	199,820	7,930	4,590	14,780	21,880	28,980	33,860
2,000	159,170	201,510	8,000	4,630	14,820	22,020	29,210	34,190
2,050	161,800	205,080	8,130	4,700	15,080	22,420	29,760	34,850
2,100	164,420	208,640	8,250	4,760	15,340	22,820	30,310	35,510
2,150	167,020	212,140	8,370	4,820	15,600	23,230	30,860	36,180
2,200	169,620	215,640	8,490	4,870	15,860	23,630	31,410	36,850
2,250	171,940	218,930	8,610	4,920	16,110	24,010	31,920	37,460
2,300	174,250	222,220	8,720	4,970	16,350	24,390	32,430	38,070
2,350	176,540	225,450	8,830	5,020	16,600	24,770	32,940	38,680
2,400	178,820	228,670	8,930	5,060	16,840	25,140	33,440	39,280
2,450	181,350	232,140	9,030	5,140	17,090	25,550	34,000	39,960
2,500	183,880	235,610	9,130	5,210	17,340	25,950	34,560	40,640
2,550	186,500	239,130	9,240	5,280	17,590	26,350	35,120	41,320
2,600	189,110	242,650	9,350	5,340	17,840	26,750	35,670	41,990
2,650	191,490	246,010	9,460	5,410	18,080	27,130	36,180	42,610
2,700	193,870	249,360	9,560	5,470	18,320	27,500	36,690	43,230
2,750	196,230	252,650	9,670	5,540	18,560	27,880	37,200	43,850

## BERMED AND EARTH HOMES (Continued)

S.F.	1 Story Bermed	1 Story Earth	No Heating (Deduct)	Air Cond (Add)	¼ BSMT (Add)	½ BSMT (Add)	¾ BSMT (Add)	Full BSMT
2,800	\$198,580	\$255,940	\$9,770	\$5,600	\$18,790	\$28,250	\$37,710	\$44,470
2,850	200,750	259,040	9,870	5,660	19,000	28,580	38,160	45,020
2,900	202,910	262,140	9,960	5,720	19,200	28,910	38,610	45,570
2,950	205,350	265,490	10,050	5,780	19,430	29,280	39,130	46,210
3,000	207,790	268,830	10,140	5,840	19,650	29,650	39,650	46,840
3,050	210,330	272,350	10,260	5,890	19,900	30,050	40,200	47,520
3,100	212,870	275,860	10,380	5,940	20,140	30,440	40,750	48,200
3,150	215,420	279,310	10,500	6,000	20,360	30,810	41,270	48,840
3,200	217,970	282,760	10,610	6,050	20,570	31,180	41,790	49,470
3,250	220,220	285,960	10,730	6,100	20,770	31,510	42,240	50,030
3,300	222,470	289,150	10,840	6,150	20,970	31,830	42,690	50,580
3,350	225,010	292,590	10,950	6,200	21,180	32,200	43,210	51,230
3,400	227,540	296,020	11,060	6,240	21,390	32,560	43,730	51,870
3,450	230,030	299,410	11,170	6,290	21,600	32,920	44,240	52,510
3,500	232,510	302,790	11,270	6,330	21,810	33,280	44,750	53,140
3,550	234,970	306,150	11,350	6,370	22,020	33,640	45,270	53,790
3,600	237,420	309,510	11,430	6,410	22,220	34,000	45,780	54,430
Over (Per S.F.)	65.95	85.98	3.18	1.78	6.17	9.44	12.72	15.12

# ATTICS (ABOVE MAIN AREA)

S.F. (of main)	Floor & Stairs	¼ Finish	½ Finish	¾ Finish	Full Finish
300	\$2,550	\$6,450	\$7,790	\$9,140	\$10,480
325	2,650	6,650	8,070	9,500	10,920
350	2,750	6,850	8,350	9,860	11,360
375	2,850	7,050	8,630	10,220	11,800
400	2,950	7,250	8,910	10,580	12,240
425	3,050	7,450	9,200	10,950	12,690
450	3,150	7,650	9,490	11,320	13,140
475	3,250	7,850	9,780	11,690	13,590
500	3,360	8,060	10,050	12,040	14,030
525	3,460	8,250	10,310	12,380	14,440
550	3,560	8,440	10,570	12,720	14,850
575	3,660	8,630	10,830	13,060	15,260
600	3,760	8,810	11,100	13,390	15,680
625	3,860	9,000	11,360	13,730	16,090
650	3,960	9,190	11,620	14,070	16,500
675	4,060	9,380	11,880	14,410	16,910
700	4,170	9,560	12,150	14,740	17,330
725	4,270	9,740	12,400	15,060	17,720
750	4,370	9,920	12,650	15,380	18,110
775	4,470	10,100	12,900	15,700	18,500
800	4,570	10,260	13,130	16,000	18,870
825	4,670	10,430	13,370	16,300	19,240
850	4,770	10,600	13,610	16,600	19,610
875	4,870	10,770	13,850	16,900	19,980
900	4,980	10,930	14,070	17,210	20,360
925	5,080	11,100	14,310	17,510	20,730
950	5,180	11,270	14,550	17,810	21,100
975	5,280	11,440	14,790	18,110	21,470
1,000	5,380	11,600	15,010	18,420	21,830
1,025	5,480	11,780	15,260	18,740	22,220
1,050	5,580	11,960	15,510	19,060	22,610
1,075	5,680	12,140	15,760	19,380	23,000
1,100	5,790	12,300	15,990	19,680	23,370
1,125	5,890	12,470	16,230	19,980	23,740
1,150	5,990	12,640	16,470	20,280	24,110
1,175	6,090	12,810	16,710	20,580	24,480
1,200	6,190	12,970	16,930	20,890	24,840
1,225	6,290	13,140	17,170	21,190	25,210
1,250	6,390	13,310	17,410	21,490	25,580
1,275	6,490	13,480	17,650	21,790	25,950
1,300	6,600	13,640	17,870	22,090	26,320
1,325	6,700	13,800	18,100	22,380	26,680
1,350	6,800	13,960	18,330	22,670	27,040
1,375	6,900	14,120	18,560	22,960	27,400
1,400	7,000	14,290	18,770	23,250	27,740
1,425	7,100	14,450	18,990	23,530	28,080
1,450	7,200	14,610	19,210	23,810	28,420
1,475	7,300	14,770	19,430	24,090	28,760

## ATTICS (ABOVE MAIN AREA) (Continued)

S.F. (of main)	Floor & Stairs	¼ Finish	½ Finish	¾ Finish	Full Finish
1,500	\$7,410	\$14,910	\$19,640	\$24,370	\$29,100
1,525	7,510	15,070	19,870	24,660	29,460
1,550	7,610	15,230	20,100	24,950	29,820
1,575	7,710	15,390	20,330	25,240	30,180
1,600	7,810	15,550	20,540	25,530	30,520
1,625	7,910	15,710	20,760	25,810	30,860
1,650	8,010	15,870	20,980	26,090	31,200
1,675	8,110	16,030	21,200	26,370	31,540
1,700	8,220	16,180	21,410	26,650	31,890
1,725	8,320	16,330	21,620	26,920	32,220
1,750	8,420	16,480	21,830	27,190	32,550
1,775	8,520	16,630	22,040	27,460	32,880
1,800	8,620	16,770	22,250	27,730	33,210
1,825	8,720	16,930	22,470	28,010	33,550
1,850	8,820	17,090	22,690	28,290	33,890
1,875	8,920	17,250	22,910	28,570	34,230
1,900	9,030	17,390	23,120	28,840	34,570
1,925	9,130	17,540	23,330	29,110	34,900
1,950	9,230	17,690	23,540	29,380	35,230
1,975	9,330	17,840	23,750	29,650	35,560
2,000	9,430	17,990	23,950	29,910	35,880
2,050	9,640	18,320	24,410	30,500	36,600
2,100	9,840	18,640	24,870	31,090	37,320
2,150	10,040	18,970	25,330	31,680	38,040
2,200	10,240	19,300	25,780	32,270	38,750
2,250	10,450	19,620	26,220	32,840	39,450
2,300	10,650	19,930	26,660	33,400	40,140
2,350	10,850	20,250	27,110	33,970	40,840
2,400	11,050	20,560	27,550	34,540	41,530
2,450	11,260	20,880	27,990	35,110	42,220
2,500	11,460	21,190	28,430	35,670	42,910
2,550	11,660	21,530	28,900	36,280	43,650
2,600	11,860	21,860	29,370	36,880	44,390
2,650	12,070	22,200	29,840	37,480	45,130
2,700	12,270	22,530	30,300	38,080	45,860
2,750	12,470	22,860	30,770	38,690	46,600
2,800	12,670	23,190	31,240	39,290	47,330
2,850	12,880	23,520	31,690	39,870	48,040
2,900	13,080	23,840	32,140	40,450	48,750
2,950	13,280	24,180	32,610	41,050	49,490
3,000	13,480	24,510	33,080	41,650	50,220
3,050	13,690	24,850	33,560	42,260	50,970
3,100	13,890	25,190	34,030	42,870	51,710
3,150	14,090	25,540	34,520	43,500	52,480
3,200	14,290	25,890	35,010	44,130	53,250
3,250	14,500	26,230	35,490	44,740	54,000
3,300	14,700	26,560	35,960	45,350	54,750
3,350	14,900	26,920	36,450	45,990	55,520



## ATTICS (ABOVE MAIN AREA) (Continued)

S.F. (of main)	Floor & Stairs	¼ Finish	½ Finish	¾ Finish	Full Finish
3,400	\$15,100	\$27,270	\$36,940	\$46,620	\$56,290
3,450	15,310	27,610	37,420	47,230	57,040
3,500	15,510	27,950	37,890	47,840	57,780
3,550	15,710	28,290	38,360	48,450	58,530
3,600	15,910	28,620	38,830	49,050	59,270
3,650	16,120	28,960	39,310	49,660	60,010
3,700	16,320	29,290	39,780	50,260	60,750
3,750	16,520	29,630	40,250	50,870	61,490
3,800	16,720	29,970	40,720	51,470	62,230
3,850	16,930	30,310	41,190	52,080	62,970
3,900	17,130	30,640	41,660	52,690	63,710
3,950	17,330	30,980	42,140	53,300	64,450
4,000	17,530	31,310	42,610	53,900	65,190
Over (Per S.F.)	4.38	7.83	10.65	13.48	16.30

## PORCHES

S.F.	Frame Porches		Brick Porches		Log Porches		Enclosures	Basement	Concrete Stoops/Decks	
	1 Story	2 Story	1 Story	2 Story	1 Story	2 Story	(Add)	(Add)	Plain	w/ Rail
5	\$385	\$525	\$560	\$880	\$475	\$710	\$130	\$70	\$390	\$515
10	770	1,050	1,120	1,760	950	1,420	260	140	780	1,030
20	1,460	2,000	2,120	3,320	1,810	2,690	510	280	1,090	1,380
30	2,080	2,860	2,990	4,680	2,550	3,820	760	420	1,360	1,730
40	2,620	3,630	3,730	5,850	3,200	4,790	1,010	560	1,630	2,000
50	3,080	4,300	4,340	6,830	3,740	5,620	1,260	700	1,900	2,270
60	3,470	4,870	4,830	7,600	4,180	6,300	1,470	840	2,050	2,500
70	3,770	5,350	5,190	8,190	4,520	6,840	1,700	970	2,210	2,730
80	4,010	5,730	5,430	8,570	4,750	7,220	1,940	1,110	2,370	2,960
90	4,160	6,020	5,530	8,760	4,880	7,460	2,190	1,250	2,530	3,200
100	4,240	6,220	5,510	8,760	4,910	7,550	2,430	1,390	2,690	3,430
125	5,080	7,490	6,520	10,380	5,830	9,000	2,880	1,760	—	—
150	5,820	8,660	7,380	11,770	6,640	10,280	3,330	2,120	—	—
175	6,480	9,710	8,090	12,920	7,320	11,390	3,710	2,490	—	—
200	7,260	10,920	9,000	14,400	8,170	12,740	4,120	2,860	—	—
225	8,010	12,080	9,860	15,790	8,980	14,020	4,540	3,210	—	—
250	8,720	13,200	10,660	17,090	9,730	15,240	4,730	3,560	—	—
Over (Per S.F.)	34.35	52.16	41.75	66.98	38.23	59.93	18.92	14.23	26.90	34.30

Three season porches should be priced as one story frame additions with a deduction of \$3.50 P.S.F. for no heat.

# ADDITIONS

S.F.	*1 Story					**1 Story (High Ceilings)					Add for			Air Cond.
	Frame	Brick	Log	Metal Post Frame	Metal WD Frame	Frame	Brick	Log	Metal Post Frame	Metal WD Frame	BSMT	BSMT (Post Frame)	Attic	1 Story
5	\$570	\$610	\$640	\$510	\$530	\$750	\$850	\$910	\$670	\$700	\$70	\$90	\$70	\$10
10	1,130	1,220	1,270	1,020	1,050	1,490	1,690	1,820	1,340	1,390	140	170	140	20
20	2,200	2,370	2,470	1,910	2,040	2,880	3,270	3,500	2,470	2,680	280	410	280	40
30	3,090	3,330	3,480	2,680	2,870	3,980	4,530	4,860	3,390	3,700	420	610	420	70
40	3,840	4,150	4,330	3,320	3,570	4,870	5,550	5,960	4,110	4,520	560	810	560	90
50	4,460	4,810	5,020	3,990	4,150	5,540	6,330	6,810	4,880	5,140	700	860	700	110
60	4,940	5,330	5,560	4,400	4,590	5,980	6,860	7,390	5,230	5,540	840	1,030	830	130
70	5,530	5,960	6,220	4,690	4,920	6,590	7,580	8,170	5,370	5,750	970	1,200	970	150
80	6,040	6,510	6,800	5,310	5,570	7,100	8,170	8,820	6,050	6,490	1,110	1,370	1,110	180
90	6,670	7,190	7,510	5,910	6,210	7,780	8,970	9,680	6,720	7,200	1,250	1,550	1,240	200
100	7,280	7,850	8,190	6,500	6,830	8,430	9,720	10,500	7,360	7,890	1,390	1,720	1,370	220
125	8,900	9,600	10,020	8,030	8,430	10,270	11,850	12,810	9,080	9,730	1,760	2,160	1,710	270
150	10,560	11,390	11,890	9,520	10,000	12,160	14,040	15,180	10,740	11,520	2,120	2,600	2,040	320
175	12,180	13,140	13,720	10,980	11,530	14,000	16,170	17,490	12,350	13,250	2,490	3,040	2,360	370
200	13,770	14,860	15,520	12,410	13,030	15,780	18,250	19,730	13,920	14,930	2,860	3,480	2,680	420
225	15,430	16,650	17,390	13,750	14,440	17,810	20,540	22,190	15,490	16,620	3,210	3,900	3,000	470
250	16,910	18,260	19,070	15,070	15,820	19,570	22,540	24,320	17,020	18,250	3,560	4,310	3,310	520
275	18,550	20,030	20,930	16,530	17,350	21,580	24,800	26,750	18,770	20,130	3,910	4,730	3,620	570
300	19,990	21,590	22,550	17,790	18,680	23,260	26,710	28,790	20,220	21,690	4,270	5,160	3,930	620
325	21,700	23,430	24,480	19,320	20,290	25,140	28,850	31,080	21,860	23,450	4,620	5,590	4,230	670
350	23,170	25,020	26,130	20,630	21,660	26,640	30,570	32,940	23,130	24,830	4,970	6,000	4,540	720
375	24,870	26,840	28,040	22,130	23,240	28,490	32,680	35,200	24,740	26,560	5,330	6,440	4,840	760
400	26,290	28,370	29,630	23,640	24,820	29,920	34,310	36,960	26,360	28,290	5,680	6,860	5,140	810
425	27,780	29,950	31,260	24,710	25,950	31,760	36,410	39,210	27,550	29,570	6,000	7,240	5,430	850
450	29,260	31,520	32,890	26,030	27,340	33,600	38,500	41,460	29,150	31,290	6,320	7,630	5,720	900
475	30,440	32,760	34,160	27,360	28,720	34,930	40,030	43,110	30,750	33,010	6,640	8,000	6,010	940
500	31,910	34,320	35,770	28,370	29,790	36,740	42,100	45,330	31,840	34,190	6,970	8,390	6,300	980
525	33,510	36,050	37,580	29,790	31,280	38,560	44,170	47,550	33,420	35,880	7,320	8,810	6,580	1,030
550	34,750	37,390	38,980	31,220	32,780	39,780	45,580	49,070	34,990	37,570	7,680	9,240	6,860	1,070
575	36,330	39,100	40,770	32,280	33,900	41,570	47,620	51,260	35,990	38,640	8,030	9,650	7,140	1,120
600	37,520	40,380	42,110	33,690	35,380	42,720	48,940	52,700	37,540	40,310	8,390	10,080	7,420	1,160
Over (Per S.F.)	62.53	67.30	70.19	56.15	58.96	71.20	81.57	87.83	62.57	67.18	14.03	16.83	12.17	1.90

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\*1 story additions are additions with an average ceiling height less than 12'.

\*\*1 story high ceilings additions are additions with an average ceiling height of 12' or greater.

## ADDITIONS (Continued)

S.F.	1 ½ Story					2 Story					Add for BSMT	Add for BSMT (Post Frame)	Add for Attic	Air Cond.
	Frame	Brick	Log	Metal Post Frame	Metal WD Frame	Frame	Brick	Log	Metal Post Frame	Metal WD Frame				1 ½ & 2 Story
5	\$800	\$870	\$920	\$730	\$750	\$910	\$1,010	\$1,070	\$830	\$860	\$70	\$90	\$70	\$20
10	1,590	1,750	1,840	1,460	1,500	1,820	2,020	2,140	1,660	1,720	140	170	140	40
20	3,090	3,390	3,560	2,730	2,910	3,520	3,910	4,150	3,120	3,330	280	410	280	80
30	4,350	4,760	5,010	3,820	4,090	4,960	5,500	5,840	4,370	4,680	420	610	420	120
40	5,410	5,930	6,240	4,730	5,090	6,170	6,850	7,260	5,410	5,820	560	810	560	160
50	6,280	6,880	7,240	5,690	5,910	7,160	7,950	8,430	6,500	6,760	700	860	700	210
60	6,950	7,620	8,020	6,280	6,550	7,930	8,810	9,340	7,170	7,490	840	1,030	830	250
70	7,770	8,520	8,970	6,690	7,020	8,870	9,850	10,440	7,640	8,020	970	1,200	970	290
80	8,500	9,310	9,800	7,570	7,950	9,690	10,760	11,410	8,650	9,080	1,110	1,370	1,110	330
90	9,390	10,280	10,830	8,430	8,850	10,700	11,890	12,610	9,640	10,120	1,250	1,550	1,240	370
100	10,240	11,220	11,810	9,280	9,740	11,670	12,970	13,750	10,600	11,130	1,390	1,720	1,370	410
125	12,510	13,720	14,440	11,450	12,020	14,280	15,860	16,820	13,090	13,740	1,760	2,160	1,710	510
150	14,840	16,270	17,130	13,570	14,250	16,930	18,820	19,960	15,520	16,290	2,120	2,600	2,040	620
175	17,120	18,770	19,760	15,650	16,430	19,540	21,720	23,030	17,900	18,790	2,490	3,040	2,360	720
200	19,350	21,220	22,340	17,680	18,560	22,090	24,550	26,040	20,220	21,240	2,860	3,480	2,680	820
225	21,780	23,850	25,090	19,700	20,690	24,840	27,570	29,210	22,520	23,650	3,210	3,900	3,000	920
250	23,970	26,210	27,570	21,680	22,760	27,320	30,280	32,070	24,760	26,000	3,560	4,310	3,310	1020
275	26,370	28,820	30,290	23,860	25,050	30,050	33,270	35,210	27,240	28,600	3,910	4,730	3,620	1110
300	28,490	31,100	32,680	25,770	27,060	32,440	35,890	37,970	29,410	30,880	4,270	5,160	3,930	1210
325	30,830	33,640	35,330	27,880	29,280	35,090	38,800	41,040	31,810	33,400	4,620	5,590	4,230	1310
350	32,830	35,800	37,600	29,680	31,170	37,360	41,290	43,650	33,850	35,540	4,970	6,000	4,540	1400
375	35,140	38,310	40,220	31,770	33,360	39,980	44,160	46,690	36,230	38,040	5,330	6,440	4,840	1500
400	37,070	40,400	42,410	33,870	35,560	42,160	46,560	49,210	38,600	40,530	5,680	6,860	5,140	1590
425	39,330	42,850	44,970	35,550	37,320	44,730	49,380	52,180	40,510	42,540	6,000	7,240	5,430	1660
450	41,590	45,300	47,540	37,590	39,470	47,290	52,190	55,150	42,840	44,980	6,320	7,630	5,720	1730
475	43,390	47,260	49,590	39,630	41,610	49,340	54,440	57,520	45,160	47,410	6,640	8,000	6,010	1800
500	45,630	49,680	52,130	41,220	43,280	51,870	57,230	60,460	46,970	49,320	6,970	8,390	6,300	1870
525	47,820	52,070	54,630	43,200	45,360	54,360	59,970	63,350	49,220	51,680	7,320	8,810	6,580	1940
550	49,500	53,880	56,530	45,180	47,440	56,260	62,050	65,550	51,470	54,040	7,680	9,240	6,860	2000
575	51,670	56,240	59,010	46,650	48,980	58,720	64,770	68,410	53,140	55,800	8,030	9,650	7,140	2070
600	53,270	57,990	60,830	48,610	51,040	60,540	66,770	70,520	55,370	58,130	8,390	10,080	7,420	2130
Over (Per S.F.)	88.79	96.65	101.39	81.01	85.06	100.91	111.28	117.54	92.28	96.89	14.03	16.83	12.17	3.55

# ADJUSTMENTS

S.F.	Open Foyer Adjustment	Quarters Above Attached Garages and Porches			
		Frame	Brick	Log	Metal (Wood or Post Frame)
5	\$130	\$360	\$420	\$450	\$340
10	260	720	830	900	680
20	520	1,400	1,610	1,750	1,270
30	780	1,970	2,280	2,460	1,790
40	1,040	2,460	2,840	3,070	2,230
50	1,300	2,870	3,310	3,580	2,680
60	1,560	3,190	3,690	3,980	2,980
70	1,820	3,580	4,130	4,460	3,200
80	2,080	3,930	4,530	4,890	3,620
90	2,340	4,340	5,010	5,410	4,040
100	2,600	4,740	5,470	5,900	4,440
125	3,230	5,810	6,700	7,230	5,490
150	3,860	6,890	7,950	8,580	6,510
175	4,490	7,960	9,180	9,910	7,520
200	5,120	9,010	10,380	11,210	8,510
225	5,720	10,190	11,700	12,600	9,540
250	6,330	11,270	12,890	13,860	10,560
275	6,930	12,440	14,190	15,240	11,660
300	7,540	13,490	15,340	16,460	12,650
325	8,170	14,510	16,490	17,680	13,610
350	8,800	15,390	17,470	18,730	14,430
375	9,430	16,410	18,610	19,940	15,390
400	10,050	17,260	19,570	20,960	16,340
425	10,660	18,420	20,890	22,380	17,270
450	11,260	19,580	22,220	23,810	18,350
475	11,870	20,540	23,320	24,990	19,440
500	12,480	21,690	24,630	26,410	20,320
525	13,060	22,660	25,730	27,580	21,240
550	13,640	23,410	26,570	28,470	22,150
575	14,220	24,380	27,650	29,620	22,840
600	14,810	25,100	28,460	30,480	23,740
Over (Per S.F.)	24.68	41.83	47.43	50.80	39.57

Open foyers: This adjustment is a deduction for open floors between the first and second floor.  
(Note: Stairways should be considered living area on both floors.)

Quarters above are upper floor living area above non-living area (i.e. garages, porches, etc.)



# ATTACHED GARAGES & CARPORTS

S.F.	Attached Garages							Attached Carports		No Floor (Deduct) (Garages & Carports)	
	Frame	Brick	Log	Metal/Post	Metal/Post	Metal/Wood	Metal/Wood	Carports	Prefab		
				Frame	Fr High Bay	Frame	Fr High Bay		Carports		
150	\$7,750	\$10,760	\$12,840	\$5,960	\$8,230	\$7,200	\$9,480	\$3,710	\$3,160	\$740	
175	8,830	12,270	14,690	6,660	9,310	8,110	10,770	4,130	3,480	860	
200	9,860	13,680	16,460	7,270	10,310	8,930	11,970	4,540	3,810	980	
225	10,760	14,940	17,970	7,940	11,220	9,710	12,990	4,960	4,130	1,100	
250	11,580	16,100	19,370	8,560	12,050	10,410	13,910	5,370	4,450	1,230	
275	12,330	17,150	20,650	9,120	12,800	11,040	14,720	5,790	4,780	1,350	
300	13,000	18,100	21,810	9,630	13,460	11,590	15,430	6,210	5,100	1,470	
325	13,800	19,140	23,020	10,200	14,290	12,240	16,330	6,620	5,430	1,590	
350	14,550	20,090	24,140	10,740	15,080	12,850	17,180	7,030	5,740	1,720	
375	15,250	20,980	25,160	11,240	15,820	13,400	17,980	7,430	6,050	1,840	
400	15,910	21,790	26,090	11,710	16,510	13,910	18,710	7,830	6,360	1,960	
425	16,540	22,600	27,040	12,180	17,100	14,460	19,380	8,240	6,670	2,080	
450	17,120	23,350	27,900	12,620	17,640	14,960	19,990	8,640	6,990	2,210	
475	17,670	24,040	28,690	13,020	18,140	15,440	20,550	9,050	7,300	2,330	
500	18,160	24,660	29,400	13,400	18,570	15,870	21,050	9,450	7,610	2,450	
525	18,750	25,450	30,330	13,840	19,140	16,380	21,680	9,840	7,910	2,570	
550	19,310	26,200	31,210	14,260	19,680	16,860	22,280	10,240	8,210	2,700	
575	19,840	26,900	32,040	14,650	20,180	17,310	22,840	10,630	8,520	2,820	
600	20,340	27,560	32,820	15,030	20,640	17,740	23,350	11,020	8,810	2,940	
625	21,030	28,510	33,980	15,530	21,300	18,280	24,050	11,400	9,100	3,060	
650	21,710	29,450	35,110	16,020	21,950	18,810	24,730	11,790	9,400	3,190	
675	22,380	30,370	36,230	16,510	22,580	19,310	25,380	12,180	9,690	3,310	
700	23,040	31,280	37,330	16,980	23,190	19,810	26,020	12,560	9,980	3,430	
725	23,630	32,020	38,180	17,440	23,790	20,330	26,670	12,950	10,280	3,550	
750	24,210	32,730	38,990	17,900	24,370	20,840	27,310	13,330	10,570	3,680	
775	24,770	33,420	39,770	18,340	24,940	21,330	27,930	13,730	10,880	3,800	
800	25,320	34,080	40,510	18,780	25,490	21,810	28,530	14,130	11,190	3,920	
825	25,900	34,750	41,250	19,280	26,150	22,380	29,250	14,530	11,500	4,040	
850	26,480	35,410	41,960	19,770	26,800	22,930	29,970	14,930	11,800	4,170	
875	27,040	36,040	42,630	20,250	27,440	23,490	30,670	15,320	12,100	4,290	
900	27,580	36,650	43,280	20,730	28,070	24,030	31,360	15,710	12,400	4,410	
925	28,200	37,430	44,190	21,200	28,690	24,540	32,020	16,100	12,690	4,530	
950	28,820	38,200	45,080	21,670	29,300	25,040	32,660	16,490	12,990	4,660	
975	29,420	38,970	45,960	22,130	29,900	25,530	33,300	17,140	13,480	4,780	
1,000	30,020	39,710	46,830	22,590	30,500	26,010	33,920	17,460	13,720	4,900	
Over (Per S.F.)	29.71	39.21	46.20	22.37	30.16	25.67	33.45	17.11	13.43	4.90	
Interior Finish in Garage Area								Price Range		Typical	
*Finished Interior w/ Insulation								\$8.75	-	\$14.25	\$11.50
*Finished Interior w/ Insulation and Heat								10.50	-	17.50	14.00
*Finished Interior w/ Insulation and Heat/AC								14.25	-	23.75	19.00

\*Interior Finish assumes Painted Drywall w/ Texture or Metal Liner, or equivalent. No Partitioning Included. Use High for High Bay Garages.

Metal/Post Frame High Bay Garages are based on an 18' wall height.

Attached Carports include a perimeter foundation.

Carports attached to a dwelling, but do not have perimeter foundations should be priced as detached carports.

# DETACHED GARAGES

## FRAME OR CONCRETE BLOCK GARAGES

S.F.	Frame – Detached Grade #4	Uppers					No Floor (Deduct)
		Sloped Unf. Attic	Unfinished 2 <sup>nd</sup> Floor	Sloped Finished Attic	Finished 2 <sup>nd</sup> Floor	Finished 2 <sup>nd</sup> Flr. w/ Plumbing	
150	\$6,890	\$2,060	\$5,290	\$4,630	\$9,950	\$15,400	\$740
175	7,900	2,260	6,030	5,260	11,460	17,820	860
200	8,870	2,410	6,730	5,850	12,930	20,200	980
225	9,670	2,660	7,300	6,540	14,220	21,870	1,100
250	10,410	2,890	7,820	7,220	15,440	23,340	1,230
275	11,080	3,110	8,280	7,900	16,580	24,630	1,350
300	11,680	3,310	8,690	8,570	17,650	25,720	1,470
325	12,220	3,510	9,030	9,230	18,650	26,620	1,590
350	12,930	3,790	9,410	9,990	19,690	27,700	1,720
375	13,610	4,080	9,750	10,770	20,680	28,650	1,840
400	14,250	4,380	10,050	11,550	21,610	29,460	1,960
425	14,810	4,570	10,410	12,100	22,620	30,480	2,080
450	15,320	4,760	10,730	12,640	23,590	31,400	2,210
475	15,800	4,930	11,030	13,150	24,520	32,230	2,330
500	16,340	5,140	11,410	13,720	25,570	33,350	2,450
525	16,840	5,340	11,780	14,280	26,590	34,420	2,570
550	17,310	5,540	12,130	14,830	27,580	35,440	2,700
575	17,760	5,730	12,460	15,370	28,560	36,390	2,820
600	18,350	5,860	12,850	15,900	29,610	37,560	2,940
625	18,940	5,990	13,240	16,410	30,660	38,690	3,060
650	19,500	6,100	13,610	16,920	31,680	39,780	3,190
675	20,060	6,200	13,970	17,410	32,700	40,840	3,310
700	20,600	6,290	14,320	17,890	33,690	41,870	3,430
725	21,120	6,380	14,660	18,360	34,680	42,860	3,550
750	21,630	6,450	14,980	18,820	35,640	43,820	3,680
775	22,190	6,530	15,300	19,330	36,600	44,730	3,800
800	22,750	6,590	15,610	19,840	37,550	45,600	3,920
825	23,290	6,650	15,910	20,330	38,480	46,440	4,040
850	23,830	6,710	16,190	20,820	39,400	47,250	4,170
875	24,460	6,790	16,530	21,280	40,380	48,250	4,290
900	25,090	6,870	16,860	21,730	41,350	49,230	4,410
925	25,720	6,950	17,180	22,170	42,310	50,180	4,530
950	26,350	7,020	17,490	22,610	43,260	51,110	4,660
975	26,800	7,110	17,720	22,960	44,100	51,930	4,780
1,000	27,240	7,210	17,940	23,310	44,930	52,720	4,900
Over (Per S.F.)	26.99	7.12	17.71	23.06	44.63	52.17	4.90

Interior Finish in Garage Area	Price Range	Typical
*Finished Interior w/ Insulation	\$8.75 - \$14.25	\$11.50
*Finished Interior w/ Insulation and Heat	10.50 - 17.50	14.00
*Finished Interior w/ Insulation and Heat/AC	14.25 - 23.75	19.00
*Finished Interior w/ Insulation, Heat & Plumbing	18.75 - 31.25	25.00
*Finished Interior w/ Insulation, Heat/AC & Plumbing	22.50 - 37.50	30.00
*Finished Interior w/ Insulation, Heat, Plumbing & Cabinetry	24.75 - 41.25	33.00
*Finished Interior w/ Insulation, Heat/AC, Plumbing & Cabinetry	28.50 - 47.50	38.00

\*Interior Finish assumes Painted Drywall w/ Texture or Metal Liner, or equivalent. No Partitioning Included.

Uppers above detached garages that consist of living areas (kitchen, bathroom, etc.) should be priced as a dwelling.  
 (Can be priced as a one story with basement structure, with the garage area being considered the basement level with basement stalls.)

# DETACHED GARAGES (Continued)

## BRICK GARAGES

S.F.	Brick – Detached Grade #4	Uppers					No Floor (Deduct)
		Sloped Unf. Attic	Unfinished 2 <sup>nd</sup> Floor	Sloped Finished Attic	Finished 2 <sup>nd</sup> Floor	Finished 2 <sup>nd</sup> Flr. w/ Plumbing	
150	\$10,910	\$2,490	\$8,190	\$5,070	\$12,850	\$18,300	\$740
175	12,590	2,760	9,410	5,770	14,840	21,200	860
200	14,220	2,990	10,590	6,430	16,800	24,070	980
225	15,470	3,340	11,490	7,220	18,410	26,050	1,100
250	16,590	3,670	12,290	8,010	19,900	27,810	1,230
275	17,600	4,000	12,990	8,790	21,290	29,340	1,350
300	18,500	4,320	13,600	9,580	22,570	30,640	1,470
325	19,270	4,640	14,120	10,360	23,740	31,710	1,590
350	20,240	5,110	14,690	11,310	24,970	32,980	1,720
375	21,140	5,610	15,190	12,290	26,120	34,090	1,840
400	21,960	6,120	15,620	13,290	27,180	35,030	1,960
425	22,750	6,420	16,140	13,950	28,360	36,220	2,080
450	23,470	6,710	16,620	14,590	29,480	37,290	2,210
475	24,130	7,000	17,040	15,220	30,530	38,240	2,330
500	24,920	7,320	17,610	15,900	31,760	39,550	2,450
525	25,660	7,630	18,150	16,570	32,960	40,790	2,570
550	26,350	7,930	18,650	17,230	34,110	41,960	2,700
575	27,000	8,230	19,130	17,870	35,230	43,060	2,820
600	27,860	8,400	19,710	18,430	36,470	44,420	2,940
625	28,690	8,550	20,280	18,980	37,700	45,730	3,060
650	29,500	8,680	20,830	19,500	38,900	47,000	3,190
675	30,280	8,800	21,350	20,010	40,080	48,230	3,310
700	31,040	8,900	21,860	20,500	41,230	49,410	3,430
725	31,770	8,990	22,350	20,970	42,360	50,550	3,550
750	32,470	9,060	22,810	21,430	43,470	51,650	3,680
775	33,190	9,140	23,270	21,950	44,570	52,700	3,800
800	33,890	9,210	23,720	22,460	45,660	53,710	3,920
825	34,560	9,270	24,140	22,950	46,710	54,680	4,040
850	35,210	9,320	24,540	23,430	47,750	55,600	4,170
875	36,060	9,410	25,030	23,900	48,880	56,750	4,290
900	36,900	9,490	25,500	24,350	49,990	57,870	4,410
925	37,730	9,560	25,950	24,790	51,090	58,960	4,530
950	38,560	9,630	26,400	25,220	52,170	60,020	4,660
975	39,130	9,750	26,690	25,600	53,070	60,890	4,780
1,000	39,680	9,860	26,960	25,960	53,940	61,730	4,900
Over (Per S.F.)	39.23	9.73	26.54	25.67	53.46	61.01	4.90

Interior Finish in Garage Area	Price Range		Typical
*Finished Interior w/ Insulation	\$8.75	- \$14.25	\$11.50
*Finished Interior w/ Insulation and Heat	10.50	- 17.50	14.00
*Finished Interior w/ Insulation and Heat/AC	14.25	- 23.75	19.00
*Finished Interior w/ Insulation, Heat & Plumbing	18.75	- 31.25	25.00
*Finished Interior w/ Insulation, Heat/AC & Plumbing	22.50	- 37.50	30.00
*Finished Interior w/ Insulation, Heat, Plumbing & Cabinetry	24.75	- 41.25	33.00
*Finished Interior w/ Insulation, Heat/AC, Plumbing & Cabinetry	28.50	- 47.50	38.00

\*Interior Finish assumes Painted Drywall w/ Texture or Metal Liner, or equivalent. No Partitioning Included.

Uppers above detached garages that consist of living areas (kitchen, bathroom, etc.) should be priced as a dwelling.  
(Can be priced as a one story with basement structure, with the garage area being considered the basement level with basement stalls.)

# DETACHED GARAGES (Continued)

## LOG GARAGES

S.F.	Log – Detached Grade #4	Uppers					No Floor (Deduct)
		Sloped Unf. Attic	Unfinished 2 <sup>nd</sup> Floor	Sloped Finished Attic	Finished 2 <sup>nd</sup> Floor	Finished 2 <sup>nd</sup> Flr. w/ Plumbing	
150	\$13,960	\$3,010	\$11,660	\$5,590	\$16,310	\$21,760	\$740
175	16,150	3,370	13,460	6,370	18,890	25,250	860
200	18,290	3,690	15,220	7,120	21,420	28,690	980
225	19,870	4,150	16,490	8,030	23,410	31,050	1,100
250	21,290	4,610	17,630	8,940	25,240	33,150	1,230
275	22,560	5,070	18,630	9,860	26,920	34,970	1,350
300	23,670	5,530	19,480	10,780	28,450	36,520	1,470
325	24,620	5,990	20,200	11,710	29,820	37,790	1,590
350	25,790	6,690	21,000	12,890	31,280	39,290	1,720
375	26,860	7,430	21,690	14,110	32,620	40,590	1,840
400	27,820	8,200	22,270	15,370	33,840	41,690	1,960
425	28,780	8,630	23,000	16,160	35,220	43,080	2,080
450	29,660	9,050	23,650	16,930	36,510	44,320	2,210
475	30,450	9,470	24,220	17,690	37,720	45,420	2,330
500	31,430	9,920	25,010	18,500	39,170	46,960	2,450
525	32,350	10,360	25,760	19,300	40,570	48,400	2,570
550	33,210	10,790	26,450	20,090	41,910	49,760	2,700
575	34,010	11,220	27,100	20,860	43,200	51,040	2,820
600	35,070	11,430	27,910	21,460	44,680	52,620	2,940
625	36,100	11,610	28,700	22,040	46,120	54,150	3,060
650	37,090	11,770	29,460	22,590	47,530	55,630	3,190
675	38,050	11,910	30,180	23,120	48,900	57,050	3,310
700	38,970	12,020	30,870	23,620	50,250	58,420	3,430
725	39,860	12,110	31,540	24,100	51,560	59,740	3,550
750	40,710	12,180	32,170	24,550	52,830	61,010	3,680
775	41,550	12,270	32,800	25,080	54,100	62,230	3,800
800	42,350	12,350	33,410	25,590	55,350	63,400	3,920
825	43,120	12,400	33,980	26,080	56,560	64,520	4,040
850	43,850	12,440	34,530	26,550	57,740	65,590	4,170
875	44,870	12,540	35,190	27,020	59,040	66,910	4,290
900	45,870	12,620	35,830	27,480	60,320	68,200	4,410
925	46,860	12,690	36,450	27,920	61,580	69,450	4,530
950	47,830	12,750	37,050	28,340	62,820	70,670	4,660
975	48,490	12,900	37,410	28,750	63,790	71,610	4,780
1,000	49,130	13,040	37,740	29,140	64,720	72,510	4,900
Over (Per S.F.)	48.52	12.85	37.10	28.79	64.02	71.57	4.90

Interior Finish in Garage Area	Price Range		Typical
*Finished Interior w/ Insulation	\$8.75	- \$14.25	\$11.50
*Finished Interior w/ Insulation and Heat	10.50	- 17.50	14.00
*Finished Interior w/ Insulation and Heat/AC	14.25	- 23.75	19.00
*Finished Interior w/ Insulation, Heat & Plumbing	18.75	- 31.25	25.00
*Finished Interior w/ Insulation, Heat/AC & Plumbing	22.50	- 37.50	30.00
*Finished Interior w/ Insulation, Heat, Plumbing & Cabinetry	24.75	- 41.25	33.00
*Finished Interior w/ Insulation, Heat/AC, Plumbing & Cabinetry	28.50	- 47.50	38.00

\*Interior Finish assumes Painted Drywall w/ Texture or Metal Liner, or equivalent. No Partitioning Included.

Uppers above detached garages that consist of living areas (kitchen, bathroom, etc.) should be priced as a dwelling. (Can be priced as a one story with basement structure, with the garage area being considered the basement level with basement stalls.)



# DETACHED GARAGES (Continued)

## METAL GARAGES

S.F.	Mtl Post/FR Detached	Mtl Post/FR High Bay Detached	Uppers					No Floor (Deduct)
			Sloped Unf. Attic	Unfinished 2 <sup>nd</sup> Floor	Sloped Finished Attic	Finished 2 <sup>nd</sup> Floor	Finished 2 <sup>nd</sup> Flr. w/ Plumbing	
150	\$6,070	\$8,820	\$1,850	\$3,940	\$4,430	\$8,600	\$14,050	\$740
175	6,940	10,140	2,020	4,450	5,020	9,890	16,250	860
200	7,770	11,430	2,140	4,930	5,580	11,130	18,400	980
225	8,470	12,400	2,340	5,360	6,220	12,270	19,920	1,100
250	9,100	13,280	2,530	5,740	6,860	13,360	21,260	1,230
275	9,680	14,060	2,690	6,090	7,480	14,390	22,430	1,350
300	10,190	14,730	2,840	6,400	8,100	15,360	23,430	1,470
325	10,650	15,310	2,980	6,660	8,700	16,280	24,250	1,590
350	11,240	16,200	3,180	6,960	9,380	17,230	25,250	1,720
375	11,790	17,050	3,370	7,220	10,060	18,150	26,120	1,840
400	12,310	17,860	3,570	7,460	10,740	19,020	26,870	1,960
425	12,780	18,470	3,710	7,740	11,240	19,950	27,810	2,080
450	13,230	19,020	3,850	7,990	11,720	20,850	28,660	2,210
475	13,630	19,500	3,970	8,230	12,190	21,720	29,430	2,330
500	14,080	20,110	4,130	8,530	12,710	22,680	30,470	2,450
525	14,510	20,670	4,280	8,820	13,220	23,620	31,460	2,570
550	14,900	21,190	4,430	9,090	13,720	24,550	32,400	2,700
575	15,270	21,660	4,570	9,350	14,210	25,450	33,290	2,820
600	15,780	22,330	4,680	9,660	14,720	26,420	34,360	2,940
625	16,280	22,990	4,790	9,960	15,220	27,380	35,410	3,060
650	16,760	23,620	4,900	10,250	15,720	28,320	36,420	3,190
675	17,240	24,220	4,990	10,540	16,200	29,260	37,410	3,310
700	17,700	24,810	5,080	10,810	16,680	30,180	38,360	3,430
725	18,140	25,370	5,160	11,080	17,150	31,100	39,280	3,550
750	18,580	25,910	5,230	11,340	17,600	32,000	40,170	3,680
775	19,070	26,590	5,310	11,590	18,110	32,890	41,020	3,800
800	19,560	27,250	5,370	11,840	18,620	33,780	41,830	3,920
825	20,040	27,900	5,440	12,070	19,110	34,650	42,610	4,040
850	20,520	28,540	5,490	12,300	19,610	35,510	43,360	4,170
875	21,070	29,320	5,570	12,570	20,060	36,420	44,290	4,290
900	21,630	30,090	5,650	12,830	20,510	37,330	45,200	4,410
925	22,180	30,860	5,730	13,090	20,960	38,220	46,090	4,530
950	22,730	31,630	5,800	13,340	21,390	39,110	46,960	4,660
975	23,120	32,090	5,890	13,550	21,740	39,930	47,750	4,780
1,000	23,490	32,520	5,970	13,750	22,070	40,730	48,520	4,900
Over (Per S.F.)	23.28	32.14	5.91	13.60	21.85	40.51	48.06	4.90

Interior Finish in Garage Area	Price Range	Typical
*Finished Interior w/ Insulation	\$8.75 - \$14.25	\$11.50
*Finished Interior w/ Insulation and Heat	10.50 - 17.50	14.00
*Finished Interior w/ Insulation and Heat/AC	14.25 - 23.75	19.00
*Finished Interior w/ Insulation, Heat & Plumbing	18.75 - 31.25	25.00
*Finished Interior w/ Insulation, Heat/AC & Plumbing	22.50 - 37.50	30.00
*Finished Interior w/ Insulation, Heat, Plumbing & Cabinetry	24.75 - 41.25	33.00
*Finished Interior w/ Insulation, Heat/AC, Plumbing & Cabinetry	28.50 - 47.50	38.00

\*Interior Finish assumes Painted Drywall w/ Texture or Metal Liner, or equivalent. No Partitioning Included.

Use High for High Bay Garages.

Metal/Post Frame High Bay Garages are based on an 18' wall height.

Uppers above detached garages that consist of living areas (kitchen, bathroom, etc.) should be priced as a dwelling.

(Can be priced as a one story with basement structure, with the garage area being considered the basement level with basement stalls.)

# DETACHED CARPORTS

S.F.	4 Grade		No Floor (Deduct)
	Carport	Prefab Carport	
150	\$2,690	\$2,140	\$740
175	3,090	2,450	860
200	3,480	2,740	980
225	3,850	3,020	1,100
250	4,200	3,280	1,230
275	4,550	3,530	1,350
300	4,870	3,770	1,470
325	5,190	3,990	1,590
350	5,510	4,230	1,720
375	5,830	4,450	1,840
400	6,140	4,670	1,960
425	6,500	4,940	2,080
450	6,860	5,210	2,210
475	7,220	5,470	2,330
500	7,580	5,740	2,450
525	7,940	6,010	2,570
550	8,300	6,270	2,700
575	8,650	6,540	2,820
600	8,990	6,780	2,940
625	9,330	7,030	3,060
650	9,660	7,270	3,190
675	10,000	7,510	3,310
700	10,330	7,750	3,430
725	10,650	7,980	3,550
750	10,970	8,210	3,680
775	11,290	8,440	3,800
800	11,600	8,650	3,920
825	11,900	8,870	4,040
850	12,200	9,080	4,170
875	12,530	9,310	4,290
900	12,860	9,550	4,410
925	13,180	9,780	4,530
950	13,510	10,010	4,660
975	13,830	10,250	4,780
1,000	14,160	10,480	4,900
Over (Per S.F.)	14.12	10.44	4.90

2 Grade: Good Quality Carport w/ Multiple Enclosed Walls.

3 Grade: Carport w/ at Least One Enclosed Wall.

4 Grade: Average Quality Carport.

5 Grade: Low Cost Carport.

# MANUFACTURED HOMES (SINGLE WIDE)

Area	8' Wide	10' Wide	12' Wide	14' Wide	16' Wide	Add for ¼ BSMT	Add for ½ BSMT	Add for ¾ BSMT	Add for BSMT	Add for Air Cond.	No Heating (Deduct)
200	\$23,050	\$23,050	\$23,050	\$23,050	\$23,050	\$7,390	\$8,640	\$9,860	\$10,110	\$3,200	\$1,910
225	24,630	24,630	24,630	24,630	24,630	7,920	9,260	10,570	10,860	3,200	2,110
250	26,120	26,120	26,120	26,120	26,120	8,430	9,850	11,250	11,580	3,200	2,310
275	27,490	27,490	27,490	27,490	27,490	8,900	10,400	11,880	12,250	3,200	2,510
300	28,690	28,690	28,690	28,690	28,690	9,320	10,890	12,450	12,860	3,200	2,710
325	29,670	29,670	29,670	29,670	29,670	9,670	11,300	12,930	13,390	3,200	2,900
350	32,320	30,650	30,650	30,650	30,650	10,030	11,720	13,410	13,920	3,200	3,090
375	35,080	32,200	31,630	31,630	31,630	10,380	12,140	13,900	14,450	3,200	3,280
400	37,350	34,380	32,600	32,600	32,600	10,730	12,550	14,380	14,980	3,200	3,460
425	39,650	36,600	33,550	33,550	33,550	11,060	12,960	14,870	15,510	3,200	3,630
450	42,020	38,890	35,120	34,500	34,500	11,390	13,370	15,360	16,040	3,200	3,800
475	44,460	40,590	36,730	35,440	35,440	11,720	13,780	15,850	16,570	3,200	3,970
500	46,310	43,000	38,370	36,380	36,380	12,050	14,190	16,330	17,100	3,200	4,150
525	48,000	44,620	39,890	37,860	37,190	12,320	14,540	16,750	17,560	3,200	4,270
550	49,720	46,270	41,440	39,360	37,980	12,590	14,880	17,170	18,030	3,200	4,390
575	51,480	47,950	43,020	40,900	38,790	12,860	15,230	17,590	18,490	3,200	4,510
600	53,270	49,670	44,630	42,470	40,310	13,130	15,570	18,010	18,950	3,200	4,640
625	55,120	51,440	46,300	44,090	41,890	13,390	15,910	18,420	19,410	3,200	4,740
650	56,250	53,250	48,000	45,750	43,500	13,660	16,250	18,840	19,880	3,200	4,840
675	57,380	55,090	50,500	47,440	45,140	13,920	16,580	19,250	20,340	3,200	4,940
700	58,520	56,950	52,270	49,150	46,810	14,180	16,920	19,660	20,800	3,200	5,030
725	59,580	58,790	54,020	50,840	48,460	14,430	17,260	20,080	21,270	3,200	5,100
750	60,650	60,650	55,790	52,560	50,130	14,690	17,590	20,500	21,740	3,200	5,170
775	61,710	61,710	57,600	54,300	51,840	14,950	17,930	20,910	22,210	3,200	5,240
800	62,780	62,780	59,430	56,080	53,570	15,200	18,270	21,330	22,680	3,200	5,300
825	63,750	63,750	61,200	57,800	55,250	15,420	18,560	21,700	23,110	3,200	5,340
850	64,730	64,730	63,000	59,550	56,960	15,640	18,860	22,080	23,540	3,200	5,380
875	65,700	65,700	64,820	61,320	58,690	15,860	19,150	22,450	23,970	3,200	5,420
900	66,680	66,680	66,680	63,120	60,450	16,070	19,450	22,820	24,390	3,200	5,470
925	67,610	67,610	67,610	64,910	62,200	16,290	19,740	23,200	24,830	3,200	5,480
950	68,550	68,550	68,550	66,720	63,980	16,500	20,040	23,570	25,270	3,200	5,490
975	69,500	69,500	69,500	68,570	65,790	16,720	20,340	23,950	25,710	3,200	5,500

## MANUFACTURED HOMES (SINGLE WIDE)

Area	8' Wide	10' Wide	12' Wide	14' Wide	16' Wide	Add for ¼ BSMT	Add for ½ BSMT	Add for ¾ BSMT	Add for BSMT	Add for Air Cond.	No Heating (Deduct)
1,000	\$70,430	\$70,430	\$70,430	\$70,430	\$67,620	\$16,930	\$20,630	\$24,330	\$26,150	\$3,200	\$5,520
1,025	71,440	71,440	71,440	71,440	69,530	17,110	20,880	24,660	26,540	3,200	5,600
1,050	72,440	72,440	72,440	72,440	71,470	17,280	21,130	24,990	26,930	3,200	5,680
1,075	73,440	73,440	73,440	73,440	73,440	17,460	21,390	25,310	27,320	3,200	5,760
1,100	74,440	74,440	74,440	74,440	74,440	17,630	21,640	25,640	27,710	3,200	5,820
1,125	75,410	75,410	75,410	75,410	75,410	17,810	21,890	25,980	28,110	3,200	5,890
1,150	76,380	76,380	76,380	76,380	76,380	17,980	22,150	26,320	28,520	3,200	5,960
1,175	77,350	77,350	77,350	77,350	77,350	18,160	22,410	26,660	28,930	3,200	6,030
1,200	78,320	78,320	78,320	78,320	78,320	18,330	22,660	27,000	29,330	3,200	6,080
1,225	79,280	79,280	79,280	79,280	79,280	18,490	22,910	27,320	29,720	3,260	6,130
1,250	80,240	80,240	80,240	80,240	80,240	18,650	23,150	27,640	30,120	3,320	6,180
1,275	81,190	81,190	81,190	81,190	81,190	18,810	23,390	27,970	30,510	3,380	6,230
1,300	82,150	82,150	82,150	82,150	82,150	18,960	23,630	28,290	30,900	3,420	6,290
Over (Per S.F.)	63.19	63.19	63.19	63.19	63.19	14.58	18.18	21.76	23.77	2.63	4.84



# MANUFACTURED HOMES (SINGLE WIDE w/ LOFT)

Area	8' Wide	10' Wide	12' Wide	14' Wide	16' Wide	Add for ¼ BSMT	Add for ½ BSMT	Add for ¾ BSMT	Add for BSMT	Add for Air Cond.	No Heating (Deduct)
200	\$28,660	\$28,660	\$28,660	\$28,660	\$28,660	\$7,390	\$8,640	\$9,860	\$10,110	\$3,200	\$1,910
225	30,630	30,630	30,630	30,630	30,630	7,920	9,260	10,570	10,860	3,200	2,110
250	32,490	32,490	32,490	32,490	32,490	8,430	9,850	11,250	11,580	3,200	2,310
275	34,200	34,200	34,200	34,200	34,200	8,900	10,400	11,880	12,250	3,200	2,510
300	35,700	35,700	35,700	35,700	35,700	9,320	10,890	12,450	12,860	3,200	2,710
325	36,930	36,930	36,930	36,930	36,930	9,670	11,300	12,930	13,390	3,200	2,900
350	39,840	38,170	38,170	38,170	38,170	10,030	11,720	13,410	13,920	3,200	3,090
375	42,850	39,970	39,400	39,400	39,400	10,380	12,140	13,900	14,450	3,200	3,280
400	45,370	42,400	40,620	40,620	40,620	10,730	12,550	14,380	14,980	3,200	3,460
425	47,930	44,880	41,830	41,830	41,830	11,060	12,960	14,870	15,510	3,200	3,630
450	50,560	47,430	43,660	43,040	43,040	11,390	13,370	15,360	16,040	3,200	3,800
475	53,260	49,390	45,530	44,240	44,240	11,720	13,780	15,850	16,570	3,200	3,970
500	55,360	52,050	47,420	45,430	45,430	12,050	14,190	16,330	17,100	3,200	4,150
525	57,280	53,900	49,170	47,140	46,470	12,320	14,540	16,750	17,560	3,200	4,270
550	59,230	55,780	50,950	48,870	47,490	12,590	14,880	17,170	18,030	3,200	4,390
575	61,230	57,700	52,770	50,650	48,540	12,860	15,230	17,590	18,490	3,200	4,510
600	63,260	59,660	54,620	52,460	50,300	13,130	15,570	18,010	18,950	3,200	4,640
625	65,340	61,660	56,520	54,310	52,110	13,390	15,910	18,420	19,410	3,200	4,740
650	66,710	63,710	58,460	56,210	53,960	13,660	16,250	18,840	19,880	3,200	4,840
675	68,070	65,780	61,190	58,130	55,830	13,920	16,580	19,250	20,340	3,200	4,940
700	69,460	67,890	63,210	60,090	57,750	14,180	16,920	19,660	20,800	3,200	5,030
725	70,740	69,950	65,180	62,000	59,620	14,430	17,260	20,080	21,270	3,200	5,100
750	72,040	72,040	67,180	63,950	61,520	14,690	17,590	20,500	21,740	3,200	5,170
775	73,320	73,320	69,210	65,910	63,450	14,950	17,930	20,910	22,210	3,200	5,240
800	74,600	74,600	71,250	67,900	65,390	15,200	18,270	21,330	22,680	3,200	5,300
825	75,780	75,780	73,230	69,830	67,280	15,420	18,560	21,700	23,110	3,200	5,340
850	76,980	76,980	75,250	71,800	69,210	15,640	18,860	22,080	23,540	3,200	5,380
875	78,170	78,170	77,290	73,790	71,160	15,860	19,150	22,450	23,970	3,200	5,420
900	79,340	79,340	79,340	75,780	73,110	16,070	19,450	22,820	24,390	3,200	5,470
925	80,490	80,490	80,490	77,790	75,080	16,290	19,740	23,200	24,830	3,200	5,480
950	81,650	81,650	81,650	79,820	77,080	16,500	20,040	23,570	25,270	3,200	5,490
975	82,810	82,810	82,810	81,880	79,100	16,720	20,340	23,950	25,710	3,200	5,500

## MANUFACTURED HOMES (SINGLE WIDE w/ LOFT) (Continued)

Area	8' Wide	10' Wide	12' Wide	14' Wide	16' Wide	Add for ¼ BSMT	Add for ½ BSMT	Add for ¾ BSMT	Add for BSMT	Add for Air Cond.	No Heating (Deduct)
1,000	\$83,940	\$83,940	\$83,940	\$83,940	\$81,130	\$16,930	\$20,630	\$24,330	\$26,150	\$3,200	\$5,520
1,025	85,170	85,170	85,170	85,170	83,260	17,110	20,880	24,660	26,540	3,200	5,600
1,050	86,400	86,400	86,400	86,400	85,430	17,280	21,130	24,990	26,930	3,200	5,680
1,075	87,620	87,620	87,620	87,620	87,620	17,460	21,390	25,310	27,320	3,200	5,760
1,100	88,830	88,830	88,830	88,830	88,830	17,630	21,640	25,640	27,710	3,200	5,820
1,125	90,020	90,020	90,020	90,020	90,020	17,810	21,890	25,980	28,110	3,200	5,890
1,150	91,200	91,200	91,200	91,200	91,200	17,980	22,150	26,320	28,520	3,200	5,960
1,175	92,390	92,390	92,390	92,390	92,390	18,160	22,410	26,660	28,930	3,200	6,030
1,200	93,560	93,560	93,560	93,560	93,560	18,330	22,660	27,000	29,330	3,200	6,080
1,225	94,730	94,730	94,730	94,730	94,730	18,490	22,910	27,320	29,720	3,260	6,130
1,250	95,910	95,910	95,910	95,910	95,910	18,650	23,150	27,640	30,120	3,320	6,180
1,275	97,080	97,080	97,080	97,080	97,080	18,810	23,390	27,970	30,510	3,380	6,230
1,300	98,230	98,230	98,230	98,230	98,230	18,960	23,630	28,290	30,900	3,420	6,290
Over (Per S.F.)	75.56	75.56	75.56	75.56	75.56	14.58	18.18	21.76	23.77	2.63	4.84

# MANUFACTURED HOMES (MULTI-SECTIONAL)

Area	20' Wide	24' Wide	28' Wide or Greater	Add for ¼ BSMT	Add for ½ BSMT	Add for ¾ BSMT	Add for BSMT	Add for Air Cond.	No Heating (Deduct)
400	\$52,170	\$50,980	\$49,800	\$11,490	\$13,310	\$15,140	\$15,740	\$3,200	\$3,460
425	53,680	52,460	51,240	11,890	13,800	15,700	16,340	3,200	3,630
450	55,190	53,940	52,680	12,290	14,280	16,270	16,950	3,200	3,800
475	56,700	55,410	54,120	12,700	14,760	16,830	17,550	3,200	3,970
500	58,210	56,890	55,570	13,100	15,250	17,390	18,150	3,200	4,150
525	59,500	58,140	56,790	13,440	15,660	17,880	18,690	3,200	4,270
550	60,770	59,390	58,010	13,790	16,080	18,370	19,220	3,200	4,390
575	62,060	60,650	59,240	14,130	16,490	18,860	19,760	3,200	4,510
600	63,340	61,900	60,460	14,470	16,910	19,350	20,290	3,200	4,640
625	64,670	63,200	61,730	14,800	17,310	19,830	20,820	3,200	4,740
650	66,000	64,500	63,000	15,130	17,720	20,310	21,350	3,200	4,840
675	67,330	65,800	64,270	15,460	18,130	20,790	21,880	3,200	4,940
700	68,660	67,100	65,540	15,790	18,530	21,280	22,410	3,200	5,030
725	69,910	68,320	66,730	16,110	18,940	21,760	22,950	3,200	5,100
750	71,160	69,540	67,920	16,440	19,340	22,240	23,490	3,200	5,170
775	72,410	70,760	69,120	16,760	19,740	22,720	24,020	3,200	5,240
800	73,660	71,980	70,310	17,080	20,140	23,210	24,560	3,200	5,300
825	74,800	73,100	71,400	17,360	20,500	23,640	25,050	3,200	5,340
850	75,940	74,220	72,490	17,640	20,860	24,080	25,540	3,200	5,380
875	77,090	75,340	73,580	17,920	21,220	24,510	26,030	3,200	5,420
900	78,230	76,450	74,680	18,200	21,580	24,950	26,520	3,200	5,470
925	79,330	77,530	75,730	18,480	21,930	25,390	27,020	3,200	5,480
950	80,430	78,600	76,780	18,760	22,290	25,830	27,520	3,200	5,490
975	81,540	79,690	77,830	19,030	22,650	26,260	28,020	3,200	5,500
1,000	82,640	80,760	78,880	19,310	23,010	26,700	28,520	3,200	5,520
1,025	83,820	81,920	80,010	19,540	23,310	27,090	28,970	3,200	5,600
1,050	84,990	83,060	81,130	19,770	23,620	27,480	29,420	3,200	5,680
1,075	86,170	84,210	82,250	20,000	23,930	27,860	29,870	3,200	5,760
1,100	87,340	85,360	83,370	20,240	24,240	28,250	30,320	3,200	5,820
1,125	88,480	86,470	84,460	20,470	24,560	28,650	30,780	3,200	5,890
1,150	89,620	87,580	85,550	20,700	24,870	29,040	31,240	3,200	5,960
1,175	90,750	88,690	86,630	20,930	25,180	29,440	31,700	3,200	6,030
1,200	91,900	89,810	87,720	21,160	25,500	29,830	32,160	3,200	6,080
1,225	93,020	90,900	88,790	21,370	25,790	30,210	32,610	3,260	6,130
1,250	94,140	92,000	89,860	21,590	26,080	30,580	33,060	3,320	6,180
1,275	95,260	93,100	90,930	21,800	26,380	30,960	33,500	3,380	6,230
1,300	96,390	94,200	92,010	22,010	26,670	31,340	33,950	3,420	6,290
1,325	97,470	95,250	93,040	22,220	26,970	31,720	34,410	3,470	6,330
1,350	98,560	96,320	94,080	22,430	27,270	32,110	34,870	3,520	6,370
1,375	99,640	97,380	95,110	22,650	27,570	32,500	35,330	3,570	6,410
1,400	100,730	98,440	96,150	22,860	27,870	32,880	35,800	3,620	6,460
1,425	101,780	99,470	97,150	23,050	28,150	33,250	36,240	3,670	6,490
1,450	102,840	100,500	98,160	23,240	28,430	33,620	36,690	3,720	6,520
1,475	103,880	101,520	99,160	23,430	28,710	33,990	37,130	3,770	6,550
1,500	104,930	102,550	100,160	23,630	28,990	34,350	37,580	3,820	6,590
1,525	106,070	103,660	101,250	23,810	29,260	34,720	38,030	3,870	6,670
1,550	107,190	104,760	102,320	23,990	29,530	35,080	38,470	3,920	6,750
1,575	108,320	105,860	103,400	24,170	29,810	35,440	38,910	3,970	6,830

# MANUFACTURED HOMES (MULTI-SECTIONAL) (Continued)

Area	20' Wide	24' Wide	28' Wide or Greater	Add for ¼ BSMT	Add for ½ BSMT	Add for ¾ BSMT	Add for BSMT	Add for Air Cond.	No Heating (Deduct)
1,600	\$109,450	\$106,960	\$104,470	\$24,350	\$30,080	\$35,800	\$39,360	\$4,010	\$6,900
1,625	110,460	107,950	105,440	24,510	30,310	36,120	39,760	4,050	6,980
1,650	111,470	108,940	106,400	24,660	30,550	36,440	40,160	4,090	7,060
1,675	112,490	109,930	107,380	24,810	30,790	36,760	40,560	4,130	7,140
1,700	113,500	110,920	108,340	24,970	31,030	37,080	40,960	4,180	7,200
1,725	114,580	111,970	109,370	25,150	31,300	37,460	41,420	4,230	7,270
1,750	115,650	113,020	110,390	25,340	31,580	37,830	41,890	4,280	7,340
1,775	116,720	114,070	111,420	25,520	31,860	38,210	42,360	4,330	7,410
1800	117,800	115,120	112,440	25,710	32,140	38,580	42,820	4,360	7,480
1,825	118,880	116,180	113,480	25,880	32,420	38,950	43,290	4,400	7,550
1,850	119,970	117,240	114,520	26,060	32,690	39,320	43,750	4,440	7,620
1,875	121,050	118,300	115,550	26,230	32,970	39,700	44,220	4,480	7,690
1,900	122,140	119,370	116,590	26,410	33,240	40,070	44,680	4,500	7,750
1,925	123,110	120,310	117,520	26,540	33,460	40,380	45,090	4,530	7,810
1,950	124,090	121,270	118,450	26,680	33,690	40,700	45,500	4,560	7,870
1,975	125,070	122,220	119,380	26,810	33,910	41,020	45,910	4,590	7,930
2,000	126,030	123,170	120,300	26,950	34,140	41,330	46,310	4,630	8,000
2,050	128,160	125,250	122,340	27,400	34,730	42,070	47,170	4,700	8,130
2,100	130,290	127,330	124,370	27,840	35,330	42,810	48,020	4,760	8,250
2,150	132,410	129,400	126,390	28,290	35,920	43,550	48,870	4,820	8,370
2,200	134,530	131,480	128,420	28,730	36,510	44,290	49,730	4,870	8,490
2,250	136,430	133,330	130,230	29,110	37,020	44,930	50,460	4,920	8,610
2,300	138,320	135,170	132,030	29,480	37,520	45,560	51,200	4,970	8,720
2,350	140,200	137,020	133,830	29,850	38,030	46,200	51,940	5,020	8,830
2,400	142,080	138,850	135,620	30,220	38,530	46,830	52,670	5,060	8,930
2,450	144,130	140,850	137,580	30,670	39,120	47,580	53,540	5,140	9,030
2,500	146,170	142,850	139,520	31,110	39,710	48,320	54,400	5,210	9,130
2,550	148,310	144,940	141,570	31,540	40,310	49,070	55,270	5,280	9,240
2,600	150,440	147,020	143,600	31,980	40,900	49,810	56,140	5,340	9,350
2,650	152,390	148,930	145,460	32,350	41,400	50,450	56,880	5,410	9,460
2,700	154,330	150,830	147,320	32,710	41,900	51,090	57,630	5,470	9,560
2,750	156,280	152,730	149,180	33,070	42,400	51,730	58,380	5,540	9,670
2,800	158,220	154,620	151,020	33,440	42,900	52,360	59,120	5,600	9,770
2,850	160,020	156,380	152,750	33,740	43,330	52,910	59,770	5,660	9,870
2,900	161,820	158,150	154,470	34,040	43,750	53,460	60,410	5,720	9,960
2,950	163,840	160,110	156,390	34,420	44,280	54,130	61,200	5,780	10,050
3,000	165,840	162,080	158,310	34,800	44,800	54,800	62,000	5,840	10,140
Over (Per S.F.)	55.28	54.03	52.77	11.60	14.93	18.27	20.67	1.95	3.38

# ADDITIONS & DEDUCTIONS

## WALL FACINGS (L.F.)

	1/2 Story	1 Story	1 1/2 Story	1 3/4 Story	2 Story	2 1/2 Story	3 Story
Brick	\$53.00	\$106.00	\$143.00	\$178.00	\$208.00	\$261.00	\$309.00
Stone Veneer	101.00	202.00	268.00	336.00	392.00	493.00	582.00

## HEATING

Floor or Wall Furnace	Deduct No Heat	Add	\$1,550.00	Each
Pipeless Furnace	Deduct No Heat	Add	2,400.00	Each
Hand Fired Furnace		Deduct	1,050.00	
*Ground Loop Heat Pumps (Geo-Thermal Heating)		Add	2.55	P.S.F.
**In-Floor Hot Water Heat		Add	3.00	P.S.F.

\*Dwellings with Geo-Thermal Heating should be priced with base heat and air conditioning. The \$2.55 Geo-Thermal heating adjustment should then be applied.

\*\*In Floor heat that is the only heating system to a dwelling should be considered base heat. The \$3.00 adjustment should be applied to area's already served by another heating source and the in-floor heat is a secondary heat source.

## FIREPLACES (Each)

				Typical
Masonry Fireplace w/ Masonry Stack		Each		\$5,300
Masonry Fireplace w/ Masonry Stack	Double Sided	Each		7,350
Extra Fireplace on Same Stack		Each		3,300
Prefab Fireplace w/ Stack		Each		4,700
Prefab Fireplace w/ Stack	Double Sided	Each		6,750
Gas Fireplace		Each		4,250
Gas Fireplace	Double Sided	Each		6,400
Electric (Permanently Built-In)		Each		3,000
Freestanding Fireplace w/ Stack		Each		3,300
Gas Freestanding Fireplace		Each		2,800

## BUILT-INS (Each)

				Typical
Dishwasher				\$850
Range				750
Oven	Single			1,400
Oven	Double			2,500
Microwave				700

## MULTI-FAMILY

				Typical
Conversion	Per Extra Family			\$7,500
Flat	Per Extra Family			15,000
Duplex				15,000

## MISCELLANEOUS BUILT-IN ITEMS

		Price Range		Typical
Security Systems	Each	\$650	- \$1,850	\$1,250
Built-In Vacuums	Each	1,400	- 2,200	1,800
Intercom Systems	Each	875	- 1,375	1,125
Built-In Stereos (Speakers Only)	P.S.F.	0.65	- 3.25	1.95



# ADDITIONS & DEDUCTIONS (Continued)

## PLUMBING

Bathroom or Stall Shower Bathroom	Each	\$3,400
*Custom Tile Bathroom or Custom Tile Stall Shower Bathroom	Each	4,500
**3 Fixture Custom Bathroom (Whirlpool or Soaker Tub or Equivalent)	Each	5,700
**4 Fixture Custom Bathroom (Includes Shower & Whirlpool or Soaker Tub)	Each	6,900
**5 Fixture Custom Bathroom (Includes Shower, Whirlpool Tub & Double Vanity)	Each	8,200
Toilet Room	Each	2,100
Water Closet	Each	800
Lavatory	Each	1,300
Stall Shower or Tub	Each	1,300
*Custom Tile Shower Stall (Tile Surround w/ Glass Entry)	Each	2,400
*Custom Tub (Whirlpool or Soaker Tub or Equivalent)	Each	3,600
Prefabricated Shower (Metal, Plywood, Etc.)	Each	1,200
Kitchen Sink	Each	800
Bidet	Each	1,100
Fiberglass Service Sink	Each	675
Hot Tub	Each	6,600
No Hot Water Tank	Deduct	850
Sewer & Water Only	Deduct	2,450
Water Only	Deduct	2,900
No Plumbing	Deduct	7,450

\* "Custom Tile" is a bathroom or stall shower bathroom with extensive, quality tile finishes.

\*\* "Custom Bathroom" is a bathroom with whirlpool or soaker tub.

3 fixture = custom tub, water closet and lavatory.

4 fixture = custom tub, water closet, lavatory and shower.

5 fixture = custom tub, water closet, two lavatories and shower.

## BASEMENT GARAGE

One Car	Each	\$4,500
Two Car	Each	6,000
Three Car	Each	7,500

## BASEMENT ENTRY (P.S.F.)

	Price Range		Typical
Block or Frame Enclosed	\$24.00	- \$36.00	\$30.00
Brick Enclosed	31.00	- 47.00	39.00

## BASEMENT FINISH

		Price Range		Typical
Floor Covering	P.S.F.	\$3.60	- \$5.40	\$4.50
Ceilings	P.S.F.	2.45	- 3.65	3.05
Wall Finish (Interior or Exterior Wall)	P.L.F.	35.00	- 53.00	44.00
Partitions (1 Side)	P.L.F.	42.50	- 64.00	53.25
Partitions (2 Sides)	P.L.F.	62.00	- 92.50	77.25
Lighting	P.S.F.	1.65	- 2.45	2.05
Heating	P.S.F.	1.60	- 2.40	2.00
Air Conditioning	P.S.F.	1.60	- 2.40	2.00
Finished Stairway	Each	800.00	- 1,200.00	1,000.00

### Type of Finish

Sub-Standard Finish	P.S.F.	\$11.00	- \$17.00	\$14.00
Recreation Room Finish (Single Room)	P.S.F.	17.75	- 26.75	22.25
Recreation Room Finish w/ Walk-Out Basement	P.S.F.	20.50	- 31.00	25.75
Living Quarters Finish (Multiple Rooms)	P.S.F.	22.25	- 33.25	27.75
Living Quarters Finish w/ Walk-Out Basement	P.S.F.	27.25	- 40.75	34.00
Walk-Out Basement (P.L.F. of Exposed Wall)	P.L.F.	85.00	- 115.00	100.00

Walk-out basement price includes doors, windows, and interior finish on exposed exterior wall.

Use low range for low quality finish and large rooms, use high range for good quality finish, small rooms, or areas with a large amount of partitioning.

All extras and built-in items must be priced separately.

Sub-Standard finish is to be used in rooms with partial finish or extremely low quality finish.

Add for basement finish only if it adds to the resale value of the house.

## SPRINKLER SYSTEMS

		Price Range		Typical
Dwelling Sprinkler System	P.S.F.	\$1.75	- \$3.75	\$2.75
Yard Sprinkler System	P.S.F.	0.38	- 0.58	0.48

# FIELD PRICING SCHEDULE

## SHEDS (P.S.F.)

	Price Range	Typical
Metal Storage Sheds	\$10.00 - \$20.00	\$15.00
Frame & Block Sheds	18.00 - 34.00	26.00
Att. Metal Storage Sheds (Includes Foundation)	26.50 - 48.50	37.50
Att. Frame & Block Sheds (Includes Foundation)	34.00 - 63.00	48.50

## PATIOS, DECKS AND OUTDOOR LIVING SPACES

		Price Range	Typical
Concrete Patio	P.S.F.	\$3.00 - \$6.80	\$4.90
Stamped Concrete Patio	P.S.F.	8.00 - 16.00	12.00
Concrete Block Patio (Limited Base)	P.S.F.	5.00 - 11.00	8.00
Flagstone Patio (Prepared Base)	P.S.F.	8.00 - 16.00	12.00
Paver Patio (Prepared Base)	P.S.F.	10.00 - 20.00	15.00
Wood Deck	P.S.F.	15.00 - 27.00	21.00
Vinyl/Composite Deck	P.S.F.	19.00 - 33.00	26.00
Patio Bench Wall	P.L.F.	25.00 - 45.00	35.00
Outdoor Fireplace	Each	1,500.00 - 7,500.00	4,500.00
BI Fire Pits	Each	500.00 - 1,500.00	1,000.00
Metal Patio Roof (Includes Supports)	P.S.F.	7.00 - 13.00	10.00
Asphalt on Wood Patio Roof (Includes Supports)	P.S.F.	9.00 - 16.00	12.50
Screen Enclosure	P.L.F.	20.50 - 34.50	27.50
Pergola	P.S.F.	17.50 - 32.50	25.00
Gazebo	P.S.F.	23.50 - 43.50	33.50
*Accent Lighting	P.S.F.	1.00 - 2.00	1.50
Outdoor Masonry Kitchens/Grilling Stations (P.L.F)	P.L.F.	175.00 - 325.00	250.00
**Outdoor Living Space (Simple)	P.S.F.	14.00 - 26.00	20.00
**Outdoor Living Space (Typical)	P.S.F.	21.00 - 39.00	30.00
**Outdoor Living Space (High-end)	P.S.F.	28.00 - 52.00	40.00
Solar Rooms (Glass/Steel w/ Curved Eaves)			
Under 100 S.F.	P.S.F.	140.00 - 210.00	175.00
101 - 250 S.F.	P.S.F.	105.00 - 155.00	130.00
251 - 500 S.F.	P.S.F.	90.00 - 140.00	115.00
501 + S.F.	P.S.F.	85.00 - 125.00	105.00

Note: Solar Room prices include heat. Deduct \$3.50 per square foot for solar rooms with no heat.

Concrete Block Patio (Limited Base) will consist of 1 1/2" Paver Blocks set on a sand base (or equivalent); whereas, a Paver Patio (Prepared Base) will consist of 4" Pavers with a base of concrete (or compacted aggregate) and sand (or equivalent).

\*Use S.F. of deck, patio, walkway, etc. illuminated by the accent lighting.

\*\*Simple Outdoor Living Spaces will include a Paver Patio base and Bench Wall (or equivalent). Add Grilling Station and Accent Lighting (or equivalent) for a Typical. High-End Outdoor Living Spaces will also include a quality Fire pit or Fireplace. Pergola's or Roofs are not included in the Outdoor Living Space rates.

## RESIDENTIAL SWIMMING POOLS (P.S.F.W.S.A.)

Prices include 3' to 9' depth pool, site preparation, utility yard lines, underwater lights, filtration system and 3' to 4' patio around perimeter. Odd shaped pools are to be squared off at widest points.

	Vinyl	Fiberglass (One Piece)	Concrete	Retractable Cover (Add)
Up to 499 S.F.	\$60.00	\$69.00	\$100.00	\$14.00
500 – 699 S.F.	53.00	60.00	87.00	13.25
700 – 899 S.F.	48.00	56.00	80.00	12.75
900 – 1,099 S.F.	45.00	—	73.00	12.25
1,100 – 1,299 S.F.	42.00	—	70.00	12.00

	Price Range	Typical
Add for Heater	\$2,000.00 - \$3,000.00	\$2,500.00
Add for Diving Board	900.00 - 1,600.00	1,250.00

Note: Pools should depreciate at 5% per year, up to 60%. Obsolescence should be 20% and up. Vinyl pools may have metal, fiberglass panel, or structural foam walls.

# RESIDENTIAL DEPRECIATION ANALYSIS

## NORMAL DEPRECIATION GUIDE

Year	EFA	Excellent	Very Good	Good	Above Normal	Normal	Below Normal	Fair	Poor	Very Poor*
Initial	1	0	0	0	0	1	2	3	5	7
	2	0	0	0	1	2	3	4	6	9
	3	0	0	1	2	3	4	5	7	10
	4	0	0	1	2	4	5	6	8	11
	5	0	1	2	3	5	6	7	9	12
	6	0	1	2	3	5	6	7	10	13
	7	0	1	2	4	6	7	8	11	14
	8	0	1	2	4	6	7	8	12	15
	9	1	2	3	5	7	8	9	13	16
	10	1	2	3	5	7	8	10	14	17
	11	1	2	3	5	8	9	10	14	18
	12	1	2	3	5	8	9	11	15	19
	13	1	2	3	5	8	9	11	15	20
	14	2	3	4	6	9	10	11	16	21
	15	2	3	4	6	9	10	12	17	22
	16	2	3	4	6	9	10	12	17	23
	17	2	3	4	7	10	11	12	18	24
	18	2	3	4	7	10	11	13	19	25
	19	2	3	4	7	10	11	13	19	26
	20	2	3	4	7	10	11	13	20	27
	21	3	4	5	8	11	12	14	21	28
	22	3	4	5	8	11	12	14	21	29
	23	3	4	5	8	11	12	14	22	30
	24	3	4	5	8	11	13	15	23	31
	25	3	5	6	9	12	13	15	23	32
	26	3	5	6	9	12	14	16	24	33
	27	3	5	6	9	12	14	16	24	34
	28	3	5	6	9	12	14	16	25	35
	29	4	6	7	10	13	15	17	26	36
	30	4	6	7	10	13	15	17	26	37
	31	4	6	7	10	13	15	18	27	38
	32	4	6	7	10	13	15	18	27	39
	33	4	6	7	11	14	16	18	28	40
	34	4	6	7	11	14	16	19	29	41
	35	4	6	7	11	14	16	19	29	42
	36	4	6	7	11	14	17	20	30	43
	37	5	7	8	12	15	17	20	30	44
	38	5	7	8	12	15	18	21	31	45
	39	5	7	8	12	15	19	21	31	46
	40	5	7	8	12	15	19	22	32	47
	41	5	7	9	13	16	19	22	32	47
	42	5	7	9	13	16	20	23	33	48
	43	5	7	9	13	16	20	23	33	48
	44	6	8	9	14	17	21	24	34	49
	45	6	8	9	14	17	21	25	35	50
	46	6	8	10	15	18	22	26	36	51
	47	6	8	10	15	18	22	26	36	51
	48	6	8	10	15	19	23	26	36	51
	49	6	8	10	15	19	23	27	37	52
	50	6	8	10	15	20	24	27	37	52
	51	6	8	10	15	20	24	27	37	52

# RESIDENTIAL DEPRECIATION ANALYSIS (Continued)

## NORMAL DEPRECIATION GUIDE

Year	EFA	Excellent	Very Good	Good	Above Normal	Normal	Below Normal	Fair	Poor	Very Poor*
52	7	7	9	11	16	21	25	28	38	53
53	7	7	9	11	16	21	25	28	38	53
54	7	7	10	12	17	22	26	29	39	54
55	7	7	10	12	17	22	26	29	39	54
56	7	7	11	13	18	23	27	30	40	55
57	7	7	11	13	18	23	28	31	41	56
58	8	8	12	14	19	24	29	32	42	57
59	8	8	12	14	19	24	29	32	42	57
60	8	8	13	15	20	25	30	33	43	58
61	8	8	13	15	20	25	30	33	43	58
62	8	8	14	16	21	26	31	34	44	59
63	8	8	14	16	21	26	31	34	44	59
64	9	9	15	17	22	27	32	35	45	60
65	9	9	15	17	22	27	32	36	46	61
66	9	9	16	18	23	28	33	37	47	62
67	10	10	16	18	23	28	33	37	47	62
68	10	10	16	19	24	29	34	38	48	63
69	10	10	16	19	24	29	34	38	48	63
70	10	10	17	20	25	30	35	39	49	64
71	10	10	17	20	25	30	35	39	49	64
72	10	10	17	21	26	31	36	40	50	65
73	10	10	17	21	26	31	36	41	51	66
74	11	11	18	22	27	32	37	42	52	67
75	11	11	18	22	27	32	37	42	52	67
76	11	11	19	23	28	33	38	43	53	68
77	11	11	19	23	28	33	38	43	53	68
78	12	12	20	24	29	34	39	44	54	69
79	12	12	20	24	29	34	39	44	54	69
80	12	12	21	25	30	35	40	45	55	70
81	12	12	21	25	30	35	40	45	55	70
82	13	13	22	26	31	36	41	46	56	71
83	13	13	22	26	31	36	41	46	56	71
84	13	13	23	27	32	37	42	47	57	72
85	13	13	23	27	32	37	42	47	57	72
86	14	14	24	28	33	38	43	48	58	73
87	14	14	24	28	33	38	43	48	58	73
88	15	15	25	29	34	39	44	49	59	74
89	15	15	25	29	34	39	44	49	59	74
90	15	15	25	30	35	40	45	50	60	75
91	15	15	25	30	35	40	45	50	60	75
92	15	15	25	30	35	40	45	50	60	75
93	15	15	25	30	35	40	45	50	60	75
94	15	15	25	30	35	40	45	50	60	75
95	15	15	25	30	35	40	45	50	60	75
96	15	15	25	30	35	40	45	50	60	75
97	15	15	25	30	35	40	45	50	60	75
98	15	15	25	30	35	40	45	50	60	75
99	15	15	25	30	35	40	45	50	60	75
100	15	15	25	30	35	40	45	50	60	75
101	15	15	25	30	35	40	45	50	60	75

\*Sound judgment and observation must be used in arriving at the depreciation of residential structures in very poor condition.

The preceding is a guide only. The assessor/appraiser is encouraged to complete a depreciation analysis and should edit the depreciation guide as necessary.

# PARTIALLY COMPLETED RESIDENTIAL PROPERTY WORKSHEET

Name \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Inspector \_\_\_\_\_

Parcel # \_\_\_\_\_

	% Total	Completed	Date
FOUNDATION (footings, foundation, excavation & backfill)	15%		
BASEMENT FLOOR	5%		
BASEMENT STAIRS	1%		
FLOOR (joist)	4%		
FLOOR (deck)	3%		
FLOOR COVERING	5%		
EXTERIOR WALLS (studs)	4%		
EXTERIOR WALLS (sheathing & building wrap)	2%		
SIDING	3%		
WALL INSULATION	1%		
WINDOWS & DOORS	8%		
ROOF (trusses, & deck)	5%		
ROOF (shingles & trim)	4%		
ROOF INSULATION	2%		
INTERIOR STUDDING	2%		
INTERIOR DRYWALL (untaped)	6%		
DRYWALL FINISHING (paint, trim & interior doors)	8%		
ROUGH PLUMBING	3%		
PLUMBING FIXTURES	4%		
ROUGH ELECTRICAL	3%		
ELECTRICAL FIXTURES	3%		
HEATING INSTALLED	4%		
KITCHEN & BATHROOM CABINETS	5%		
Total Percent Completed.....			

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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